



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
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Town Clerk: Mr. C. P. Wayman

Tuesday, 19 April 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **25th April 2016 at 7pm** in the Council Chamber, Cornwalls Meadow, Buckingham.

C.P. Wayman
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 1.3, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. **Apologies for Absence**
Members are asked to receive apologies from Members.
2. **Declarations of Interest**
To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
3. **Minutes**
To receive the minutes of the Planning Committee Meetings held on Monday 11th April 2016 to be put before the Full Council meeting to be held on 9th May 2016.
Copy previously circulated
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**
To receive any update from the Town Clerk.
5. **Action Reports**
 - 5.1 To receive action reports as per the attached list.
 - 5.2 (860.8; Economic Development) To receive a response from the AVDC Cabinet Member and discuss the offer of a meeting.
.... and to receive a response from SEMLEP

Appendix A
Appendix B
Appendix C

Buckingham



Twinned with Mouvaux, France



6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 28th April & 19th May 2016, with SDMC meetings on 27th April and **Friday** 20th May 2016.

To consider planning applications received from AVDC and other applications

1. 16/01078/APP 1 Krohn Close, MK18 7HS
Wooden picket fence with wooden gate around front garden
Wordsworth

Members should note this follows Enforcement case 16/00016/CON3; PDRights removed by planning condition 9 of the original Linden Village application (85/00031/AV) included "no gates, fences, walls or other means of enclosure of whatever height [shall] be erected or placed on any part of the land covered by this permission without the previous express consent of the Local Planning Authority".

2. 16/01199/APP 5 Wharf View, MK18 1XF
Single storey rear conservatory
Sawyer
3. 16/01276/APP Twisted Chimney House, Church Street, MK18 1BY
4. 16/01277/ALB Erection of detached garage
Kelleher
5. 16/01319/APP Direct Pizza Co. Ltd., 25 Hillcrest MK18 1HJ
Variation of Condition 2 imposed by permission ref.
08/02131/APP to allow operation of a hot food takeaway
counter (A5 use).
Cain

Condition 2 states:

- 2) The premises shall only be used for the purposes of preparation and the delivery of food and for no other purpose(s) including any other purpose in Class A3, A4 or A5 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

6. 16/01320/APP 15 Rogers Lane, MK18 1WJ
Extension to garage
Smith
7. 16/01334/APP 8 Beech Close, MK18 1PG
Single storey rear extension, loft conversion and dormer
extension, alterations to windows and doors, rendering – all to
dwellinghouse (Amendment to planning permission
15/02200/APP)
Sercombe-Murray

Applicant wishes to raise the ridge height and replace the tiled roof with slates, amongst other details

8. 16/01352/APP 56 Hare Close, MK18 7EW
Convert grass lawn to tarmac for additional parking
Underwood
9. 16/01373/APP 15 Holloway Drive, MK18 1GF
Single storey front extension
Whitehead

AMENDED PLANS

10. 15/04106/AOP Land adj. 73 Moreton Road
Outline applications with access to be considered and all other matters reserved for the erection of thirteen dwellinghouses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road.

M A Healy Ltd.

In response to Highway comments, a roadside footpath has been added along the front of the site, with tactile surfaces where it crosses the site access, and a tracking diagram to prove the refuse lorry can turn at the end of the cul-de-sac. Members may like to note that the Tree Officer has added his comments to the website. The BTC response to this application (22nd February 2016 meeting) was Oppose and Attend.

The following can be considered together:

11. 16/00445/APP Ondaatje Hall, Church Street, MK18 1BY
12. 16/00505/ALB Single storey rear orangery style extension (Amendment to planning permissions 15/03729/APP & 15/03730/ALB)
University of Buckingham

Extension reduced in depth and amendments to parking/access to match 16/01276 & 1277, above]

7. Planning Decisions

To receive for information details of planning decisions made by AVDC as per 'Bulletin' and other decisions.

			BTC response	Officer recommⁿ
Approved				
16/00005/AAD	12 Market Square	Replacement fascia sign	Oppose*	-
16/00007/APP	12 Market Square	Replacement fascia sign	Oppose*	-
		* because internally illuminated; applicant subsequently substituted a trough light		
16/00361/APP	27 Waine Close	Front extension & garden studio	No objections	-
16/00533/ALB	3 Well Street	Alts to approved 08/00187/ALB)	No objections	-
16/00657/APP	122 Morton Road	S/st side and rear extension	No objections	-

Withdrawn

16/00590/APP	Twisted Chimney Ho.	S/st rear extn. & det. garage	Oppose
16/00591/ALB	Twisted Chimney Ho.	S/st rear extn. & det. garage	Oppose

Not Consulted on:

Approved

16/00574/ATP	3 Naseby Court	Prune trees back to boundary	(Members opposed)
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Prior approval not required

16/00911/HPDE	57 Badgers Way	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.55m, for which the maximum height would be 3m, and for which the height of the eaves would be 3m
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8. Development Management Committee Case Officer Reports (& Recommendations)

Reports have been received for the following applications, and are available in the office

8.1 Strategic Development Control (27th April 2016) agenda not available at 19/4/16

8.2 Development Control (28th April 2016) agenda not available at 19/4/16

9. Enforcement

- 9.1 To receive the updated list
- 9.2 To receive detailed reports from Mr. Dales
- 9.3 To report any new breaches

Appendix D
Appendix E

10. Lace Hill Employment/Health site

To receive any new information.

11. Transport

To report any damaged superfluous and redundant signage in the town.

12. Access

To report any access-related issues.

13. Correspondence

To receive for information, via Cllr. Hirons, the response from DCLG on a petition regarding the right to appeal planning decisions

Appendix F

14. News releases

15. Chairman's items for information

16. Date of the next meeting: Monday May 16th 2016 at 7pm.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. D. Isham

Cllr. A. Mahi

(Chairman)

Cllr. Mrs. L. O'Donoghue

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark (Vice Chairman)

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

ACTION LIST
Planning responses

Appendix A

Minute	Responses emailed or added to website	Responses posted
857 & 861/15	24/3/16 (12, plus 14/02601 additional response)	24/3/16 (all)

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
BCC Transport meetings	14/9/15 408.1/15	1/10/15	Ask about follow-up meeting	Prompt sent 11/11/15		
Tesco toucan crossing	30/11/15 570.1	3/12/15	Write to Tesco & BCC as minuted	No response to our letter received, but BCC letter → 1/2/16	(1/2/16) 735/15 send our letter to revised address	9/2/16 phone call; to be followed up with letter
A413 road sign	22/2/16 785/15		Add item to next agenda	Agenda 10.4		
	22/2/16 790/15	2/3/16	Ask for repair and additional lettering as minuted	Agenda 5.5	Request for repair re-sent 24/3/16	
"Clarence Park"	22/2/16 791/15	25/2/16	Report poor dropped kerb on Tingewick Road			
Integrated traffic proposals	11/4/16 838/15	15/4/16	BCC asked for timing			
Candleford Court	21/12/15 642.4	3/12/15	Prompt re repair of path surface	Response → 21/12/15	Telephone contact attempted 23/12/15; emailed instead	Reply from Guinness → 18/1/16
	642.1	30/12/15	Ask RoW if path could be adopted	Response deemed unsatisfactory		
Travel Plans (effectiveness)	14/9/15 403.1	1/10/15	Ask RLS for review later in year	3/12/15 Prompt sent	Review will be available July 2016	
Employment development	24/8/15 343.3	14/9/15	Letters as minuted	30/12/15 – response to be sent in New Year	Chased 5/2/16 and 10/3/16	Agenda-5.8
	21/3/16 860.8	Chased 30/12/15	To be standard agenda item + letter as minuted			
		7/4/16		Cllr. Bowles & SEMLEP Agenda 5.2		
Tree applications	2/11/15 520/15	12/11/15	Concerns about tree applications			
SDMC/DCC meetings	18/1/16 693.3/15	22/1/16	Do chart of meeting delays	→ 1/2/16	1/2/16; 731.3 letter to SDMC & DMC Chairman sent 10/2	Agenda-5.7
	21/3/16	7/4/16	Respond as			

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
	860.7		minuted			
DCLG NHB Consultation	1/2/16 734/15	10/2/16	File agreed responses Letter to J Bercow re Q4	Holding response circulated at 22/2/16 meeting		
School places	1/2/16 737/15 21/3/16 860.3/15	10/2/16 7/4/16	Letter to Cllr. Mohammed BCC Cabinet Ask AVDC for comments	Written question response from BCC Council meeting Agenda 5.3		
BCC strategic planning	22/2/16 784/15	2/3/16	Town Clerk to write as minuted			
BNDP	21/3/16 859/15		Town Clerk to do report to FC			
Cotton End steps	21/3/16 860.1		Town Clerk to action planning & funding application			
Tingewick Road Ind.Est. riverbank	21/3/16 860.2	7/4/16	Response to Mrs Kitchen as minuted			
Signage, Lace Hill	21/3/16 860.5		Town Clerk to investigate signage			
Dominos appeal	21/3/16 862.2/15	24/3/16	Send photo as minuted			
DCLG implementation of changes consultation	21/3/16 864/15 11/4/16 843/15	13/4/16	→ April agenda File responses	Agenda 10		
Shopfront signs	21/3/16 865.2	8/4/16	Letters to Waitrose & Timpsons	Timpson's not sent as repaired before signed		
Page Hill Nursery	11/4/16 840/15	15/4/16	Ask Andrew Tusting BCC about temp classroom	Receipt acknowledged 19/4/16; reply to follow		
Town centre limit	11/4/16 840/15	15/4/16	Ask AVDC to define			
Fault reporting	11/4/16 846/16	15/4/16	Ask TfB for criteria			
Clarence Park Fol	11/4/16 848/16	15/4/16	Fwd email to JH as minuted			
Plan & settlement boundaries	11/4/16		Town Clerk to report on case law			

Enforcement reports and queries

13 High Street	16/3/15 795.3	17/3/15 with photo	New signage & lighting	"13" needs permission; remainder	Update →30/11/15 3/12/15	
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Action awaiting response

Action yet to be taken

Action completed **new response**

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
				awaiting HBO decision	Chase full response	
Hedge & parking at Rugby Club	2/11/15 523.2	3/11/15 3/12/15	JH to supply details; report sent Chase response and include bus stop path	Check wildlife habitat aspect of hedge loss; Responses from P Dales & Paul Holton →18/1/16		690.3/15 Check AHR requirements Check Moreton Rd II planting Emails sent 22/1/16
Cotton End steps	22/2/16 789.2/15 792/15	3/3/16 3/3/16	Query 'de minimis' judgement Ask Cllr. Paternoster for details as minuted Town Clerk to contact developers pursue resolution			
News releases						
	11/4/16		None agreed			

Action awaiting response

Action yet to be taken

Action completed **new response**

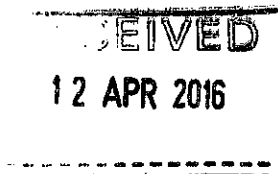
AYLESBURY VALE DISTRICT COUNCIL**Councillor Steve Bowles****Wendover Ward**

Telephone: 01296 482102

Email: sbowles@aylesburyvaledc.gov.uk or steve@hfparchitects.co.uk

11 April 2016

Mr C P Wayman
 Town Clerk
 Buckingham Town Council
 Town Council Offices
 Buckingham Centre
 Verney Close
 Buckingham
 MK18 1JP



Dear Mr Wayman

ECONOMIC DEVELOPMENT IN THE NORTH BUCKS AREA

I write following you recent email with letter attached in respect of the above.

As a council and as and as the Cabinet member for Economic Development in the Vale, I am eager to ensure that there is vale wide economic growth. We are as you are aware working in partnership with MEPC at Silverstone to develop new business opportunities adjacent to the Silverstone circuit.

The site you refer to at Lace Hill is subject to current discussions by the developer for a mixed use commercial development and due to commercial confidentiality I am unable to give further details at this time. As for the medical facilities are concerned these are subject to a S106 agreement and therefore cannot be used for housing.

I have spoken with Mark Wathen and Mal Hussain from AVDC's economic development team and they are happy to come up and discuss inward investment in the Buckingham area with you.

Yours Sincerely

Steve Bowles



INVESTOR IN PEOPLE

c/o Aylesbury Vale District Council,
 The Gateway, Gatehouse Road, Aylesbury, HP19 8FF



Mr C.P.Wayman
Town Clerk
Buckingham Town Council
Town Council Offices
Buckingham Centre
Verney Close
Buckingham
MK18 1JP

18th April 2016

Dear Mr Wayman,

Economic Development in the North Bucks Area

You wrote to SEMLEP on 7 April to seek our advice around economic development in Buckingham and the surrounding area. In our opinion, the point that you raised around limited new commercial development is a general issue across the SEMLEP area, as opposed to being specific to Buckingham. A key reason for this is that many local authorities in the area – including Aylesbury Vale District Council – are currently going through local plan reviews and consultation, and many developers are thus holding off making decisions until these have been finalised. Where commercial development has been undertaken in the last two to three years, this has consisted almost entirely of very large distribution units (i.e. units upwards of 100,000 square feet each), and has generally followed the M1 corridor.

We would like to take this opportunity to assure you that Buckingham and the surrounding area are fully considered in all of the work that we undertake. For example, the University of Buckingham is a key partner in our ongoing work around skills development, and we are supporting its project to deliver a two-storey medical teaching space at Milton Keynes hospital, to allow for a step change in the University's delivery of medical training.

SEMLEP is fully engaged in a number of current initiatives, which will be of key significance to Buckingham. These include the Oxford to Cambridge Expressway study, which is being led by DfT working with Highways England and the Review of the Cambridge – Milton Keynes – Oxford growth corridor, which has been commissioned from the National Infrastructure Commission, chaired by Lord Adonis.

We will also shortly be inviting bids for projects to be funded through the next round of Local Growth Fund as announced by Rt Hon Greg Clark MP last week. Full details will be on our website shortly.

I hope that this provides you with some reassurance vis-à-vis the North Bucks area, but please do not hesitate to contact me should you have any further questions.

Kind regards

H. S. Chipping

Hilary Chipping,

Deputy Chief Executive and Head of Infrastructure

Reported by BTC

Report Date	AVDC number and officer	Date ackn.	Address	Complaint	Action/Response
23/9/14	14/00381 /CON3 PD	29/9/14	Buckingham Fort 17 West street	Alleged unauthorised erection of trough lights illuminated signage on walls of property	5/2/15: An application was submitted in January but it is not complete so the planning technician has requested further information. Once this has been received and the application is validated and registered you will be notified through the usual channels. January 2016 update: "App pending" Clerk's note: 15/00084/APP arrived in February 2015 but 'awaits decision' 20/1/16. Planning Officer's response (25/1/16): "It is a question of priorities and lack of time. We are now going through a restructuring which is raising other obstacles, so you will have to bear with us for a bit longer. Regards, L.Hodgins" HBO response added to website 1/3/16; "no adverse impact on Conservation Area" No further Enforcement action needed; planning decision awaited
11/2/15 & 17/3/15 & 8/7/15	15/00085 /CON3 CH	17/3/15	13 High Street	Alleged unauthorised siting of large illuminated number '13' advertising signage (Grade II Listed Building in Cons. Area)	8/7/15: Illuminated "13" on side elevation also reported. 29/7/15: advised AVDC will be inviting publican to "formal interview under caution" 12/11/15: "As you have probably noticed we have secured the removal of the unauthorised extension to the listed building and the removal of shisha tent which was within the grounds which is a good result. The only outstanding matter I am needing to resolve is the removal of the no '13' which are illuminated and require consent if they remain lit? I will discuss further with Phil as to how we can progress practically and come back to you." January 2016 update: "Investigation ongoing" March 2016 – case file still open
29/5/15	15/00200 /CON3 CH	10/6/15	11 Homestall Buckingham Butchers	Alleged unauthorised change of use from B1 light industrial unit to A1 retail butchers	29/5/15: Env. Health – on the list for inspection January 2016 update: "Ongoing" March 2016 – case file still open
11/7/15	15/00285 CH	July	Brooks	Alleged unauthorised felling	January 2016 update: "Investigation ongoing"

	/CON3		Bulletin	Court, Well Street	of a birch tree in a Conservation Area without notification or consent	March 2016 – case file still open
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Report Date	AVDC number and officer	Date ackn.	Address	Complaint	Action/Response
23/10/15	15/00433 /CON3	3/11/15	53-54 Nelson Street	Alleged unauthorised works not in accordance with 11/01734/APP erection of structures in rear garden (Com.Area)	January 2016 update: "Ongoing" March 2016 – case file still open
3/3/16	16/00106 /CON3	7/3/16		Frontage & signboard not as per approved plans	March 2016 – case file still open
	16/00107 /CON3			Change of use from A1/A3 mixed use to A3 restaurant use	(Not reported by BTC; added to this sheet for convenience) March 2016 – case file still open
25/11/15	15/00481 /CON3	7/12/15	Kings Head	Alleged unauthorised display of replacement signage on Grade II Listed Building without consent	April 2016 – owner asked to submit application, but if this fails, no action will be taken
30/12/15	16/00015 /CON3	12/1/16	Buildbase, Wharf Yard	Alleged unauthorised siting of large advertising banner on entrance gate adjacent to Fern Cottage	April 2016 – case closed, no breach
12/1/16	16/00016 /CON3	12/1/16	1 Krohn Close	Alleged unauthorised of front boundary fence in breach of Condition 9 of 85/00031/AV	See application 16/01078/APP to this meeting
18/1/16	16/00032 /CON1	19/1/16	15 Castle street	Alleged unauthorised works to Grade II Listed Building (removal and possible replacement of front door canopy)	March 2016 – case file still open
17/12/15	16/00038 /CON3	21/1/16	Buckingham Centre	Enquiry regarding development between the Centre and the Almshouses on BCC land	Passed to BCC Planning 21/1/16 March 2016 – case file still open
9/2/16	16/00066 /CON3	10/2/16	4-5 Bridge Street	Alleged unauthorised change of signage in Conservation Area & on Listed Building	7/3/16: I am writing with respect to the query raised by your Council concerning the installation of new signage to the above property. The conclusion reached is that the new signage requires listed building consent and advertisement consent (if illuminated) and that if sought it is unlikely to be granted because of its harmful impact on the historic "shop front". Accordingly, I have contacted the occupier setting out the position and requesting an undertaking that the sign will be removed and the original reinstated. I will advise you of their response in due course. PD

						March 2016 – case file still open
1/3/16	16/00105 /CON3	PD	7/3/16	6 Well Street (Body Matters)	Alleged change of signage without permission	March 2016 – case file still open
1/4/16	16/00139 /CON3	PD	8/4/16	57 Nelson Street	Alleged unauthorised installation of a satellite dish on street elevation	PD: April 2016 The conclusion reached is that dish requires both listed building consent and planning permission, and in my judgement neither would be granted because it comprises a prominent and unsightly addition which causes harm to the listed building and to its setting within the conservation area. As a consequence, I have contacted the letting agents and requested that the dish be removed within the next 14 days and that if this does not occur formal action will follow.

Not generated by this Committee but reported by AVDC:

Report Date	AVDC number and officer	Reported by	Address	Complaint	Action/Response
June 2015	15/00182 /CON3	Public	Royal Court, Chandos Road	Alleged unauthorised erection of free standing communal lighting columns in communal front parking area and along path to rear (09/01205/APP Fir Cottage – demolition of existing dwelling and erection of 12 apartments refers) Alleged unauthorised felling of trees marked for retention – 09/01205/APP	January 2016 update: "Ongoing" March 2016 – case file still open
	15/00459 /CON3	Public			March 2016 – case file still open
	15/00396 /CON3	Public	Bryant Court	Alleged unauthorised demolition of a wall not in accordance with 14/03095/APP	March 2016 – case file still open
	15/00422 /CON3	Cllr.	31 West Street	Alleged unauthorised siting of Carmichael's Vaping advertising signage on a Listed Building in a Conservation Area	March 2016 – case file still open
	15/00442 /CON3	Public	15 Burleigh Piece	Alleged unauthorised erection of boundary fence out from front corner and around the side of the property – PD Rights removed, Condition 8 of 79/00567/AV	March 2016 – case file still open
	15/00467 /CON3	PD	Chandos Court	Alleged unauthorised groundworks and increase in ground level for the creation of a ramp	March 2016 – case file still open
	16/00124 /CON3	GD	22 Embleton Way	Alleged unauthorised construction of timber outbuilding	March 2016 – case file still open

Luffield Abbey Ward (selection)

	15/00292 /CON3	Officer	Valley View, Lockmeadow Farm	1. Alleged unauthorised siting of mobile homes being used for residential accommodation 2. Alleged unauthorised change of use of agricultural buildings	March 2016 – case file still open
	15/00293 /CON3	Officer	Lockmeadow Farm	1. Alleged unauthorised siting of mobile homes being used for residential accommodation 2. Alleged unauthorised change of use of agricultural buildings	March 2016 – case file still open

Enforcement updates from Mr. Dales:

Subject: replacement signage at the Kings Head PH, Market Hill, Buckingham - 15/00481/CON3

7/4/16

I am writing in response to the query your Council raised concerning the above.

The conclusion reached is that

- a) The replacement of the two hanging sign boards does not require either advertisement of listed building consent. The previous boards had no historic interest, the new boards are essentially the same size as the ones they replaced and in most circumstances we cannot control the picture or symbol displayed.
- b) The removal of the two fascia signs and their replacement with externally illuminated lettering directly painted onto the building required listed building consent and consent to display an advertisement.
- c) The repainting of the ground floor element in a grey colour could be argued to "effect" the historic and architectural interest of the building and thereby required listed building consent.

I have discussed my findings under parts b) and c) above with the Historic Buildings Officer and the joint conclusion that we reached was that the works have enhanced the appearance of this listed building which lies in a prominent position within the Conservation Area. As a consequence it our intention to advise the owner/occupier that listed building consent and consent to display an advertisement is required for the works and to invite the submission of the relevant applications. However, as the work carried out is considered to be satisfactory it would not be our intention to take any further action.

.....

Thank you.

This has missed Monday's agenda, so it will go to the meeting on 25th April. Just to clarify, by 'no further action' you mean if he fails to submit an application, you will the close the file as 'not expedient'?

.....

That is correct, the file has been closed as "not expedient" in that the works that have been carried out are acceptable and as a consequence it would not be expedient to take formal action. In those circumstances whilst it would be clearly preferable for applications to be submitted, we cannot require their submission and as such the decision is with the owner. However, in my letter to the owner I have drawn their attention to the potential implications of carrying out works to a listed building without consent and also of displaying advertisements without consent.

Banner sign at Buckingham Build Base, Wharf Yard, Stratford Road, Buckingham - 16/00015/CON3

8/4/16

I am writing in response to the query that your Council raised with regard to the above. We have visited the site and found that the sign measures 2.8m x 0.28m leading to an area of 0.784 sqm.

The advertisement regulations provides that the following can be carried out with deemed consent without requiring the express consent of this Council.

Class 6 An advertisement on a forecourt of business premises

Description 6. An advertisement displayed on any forecourt of business premises, wholly with reference to all or any of the matters specified in Class 5.

Conditions 6.

- (1) Advertisements displayed on any forecourt or, in the case of a building with Limitations a forecourt on two or more frontages, on each of those frontages, shall not exceed in aggregate 4.6 square metres in area.
- (2) Illumination is not permitted.
- (3) No character or symbol on the advertisement may be more than 0.75 metre in height, or 0.3 metre in an area of special control.
- (4) No part of the advertisement may be more than 4.6 metres above ground level, or 3.6 metres in an area of special control.

(5) No single advertisement may exceed 1.55 square metres in area.

In this particular instance the sign is on the frontage of the site and meets the above criteria and as consequence its display does not require consent to display an advertisement.

[Clerk's note – forwarded to the resident who made the complaint]

Subject: Satellite dish at 57 Nelson Street, Buckingham 16/00139/CON3

8/4/16

I am writing in response to the query that you raised concerning the above. The conclusion reached is that dish requires both listed building consent and planning permission, and in my judgement neither would be granted because it comprises a prominent and unsightly addition which causes harm to the listed building and to its setting within the conservation area. As a consequence, I have contacted the letting agents and requested that the dish be removed within the next 14 days and that if this does not occur formal action will follow.

Petitions

UK Government and Parliament

Petition Give parish councils the right to appeal planning decisions.

The planning system is unfair. It is one of the few decision-making processes that gives no right of appeal to affected third parties. The government should introduce a limited third party right of appeal by giving parish councils a right to appeal planning decisions to the Planning Inspectorate.

▼ More details

There is a fundamental imbalance in the planning system. Under current rules, if a council refuses a planning application, the applicant is allowed to appeal to the Planning Inspectorate. If a council approves an application, no one has the right to appeal. With the national presumption in favour of sustainable development throwing the planning system into disarray, in the interest of justice, the government should give parish councils the right to appeal planning decisions.

Sign this petition

13,260 signatures

Show on a map

100,000

The map shows 241 signatures from the Buckingham constituency.

Government responded

The Government places great importance on community involvement in the planning system. Parish councils have statutory rights to contribute their views in the planning process.

The planning system is centred on community involvement. Communities, including parish councils and individual members of the public, have statutory rights to become involved in the preparation of the Local Plan for their area, through which they can influence development in their area. The local community can also come together to produce a neighbourhood plan, which sets out how the community want to see their own neighbourhood develop. Neighbourhood plans are often initiated by parish councils. Local and neighbourhood plans form the basis for decisions on planning applications.

In addition to input on local plans and neighbourhood plans, which set out the local development strategy, communities are also able to make representations on individual planning applications. Interested parties can raise all the issues that concern them during the planning process, in the knowledge that the decision maker will take their views into account, along with other material considerations, in reaching a decision.

The right of appeal following the refusal of an application is an important part of a planning system which controls the ability of an individual to carry out their development proposals. The existing right of appeal recognises that, in practice, the planning system acts as a control on how an individual may use their land. As a result, the Government believes it is right that an applicant has the option of an impartial appeal against the refusal of planning permission. This existing right of appeal compensates

for the removal of the individual's right to develop.

However, the Government does not believe that a right of appeal against the grant of planning permission for communities, including parish councils, is necessary. The Government considers that communities already have opportunity to guide and inform local planning issues via Local Plans and Neighbourhood Plans, and it would be wrong for them to be able to delay a development at the last minute, through a community right of appeal, when any issues they would raise at that point could have been raised and should have been considered during the earlier planning application process. The Government does not think that the planning system would benefit from the grant of a community right of appeal which would lead to added delay, uncertainty and cost for all those involved.

Department for Communities and Local Government

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