



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. C. P. Wayman

Tuesday, 25 October 2016

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **31st October 2016 following the Interim Council meeting** in the Council Chamber, Cornwalls Meadow, Buckingham.

PP

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 10th October 2016 to be put before the Full Council meeting to be held on 21st November 2016.

Copy previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update from the Town Clerk.

5. Action Reports

To receive action reports as per the attached list.

Appendix A

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 3rd & 24th November 2016, with SDMC meetings on 2nd & 23rd November 2016.

Buckingham



Twinned with Mouvaux, France



To consider planning applications received from AVDC and other applications

1. 16/03581/APP Ring Road Garage, Gawcott Road, MK18 1DR
Proposed extension to existing workshop
Chalmers
2. 16/03600/APP Flat 37 [of Payne's Court], 27 High Street, MK18 1NU
Change of use from D1 Medical Centre to 1N_e C3 Residential Flat (no internal or external works proposed)
Jones
3. 16/03803/APP 56 Overn Avenue, MK18 1LT
Single storey front and rear extension and pitched roof over existing flat roofed garage with dormer windows to provide habitable area within the roof space
Orlando

AMENDED PLANS

4. 16/01944/ALB The Garage, 3 Well Street, MK18 1EW
Internal alterations including change to bar design, minor change to proposed staircase design (reversed circulation) and change of layout to front staircase and lobby, and change of extraction system and flue. (Amendment to Listed Building Consent ref 16/00533/ALB).
Terry

The amendments appear to be, to the rear elevation:

- a) *Replacement of the flat roof to the infilled light well with a GRP warm deck roof*
- b) *Installation of a chiller unit above this roof*
- c) *Installation of air intake and air extraction vents*

Not for consultation:

5. 16/03709/ATP 1 Waglands Garden MK18 1EA
T29 - Yew, Reduce back overhanging branches back to boundary, up to 3.5m from ground level.
T30 - Yew, Reduce back overhanging branches back to boundary, up to 3.5m from ground level.
T31 - Wellingtonia, Reduce back overhanging branches back to boundary, up to 4 m from ground level. |
Donoghue [RLS]
6. 16/03823/ATP 1 Manders Garden, High Street, MK18 1NU
T1, T2 & T3 Leylandii, remove trees to ground level
T4 – Sycamore, remove tree to ground level
Baldwin

7. Planning Decisions

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

Approved		BTC response	Officer recommⁿ.
16/02773/APP Land adj.9 Swan Business Centre	Ch/use land to 8 parking spaces	No objections	-
16/03018/ALB Kings Head PH	Signage, lighting and repainting	No objections*	-
16/03123/APP 1 Coxwell Close	S/st rear extension	No objections	-

16/03219/APP 21 Osprey Walk 1st fl. extn. over existing garage No objections -
16/03280/AAD Esso station, bypass Internally illuminated ATM surround No objections -

* Revised 10/10/16 from 12/9/16 'Comments deferred' following receipt of additional plans

8. Development Management Committee

Reports have been received for the following application, and is available in the office

8.1 Strategic Development Control: 2nd November agenda not available at 25/10/16

8.2 Development Control: 13th October 15/04106/AOP Land adj. 73 Moreton Rd.
(Defer & delegate for approval subj. legal agreement)
3rd November agenda not available at 25/10/16

8.2.1 To receive a written report on the 13th October meeting from Cllr. Cole **Appendix B**

9. Enforcement

9.1 To receive the September Enforcement update (via Cllr. Mills) **Appendix C**

9.2 To receive a response on the Co-op Funeralcare signage, 14 Market Sq. **Appendix D**

9.3 To report any new breaches

10. Lace Hill Employment/Health site

11. Transport

11.1 To receive a request from Ross Osborn of the Bucks LAF, and discuss and agree whether to participate and recruit volunteers **Appendix E**

11.2 To receive and discuss a public transport options document from Buckingham LAF **Appendix F**

11.3 (322.2: RLS Travel Plan) To receive for information the comparison photographs of parking in Chandos and Station Road in term & holiday periods **Appendix G**

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

12. Access

To report any access-related issues.

13. Correspondence

13.1 To receive for information statistics on HiMOs in the District, provided by Cllr. Stuchbury. **Appendix H**

13.2 To discuss whether it would be advantageous to invite Cllr. Whyte to meetings where matters within his respective Wards are to be discussed. Cllr. Whyte has noted that several of the Actions taken on the last list (whether he was directly addressed or copied in) were matters that could have been dealt with verbally in the course of the meeting.

14. News releases

15. Chairman's items for information

16. Date of the next meeting: Monday 26th November 2016 at 7pm.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole (Vice Chairman)

Cllr. J. Harvey

Cllr. P. Hirons (Chairman)

Cllr. D. Isham

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue

Cllr. M. Smith

Cllr. Mrs. C. Strain-Clark

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
474 & 477/16	11/10 – 2 emailed 12/10 – other responses (including 3 from Full Council) added by hand as system down	

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
BCC Transport Integrated traffic proposals	11/4/16 838/15 12/9/16 413/16	15/4/16	BCC asked for timing Write to Christine Urry for date of publication		22/06/16 10/10/16 476/16 Copy letter to Cllr. Stuchbury for follow-up	
Badgers/Mead way junctions	12/9/16 420/16	20/10/16	Invite Mark Shaw et al for onsite visit	20/10/16: Cllr. Shaw's PA arranging visit		
Lace Hill Bridleway	22/8/16 322.3 12/9/16 413/16	2/9/16 20/10/16	Check with RoW on re-opening Write to Developers as extension has now expired			
Travel Plans (effectiveness)	14/9/15 403.1	1/10/15 23/8/16	Ask RLS for review later in year Check car park plan	3/12/15 Prompt sent Answer added to minutes	Review will be available July 2016	→22/8
	22/8/16 322.2	23/8/16 (summer holiday)	Photos as requested; respond when available	Ongoing: term-time & (done 20/10/16)9 half-term photos needed		
	12/9/16 413/16	21/10/16 20/10/16	Write to BCC regarding Bourton Meadow Academy Obtain copy TP from school	Cllr. Shaw 22/10/16: I will look into what we are able to do but it's important to note that an Academy is outside of the Councils authority and is its own legal identity. Also any changes or Parking implementations would need to be paid for, as a Council we do not have a budget to make such changes. Therefore an approach would need to be made to the Buckingham LAF for funding a project. Perhaps you could advise if the Academy has been approached and if you will be making a bid to the Buckingham LAF?		

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
Employment development	24/8/15 343.3 21/3/16 860.8 25/4/16 881.2	14/9/15 Chased 30/12/15 7/4/16 24/5/16	Letters as minuted To be standard agenda item + letter as minuted Town Clerk/Cllr. Smith to set up meeting	30/12/15 – response to be sent in New Year Cllr. Bowles & SEMLEP September agreed	Chased 5/2 & 10/3/16 Town Clerk reminded to set up meeting	Agenda 5-8
Tingewick Road Ind. Est. riverbank	21/3/16 860.2 22/8/16 316/16	7/4/16	Response to Mrs Kitchen as minuted All Members to add their own comments on revised plans	Prompt sent by Town Clerk 22/06/16		
Direction signage, Lace Hill	21/3/16 860.5		Town Clerk to investigate signage	Ongoing; awaiting formal road adoption by BCC		
VALP	4/7/16 176/16	31/8/16	Town Clerk has submitted responses agreed at 30/8/16 meeting			
	25/7/16 260.3/16	29/7/16	Consultation response availability	1/8/16: Andy Kirkham, AVDC : Summary to be available as soon after 5th September closing date as possible		
	12/9/16 413/16		Write to Andy Kirkham asking for all consultation comments to be included	Assured this will be so; not available at 21/10/16; AK asked for update		
	12/9/16 412/16 10/10/16 475/16	21/10/16	Write to DCLG re consultation on NP Bill			
Old Police Station	4/7/16 178/16	7/7/16	Check Fire Service OK with access to rear block	No reply from Planning Officer 9/8 contacted Fire Service direct; they were not consulted until 5/8/16; they sent comments to AVDC (not on website yet) with reservations and requests for clarification 8/8/16		
Estate agent signs	4/7/16 181.2/16	10/8/16	Contact (17) local agents re boards in verges			
Flood Management Strategy	4/7/16 182/16	29/7/16	Respond to consultation			
Lace Hill Health site	4/7/16 183/16	11/8/16	Write to CCG			

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
S106 uses	4/7/16 186.1/16	22/7/16	Respond as minuted	→22/8 (office preparing response)	Town Clerk has responded	
Site Q	25/7/16 260.2/16	10/8/16	Respond to Robinson & Hall letter			
Tingewick Road Triangle site	25/7/16 267.1/16		Circulate s106 terms when available			
Request to revise response	22/8/16 317/16	6/9/16	Make complaint re 16/01850/APP			
2 Bridge Street	12/9/16 415/16	21/10/16	Write to BCC regarding concerns on parking			
Signage	12/9/16 419/16	20/10/16 (with photo)	Report weight sign damage Bourton Road	TfB automated response: 24/10/16 Reference report number 40024671 Thank you for your report. We have been unable to locate your report at BOURTON ROAD. Please be assured that we will continue to inspect in line with our normal safety inspection regime. Thank you for your enquiry and this report is now closed.		
Retrospective applications	10/10/16 480.2	19/10/16	Letter as minuted	S.Kitchen 24/10/16: Much as I appreciate the suggestion to charge a penalty we don't have the power to do so as the planning fees are set out in legislation.		
University plans for Station Road	10/10/16 482/16	14/10/16	Respond to consultation			
Lace Hill – emergency vehicle access	10/10/16 484/16	19/10/16	Write as minuted			
Streetlighting	10/10/16 484/16	19/10/16	Ask for quicker replacement	19/10/16 Cllr. Shaw replied: Thank you for your email. I have ask Mr Labross to answer you more fully. The lights will be replaced as soon as we are able and I apologise sincerely to residents for being without street lighting at this time of the year.		
Bourton Road dropped kerb	10/10/16 484/16	20/10/16 (with photos)	Ask for other half to be installed opposite	LATechnician 20/10/16: I am maintenance and can only maintain what is already installed. Anything new requires funding either from Town Council or LAF Funding unfortunately. The reason this is a single dropped kerb is because it is for vehicles entering the grass land ! There would never be a pair as this is not a promoted pedestrian walk way.		
Wharf Yard deliveries	10/10/16 485/16	19/10/16	Request No U turn sign	20/10 Mrs. Smith added info that gate has been damaged by U-turning truck, and no banksman employed for those reversing out into Stratford Road		

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
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Enforcement reports and queries						
13 High Street	16/3/15 795.3	17/3/15 with photo	New signage & lighting	"13" needs permission; remainder awaiting HBO decision	Update →30/11/15 3/12/15 Chase full response 11/10/16 Town Clerk chased up, reply promised for 17/10/16	
Cotton End steps	22/2/16 789.2/15 792/15 12/9/16 413/16	3/3/16	Query 'de minimis' judgement Ask Cllr. Paternoster for details as minuted To be updated at Planning committee on the 10/10/16		10/10: Developer meeting postponed	
Retail activity on Industrial Park	4/7/16 181/16 22/8/16 320.1 12/9/16 413/16	8/8/16 6/9/16	Query as minuted Follow-up as minuted Write to AVDC requesting how they measure the level of wholesale trade.	→22/8		
29/30 West Street	22/8/16 320.2 10/10/16 480.1	25/8/16 19/10/16	Follow-up as minuted Ask for expedited action	20/10: Environmental Health say inspected September, but address was No 28; replied that No.28 West St Local		
Breaches reported and enforced	10/10/16 480.2		Cllr. Stuchbury to request figures (from April 2014) from Mr Dales			
3 Well Street Internally lit signage	10/10/16 480.3	15/9/16	22/9/16 listed as 16/00387/CON3	18/10/16: The signage is a very similar like for like replacement and the owner has submitted old photos showing the signage to be lit. Although this still technically requires advertising consent for very minor changes in sizing, further enforcement action would not be warranted as approval would be likely. As such this part of the matter will be closed.		

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
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Beauty Box sign	10/10/16 480.4	11/10/16	Reported with photo and size	Case No. 16/00446/ CON3		
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News releases						
	22/8/16 325/16	(awaiting suitable photo)	Flyposting – amount needing clearance			
	10/10/16	14/10/16 14/10/16	1. Oak Tree 2. Lace Hill emergency access		<i>Advertiser 21/10/16</i>	

Office@buckingham-tc.gov.uk

From: Mark Cole <markcolec@btconnect.com>
Sent: 14 October 2016 10:13
To: Office@buckingham-tc.gov.uk
Subject: roxwell decision

Hi Katharine,

Further to yesterday's fun and games, here is my report on yesterday's consideration of the Land Adjacent to 73 Moreton Road application. My spiel is reduced slightly to fit the 5-minute rule. I got to speak at 4.15pm, after long debates on the two prior applications (on which more below).

You will note that AVDC Planning appears to be in some disarray – an eight-page document concerning Buckingham Neighbourhood Development Plan was missing, and was given to DMC members and to me on arrival, far too late to digest its implications. It has now been put on the Planning Portal (October 13), but not with the covering note which I attach above. I will drop the additional pages in to you when I return your folder later this morning.

What is encouraging is that members are now starting to sit up and take note of NDPs and questioning their officers' blind adherence to the "lack of a five-year housing supply" diktat – the Great Horwood decision has obviously struck a nerve, and councillors are starting to question officers' recommendations. Sue Pilcher was not at all happy that her report was sent back to her as lacking clarification, along with her colleagues (one of them Susan Kitchen) who were defeated on the first two applications

For that reason, I have outlined questions and responses more fully than usual, as these may prove important for future applications. Our best hope is that by the time this application comes back to the DMC the officers may have had a rethink, or that the VALP has been made, or that the Neighbourhood Planning Bill has been enacted...

Re the two planning applications heard before ours, the Bierton 23-house development was recommended by Susan Kitchen for approval, but the DMC refused it with a 5-3 vote (3 abstentions) on the grounds that the development was unsustainable regarding local facilities and transport, was a loss of amenity space and overdevelopment. Cllr Julie Ward put forward a very strong case against it which drew applause from the 50+ audience, and Cllr Trim Mills and Llew Monger also spoke well and forcefully against it.

When Mrs Kitchen came to respond to members' views before the vote, she was stopped by both Cllr Mills and Ward who told her she could only respond to points raised, and not put forward her own agenda to try to persuade members. "We are already trained in planning, and we don't need a planning lesson from you in the middle of a DMC meeting," Cllr Ward told her, and Cllr Mills was equally hostile. Mrs Kitchen back down at that point, and that set the tone for the rest of the afternoon...

The second application was for an infill development of four houses with four parking spaces in Aylesbury Old Town, recommended for refusal by Jennie Harris as Highways was opposing on the grounds of inadequate access. Members noted that a previous application for two houses with two parking spaces had been approved, but not taken up, and that until recently a belly-dancing club had permission to operate on the site with parking for eight cars. They questioned Highways at length about why eight cars were permitted for a leisure activity, but not four for a housing development. The answer was that the houses would generate pedestrian traffic as well as vehicular, creating a safety problem in the narrow entrance, and warned members they could be liable for any injuries resulting. Members dismissed this out of hand,

LAND ADJACENT TO 73 MORETON ROAD
DMC DECISION REPORT

15/04106/AOP

The AVDC Planning Officer's report to the Development Management Committee on the development of 13 houses on the windfall site in front of Roxwell got off on the wrong foot when it emerged that an important eight-page Overview Report on the application had been omitted from her report published on the Aylesbury Vale Planning Portal. These were given to DMC members and speakers on arrival, but as they amounted to eight pages there was little or no time to read them. They were added to the website late on October 13.

Similarly, the Community Spaces team's response to a request for S106 recommendations made at least 10 months ago by the Planning Officer, had been received only the previous day, recommending that £46,000 (dependent on bedroom numbers) is allocated for improvements to the Overn Avenue play area.

It was noted that members had received by email Katharine's Additional Information and photographs regarding the road safety issues around the proposed footpath several days in advance of the meeting.

PO Sue Pilcher recommended approval despite it being contrary to Policy HP7 of the Buckingham Neighbourhood Development Plan, which limits development on such sites to 10 dwellings.

She gave her reason as AVDC's current lack of a five-year housing supply, stressing that while Paragraph 198 of the National Planning Policy Framework stated:

"where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted",

the absence of a 5-year housing supply meant that the situation was not normal, and that BNDP Policies should not be given full weight.

In response to my assertion that if the DMC was still minded to grant permission for this development then 31% should be affordable housing as proposed in the emerging VALP, she said that the draft VALP carried no weight and that as this was not yet a made policy, it could not therefore be applied.

Cllr Llew Monger had opened the Roxwell case by pointing out that her report had not mentioned the BNDP in 1.0 Key Issues in determining this application, which he suggested invalidated the whole report and it should therefore be deferred, as had recently happened to another planning application.

Mrs Pilcher said that the BNDP was covered in Paragraph a) **“The planning policy position and the approach to be taken in the determination of the application.”**

After I spoke, the developer’s agent followed, and said that the BNDP had not been mentioned in his documents as it carried no weight whilst there was no AVDC five-year housing supply, and that the current AVDC policy on affordable housing applied only to sites of 25 dwellings or more, as the draft VALP was not yet made.

DMC members then questioned both Mrs Pilcher and senior planning officer Claire Britten on points which I had made during my presentation.

Cllr Tim Mills: *“Why is there any need to remove the retaining wall and make a footpath which goes nowhere, which cannot be considered an improvement, but would create a road safety issue?”*

Highways did not answer.

Cllr Monger: *“Why have officers not made reference to the recent Great Horwood inquiry decision, which backed a made NDP recognising the full weight of NPPL Paragraph 198?”*

Ms Britten: *“The Gt Horwood decision is not relevant to this application – it was a balancing exercise, weighing up the lack of facilities at Gt Horwood which were not applicable to Moreton Road in Buckingham.”*

Cllr Monger: *“Para 198 says that officers should address its interpretation against every particular application. Officers need to report to the committee why an application contrary to an NDP should be approved.”*

Mrs Pilcher: *“Paragraph 198 says ‘not normally’, but there is different weight for different issues in each case.”*

Cllr Monger: *“Then these should be in your report, or we’re not in a position to consider the application.”*

Mrs Pilcher : *“It’s in the Conclusion.”*

Cllr Monger: *“No it’s not.”*

Cllr Michael Rand: *“I had been undecided about this application, but Cllr Monger has swung it for me, and I propose deferment for further information. My reasons are that this committee needs clarification for us to approve or refused this application, or we would be being unfair to Buckingham, and we could expect Buckingham to challenge us.”*

His proposal was seconded by Cllr Steven Lambert and carried unanimously.

Cllr Mark Cole JP
Buckingham Town Council
Presentation to SDMC:

LAND ADJACENT TO 73 MORETON ROAD 15/04106/AOP

Chairman, councillors and officers,

I am attending here today on behalf of Buckingham Town Council to oppose the development of 13 houses on this windfall site. Whilst the Town Council does not object to the development *per se*, it does oppose the number of dwellings, which are contrary to Buckingham Neighbourhood Development Plan Policy HP7.

That policy supports the development of unallocated small sites of 10 dwellings or less, within the settlement boundary on previously developed land, a policy which AVDC approved. During the preparation of the BNDP a call was made for such sites, but this developer did not respond, nor has it acknowledged the existence of the BNDP anywhere in its application, although the plan was made in October 2015 prior to the application.

Your case officer recommends approval on the grounds that AVDC does not yet have a five-year housing supply. I would remind this committee that the made BNDP has a 20-year housing plan allowing for 617 houses plus 400 student dwellings, far exceeding the 500 then required, plus contingency land designated for further housing if needed. It is also noted that the Government is encouraging more town and parish councils to take the lead in neighbourhood planning, through the Neighbourhood Planning Bill which is currently going through Parliament. Buckingham has already voted for what housing it wants and should not be penalised for AVDC's current housing-land shortfall.

However, should this committee be minded to follow its officer's recommendation that approval be given, then I would remind you that the emerging Vale of Aylesbury Local Plan Policy H1 states that affordable housing will be sought on developments of 11 or more dwellings. Based on that policy, and using your 31% minimum, at least four, if not five, of these proposed 13 dwellings should be affordable housing.

Mrs Pilcher states in her report (10.2) that although the draft VALP does not yet carry weight, the evidence base that sits behind it can be given weight; she also acknowledges that the BNDP is "an up-to-date part of AVDC's development plan." I would remind members that Government policy is now that where a made NDP is in place, planning permission in conflict with that plan should not normally be granted.

We also have road safety concerns about the footpath which the developer proposes to install running the full length of the development. Members will have seen the photographs showing that the site is on a steep hill on the A413, which is a main

road carrying truck and bus traffic through Buckingham to Towcester. At the bottom end of the site, the footpath would come to a dead end against Brae Lodge, forcing pedestrians to cross the road at a narrow, poor-visibility pinch-point. It is not clear why Highways has not commented on this; one can only suppose they did not visit the site, as they would surely have raised the same safety concerns.

Our suggestion is that it would be safer for the developer to leave the high bank and retaining wall as it is, and to provide a footpath within the site.

We have other issues with the recommendation – BTC notes that there is no parallel boost in local employment provision, so new residents may have to commute outside Buckingham to work, adding to traffic numbers.

Your officer refers to allotments on the site, but as far as BTC is aware these have not been in use since the 1950s, and are not listed as town assets; we accordingly waive any rights to having them replaced under allotment law. Attention is also drawn to amenity space on the site, but other than gardens, we note that there is only one small area of grass with a retaining wall inside a tight bend of the access road, totally unsuitable for children to play on.

This application is dated 2015, more than 10 months ago, yet Leisure Services replied only yesterday regarding s106 monies and other community matters; so my council has not had the chance to consider Mr Houston's response. He recommends a £46,000 off-site financial contribution to the Overn Avenue Play Area, but that is some distance away from this development.

Finally, it is also noted that this application is for outline permission and access, and that the plans provided are illustrative only, and subject to possible changes. BTC would insist that it is consulted on all changes at the detailed planning stage, and that it is not dealt with by way of Discharge of Conditions, as has happened with other applications.

Cllr MARK COLE JP
Buckingham Town Council
October 13th 2016

*"Covering note" referred to in Cllr Cole's email.
The remainder of the Overview is the standard
appendage to all Case Officer reports to Committee.*

15/04106/AOP

- BUCKINGHAM

**OUTLINE APPLICATION 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.
LAND ADJ 73 MORETON ROAD**

In respect of the Conclusions and Recommendations section of the report it is clarified for Members that significant weight is being given to the supply of housing from the development but that the actual weight that has been given to this contribution is reduced to considerable given the number of dwellings proposed. It is also clarified that the Buckingham Neighbourhood Development Plan (BNDP) has been fully taken into account in the assessment of the application along with the regard given to the relevant policies of the AVDLP and the NPPF.

It is apparent that some pages from the Overview report are missing from the agenda and this report is attached in full for Member's awareness.

Paragraph 10.5 of the report refers to Policy HP7 of the BNDP. As stated this policy is out of date in so far as it restricts the amount of housing and therefore it cannot be given full weight. However in assessing the proposal against this policy, it is noted that the wording of this policy does not preclude more than 10 dwellings coming forward on a windfall site and therefore it could be considered that there is no conflict with the policy. However, if there were considered to be a conflict, the provision of an additional three dwellings would not harm the overall housing strategy of the BNDP. Furthermore there is not considered to be a conflict with other aims of the policy referred to in the supporting text in terms of using infill sites and having density appropriate to the context and to use sites with good connections.

Enforcement Investigations

Received During Period: 1 September 2016 to 30 September 2016

16/00368/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised erection of a fence in breach of Condition 7 of 75/01002/AV - permitted development rights removed for the erection of fences, walls and other means of enclosure etc.

4 Cropredy Court Buckingham Buckinghamshire MK18 1UX

Case Officer: Philip Dales

16/00387/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised erection of internally lit advertising signage to front of Grade II Listed Building in a Con Area

3 Well Street Buckingham Buckinghamshire MK18 1EW

Case Officer: Will Holloway

16/00393/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised works to trees on AVDC land to the rear of 92 Embleton Way

Land At Foxglove Close Buckingham Buckinghamshire

Case Officer: Pauline Hawkins

16/00394/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised siting of signage on front of house

2 Embleton Way Buckingham Buckinghamshire MK18 1FJ

Case Officer: Philip Dales

Enforcement Investigations

Closed During Period: 1 September 2016 to 30 September 2016

16/00032/CON1

BUCKINGHAM NORTH WARD

Alleged unauthorised works to GII Listed Building (removal and possible replacement of front door canopy)

15 Castle Street Buckingham Buckinghamshire MK18 1BP

Closed: Ceased

Case Officer: Philip Dales

16/00105/CON3

BUCKINGHAM NORTH WARD

Alleged unauthorised replacement signage on a GII Listed Building in a Conservation Area (Body Matters beauty salon)

6 Well Street Buckingham Buckinghamshire MK18 1EW

Closed: Not expedient to take action

Case Officer: Philip Dales

16/00393/CON3

BUCKINGHAM SOUTH WARD

Alleged unauthorised works to trees on AVDC land to the rear of 92 Embleton Way

Land At Foxglove Close Buckingham Buckinghamshire

Closed: Estates Matter

Case Officer: Pauline Hawkins

Office@buckingham-tc.gov.uk

From: Dales, Philip <PDales@aylesburyvaledc.gov.uk>
Sent: 20 October 2016 10:21
To: Office@buckingham-tc.gov.uk (office@buckingham-tc.gov.uk)
Subject: unauthorised signs, The Co-operative Funeralcare, 14 Market Square, Buckingham - 16/00333/CON3

Katharine

I am writing in response to the query that your Council made concerning to the above. The conclusion reached is that both the fascia and hanging signs require listed building consent and that the projecting sign will also need advertisement consent because it lies above the window sill line of the first floor windows. The fascia sign will not advertisement consent on the understanding that it is not illuminated, which I understood is also the case with the projecting sign.

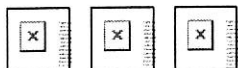
The fascia sign is relatively narrow and respects the moulding on the fascia, although it does project marginally below the line of the fascia, The fascia is extremely narrow and does not have sufficient depth to reasonably accommodate signage, which is evidenced on the two neighbouring units. The hanging sign is typical of its type and consistent with ones on neighbouring buildings. In discussion with our Heritage Team it has been concluded that signage is not objectionable on listed building grounds and also the signs do not raise any issues of highway safety, as a consequence it is considered that if sought permission would be granted. As a consequence, The Co-operative Funeralcare have been advised that both advertisement consent and listed building consent are required for the signs and have been invited to submit the appropriate applications. However, should the invited application not be submitted it would not be expedient to pursue the matter further, as the signs are considered to be acceptable.

Best wishes

Philip

Philip Dales
Planning Enforcement Team Leader
Tel 01296 585623

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Aylesbury, Bucks HP19 8FF
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From: ross osborn [<mailto:rossosborn41@gmail.com>]
Sent: 07 September 2016 13:00
To: townclerk@buckingham-tc.gov.uk
Subject: FW: Restoring.....

Dear Christopher Wayman - good afternoon.

My name is Ross Osborn and I'm the volunteer project co-ordinator working with the Buckinghamshire Local Access Forum on the 'Restoring The Record' project about which you have probably heard. With all the paperwork you receive in a normal day, you may have forgotten the circular sent out about this Project by Richard Pushman, Chairman of the Buckinghamshire Local Access Forum in February 2016 so I attach another copy for your reference.

On 1st January 2026, it will no longer be possible to use documentary evidence to claim 'lost rights-of-ways' – the expression 'once a highway, always a highway' will become history. Any path, track, alleyway, bridleway, cut-through, etc. not registered on the Definitive Map could be in danger of being lost forever. Even old and still well-used, but officially **unrecorded**, paths and tracks may at risk. To lessen the possible impact of this, the Buckinghamshire Local Access Forum, Open Spaces Society, the Ramblers and British Horse Society have joined forces to both help secure unrecorded paths for future generations to enjoy as well as ensuring that what is currently shown on the Definitive Map is accurate and that no anomalies exist.

I am attempting to recruit a volunteer[s] IN EVERY BUCKINGHAMSHIRE PARISH to spread the load and speed up the recording. Nearly 10 years sounds a lot of time but it isn't! Currently, of the 171 Parish Councils, Parish Meetings and Town Councils in Buckinghamshire, we have volunteers in only 73 [or 42%] and I notice, from my spreadsheet, that Buckingham Town Council is one of those where I have no volunteer and urgently need one or more.

The project is a two-pronged event with historical research being supported by field work. Volunteers are needed to check maps, walk paths, do research, interview local people about their memories and get new links approved so there is something that virtually anyone can do to get involved. No previous knowledge or training is needed since the Project Team are preparing a simple Step-by-Step guide which will answer most of the more common questions and will supply a PDF of the area showing its rights of way..

Attached is a second flyer which gives more details and I would appreciate it if you could circulate it among your contacts, place in local and Parish magazines, put up on notice boards and generally spread the word. I would also be interested in knowing if you have any possible contacts in the surrounding parishes where, sadly, I have no volunteers either! I can be reached on rossosborn41@gmail.com and will gladly give more details to any who volunteer for this exciting and necessary project and will send you a copy of the Step-by-Step guide when it is ready for release.

Thank you for your time and I look forward to hearing from you.

Ross Osborn

Restoring the Record



On 1st January 2026 – not 10 years away – it will no longer be possible to use documentary evidence to claim 'lost ways'. Any path, track, alleyway, bridleway, cut-through, etc. not registered on the definitive map could be in danger of being lost forever. Even old and still well-used, but officially *unrecorded*, paths and tracks may at risk. The ancient maxim on which many past claimants have relied: '*once a highway always a highway*' will be history.

What does that actually mean to those of us who walk, cycle or horse ride along our local public footpaths and bridleways? Simply...if it isn't registered, an owner could put a gate or fence across it and prohibit all entry to the public – quite legally – and think how that could hinder our access to the countryside. Here are just a few questions worth considering.

Just in your parish:

- Are there old lanes not currently used, but could potentially be useful in the future;
- Do you remember a route you walked as a child that is not currently accessible;
- Why does that footpath or bridleway suddenly end at the parish or county boundary or why does that bridleway suddenly end and become a footpath;
- Are all public footpaths and bridleways accurately mapped by the Ordnance Survey;
- Do routes you use join the metalled highway or is there a strip of gravel not marked as a footpath or bridleway on the map;
- Is that track or hollow way you use through your local wood actually a definitive path?

After 2026 historic map and documentary evidence will be inadmissible to claim 'lost' or existing routes not on the definitive map (though it will be possible to claim paths on the basis of 20 years, unopposed, use).

The basic message is starkly simple – the risk is that we take our access to the countryside for granted; we use routes for recreation and as a means of linking places together; but if we don't check what we already have, or what has been used in the past, we could lose it. If we don't research what we use now and have done in the past, we may never get another chance to register it in future.

Do you have any old maps, letters, books or photos which show that paths once existed? They could be very important – verbal memories also often provide worthwhile clues!

Fortunately, the Buckinghamshire Local Access Forum, Open Spaces Society, the Ramblers and British Horse Society, among others, and our parish council are taking an initiative to do what they can for the benefit of local parishes and our neighbours to secure unrecorded paths for future generations to enjoy. Will you help us, please?

We may need people to check maps, walk paths, do research and get new links approved – this is both a countywide and countrywide initiative.

If you are interested and are prepared to help, contact Ross Osborn (rossosborn41@gmail.com) who can either put you in contact with your local volunteer, or will send you all the information you need to know to start out on this potentially fascinating detective hunt.

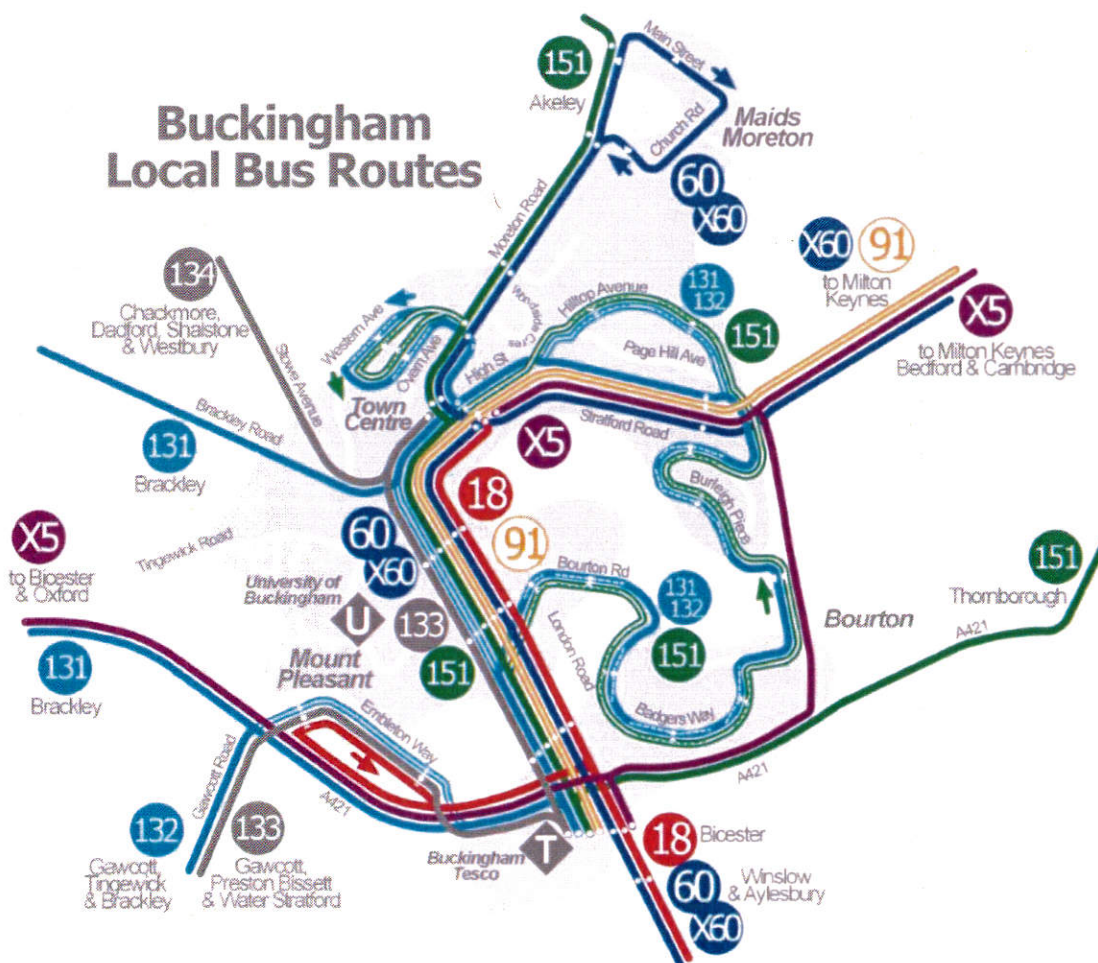
Public transport options for the Buckingham Local Area Forum: October 2016

Introduction

Bus operation (outside London) was de-regulated in 1985 allowing bus companies freedom to operate bus routes a commercial basis. This means that they will set the route, timetable and fares and are able to keep all profits made. Most bus services in Buckinghamshire operate commercial.

Current legislation allows Buckinghamshire County Council to subsidise bus services which cannot be run at a profit by bus operators but are deemed to be socially necessary for the community. However, there is local discretion as to the level of service we can provide and at must be achieved within the funding we have available.

Current picture



Commercial bus routes: *

X60 bus route MK – Buckingham – Winslow – Aylesbury: now running every 30 minutes with some evening journeys. Improvements have been pump primed through developer contributions. Passenger numbers are growing 9% year on year and it is likely that a Sunday X60 will start in 2017/18.

X5 express coach service Oxford – Bicester – Buckingham – MK – Cambridge: runs up to every 20mins, with evening and Sunday services. A second pick up point recently added in Buckingham (at Tesco as well as the town centre).

Subsidised or partly subsidised bus routes:

Service 60: the rural village variant of the X60 route and including a two hourly timetable to Maids Moreton which is supported by developer funds from Moreton Road. This funding is due to end after 2017/18 and provision will be reviewed based the number of trips being made.

Service 60: Sunday & bank holiday service – BCC contract and Buckingham to Aylesbury only.

Service 131,132, 151: BCC contract giving 4/5 journeys per day Monday to Friday from Brackley – Tingewick – Buckingham; also with journeys to Akeley, Thornborough and residential areas of Buckingham.

Service 133/134: BCC contract: Tuesday market day bus from villages around Buckingham.

Service 18: Monday to Friday BCC contract Bicester – Steeple Claydon – Buckingham.

Service 91: Friday & Saturday evening journeys from MK to Buckingham.

Northants “County Connect” on demand service available to 6 parishes on the Northamptonshire border.

Passenger number data for these services is shown in the appendix.

Existing Community Transport:

Community Care North Bucks – hospital car service.

Issues & opportunities:

The current network of local bus routes is based on historic route patterns and constrained by available resources and local government procurement rules.

* Clerk's note

1. The X60 MK-Aylesbury via Buckingham is not a half-hourly service; it is hourly with one extra bus inserted between 8am and 9am and half-hourly between 4pm and 7pm with one additional evening service each way - at 8.20pm from Aylesbury (previous last bus 7.20pm) and 9.50 from MK (previous last bus 7.50). There is no bus from MK between 7.50pm and 9.50pm except on Fridays & Saturdays when the 'clubbers special' #91

2. The X5 at no point is every 20mins - it's half-hourly; the clue is in the 'and at 10 and 40 mins past each hour' in the timetable.

BCC budgets are under significant pressure and the subsidy budget for public transport will have been reduced from £3M in 2011/12 to £2M by 2017/18. Spend on buses is discretionary and further significant reductions in subsidy are likely. Other neighbouring authorities are taking similar steps and Oxfordshire recently cut their entire direct subsidy to public transport.

BCC held a number of local engagement events earlier this year to outline the financial problems we are facing and discuss how communities could get more involved in shaping future transport provision and help them to mitigate the impact of further budget cuts.

Should BCC funding be withdrawn then an element of the currently subsidised services will probably remain but not all. A bus company would only keep those journeys and locations which generate enough passengers to cover the cost of operation meaning that smaller villages may lose their service, peak time journeys only operate on school days and no services at weekends. The trip data in the appendix gives an indication of the number of passengers on commercial or subsidised routes.

There is potential funding from new developments but this cannot be used to retain existing subsidised services; only to fund service improvements. Funding from the Lace Hill site is being used successfully to develop the X60 service and there could be options to use other developer funding to support a new type of transport provision such as a Community Transport or Social Enterprise model.

Given the financial situation, a reduction or withdrawal of most subsidised routes is highly likely over the next few years. Some elements may be retained commercially but these will be chosen by the bus companies and are unlikely to meet public expectations. BCC are keen to avoid this and could offer support, both in expertise and funding, to “pump prime” a locally sustainable alternative.

Options – doing things differently

With strong local support we can try an alternative way to provide public transport in the Buckingham area. This could include:

1) A Community minibus on the Winslow model – funded through charitable activity, developer contribution and small amounts of contract work. This could employ manager and / or drivers if required.

2) A Community Interest Company (CIC) if this model gives better outcomes. A CIC company could:

- Lease or own a minibus and employ drivers / manager.

- Contract-out operation to a local bus operator or Community Transport provider. Unlike a local authority a CIC could choose a local bus operator to work with.

3) Local bus steering group approach. Based at Town or parish council level, supported by BCC but decision making on route, timetable & fares made locally with funding generated locally through precept, developer contributions, local sponsorship etc.

As well as protecting local services from the risk of further budget reductions the local community would be in a position to prioritise services to other areas such as Buckingham's industrial estates and villages and housing estates not covered by the existing bus network.

Next steps

Under all options local ownership, established governance and a funded business case will be needed.

A clear understanding will be needed of the problems we are trying to address:

If it is lack of provision then we must consider what is viable & sustainable.

If it is lack of flexibility: does this mean timetables being set locally (within the resources available) or a using a Demand Responsive or dial-a-ride model?

Is there an expectation of free travel for elderly / disabled users? If so the statutory scheme (and the BCC funding that supports this) only applies to registered local bus services.

The BCC Supported Transport Unit will provide help & support including a resource from Community Impact Bucks to mentor a new project and support the Board. Pump priming funding would also be available for a viable scheme subject to agreeing a business plan. Funding could also come from new development in the Buckingham area; either capital to buy a vehicle or revenue to support running costs.

Actions

- A "local champion" to co-ordinate a project?
- A steering group to explore options and set up initial governance for a project?
- A local engagement event to involve users from the community?

Appendix – passenger journey data

<u>Route</u>	<u>Total trips made in 15/16</u>
X60 Milton Keynes - Buckingham - Aylesbury	250,801
60 Buckingham - Aylesbury	68,113
60 Sunday Buckingham - Aylesbury	3,251
X5 Buckingham – Oxford / Cambridge	66,154 (Buckingham boarders only)
18 Buckingham – Steeple Claydon – Bicester	27,883
131/132/151 Buckingham – Tingewick – Brackley (Includes Buckingham estates, Gawcot & Akeley)	22,160
133/134 Tuesday Market Day	929

Boarding point detail for contracted Services 131, 132,151

(also showing Maids Moreton passengers from service 60)

<u>Boarding point</u>	<u>Average trips per day</u>
Akeley	2.4
Badgers Way	0.7
Bourtonville	3.4
Buckingham Centre	24.7
Buckingham Tesco	6.8
Gawcott	6.1
Hilltop Estate	3.7
Linden Village	5.8
Maids Moreton (service 60)	8.1
Thornborough	2.3
Tingewick	13.4
Turweston	0.5
Westbury	3.7
Western Avenue	2.4

August (school holidays)



October (term time)



October (half term)



Chandos Road from Sainsbury's access



Chandos Road from Grenville School entrance



view up Chandos Road from approx. Chandos Court



view down Chandos Road from approx. Chandos Court

August (school holidays)



October (term time)



October (half term)



Chandos Road from Chandos Close entrance



Chandos Close looking south from outside No.33



Chandos Close entrance from outside No 33



Chandos Close looking north from outside No 33

August (school holidays)



October (term time)



October (half term)



Top of Station Road;
red vehicle in left-hand picture is a taxi dropping passenger;
centre picture: University car park was about half full
right-hand picture: University car park was full; red vehicle is a taxi dropping passenger (& below)



Looking down Station Road from telegraph pole at corner of car park



Looking down Station Road from small tarmac area by drainage ditch
Centre & right-hand pictures: There was a small area at the car park entrance where vehicles could pass, otherwise it was single carriageway working, see also photo below

August (school holidays)



October (term time)



October (half term)



Top of Station Road from entrance to Chandos Road Building car park



Top of Chandos Road from corner of Chandos Road Building

Marked car is ambulance co responder

HMOs

Information provided by Cllr. Stuchbury.

As recently requested by the Environment and Living Scrutiny Committee, detailed below is a table showing the District Wards which contain HMO's and the numbers of additional HMO's, Mandatory HMO's and the number of applications for HMO's currently being processed.

Ward	Additional HMO Licenses Issued	Mandatory Licenses Issued	Applications in Progress
Aylesbury – Bedgrove	3	0	0
Aylesbury – Central and Walton	2	5	8
Aylesbury – Coldharbour	8	0	5
Aylesbury – Elmhurst	10	4	6
Aylesbury – Gatehouse	8	6	4
Aylesbury – Mandeville and Elm Farm	2	0	2
Aylesbury – Oakfield	3	4	1
Aylesbury – Quarrendon	1	0	0
Aylesbury – Southcourt	4	2	3
Aylesbury – Walton Court and Hawkslade	1	0	1
Aston Clinton and Stoke Mandeville	0	0	1
Buckingham North	6	3	8
Buckingham South	9	6	3
Long Crendon	0	1	0
Oakfield and Bierton	0	0	1
Riverside	2	1	1
Weedon	0	9	0
Wendover and Halton	0	1	1
Winslow	0	0	1
Wing	1	0	0

There is also information on HMOs on the Council's website at <http://www.aylesburyvaledc.gov.uk/section/houses-multiple-occupation-hmo>

Craig Saunders, Democratic Services, AVDC