



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
VERNEY CLOSE, BUCKINGHAM. MK18 1JP

Telephone/Fax: (01280) 816 426

Email: Townclerk@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk

Town Clerk: Mr. C. P. Wayman

Tuesday, 18 August 2015

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **24th August 2015 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 Meeting held on Monday 27th July 2015 ratified at the Full Council meeting held on 17th August 2015.

Copy previously circulated

4. Buckingham Neighbourhood Development Plan

4.1 To receive any update from the Town Clerk.

4.2 To discuss and agree the wording of a request to Mr. John Bercow MP to contact DCLG about the status of Neighbourhood Plans in the planning system - Chairman.

5. Action Reports

To receive action reports as per the attached list.

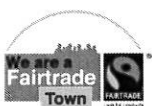
5.1 (210/15) Reply from A. Small

5.2 (279.2/15) Reply from Mrs. S. Kitchen: The variations or amendments are treated individually and where it is shown to be in conjunction with an earlier variations or amendments to be implemented then it would be a cumulative impact.

I hope this answers the question.

Appendix A
Appendix B

Buckingham



Twinned with Mouvaux, France



5.3 (795.3) Response from HBO Anne Davies 30/7/15: Thanks for this. It's a bit tricky dealing with the unauthorised work or potential Enforcement cases for me since I have no control on the steps taken to pursue investigations. It's not a case that I have no interest. We always discuss these in the office and I give my views, visit site etc as requested. I will always have an opinion about cases such as this! I would sincerely hope that we can get these signs down from the Grand Junction.

6. Planning Applications

For Member's information the next scheduled Development Management Committee meetings are 3rd September 2015 and 15th October 2015, with SDMC meetings on 2nd September 2015 and 14th October 2015.

To consider planning applications received from AVDC and other applications

1. 15/02141/APP Former Railway Station site, Station Road
Engineering works including earthworks to transfer subsoil from the adjacent development site and the formation of new terraced banking plus the slight grading of ground to facilitate the landscaping works approved as part of the consent 15/00912/ATP (part retrospective).
Baccarella
2. 15/02370/APP 12 Stowe Avenue, MK18 1HX
Two storey rear extension and pitched roof over existing garage
Mills
3. 15/02488/APP 33 Lace Lane, MK18 7RD
Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear.
4. 15/02491/ALB 43 Nelson Street, MK18 1DA
Removal of window frame and spandrel and formation of new doors on the rear elevation and internal alterations
Walker-Scott
5. 15/02548/APP Land at Sandmartin Close, MK18 1TD
Reduction in level of footpath to road level to form two additional parking spaces
Sayer [for Sandmartin Close Residents Association]
6. 15/02776/APP Land at London Road [*Benthill*]
Erection of a new 4 bedroom dwelling. Removal and replacement of storage building to accommodate garage and home gymnasium
Cushway

Not for consultation, for information only:

7. 15A/01455/NON 16 Overn Avenue, MK18 1LQ
Non Material Amendment sought on planning permission 15/01455/APP relating to the reduction in depth of the kitchen half the extension by 1.3m; eave height above the kitchen side rear wall would be 500mm higher than the diner side.
Punter

8. 15/02596/LDO 48 Bourton Road, MK18 1BE
Remove existing conservatory and replace with a single storey rear extension
Ogle

9. 15/02625/ACL 39 Bourton Road, MK18 1BG
Application for a Lawful Development Certificate for the replacement of existing single storey garage with utility room at rear
Buchan

10. 15/02656/ATP Land at Fishers Field
Fell to ground one willow tree (T10 on the 1992 TPO)
Garnett [AVDC]

The following Minor Amendments have been received, for information only:

15/02070/ALB & 15/02071/AAD Lorimers 25 & 26 West Street
Replacement non-illuminated signage comprising one projecting sign and one fascia sign
Minor Amendment: fascia signage adjusted to fit between pilasters (not slightly overlapping as existing) for neatness.
Decision has already been made (see below).

15/02125/APP 2 Bridge St.
Change of use from a charity shop (Class A1) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and alterations to the shopfront.
Amended Location and Block Plans – red line now includes side alley and the enlargement at the back of it which gives access to Castle Court (referred to in the application as “service lane” and “rear servicing area”)
Members are also informed that Town & Country Cars have denied that they were consulted about or agreed to provide parking facilities for Domino’s vehicles.

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			
15/01668/APP Land at Station Terrace	Var. of Conditions, plots 2&3	No objections	-
15/02019/APP 7 Robin Close	2-storey side extension	No objections	-
15/02036/APP 46 Highlands Road	Side & rear extensions	No objections	-
15/02070/ALB } 25 & 26 West Street	Replacement signage	No objections	-
15/02071/AAD }			

Refused (but subject to appeal)

14/03450/APP Hamilton’s Precision site Erection of 59 dwellings Oppose

Not consulted on:

Approved

15/02596/LDO 48 Bourton Road Repl. conservatory with single storey extension

Withdrawn

15/01010/APP Land at Cornwalls Meadow Erection of toilet block Oppose

15/01601/APP Land at Cornwalls Meadow Erection of shopmobility unit Oppose

[Both of these were for the shrubbery site facing Waitrose]

8. Case Officer Reports (& Recommendations)

8.1 Strategic Development Control

12th August (meeting cancelled) and 3rd September

8.2 Development Control

13th August (no Buckingham applications) and 2nd September

If the agendas for the September meetings become available in time this will be announced at the meeting.

9. Enforcement

- 9.1 To receive extracts from the AVDC June and July lists & updated BTC list **Appendix C**
- 9.2 To discuss and agree whether to ask AVDC to devolve Enforcement to the Town Council
- 9.3 To report any new breaches

10. Transport

- 10.1 To receive a verbal report on the meeting held on Friday 14th August by Cllrs. Stuchbury & Whyte with TfB officers. **(Meeting notes may be available on the night)**
- 10.2 To report any damaged superfluous and redundant signage in the town.

11. Access

To report any access-related issues.

12. Any other planning matters

12.1 To receive a report **(PL/23A/15)** from the Planning Clerk on the Training Session held at AVDC on 10th August 2015 and a Guide to using the system **(PL/23B/15)**. Members are asked to note that the latter will be edited after the meeting and form the basis of a manual for other staff.

12.2 To receive for information the minutes of the last LCPLG meeting (30 October 2014) and note that the Chairman will be attending the next on 30th September 2015. **Appendix D**

12.3 To discuss the employment and designated health site at Lace Hill and the general promotion of employment sites in the north of the Vale by AVDC, and agree any correspondence necessary.

A pertinent AVDC document circulated by Cllr. Stuchbury is attached for reference.

Appendix E

13. Correspondence

13.1 (643/14) To receive a response to the Town Clerk's letter re Town Council inclusion in s106 discussions which directly affect the Town Council's responsibilities. The Clerk's letter is included for information. **Appendices F & G**

13.2 To note that the streetnames for Tingewick Road Industrial Estate ("Clarence Park") have been confirmed, and that the Section 18 notice for The Siding has been issued. **Appendices H & I**

14. News releases

15. Chairman's items for information

16. Date of the next meeting: Monday 14th September 2015 following the Interim Council meeting.

To Planning Committee:

Cllr. Ms. J. Bates

Cllr. M. Cole

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 (Vice Chairman)

Cllr. R. Stuchbury

Cllr. M. Try

Mr. I. Orton (co-opted member)

ACTION LIST
Planning responses

Appendix A

Minute	Responses emailed or added to website	Responses posted
280/15	29/7/15 (all 8)	29/7/15

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
Transport (signage)	1/7/13 186/13	All Members	Reduction of sign clutter	To be standard agenda item		
	18/5/15 46.4.2	17/6/15	Look into byelaw possibility	DTC investigating		
	6/7/15 211/15 279.3 27/7/15	9/7/15 28/7/15	Check expiry date of funding Send MS contact details for HBOs	See Agenda 5-3 acknowledged		
Councillor Training	12/5/14 38.3/14 18/5/15 41.1/15	16/5/14 28/5/15	Letter as minuted Check date	Book Cllrs Bates & Isham; letter as minuted Acknowledged 31/7/15 and offer of venue noted		
	1/5/15 52/15	28/5/15	T&C ref'd at earlier meeting	S Kitchen to contact DRI direct		
S106 monies	9/6/14 108/14		Quarterly update to be prepared	September agenda	New BCC contact advised	AVDC update rec'd → Sept meeting
	8/6/15 136.2/15	17/6/15	Amend layout Inc BCC			
Candleford Court	22/12/14 607.1/14 16/2/15 732.1	7/1/15 20/2/15	Letter as minuted Sandbags by sluice; flood warning system action	Chased 5/2/15 and 20/2/15 & 20/3/15	Chase of above added to new letter	Sandbags only → 7/4
	16/3/15 791/14	31/3/15	Letter to W Ryesdale	Passed to R. Newall, resp. 9/4/15 → 27/4		
	7/4/15 853/14 27/4/15 887.2	15/4/15	Letters to EA & Lagan Review planning process	EA reply → 6/7/15 → agenda 8/6/15		
	6/7/15 206/15	23/7/15	Copy correspondence to RS & WW			
Travel Plans (effectiveness)	16/3/15 798.2 27/4/15 887.3	31/3/15 7/5/15	Letter as minuted Ask schools about theirs	8/4/15 Royal Latin's response → 8/6/15		
	8/6/15 128.3/15	17/6/15	Request RLS Travel Plan		Remind RLS	Agenda 10.2 27/7

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
	6/7/15 206/15 27/7/15 284.1 & .2	RLS report 16/7/15 14/7/15 6/8/15	when available; send to BCC for info Lace Hill Travel Plans— report Letters as minuted	Report to 27 July Agenda 10.1 No-one in RLS office until 1/9/15		
4 The Villas	7/4/15 856/14 27/4/15 887.1	17/4/15 18/6/15	Letters AVDC & EA re remaining concerns Post-election, write to new AVDC Chairman re treatment of Mrs. Robinson	EA response → Agenda 18/5 Holding response → 6/7/15		
BCC Transport matters	7/4/15 858.4		Cyclists Dismount signs Cotton End steps Formulate written question for RS	BCC have in hand	18/5/15 & 23/6/15 seek update 18/5/15 & 23/6/15 seek update	Prompt sent 18/8/15 27/7/15 further letter as minuted
Street-lighting	6/7/15 212/15	7/7/15		Acknowledged by AVDC & actioned for full council meeting 22 July	→27/7/15	
Planning procedure & practice reports	18/5/15 46.3	28/5/15	Church St. lamp as minuted	Cllr. Whyte reports he is awaiting update on new required planning application to install lamp on Walnut Yard Response from BCC officer agenda 27/7		
	6/7/15 211/15		Members to consider items for BCC Public Session & send to Clerk			
Dukes Court garden gate	7/4/15 859/14 8/6/15 128.2/15	17/4/15 18/6/15	Letter to managing agents New letter as minuted	→agenda 8/6/15		
AVDC website	7/4/15 860/14	ongoing	Continue listing problems for new Cabinet Member			
Access – Moreton Road II	27/4/15 894.2	7/5/15	Ask how entrance conforms with disability	Officers response → 8/6/15		

Awaiting response

Not yet done

Subject	Meeting date/minute	Action taken on	Form	Response received	Prompt/reminder sent	Response received
	8/6/15 128.4/15	18/6/15	legislation Reply as minuted			
Moreton Road III – call-in (FC)	8/6/15 137/15	Draft circ. 17/6/15; Sent 23/6/15	Letter as minuted	AVDC Site visit planned 22/7/15 and postponed		
Padbury applications	18/5/15 52/15	5/6/15	Letter as minuted			
Streetnaming	8/6/15 135.1/15	Circulation 9/6/15 Selection sent 16/5/15	Tingewick Road East: Source words for bell foundry and goods yard, and circulate for preferences Pass comments back	16/6/15 AVDC & Developer have accepted them and made selection	17/6/15 AVDC consulting with Royal Mail for comments	Agenda 12.3
	27/7/15 286.3	28/7/15		Not possible without legal appln & fee	Confirmed; Agenda 13.2	
	27/7/15 286.2	Circulation 2/7/15 28/7/15	Land behind Station Terr: Collate ideas Send result	Agenda 12.1 “The Siding” accepted	s18 Notice issued agenda 13.2	
Amended plans	8/6/15 136.1	18/6/15	Find out what constitutes Amendment/ Minor Amendment/ permissible variation Ask about cumulative effect	Response agenda 5.2		
	27/7/15 279.2			Agenda 5.2		
BNDP	6/7/15 205/15	7/7/15	Date of referendum, guidelines BuckSoc to organise meeting	7/7/15; info circulated		
	27/7/15 278/15					
Toilets	6/7/15 212/15	Noted	Incorporate Changing Places unit			
Hamilton Precision appeal	27/7/15 281/15	4/8/15	Letter to Inspector as minuted			
Cornwalls Meadow access	27/7/15 285/15	10/7/15	AVDC contacted with photos	20/7 Steve Harding to inspect		

Enforcement reports and queries

Awaiting response

Not yet done

Subject	Meeting date/ minute	Action taken on	Form	Response received	Prompt/ reminder sent	Response received
13 High Street	16/3/15 795.3	17/3/15 with photo	New signage & lighting	"13" needs permission; remainder awaiting HBO decision	18/6/15 + 8/7/15 advised that sign on side elevation also illuminated	Agenda 5.3
Tesco banner			Banner on verge of London Rd.			
Buckingham Butcher	18/5/15 45.2.2/15	28/5/15	Check previous use class, report to Environmental Health & Enforcement	EH aware - on list for inspection; Enf. case no. 15/00200/CO N3		
Pursuit of applications to remedy breaches	6/7/15 210/15	23/7/15	Letter to A Small as minuted	Agenda 5.1		
News releases						
Cotton End steps	6/7/15 216/15		To await further information			
Addington Road						
Referendum	27/7/15 288/15	6/8/15	Publicise and seek public views on how to enthuse voters	<i>Advertiser</i> 7/8/15		

Action awaiting response

Action yet to be taken

Action completed **new response**

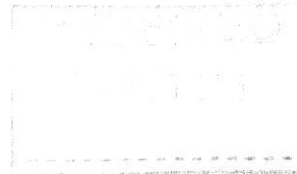
Awaiting response

Not yet done

AYLESBURY VALE DISTRICT COUNCIL

Director

Please ask for: Andrew Small
Direct Line: 01296 585507
Switchboard: 01296 585858
Text Relay: prefix telephone number with 18001
Email: ASmall@aylesburyvaledc.gov.uk
Our Ref:
Your Ref:



31 July 2015

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

Dear Mr Wayman

I would start by saying the points raised in your letter are general and not quantified or ascribed specifically to cases and so a detailed response is hard to provide. For this reason I have responded in general terms.

As you will be aware, we are not unique in facing budgetary challenges, indeed the same pressures are being experienced by every council in the Country. It is therefore odd, that against this backdrop, public satisfaction with council services generally appears to be on the increase. A fact the Government has seized upon as vindication of their policy.

There is no doubt that there have been local implications and changes to service delivery arising from 5 years of austerity and it is certain that more will follow.

I both recognise and accept that not all of these will have been popular with everyone and other changes will not necessarily have worked in the way envisaged. For this reason, we pay close attention to customer feedback and devote resources to monitoring and tracking comments and complaints over time. We are also not above admitting that a change has not worked as envisaged and that another solution needs to be found.

It is because of this information monitoring that, whilst I can't say we haven't had any complaints, I can say we have seen no significant increase. Additionally, there has been no identifiable change in the regional demographics which I can point too.

The whole mantra of the Government's financial strategy is that there is a mismatch between the public's expectation for service delivery and the amount that they are prepared to pay in tax. This cuts through all public services and at the point where the national account is finally rebalanced the relationship between the State and the public will look quite different.

This applies equally at a local level. We will need to continue to play our part in this and, whilst we will strive for new income generation, a continued focus on efficiency will remain central to our work.

Continued overleaf...


Self service and automation will probably be key elements of this, largely because we are being told this is what our customers want. Not everyone will agree, nor will they recognise this as progress and we will work with these groups, as we have in the past, to do our best to allay their concerns.

No doubt, not all will be persuaded and I expect you will continue to meet some who say the old ways were better.

The challenge for myself, and for you, is to understand whether we are meeting the needs of the majority and to ensure that the vulnerable few are not being neglected.

Through you, I would urge those who say that the service received hasn't met their requirements to contact us directly so that we can better understand the issues faced. This is a picture we cannot fully discern if they work through the Town Council as an intermediary.

Yours sincerely



Andrew Small
Director

ENFORCEMENT INVESTIGATIONS

Received

During Period 1 June 2015 to 30 June 2015

BUCKINGHAM NORTH WARD

15/00209/CON3

Enquiry regarding alleged unauthorised non-compliance with approved plans -
09/02070/APP and 13/03067/ACL

3 The Villas Stratford Road Buckingham Buckinghamshire MK18 1NY

Case Officer: Christine Hack

15/00210/CON3

Enquiry regarding alleged unauthorised non-compliance with 14/02882/APP

4 The Villas Stratford Road Buckingham Buckinghamshire MK18 1NY

Case Officer: Christine Hack

15/00213/CON3

Alleged unauthorised siting of mobile home/caravan in rear garden being used as residential
accommodation

5 Western Avenue Buckingham Buckinghamshire MK18 1LD

Case Officer: Christine Hack

15/00214/CON3

Alleged unauthorised permanent siting of marquee in beer garden for use as an
entertainments venue

The Grand Junction PH 13 High Street Buckingham Buckinghamshire MK18 1NT

Case Officer: Christine Hack

BUCKINGHAM SOUTH WARD

15/00182/CON3

Alleged unauthorised erection of free standing communal lighting columns in communal
front parking area and along path to the rear (09/01205/APP Fir Cottage - Demolition of
existing dwelling and erection of block of 12 apartments refers)

Royal Court Chandos Road Buckingham Buckinghamshire MK18 1AL

Case Officer: Christine Hack

15/00200/CON3

Alleged unauthorised change of use from B1 light industrial unit to A1 retail butchers

Buckingham Butchers 11-15 Homestall Buckingham Buckinghamshire MK18 1XJ

Case Officer: Christine Hack

15/00206/CON3

Alleged unauthorised failure to comply with conditions on 14/02685/APP

Former Railway Station Site Station Road Buckingham Buckinghamshire

Case Officer: Philip Dales

ENFORCEMENT INVESTIGATIONS

Closed

During Period 1 June 2015 to 30 June 2015

15/00169/CON3 **BUCKINGHAM NORTH WARD**

Alleged unauthorised breach of approved details - insertion of rear door in garage -
14/02882/APP refers

4 The Villas Stratford Road Buckingham Buckinghamshire MK18 1NY

Reason: Not expedient to take action

Case Officer: Philip Dales

FORMAL ENFORCEMENT ACTION

1 June 2015 to 30 June 2015

None in Buckingham

AVDC Enforcement Bulletin

Enforcement Investigations Received

During Period 1 July 2015 to 31 July 2015

15/00285/CON3 BUCKINGHAM NORTH WARD

Alleged unauthorised felling of a Birch tree in a Conservation Area without notification or consent

Brooks Court Buckingham Buckinghamshire

Case Officer: Christine Hack

Enforcement Investigations Closed

During Period 1 July 2015 to 31 July 2015

15/00213/CON3 BUCKINGHAM NORTH WARD

Alleged unauthorised siting of mobile home/caravan in rear garden being used as residential accommodation

5 Western Avenue Buckingham Buckinghamshire MK18 1LD

Reason: No breach of control

Case Officer: Christine Hack

Formal Enforcement Action

1 July 2015 to 31 July 2015

None in Buckingham

ENFORCEMENT MATTERS

PD = Philip Dales CH = Christine Hack

Report Date	AVDC number and officer	Date ackn.	Address	Complaint	Action/Response
11/2/15 & 17/3/15 & 8/7/15	15/00083 /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" 2/6/15: letter – application being sought June bulletin – case closed, not expedient to take action [See also 15/00210/CON3, below]
9/5/15	15/00169 /CON3 PD	11/5/15	4 The Villas	Alleged unauthorised breach of approved details – insertion of rear door in garage – 14/02882/APP refers	29/5/15: Env. Health – on the list for inspection
29/5/15	15/00200 /CON3 CH	10/6/15	11-15 Homestall Buckingham Butchers	Alleged unauthorised change of use from B1 light industrial unit to A1 retail butchers	
11/7/15	15/00285 /CON3 CH	July Bulletin	Brooks Court, Well Street	Alleged unauthorised felling of a birch tree in a Conservation Area without notification or consent	

Not generated by this Committee but reported in AVDC Bulletins (top 4 decisions in answer to email request):

June 2014	14/00241 /CON3 Officer not listed	2 Boreray	Alleged unauthorised extension of garden curtilage (removal of hedgerow and fencing)	Closed 11/7/14 – No breach
February 2015	15/00066 /CON3 not listed	5 Nightingale Place	Alleged unauthorised operation of a beauty salon from a residential dwellinghouse (Face Facts Face Studio)	Closed 27/3/15 – No breach
March 2015	15/00105 /CON3 not listed	19 Willow Drive	Alleged unauthorised installation of external chimney/flue to rear extension	Closed 30/4/15 – No breach
March 2015	15/00106 /CON3 and	5 Western Avenue	Alleged unauthorised siting and residential occupation of a caravan at the property	Closed 9/4/15 – No breach; no caravans on site when visited and

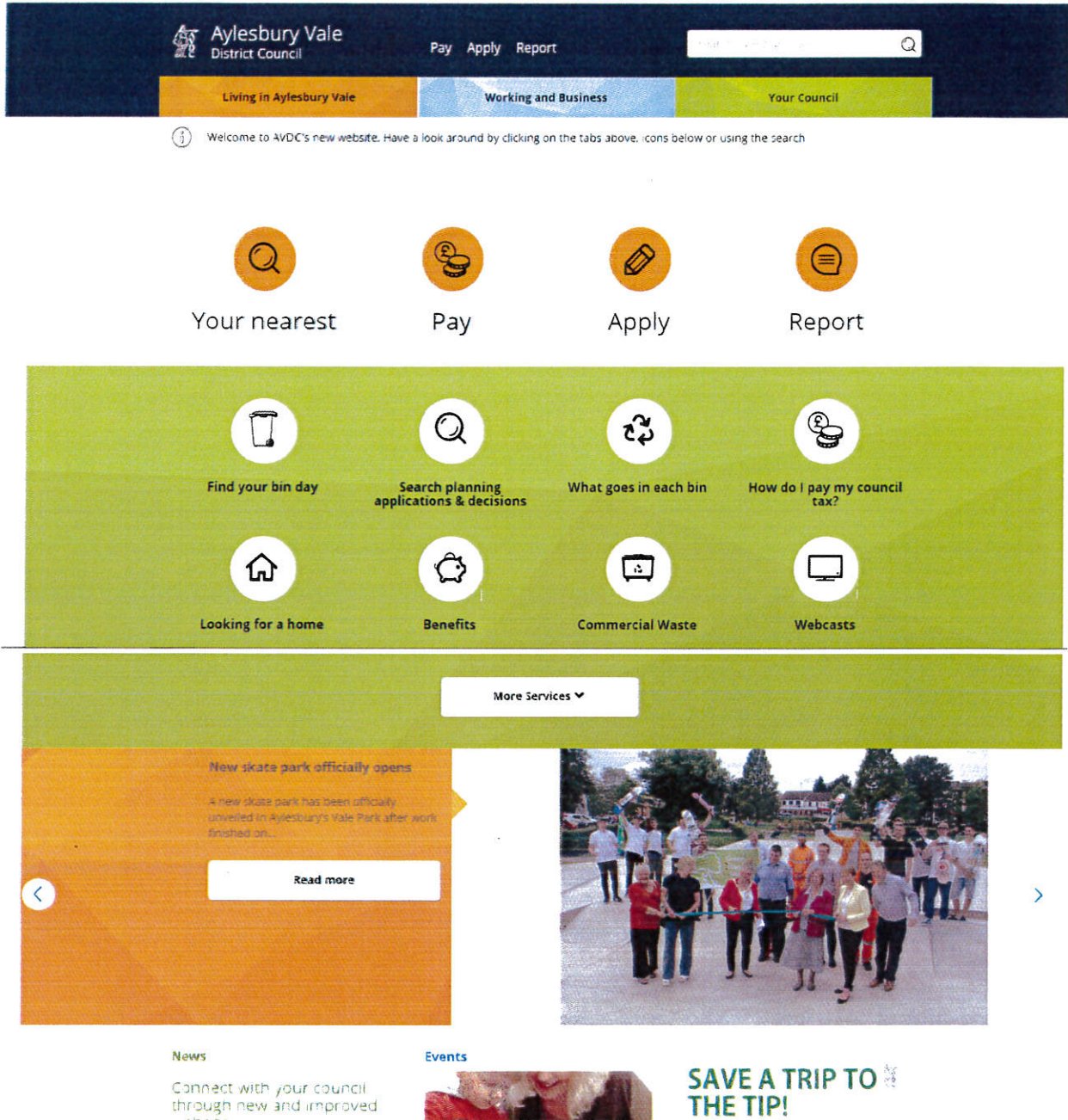
June 2015 & July 2015	15/00213 /CON3	CH		Alleged unauthorised siting of mobile home/caravan in rear garden being used as residential accommodation	anonymous report; further information was given, but caravan was being occupied by member of the household, so no breach
June 2015	15/00182 /CON3	CH	Royal 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)	
June 2015	15/00206 /CON3	PD	Former Railway Station site	Alleged unauthorised failure to comply with conditions on 14/02685/APP	Appears to have resulted in application 15/02141/APP
June 2015	15/00209 /CON3	CH	3 The Villas, Stratford Road	Enquiry regarding alleged unauthorised non-compliance with approved plans – 09/02070/APP and 13/03067/ACL	This might have been generated by Mrs. Robinson, BTC on her behalf, or Cllr. Paternoster following up BTC complaint.
June 2015	15/00210 /CON3	CH	4 The Villas, Stratford Road	Enquiry regarding alleged unauthorised non-compliance with 14/02882/APP	As above, or may = 15/00169/CON3 above
June 2015	15/00214 /CON3	CH	The Grand Junction PH	Alleged unauthorised permanent siting of marquee in beer garden for use as an entertainments venue	PD says not on Grand Junction land, so having to contact the other landowner; I have said it must be under pub's control as access only via its garden, and using its entertainment licence.

GUIDE TO THE NEW AVDC WEBSITE – PLANNING

1. Way in to planning section		page 2
2. Start page		page 3
3. Registration & Login		page 4
4. Applications Search	– Simple	page 5
4.1	– Advanced	page 5
4.2	– Save Search	page 7
4.3	– Weekly/Monthly List	page 8
5. Applications Search	– Property	page 10
5.1	- by address	page 10
5.2	– by street	page 11
5.3	– by map	page 11
6. Viewing Applications	– Summary	page 13
6.1	- Important Dates	page 13
6.2	- Further Information	page 13
6.3	- Contacts	page 14
6.4	- Comments	page 15
	(How to make comment as a member of the public)	
6.5	- Documents	page 16
6.6	- Related Cases	page 16
6.7	- Map	page 17
7. Commenting – making comment via the Login section		page 17
8. Finding other Consultee comments		page 18
9. Using the Track system		page 19
10. Enforcement		page 20

1. Way in to planning section

The front page now looks like this



(There is lots more news below this)

Click on the second from the left in the green bit (between Find your bin day and What goes in each bin, which says a lot about where Planning is rated), top row, and you'll get this:

Planning



Applying for planning permission



Search planning applications & decisions



Householder Extensions Local Development Order (LDO)



Enforcement and planning appeals



Neighbourhood planning



Paying for planning services online

So you'll normally need the top row, second on the left, but note that Neighbourhood Planning has its own button on the bottom row now, and Enforcement top right. See page 20 for a copy of the Enforcement page; it doesn't give access to the open cases.

2. Start page

Search planning applications & decisions

Use **PublicAccess** to search for planning applications, decisions and appeals

Please note this link will take you to an external site which may look different from AVDC

Search for planning applications, decisions & appeals

Start search

Last updated 3 April 2015



Rate this page:



In this section:

- Planning policy
- Applying for planning permission
- Street names and numbers
- Heritage trees and conservation
- Quick Map Search - planning applications
- High Speed 2 Overview
- Paying for planning services online
- Planning
- Building Control

See also:

- Enhanced planning search & data 1977 records

which seems an unnecessary layer, but click on 'Start search' and you get this:

(Page content has not changed much from the previous version)

Planning » Simple Search

Search for Planning Applications, Appeals and Enforcements by keyword, application reference, postcode or by a single line of an address

Simple [Advanced](#) [Weekly / Monthly Lists](#) [Property](#) [Map](#)

Search for:

- Applications
- Appeals
- Enforcements

Enter a keyword, reference number, postcode or single line of an address



Search

an solution

Search gives you the option of Planning or Licensing, though the latter do not, apparently, use it much

My Profile offers the choice of Profile details, Saved Searches, Notified and Tracked Applications

Login – necessary to delve deeper than the public accessible information

Register – These are the details you will need to provide:

Registration

Once registered the following additional functionality will be available:

- Tracking applications
- Saving Searches
- Email notifications about tracked applications and new search results

Fields marked with a * must be completed.

Title *

First Name *

Surname *

Phone Number

A confirmation email will be sent to the email address you provide below

Email Address *

Confirm Email Address *

Your password must be at least 8 characters long and be a mix of letters and numbers.

Password *

Confirm Password *

Next

3. Registration & Login

'Title' gives you the options of Dr/Lord/Mr/Miss/Mrs/Ms – but not Cllr (or, indeed, Lady). The next screen asks for your postcode, then your address, then a check of the details and the Terms & Conditions; when you get the email confirmation click on the link to complete the process. You'll need to have your password & email when you first log in but you can save them for future occasions if you want. There is also a Forgotten Password? facility.

4. Applications Search – Simple

[Search](#) [My Profile](#) [Login](#) [Register](#)

Planning » Simple Search

Search for Planning Applications, Appeals and Enforcements by keyword, application reference, postcode or by a single line of an address.

Simple [Advanced](#) [Weekly / Monthly Lists](#) [Property](#) [Map](#)

Search for:

Applications Appeals Enforcements

Enter a **keyword**, **reference number**, **postcode** or **single line of an address**



Search

For a Simple Search, you just put the application number, postcode or the address in the box. The first is the best, as the indexing of addresses is hit and miss (they *will* index shops and factories by the occupant name at the time of application) and new estates don't have postcodes, nor do parks and places like Station Road with no properties to send mail to (the Chandos Road building post all goes to Hunter Street).

4.1 Applications Search – Advanced

An Advanced Search allows you to search on any of the application data collected, plus Appeals and Enforcement

[Simple](#) **[Advanced](#)** [Weekly / Monthly Lists](#) [Property](#) [Map](#)

[Applications](#) **[Appeals](#)** [Enforcements](#)

Reference Numbers

Application Reference:

Application Details

Applicant Name:

Application Type:

Ward:

Parish:

Agent:

Status:

Decision:

Appeal Status:

Appeal Decision:

Development Type:

Address:

Dates

Enter a date range (a start date and an end date) for the criteria that you are interested in. The date fields may be e 21/06/2008). Alternatively, click on the calendar button and pick a date.

Date Validated:	<input type="text"/>	to:	<input type="text"/>
Date Actual Committee	<input type="text"/>	to:	<input type="text"/>
Decision Date	<input type="text"/>	to:	<input type="text"/>
Appeal Decision Date	<input type="text"/>	to:	<input type="text"/>
Target Determination Date:	<input type="text"/>	to:	<input type="text"/>

Search

Reset

The Decision and Appeal Decision boxes both have an immense range of possibilities to choose from, and the selection offered under Development Type is also comprehensive, which is handy if, say, you wanted figures on how many Changes of Use applications we'd had over a certain period (the dates boxes have little calendars to pick from):

- | | |
|---|---|
| All | Minor Dwellings |
| Advertisements | Minor General Industrial Storage |
| All Other Large Scale Major | Minor Gypsy & Traveller |
| All Other Minor Developments | Minor Offices Light Industry |
| All Other Smallscale Major | Non-material amendments |
| Certificates of Lawfulness | Other |
| Change of Use | Other – not counted by DOE |
| Change of Use (notification) | Preapplication advice |
| Comm[ercial] Change of Use | Preapp All other Largescale Major |
| Comm Large Major Offices Light Industry | Preapp All other Minor Developments |
| Comm Largescale Heavy Industry | Preapp All other Smallscale Major |
| Comm Minor Distribution and Servicing | Preapp Certificates of Lawfulness |
| Comm Minor General Industrial Storage | Preapp Change of Use |
| Comm Minor Offices Light Industry | Preapp Conservation Area Consents |
| Comm New Buildings | Preapp Householder Developments |
| Comm Other | Preapp Large Major Gypsy & Traveller |
| Comm Small Major Retail Distribution | Preapp Large Major Offices Light Industry |
| Conservation Area Consents | Preapp Large Major Retail Distribution |
| Householder Developments | Preapp Large Major Dwellings |
| Householder Prior Approval Notification | Preapp Large Major Heavy Industry |
| Largescale Major Dwellings | Preapp Listed Building (to alter/extend) |
| Largescale Major Gypsy & Traveller | Preapp Listed Building (to demolish) |
| Largescale Major Heavy Industry | Preapp Mineral Processing |
| Largescale Major Offices Light Industry | Preapp Minor Distribution and Servicing |
| Largescale Major Retail Distribution | Preapp Minor Dwellings |
| Listed Building (to alter/extend) | Preapp Minor General Industrial Storage |
| Listed Building (to demolish) | Preapp Minor Gypsy & Traveller |
| Local Development Order | Preapp Minor Offices Light Industry |
| Mineral Processing | Preapp Notifications |
| Minor Distribution and Servicing | Preapp Other |

Small Major Gypsy & Traveller
Small Major Offices Light Industry
Small Major Retail Distribution
Smallscale Major Dwellings

Smallscale Major Gypsy & Traveller
Smallscale Heavy Industry
Smallscale Major Offices Light Industry
Smallscale Major Retail Distribution

I haven't actually tested any of these yet, but the Preapp advice sections may be useful if we get rumours of a development and want to check if any discussions have been going on in Aylesbury.

4.2 Applications Search - Saving a Search.

You can save Simple, Advanced or Map Searches. For example if you have a particular interest in threats to Listed Buildings in Buckingham, go to Advanced Search and complete the boxes as follows:

Simple **Advanced** Weekly / Monthly Lists Property Map

Applications **Appeals** Enforcements

Reference Numbers

Application Reference:

Application Details

Applicant Name:

Application Type:

Ward:

Parish:

Agent:

Status:

Decision:

Appeal Status:

Appeal Decision:

Development Type:

Address:

and click on Search at the bottom; this gets you to :

Sort by Date Received Direction Descending Results per page 10 Go

Partial demolition, repairing and rebuilding of rear boundary wall
 British Red Cross Society Day Centre Verney Close Buckingham Buckinghamshire MK13 1JP
 Ref No: 17/01016/AUB - Validated: Wed 17 Apr 2017 - Status: Listed Building Consent

Demolition of commercial Units 3 and 9
 Fleece Yard Market Hill Buckingham Buckinghamshire MK13 1JX
 Ref No: 12/02673/AUB - Validated: Thu 29 Nov 2012 - Status: Conservation Area Consent

Phase 2 works - Complete internal fitout of main house including new side entrance to create disabled access
 Prebend House Hunter Street Buckingham Buckinghamshire MK13 1DQ
 Ref No: 11/01461/AUB - Validated: Mon 11 Jul 2011 - Status: Listed Building Consent

Remove stair to mezzanine floor and reinstate first floor
 19 Castle Street Buckingham Buckinghamshire MK13 1BP
 Ref No: 09/00520/AUB - Validated: Tue 24 Mar 2009 - Status: Listed Building Consent

Map Information

The results on this page are shown on the map below. You can see more details by clicking on the search result on the left or clicking a point marked on the map.



Show results on large map

Click on Save Search, top right and you will get (note that you will have to have logged in)

Search My Profile Logout (Katharine McElligott)

My Profile » Save Search

Saved Search Options

Search Title (editable)

Notify me via email about new search results Yes No

Last Run Date

Save Cancel

Alter the box to suit and click on Save to cause the search details to be added to your Profile (see p3 above) and you also have the option of email alerts.

4.3 Applications Search – Weekly/Monthly List

Weekly/Monthly Lists allows you to search via validation date or decision date and Parish – I never use the weekly list and generally search the current and previous monthly list because you can't guess when applications were validated (see the wide range of application numbers on any agenda). However, this list includes all the non-consulted applications, trees, HPDEs, ACLs etc. which don't make it into Consultee Access, so is much more useful. Note that the Wards are District Wards, so Parish is quicker if you want all the Buckingham applications.

Planning » Monthly List

Search Planning Applications either validated or decided in a given month.

Simple Advanced **Weekly / Monthly Lists** Property Map

Weekly List Monthly List

Status	All	▼
Parish	All	▼
Ward	All	▼
Month	Aug 15	▼
Show applications:	<input checked="" type="radio"/> Validated in this month <input type="radio"/> Decided in this month	

Search

The monthly list for Buckingham for August showed this at 17/8/15; as you can see, it includes a NON and an ACL, neither of which will be in the Consultee Intry.

Planning » Results for Application Search

Sort by **Date Received** Direction **Descending** Results per page **10** **Go**

Erection of new 4 bedroom dwelling. Removal and replacement of storage building to accommodate garage and home gymnasium.

Land A1 London Road Buckingham Buckinghamshire

Ref No: 15/02775vAPP | Validated: Thu 13 Aug 2015 | Status: Pending Consideration

Non Material Amendment sought on planning permission

15/01455/APP relating to the reduction in depth of the kitchen half of the extension by 1.3m; eave height above the kitchen side rear wall would be 500mm higher than the diner side.

16 Overn Avenue Buckingham Buckinghamshire MK18 1LQ

Ref No: 15/A1455/NON | Validated: Sun 09 Aug 2015 | Status: Pending Consideration

Application for a Lawful Development Certificate for the replacement of existing single storey garage with utility room at rear.

39 Bourton Road Buckingham Buckinghamshire MK18 1BG

Ref No: 15/02625vACL | Validated: Tue 04 Aug 2015 | Status: Pending Consideration

Reduction in level of footpath to road level to form three additional parking spaces.

Land A1 Sandmartin Close Buckingham Buckinghamshire MK18 1TD

Ref No: 15/02543vAPP | Validated: Tue 11 Aug 2015 | Status: Pending Consideration

Two storey rear extension and pitched roof over existing garage.

12 Stowe Avenue Buckingham Buckinghamshire MK18 1HX

Ref No: 15/02070vAPP | Validated: Wed 05 Aug 2015 | Status: Pending Consideration

5. Applications Search – Property

Address Search

Search for current or historical cases relating to a property by selecting at least one of the address fields in the form below.

Simple Advanced Weekly / Monthly Lists **Property** Map

Address Search **A to Z Street Search**

UPRN:

Property Name / Number:

Street Name:

Locality:

Town:

Postcode:

Property – you are unlikely to know the UPRN unless you’ve made a note of it on a previous visit to the website. You won’t find it on any of the panels reproduced below under **Commenting**. The panel below is from “Related Cases”/ “Properties” and it is the 12 figure number starting 000766:

5.1

Property Address

000766242064 | 12 Stowe Avenue Buckingham Buckinghamshire MK18 1HX

[↔ Planning Application 15/02370/APP](#)

Address Property History (3) Map

UPRN:	000766242064
Full Address	12 Stowe Avenue Buckingham Buckinghamshire MK18 1HX
Property Number:	12
Street:	Stowe Avenue
Town:	Buckingham
Postcode:	MK18 1HX
Ward:	BUCKINGHAM NORTH WARD
Parish:	BUCKINGHAM

You can also search via the street name if you fail to find what you’re looking for; empty sites can be filed as “Land at...”, “Land off ...”, “Land Behind...”, “Land adjacent to...” or just by a national grid reference – Candleford Court is under “Land off Bridge Street”, and the site beside the cricket ground is OS3964 - and it can be tedious for common street names, as pointed out in the accompanying Workshop Report.

5.2

A to Z Street Search

Click on a letter below to get a list of streets beginning with that letter. Clicking on a street will display a list of properties on that particular street.

Simple Advanced Weekly / Monthly Lists **Property** Map

Address Search A to Z Street Search

A B C D E F G **H** I J K L M N O P Q R S T U V W X Y Z

Results per page: 10

Streets beginning with H

◀ Previous 8 9 10 11 12 13 14 15 16 **17** 18 19 20 21 22 23 24 25 26 Next ▶

Showing 161-170 of 340

- High Street
- High Street
- High Street
- High Street
- High Street
- High Street
- High Street
- High Street
- High Street
- High Street

◀ Previous 8 9 10 11 12 13 14 15 16 **17** 18 19 20 21 22 23 24 25 26 Next ▶

Showing 161-170 of 340

5.3 Map

Simple Advanced Weekly / Monthly Lists Property **Map**

Show me: Planning Applications 1km Within the last 6 months



Nearest Applications

Please zoom in to enable search and reporting.

E 495242 1m N 208514 1m 34.1 x 20.4 (km) | Spatial.com
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Ordnance Survey Licence No. 1000 2012.

The map section starts with a tiny scale map (above) which goes from Buckingham to Aylesbury. Before you start scaling up click the fourth button from the left along the top edge of the map and pan over the map and drag Buckingham into the centre. Every time you click the + on the slider wait for it to settle before you click again.

Map Search

Use the map tools to help you zoom in and locate the desired base/property. As you move around the map using zoom/pan controls the summary list on the right automatically updates.

Simple Advanced Weekly / Monthly Lists Property **Map**

Show me Applications from

Nearest Applications

[11.01046/APP](#)
Installation of rear extractor duct
The Woolpack Ph, Well Street
Buckingham Buckinghamshire
MK18 1EP

[11.01476/ALB](#)
Replacement front and rear
windows
58 Well Street Buckingham
Buckinghamshire MK18 1EN

[11.01599/APP](#)
Change of use from office to
single dwelling and retail use
International Management
Centre 13 Castle Street

Profile

[Save Map Extents Search](#)

[Save Proximity Search](#)

50m [Highlight]

[Show Results as a List](#)

E: 469489.8m, N: 233774.2m 171 x 147 (m) I Spatial.com

Choose how far back you want to search after you've got to the scale you want. The red outlines on the map at this scale and larger are each a planning application site; the panel at the right lists the closest applications and the link will take you to the details; for busy areas you'll find further pages to click on at the bottom of the panel. Any application older than three years and not started will have time-expired. The map slider will go further so you can virtually home in on individual properties for most of the town. The pan button stays on while you upscale. If, as alleged on Monday, the map system has been improved, this is quite a good way of identifying previous applications in an area without having to research individual addresses (eg to see if any house in a street of identical front elevations has had a similar front extension to one currently proposed).

6. Viewing Applications

The page that opens up first (eg when you have put the application number into the box on the Simple Search screen) looks like this.

Planning » Application Summary

[Share with this page](#)

15/02488/APP | Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear | 33 Lace Lane Buckingham Buckinghamshire MK18 7RD

[Back to search results](#)

[Track](#)

[Make a Public Comment](#)

[Print](#)

Details | [Comments](#) | [Documents \(10\)](#) | [Related Cases \(1\)](#) | [Map](#)

Summary | [Important Dates](#) | [Further Information](#) | [Contacts](#)

Reference	15/02488/APP
Address	33 Lace Lane Buckingham Buckinghamshire MK18 7RD
Proposal	Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear
Status	Pending Consideration
Appeal Status	Not Available
Appeal Decision	Not Available

There are 10 documents associated with this application.

There are 0 cases associated with this application.

There is 1 property associated with this application.

6.1 Clicking on **Important Dates** gives you this:

Planning » Application Dates

[Share with this page](#)

15/02488/APP | Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear | 33 Lace Lane Buckingham Buckinghamshire MK18 7RD

[Back to search results](#)

[Track](#)

[Make a Public Comment](#)

[Print](#)

Details | [Comments](#) | [Documents \(10\)](#) | [Related Cases \(1\)](#) | [Map](#)

Summary | [Important Dates](#) | [Further information](#) | [Contacts](#)

Application Validated Date	Thu 23 Jul 2015
Actual Committee Date	Not Available
Standard Consultation Date	Tue 04 Aug 2015
Standard Consultation Expiry Date	Tue 01 Sep 2015
Last Advertised in Press Date	Not Available
Latest Advertisement Expiry Date	Not Available
Last Site Notice Posted Date	Not Available
Latest Site Notice Expiry Date	Not Available
Decision Issued Date	Not Available
Target Determination Date	Thu 17 Sep 2015
Determination Deadline	Thu 17 Sep 2015

The Standard Consultation Expiry Date is the date we have to return any comments by; this is supposed to be 21 days from validation, but it clearly isn't in this case (it isn't even 21 days from the start of Standard Consultation). The Target Determination Date is when the AVDC Officer is supposed to have made the decision by, but it can be extended by mutual agreement with the applicant. If the applicant doesn't agree, he can Appeal on the grounds of non-determination within the statutory period.

6.2 Further Information is this:

Planning » Application Details

[Back to this page](#)

15/02488/APP | Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear | 33 Lace Lane Buckingham Buckinghamshire MK18 7RD

[Back to search results](#)

[Track](#) [Make a Public Comment](#) [Print](#)

[Details](#) [Comments](#) [Documents \(10\)](#) [Related Cases \(1\)](#) [Map](#)

Summary [Important Dates](#) [Further Information](#) [Contacts](#)

Application Type	Full Planning Application
Case Officer	Mrs Claire Bayley
Parish	BUCKINGHAM
Ward	BUCKINGHAM SOUTH WARD
Applicant Name	Mr Chris Isham
Agent Name	Mr Gary Cooper
Agent Company Name	GD Cooper Architectural Services
Agent Address	13 Ellesmere Close Brackley Northamptonshire NN13 6BU United Kingdom
Environmental Assessment Requested	No

The old system could not cope with applications by – say – Tesco being put in by Mr. J. Bloggs, an employee, so if it seemed likely that Mr. Bloggs was not the real applicant, you had to check on the application form. Similarly if Mr. Bloggs knew he was filling in the form on behalf of his employer, he might leave the name box blank, thus allowing the system to record an application without an applicant. We haven't had a likely application yet to check if this has been remedied. This page also tells you who the Case Officer dealing with the application is. The Agent is often the architect or builder on small applications.

6.3 Contacts gives you the Agent's and Local (District) Member's contact details :

15/02488/APP | Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear | 33 Lace Lane Buckingham Buckinghamshire MK18 7RD

[Back to search results](#)

[Track](#) [Make a Public Comment](#) [Print](#)

[Details](#) [Comments](#) [Documents \(10\)](#) [Related Cases \(1\)](#) [Map](#)

Summary [Important Dates](#) [Further Information](#) [Contacts](#)

Agent

Mr Gary Cooper

EMAIL gcooperdesign@hotmail.co.uk
Phone 01280 700333

Ward Councillors

Councillor Robin Stuchbury

Address 44 Hare Close, Buckingham Milton Keynes, MK18 7E W
Phone 01280 824285
Phone 01296 428730
Mobile Phone 07752 394162
EMAIL rstuchbury@ay.esoury/valedc.gov.uk

Councillor Howard Mordue

Address 5 Carsbrooke Court, Buckingham Milton Keynes, MK18 1TU
FAX No 01327 360812
Phone 0845 3479320
Mobile Phone 07850 366532
Phone 01327 360812
EMAIL hmordue@ay.esoury/valedc.gov.uk

then on the next deck up

6.4 Comments

15/02438/APP | Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear | 33 Lace Lane Buckingham Buckinghamshire MK13 7RD

[Back to search results](#)

[Track](#) [Make a Public Comment](#) [Print](#)

[Details](#) **[Comments](#)** [Documents \(10\)](#) [Related Cases \(1\)](#) [Map](#)

[Make a Comment](#) [Consultee Comments \(2\)](#)

Make a Comment

You can make a comment supporting or objecting to this application. Your comment will be published online along with any other comments we receive. We do not publish signatures or personal email addresses or telephone numbers online.

Application Reference: 15/02438/APP
Address: 33 Lace Lane Buckingham Buckinghamshire MK13 7RD
Proposal: Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear.
Case Officer: Mrs Claire Bayley

Comments submitted will be made available online to the public.

Are your personal details correct? [Click to update my personal details](#)

Your Title: *

Your First Name: *

Your Surname: *

Address Line 1 *

Address Line 2

Town/City *

Postcode *

Your Tel. No.

Your Email Address:

Commentor Type: *

Stance: * Object Support Neutral

Reason for comment: Noise Residential Amenity Traffic or Highways

Your Comment:

5000 characters left

Send me an email confirming my comments

6.5 **Documents** page: (this is a new application, so other items will be added, such as a copy of the yellow notice, and consultee comments in due course):

Planning » Planning Application Documents [Share with this page](#)

15/02488/APP | Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear | 33 Lace Lane Buckingham Buckinghamshire MK13 7RD

[Back to search results](#) [Track](#) [Make a Public Comment](#) [Print](#)

Details Comments **Documents (10)** Related Cases (1) Map

Date Published	Document Type	View	Measure	Description
01 Jan 1900	Revised Drawing			LOCATION PLAN
18 Jul 2015	Drawing			THE LOCATION PLAN
18 Jul 2015	Drawing			PROPOSED ELEVATIONS
18 Jul 2015	Drawing			PROPOSED FIRST FLOOR PLAN
18 Jul 2015	Drawing			PROPOSED SECOND FLOOR PLAN
18 Jul 2015	Drawing			SURVEY ELEVATIONS
18 Jul 2015	Drawing			SURVEY PLAN
18 Jul 2015	Application Form			APPLICATION FORM - WITHOUT PERSONAL DATA
18 Jul 2015	Application Form			COVERING LETTER
23 Jul 2015	Correspondence			

This is quite a good document list, in that the drawings are clearly labelled, although whoever scanned in the revised layout plan has left the default date in place. It should be 23 July as the correspondence is its covering letter.

6.6 **Related Cases** gives you this:

Planning » Application Related Items [Share with this page](#)

15/02488/APP | Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear | 33 Lace Lane Buckingham Buckinghamshire MK13 7RD

[Back to search results](#) [Track](#) [Make a Public Comment](#) [Print](#)

Details Comments Documents (10) **Related Cases (1)** Map

Planning Applications (0)

Planning Appeals (0)

Planning Enforcements (0)

Properties (1)

- 33 Lace Lane Buckingham Buckinghamshire MK13 7RD

Licensing (0)

Licensing Application (0)

This is a really useful page, because clicking on Properties will give you the entire planning history of the site back to 1974, assuming the data has been input correctly, with decisions, and for post 1990 more often than not a link to the documents. Before 1990 in the main only the decision notice will be available, but this will give you any conditions imposed at the time, and it will be recorded

on the map. You will occasionally get completely *unrelated* cases – I was very surprised to find a tree application in the list for 3 Well Street, especially as the tree was in Soulbury, and it took a little time to get through to AVDC that the University owns several sites in Buckingham but it wasn't particularly useful to have the planning history for Ford Meadow intermingled with those for the Chandos Road Building and the Hartridges's site.

6.7 [Map](#) will mark the exact site with a blob on it, but otherwise as above, p9.

7. Commenting:

You can either comment as a member of the public as above, page 15, or via your login

This is from our current Intray:

Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear.

Planning Application

33 Lace Lane Buckingham Buckinghamshire MK18 7RD

Ref No: 15/02488/APP Received: Sat 13 Jul 2015 Validated: Thu 23 Jul 2015 Status: Pending Consideration

Requests for consultation

Letter Reference:	Consultee:	Date Requested:	Expiry Date:	Days to Expiry:
Not Available	Buckingham Town Council	Tue 04 Aug 2015	Tue 01 Sep 2015	20

[Make a Consultee Comment](#)

Clicking on



gets you to

Planning Application

15/02488/APP | Conversion of the loft space to provide habitable accommodation with two forward facing dormers and rooflight to rear. | 33 Lace Lane Buckingham Buckinghamshire MK18 7RD

[Close Window](#)

[Submit Comment](#) [Upload Document](#) [Email Coordinator](#)

Consult as:

5000 characters left

[Submit Comment](#)

[Clear](#)

where you can type/paste a comment in or attach a document and then submit it (to AVDC) or email it to me. This is my logged-in screen, which is why it says "Consult as" BTC; yours will say whatever you log in as. Notice that there is nowhere to say whether you support/object to the application, unlike the public comments form above. You'd have to include that in your text. If you have made an error and pasted in the wrong comment you have the option to Clear before submitting it. Once you've pressed Submit there is no recall.

Confusingly, the counterpart entry for an application we have commented on, and is clearly marked "Expired" looks like this (under Active Consultations)

Replacement of existing signage. One non-illuminated fascia and one hanging signage.

Planning Application
 Lormers Solicitors 25 & 26 West Street Buckingham Buckinghamshire MK18 1HE
 Ref No: 15/02071/AAD Received: Mon 15 Jun 2015 Validated: Tue 16 Jun 2015 Status: Advert Consent

Requests for consultation

Letter Reference:	Consultee:	Date Requested:	Expiry Date:	Days to Expiry:
Not Available	Buckingham Town Council	Mon 29 Jun 2015	Mon 27 Jul 2015	Expired

[Make a Consultee Comment](#) [Show Consultee Comments](#)

8. If you want to see what other responses have been made click on [Show Consultee Comments](#) and you'll get something like this

Search My Profile Logout (Katharine McElligott)

Planning » Application Comments [Help with this page](#)

15/02071/AAD | Replacement of existing signage. One non-illuminated fascia and one hanging signage. | Lormers Solicitors 25 & 26 West Street Buckingham Buckinghamshire MK18 1HE

[Back to search results](#) [Stop Tracking](#) [Make a Consultee Comment](#) [Print](#)

This case has already been consulted on.

Details **Comments** Documents (12) Related Cases (1) Map

Make a Comment Consultee Comments (4)

Sort by **Added** Direction **Descending** Results per page **10** [Go](#)

[Collapse All](#) [Expand All](#)

Buckingham Town Council
 No consultations have been made on this case

BCC - Transport Economy And Environment
 Please see Documents tab at top of page for details.

Buckingham Town Council
 Comment Date: Wed 08 Jul 2015
 No objections

Heritage Officer
 No consultations have been made on this case

which directs you to the Documents list for those not made via the Consultee Access system (as ours was, and is thus displayed in full).

9. If you click on **Track** the system will send you an email if anything changes, with a link which will take you straight to the website entry. However, you can waste a lot of time trying to discern what the change is, as the Tracker is also triggered by internal memos, changes of the decision date and not-for-public-viewing correspondence (eg re unpaid or incorrect fees). I make a note of how many documents the application starts out with, so a quick glance at the document count tells me if a new one has been added but I really can't remember the dates sheet in detail for every application. JM apologised that extensions of time arranged by the officer because they haven't made a decision for whatever reason (may be an important consultee like the Environment Agency or Historic England has not yet responded, but more likely due to pressure of work) isn't adjusted on the website. He will remind officers that it only takes a minute to do. Sometimes there is correspondence from the officer re the arrangement to extend in the document list, more often there isn't. The list of tracked applications looks like this (this is only part of mine). Irritatingly, as you can see, it isn't in numerical order, and a new application is inserted into the list at random. As the system is supposed to switch from Track to Stop Tracking when you click on it (as in the panel above) but doesn't 100% of the time, it pays to check that it has added it to your list. You can see from the screens on p14 above that the Track hasn't activated, even though I have clicked on it and the application is in our List.

Search ▾ My Profile ▾ Logout (Katharine McElligott)

My Profile » Tracked Applications 🔗 Link with this page

Consultee In Tray Profile Details Saved Searches Notified Applications **Tracked Applications**

Reference ▾	Address ▾	Type ▾	Status ▾	View	Stop Tracking
15/02200/APP	3 Beech Close Buckingham Buckinghamshire MK18 1PG	Application	Pending Consideration		✗
15/01798/AAD	Connells 23 Bridge Street Buckingham Buckinghamshire MK18 1EL	Application	Pending Consideration		✗
15/01799/ALB	Connells 23 Bridge Street Buckingham Buckinghamshire MK18 1EL	Application	Pending Consideration		✗
14/02601/AOP	Land To The West Of Castlemilk Moreton Road Buckingham Buckinghamshire MK18	Application	Pending Decision		✗
14/03316/APP	Police Station 50 Moreton Road Buckingham Buckinghamshire MK18 1LA	Application	Pending Decision		✗
14/03450/APP	Hamilton Precision Ltd 10 Tingewick Road Buckingham Buckinghamshire	Application	Appeal - Non Determination		✗
15/00051/AOP	Land East Of Buckingham Stratford Road Buckingham Buckinghamshire	Application	Pending Consideration		✗

and you can include old applications if you want, as even after the decision things can change – variations of condition – new documents – late consultee responses or changes of mind – legal agreements/s106 documents. 'Pending Consideration' means not yet decided, 'Pending Decision' means they are waiting on the lawyers to finalise the s106 agreement or conditions to be satisfied (eg materials samples to be approved, or final details of the landscaping).

This is the bottom end of the 78 documents on the Domino's application as at 11th August

30 Jul 2015	Revised Drawing			MINOR AMENDED - ELEVATIONS
01 Aug 2015	Public Comment			OBJECTCOMMENT
03 Aug 2015	Public Comment			OBJECTCOMMENT
03 Aug 2015	Consultee Comment			ENVIRONMENTAL HEALTH
03 Aug 2015	Supporting Documentation			P.C COMMENTS
04 Aug 2015	Public Comment			REPRESENTATION
11 Aug 2015	Public Comment			OBJECTCOMMENT

It is worth noting that, even though I have the Tracker set for this application, I have had no email re the bottom one as yet (17/8/15).

Click on the  to view the document;  means you cannot measure the document direct, it's been shrunk (or, less often, expanded) to fit. Drawings should have a scale, so you can scale off and calculate dimensions if needs be.

There is a [Help with this page](#) button on each screen if you flounder.

10. Enforcement

Clicking on the button on the second page (see above) gives the following information and links:

Planning Enforcement

What is a planning breach?

It is a breach to carry out without any necessary consent

- building works and changes of use
- demolition in a conservation area
- works to listed buildings
- works to protected trees
- works to countryside hedgerows
- external advertisements
-

The following are also breaches of planning control

- not complying with conditions attached to a consent
- departures from approved details
- untidy land or buildings

You can see for yourself if consent has been granted by [viewing planning application](#) details online.

What is not a Planning breach?

- disputes about land ownership
- the position of property boundaries
- disputes over private rights of way
- breaches of restrictive covenants on property deeds

These are private matters between the parties involved. If they cannot be resolved through agreement you should seek independent advice from the Citizens Advice Bureau (CAB) or a solicitor

What happens when planning controls are breached?

We investigate all complaints. If you want to tell us about a suspected breach of planning control please complete our [form to report a suspected breach](#).

We recognise that some breaches of planning control are genuine mistakes where people don't know they need permission.

Most breaches of planning control are not criminal offences. Nevertheless, we have a range of enforcement powers to remedy their effects.

Breaches can become immune through the passage of time: 10 years for most uses and conditions and 4 years for building and engineering works. There is no period of immunity for breaches of listed building control.

Further Information

Further information is available in our range of enforcement leaflets that are available for download below.

[How to make a complaint](#)

[How we investigate your complaint](#)

[If you are suspected of breaching planning controls](#)

[Enforcement notices explained](#)

[Enforcement: our powers](#)

[Planning enforcement charter](#)
[Estate agents' boards](#)

[Last updated 27/01/2015](#)

Local Council Planning Liaison Group

Notes of Meeting

Held on 30 October 2014

Present:

Name	Representing
Cllr Steven Mitchell	Aylesbury Town Council
Cllr Derrick Ishams	Buckingham Town Council
Cllr John Wilkinson	Edlesborough Parish Council
Cllr John Gilbey	Great Horwood Parish Council
Cllr Andy Fell	Haddenham Parish Council
Cllr Karen Groom & Alison Hawkins	Ivinghoe Parish Council
Cllr Mark Cowdrey	Little Horwood Parish Council
Mr John Riches	Middle Claydon Parish Council
Cllr Robert Saintey	Pitstone Parish Council
Cllr Arthur Evans & Emma Philips	Quinton Parish Council
Cllr Alison Kennedy	Stewkley Parish Council
Cllr Jenny Hunt	Stoke Mandeville Parish Council
Cllr Pam Stocks	Watermead Parish Council
Cllr Amanda Buchanan	Weston Turville Parish Council
Cllr David Neave	Wingrave with Rowsham Parish Council
Cllr Roy Van de Poll	Winslow Town Council
Susan Kitchen (SK)	AVDC Development Management (DM)
Peter Williams (PW)	AVDC Forward Plans (FP)
Maggie Walsh (MW)	AVDC Development Management (DM)

Apologies:

Name	Representing
Cllr Paul Hirons	Buckingham Town Parish Council
Cllr Rachel Webb	Stewkley Parish Council
Cllr David Truesdale	Haddenham Parish Council

1. DM update – Susan Kitchen

- a) **Staff resources and Service improvements:** SK explained that planning went through a restructuring earlier in the year losing 6 members of staff in DM. As part of that process a large number of areas had been identified for improvement to streamline processes and procedures in line with the reduced resources available. DM are currently working through those areas, identifying exactly what needs to be done and putting them into practice. This has meant some fairly swift decisions being made.

As part of a package to improve cost effectiveness, DM are now focusing on moving forward and how to improve electronic communication.

The new consultee access will be introduced in November 2014 and MW demonstrated what it is like, albeit in still form rather than live form at the moment. This will improve the service to councils in the future by collating all the planning application activity pertinent to a parish into one area, accessed by one web link. A copy of the presentation by MW has already been circulated

Enforcement: the review also looks at how we can cut costs and improve this service. Of over 550 complaints we receive in a year

- 38% were recorded as no breach
- 7% were permitted development
- 36% resolved through mediation
- 20% ceased as a result of intervention
- Only 2% of all cases resulted in formal Enforcement action.

There is now an on line form available to submit complaints to obtain as much information up front from complainants to help assess and investigate complaints quicker.

Where the parishes have complained it is intended to improve communication to keep parishes informed of progress and training for parishes on enforcement.

This is also at a time when there are a higher number of applications for major developments.

b) **Legislative changes:** A whole new raft of legislative changes have been introduced since LCPLG last met in April and further changes in October. Those introduced in April extended the permitted development rights and switched procedures to a notification-prior approval process and you will be more familiar with some of those, the main ones are mentioned below:

- from retail (A1) or financial and professional services (A2) to residential (C3) with some associated physical works.
- from retail (A1) to banks, building societies, credit unions and friendly societies, but do not allow subsequent change to other A2 (financial and professional services) uses.
- from buildings in agricultural use to residential (C3) with some associated physical works to enable conversion to take place.
- from buildings in agricultural use to state-funded schools and registered nurseries providing childcare.
- from offices, hotels, residential, and non-residential institutions and leisure and assembly (B1, C1, C2, C2A and D2) to nurseries providing childcare.

Conditions, limitations and restrictions are applied to each of the new rights and prior approval procedures or notification is required in some cases.

There were also a number of new powers introduced relating to

- Heritage Partnership Agreement with the owner of a listed building,

- Introduction of a system of local listed building consent orders and
- Introduction of certificates of lawfulness of proposed works to listed buildings

Planning performance : The government have also changed the threshold for designating authorities whose performance on major applications falls below an acceptable level – from 30% of decisions made on time to 40%. This change would affect designations made in October this year, based on performance in the two years to the end of June 2014.

Fast track appeals have been introduced for minor commercial developments

c) Recent government consultations

Technical consultation: covers a wide range of planning proposals, designed to make the planning system more streamlined and effective. The period for comment has now expired.

The consultation highlights plans to change the neighbourhood planning regime and the processes including publicity, amend planning regulations and planning conditions, as well as modifying the planning application process and introducing new thresholds for environmental impact assessments. It also proposes measures to refine the arrangements for determining nationally significant infrastructure projects. The main permitted development changes are:

- the recently introduced right to erect larger rear extensions to houses (subject to prior approval) would operate on a permanent basis.
- the period of time for implementing the recently introduced change of use from B1(a) (office) to C3 (residential) would be extended. This would still be subject to prior approval as before with respect to transport and highways impacts, contamination risks, and flooding risks with the additional issue of *“the potential impact of the significant loss of the most strategically important office accommodation”*.
- change of use to residential in buildings currently used for light industry, warehousing, laundrettes, casinos, nightclubs and amusement arcades. Payday loan shops and betting shops would be excluded from this new regime.
- a change of use from A3 (restaurants and cafes), A4 (drinking establishments), or A5 (hot food takeaways) to a “betting shop” or a “pay day loan shop”.
- new rights for the film and television industries to use buildings and land for commercial filming for a temporary period; and offices, light industrial, research and development, warehousing, and shops and financial professional services (excluding betting offices and pay day loan) to erect larger new buildings and extensions, and extend the rights of sewerage undertakers.
- There would be requirements for prior approval notifications on various issues plus certain restrictions and/or exemptions in certain cases.

Delivering Sustainable Drainage Systems: SUDS- instead of the SAB board it is proposed that this be included as part of the planning process. This raises a number of issues relating to expertise and resources for authorities. The period for comment has now expired.

Gypsy and Travellers- looking at redefining G&T to exclude those who no longer travel, amending advice on development of sites in open countryside and green belt. There are suggestions that G&T development should be treated no differently to an application from the settled community. This consultation has no weight at all when we consider applications so we have to deal with them in the same way unless and until this policy guidance is changed.

3. FP Update – Peter Williams

(a) Update on VALP

PW reprised the information supplied at recent forum events i.e.

- A call for sites to establish what sites were available for development has taken place and the sites were now being subjected to assessment as part of a Housing and Economic Land Availability Assessment (HELAA). This will determine whether sites can be considered for allocation in the Local Plan. It was emphasized that the HELAA is a technical assessment following detailed Government guidance and only designation in the Local Plan will give HELAA any planning status.
- A Housing and Economic Development Needs Assessment is being undertaken which so far indicates that the DCLG projection of a need for just over 1,000 houses per annum does not need to be increased to take account of the effects of the recession, economic forecasts or to meet affordable housing need. Further work will be undertaken on local economic development before the HEDNA is finalised next March. The level of unmet housing need from other areas will also need to be added to the HEDNA conclusion.
- The Local Plan timetable has been amended to delay the first stage of consultation planned for next year from July to October to allow the preparation of VALP to synchronise with the plans for adjacent areas. This will allow assessments of their unmet need and development capacity to be taken into account in VALP which will also help to ensure VALP meets the Duty to Co-Operate.
- Due to a recent appeal decision which contradicted the Council's previous approach to determining the 5 year supply of housing land the Council has accepted that it does not have a 5 year supply of housing land. This means that all housing policies for AVDC, including those in neighbourhood plans, are out of date and do not carry any weight in development control decisions. However, the Secretary of State is recovering appeals and determining them in favour of Neighbourhood Plans where they have reached an advanced stage.

(b) Neighbourhood Plans

PW reprised the information supplied at recent Forums that the Council is supportive of the preparation of Neighbourhood Plans and will be appointing a member of staff to assist with their preparation. However, as per a recent letter, the Council cannot guarantee significant support for Neighbourhood Plans if a large number of Plans require assistance when forward planning staff are required to do work in relation to VALP.

4. Items raised by Town/Parish Councils

a) Update on gypsy and travellers- as above

b) Planning enforcement- training was welcomed for parishes :as above. Individual cases to be dealt with separately from meeting.

c) Permitted development for change from office to residential. SK explained that the property does not need to be occupied as an office at the time of the notification. The requirement is that it was last used as B1(a) immediately before 30/05/2013. The developer needs to apply to the local authority with respect to transport and highways impacts, contamination risks, and flooding risks only so there are no visual or residential amenity tests that can be applied.

d) Car parking standards: PW explained that the Council intended to include car parking standards in VALP but until these were at an advanced stage they would not have any status in planning terms.

e) Housing land supply and PD office conversions: PW explained that flats created via new PD rights would count as windfalls and would be taken into account in VALP housing figures.

f) Strategic housing figures: PW explained that these would be determined by VALP and there were currently no figures that could be used in relation to 5 years supply or Neighbourhood Plans.

g) Settlement boundaries PW explained that they could be included in Local Plans and in his experience plans could operate with or without them. PW further advised that although they made decisions about where development could take place easier, their definition was a difficult process and decisions about what is countryside and what isn't can still be made without them.

h) Coalescence: It was explained by PW that policies to prevent the coalescence of communities were common and that it was likely that a policy similar to that in AVDLP could be included in VALP

i) PW clarified that where there was a need to accommodate growth from adjacent settlements to the AVDC area it may be that the most suitable sites would be within AVDC's area and a general policy to resist this would not be possible.

What are the priorities for our Economic Development work?

Growing Aylesbury Vale's economy is a top priority for the Vale and all the key stakeholders; which is why we're updating the Economic Development Strategy to make sure we all continue to focus our effort where it really matters.

We want to make sure the strategy reflects the views and aspirations of all key stakeholders including local partners, lead organisations and businesses and hope you will help us by giving us your views.

It is a chance for you to air your opinions about the issues impacting on the economic growth of the Vale and to influence the shared Economic Development Strategy, this is for the next 3 years up to 2018, so please make your voice heard.

Priorities for the Economic Development Strategy

Effective Partnerships: We believe that economic growth can only be delivered through a collaborative team articulating, supporting, sharing and delivering the same aims to grow the local economy.

To help achieve economic growth the economic development strategy will focus on the following priorities:

- a) **Enterprise:** the need to build a thriving enterprise culture, which encourages businesses to start up and grow within the Vale & improve entrepreneurial education.
- b) **Business retention & growth:** the importance of proactively targeting and supporting growth oriented employers in the Vale; helping them to grow through enhanced access to finance, expert advice, suitable premises and business locations (science parks, business park & innovation centres).
- c) **Competitive knowledge based economy:** Supporting and enabling business growth by creating an environment which encourages continual innovation linking businesses with Universities, HEI's and other research organisations.
- d) **Articulating a compelling Aylesbury Vale offer:** developing and promoting a 'niche' offer for Aylesbury Vale & proactively targeting inward investment to support local sector strengths and supply chains (food, ICT, high performance engineering, telehealth), working with organisations such as UKTI on trade and inward investment.
- e) **Enabling infrastructure:** the provision of excellent underpinning infrastructure, which, as well as providing excellent road and rail linkages, needs to include the highest available level of superfast Broadband.
- f) **Growing our own workforce:** ensuring that we have talented and skilled workers in the Vale and that current and future workforce skills are appropriate, helping young people into work as well as offering young people alternative career paths.

Please indicate your priorities?

Do you believe we require effective partnerships, working collaboratively to deliver economic growth?

Yes

No

Having considered the areas of activity, how important do you rank them on a scale of 1 - 5 with 1 being unimportant and 5 being very important

	1	2	3	4	5
A) Enterprise	-	-	-	-	-
B) Business retention & growth	-	-	-	-	-
C) Competitive Knowledge based economy	-	-	-	-	-
D) Articulating the compelling Aylesbury Vale offer	-	-	-	-	-
E) Enabling Infrastructure	-	-	-	-	-
F) Growing our own workforce	-	-	-	-	-

Do you have any other comments about what our priorities should be?

Key Stakeholders to be consulted

1. Members
2. Officers – Management Team, Corporate Group, CEO, Town Centre Manager
3. All Regulators, including Trading Standards
4. Chamber of Business
5. FSB
6. HEI's
7. LEP's
8. BBF
9. Commercial Agents
10. AVE
11. Bucks Advantage
12. Bucks CC
13. AEIC
14. Banks
15. Legal
16. Accountants



Department for
Communities and
Local Government

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

Our Ref:
Your Ref:

31 July 2015

SENT BY EMAIL

Dear Mr Wayman,

S106 and Town and Parish Councils

Thank you for your letter of 27 May to the Rt Hon Greg Clark MP concerning section 106 agreements. I have been asked to reply as a planning policy official within the department.

To answer your direct question, Section 106 agreements are negotiated and agreed between a local planning authority and a developer and/or landowner along with interested parties in the land such as mortgage providers. So, town councils and other third parties are not directly involved in the negotiation of them. However national planning policy makes clear that section 106 requirements, modifications and discharges should be transparent and available for inspection.

The planning process provides for local planning authorities to make planning decisions based on the Local Plan and other material considerations, including representations from interested third parties. As part of their decision making process, the LPA can seek a Section 106 agreement to mitigate the impact of what would otherwise, in their view, be an unacceptable development. There are three statutory tests that need to be applied when seeking a S106 agreement, that it is: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.

Department for Communities and Local
Government
Planning Directorate
2 Marsham Street
London
SW1P 4DF

Tel

The Government are keen for communities to get more involved in local planning matters, as you will know through your progress towards a Neighbourhood Plan. The Neighbourhood Planning process provides local communities with real influence in deciding how development proposals are handled including, where appropriate, considerations on how development might be mitigated.

I note that Aylesbury Vale District Council is in the process of developing a new Local Plan. This presents the ideal opportunity to ensure the town council get involved in all aspects of local planning strategy, and inform and influence the councils approach to green spaces and related section 106 policies.

Finally, I would confirm that the Community Infrastructure Levy is the Government's preferred approach for collecting developer contributions for infrastructure. The levy is a set rate based on viability evidence which is subject to public consultation and independent examination, unlike individually negotiated section 106 obligations. 15%, or 25% if a Neighbourhood Plan is in place, of local levy receipts are passed directly to parish and town councils to spend on the infrastructure they want. Over 200 authorities have so far taken substantive steps towards adopting the levy, with 92 authorities currently charging it.

Yours sincerely,

Darren Wilding



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
VERNEY CLOSE, BUCKINGHAM. MK18 1JP

Telephone/Fax: (01280) 816 426

Email: Townclerk@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk

Town Clerk: Mr. C. P. Wayman

Greg Clarke MP
DCLG
2 Marsham Street
London
SW1P 4DF

27th May 2015

Our Ref: 634/14

Dear Minister,

REF: S106 (and its successors) and Town and Parish Councils

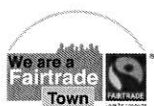
Buckingham Town Council are progressing with the Neighbourhood Plan, currently at examination stage, following its adoption and with a number of designated sites and other sites which have been agreed beforehand there will be discussions over contributions through the planning system such as Section 106 agreements.

The Town Council has expressed its concerns before that, even though the Town Council is the burial authority and looks after the majority of parks in the town, the Town Council is excluded from these discussions. In addition recently the District Council has decided that it will no longer adopt and maintain green spaces as part of new development, and thus it is left to the Town Council to take over these facilities even though it has had no input into the type and standards of facilities to be provided.

Also previously there have been a number of schemes put forward in agreements which have not taken place or provided very little benefit to the locale. This appears to be mainly due to the fact that these agreements have been made by principal authorities who are based over 17 miles away, making desk-based decisions without visiting the area, or seeking local information.

As a result the Town Council feels that it should have a voice in these agreements, both with existing S106 agreements and in its successors. Therefore pleased can you advise what the Town Council's legal position to be included in such discussions with developers and the District Council is?

Buckingham



Twinned with Mouvaux, France

In addition what it would take to change the statute in the spirit of Localism to include Town and Parish Councils as Statutory Consultees in negotiations re s106 and its successors?

The Town Council looks forward to your response.

Yours sincerely,

Mr. C. P. Wayman
Town Clerk

AYLESBURY VALE DISTRICT COUNCIL

Building Control

Please ask for: Mrs Teresa Bull
Direct Line: 01296 585460
Switchboard: 01296 585858
Text Relay: prefix telephone number with 18001
Email: bcontrol@aylesburyvaledc.gov.uk

Our Ref: 15/00053/NEWDEV
Your Ref:



10 August 2015

Taylor Wimpey South Midlands
Kevin Rixon
2 Sark Drive
Newton Leys
Bletchley
MK3 5SD

Street Naming & Numbering Public Health Act 1925 Sections 17, 18 & 19

Dear Kevin

86 dwellings at land off Tingewick Road, Buckingham

The Section 18 notice for your site in Buckingham has now expired and I have not been notified of any objections to the proposed street names. I am therefore now able to confirm the postal addresses for the 86 dwellings as follows:

1-12, 14-18 Tenor Close, Buckingham, MK18 1WU
1-12, 14-18 Treble Close, Buckingham, MK18 1WW
1-11, 15-27 & 2-42 Foundry Drive, Buckingham, MK18 1WX
1-11, 15-27 & 2- 10 Newcombe Crescent, Buckingham, MK18 1WH

I enclose a copy of the following documents:

SN4263 which shows the location of the dwellings.
SN4263a which shows the flat layouts
Appendix 1 – plot to postal address details

These details will now be issued to the various organisations listed on the guidance notes previously emailed to you.

Please do not deviate from these addresses, any changes to the addresses need to be approved by this Authority first. An additional payment would be required to support any proposed changes.

Royal Mail has reserved these addresses on their database called PAF. When you or the new owners of each property become aware that the dwelling(s) are nearing completion please contact Royal Mail via addressmaintenance@royalmail.com or 08456 011110 to ask them to activate the addresses.

Street nameplates will be required for this site and I shall ask my colleague Lynne Pask to contact you in the near future.

Continued overleaf...



PROJECT : STREET NAMING & NUMBERING - POSTAL NUMBERS

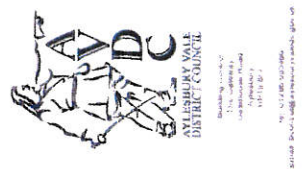
TITLE - 86 dwellings at former Tingewick Road Industrial Estate, Tingewick Road, Buckingham
 Cons 1 - 12, 14 - 18 Tenor Close, Buckingham, MK18 1WU
 Cons 1 - 12, 14 - 18 Treble Close, Buckingham, MK18 1WW
 Odds 1 - 11, 15 - 27 & Evens 2 - 42 Foundry Drive, Buckingham, MK18 1WX
 Odds 1 - 11, 15 - 27 & Evens 2 - 10 Newcombe Crescent, Buckingham, MK18 1WH

Refer to SN4263a for flat layout plan
 Refer to Appendix 1 for plot to postal details

OS Ref SP6933

Scale 1/750
 Date 06/05/2015
 Drawn by IRC
 DRG No: SN4263

15/00053/NEWDEV

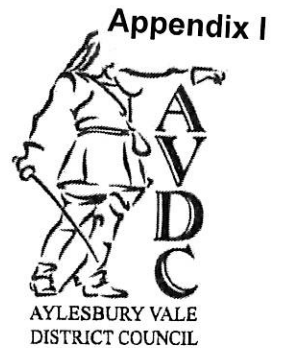


© CROWN COPYRIGHT. ALL RIGHTS RESERVED.
 APPLICATION No. 1000197/15/2015
 Ordnance Survey Map 1:25000 S. 600047892
 N.B. Full title has been added to this Copyright Survey Map. Full details may be found by A.V.C.
 No guarantee can be given as to the accuracy of the additional information.

AYLESBURY VALE DISTRICT COUNCIL

Building Control

Please ask for: Mrs Teresa Bull
Direct Line: 01296 585460
Switchboard: 01296 585858
Textphone: 01296 585055
Email: bcontrol@aylesburyvaledc.gov.uk
Our Ref: 15/00081/NEWDEV
Your Ref:



PUBLIC HEALTH ACT 1925, SECTION 18 NAMING OF STREETS

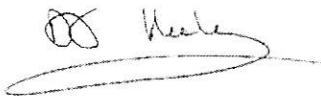
NOTICE IS HEREBY GIVEN that the Aylesbury Vale District Council as the Authority for the purposes of Section 18 of the Public Health Act 1925 intend to make an order thereunder with reference to the street described in the Schedule hereto assigning the name **THE SIDING** to the said address.

The said order will be made on or after the 11 day of September 2015. If you are aggrieved by the intended order, you may appeal to the Magistrates Court within 21 days of the date given below.

Dated the 11 day of August 2015.

SCHEDULE

All that street shown coloured on the plan annexed hereto in the Town of Buckingham.



Building Control & Access Manager

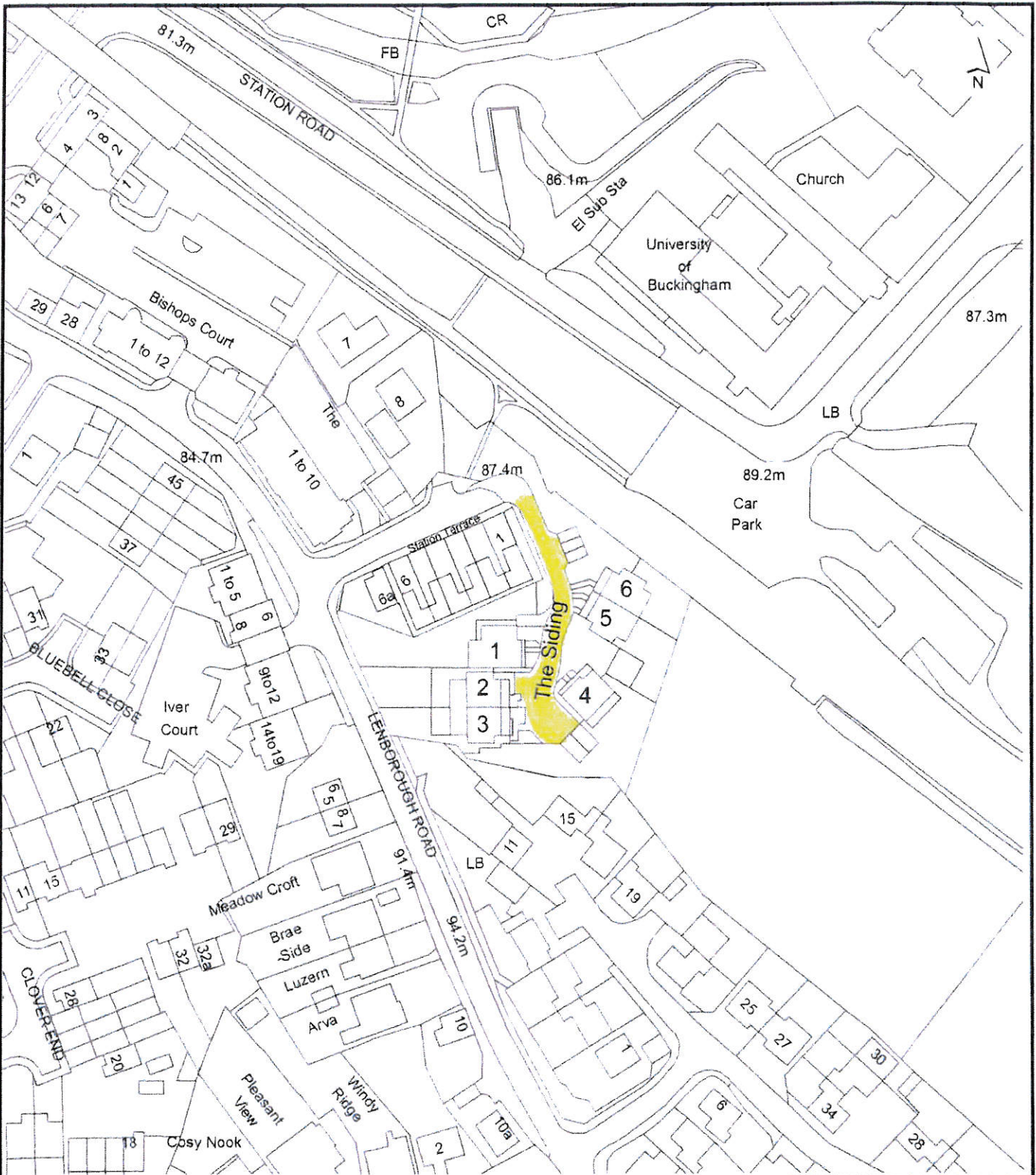
If you wish to discuss any aspect of this notice please contact Mrs Bull on the above number.

If you wish to lodge an objection to the proposed name please register your objection with Aylesbury Magistrates Court. They can be contacted by telephone on 01296 554307 or by post to: Legal Team Manager, Aylesbury Magistrates Court, Walton Street, Aylesbury, HP21 7QZ. Lodging an objection with Aylesbury Magistrates Court costs approximately £200. The Court would, no doubt, expect any objectors to appear and put their case before reaching a decision on the street name.

This notice and any associated map can be removed on or after the 11 August 2015.

The Gateway Gatehouse Road Aylesbury Bucks HP19 8FF
DX 4130 Aylesbury 1
www.aylesburyvaledc.gov.uk





PROJECT: STREET NAMING & NUMBERING - POSTAL NUMBERS

TITLE:- Six dwellings on land to the rear of Station Terrace, Buckingham

Plot numbers match postal numbers

OS Ref : SP6933

15/00081/NEWDEV

(C) CROWN COPYRIGHT. ALL RIGHTS RESERVED
AVDC LICENCE - No. 100019797 2015

Scale : 1/1250 Date : 13/07/2015 Drawn by : IRC

Derived from the 1:2500 O.S. MasterMap
NB - Further detail has been added to this Ordnance Survey Map from sources held by AVDC
No guarantee can be given as to the accuracy of this additional information

DRG No: SN4282



**AYLESBURY VALE
DISTRICT COUNCIL**

Building Control
The Gateway
Galehouse Road
Aylesbury
HP19 8FF

Tel: 01296 585460
Email: bcontrol@aylesburyvale.gov.uk