



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 12 October 2022

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 17th October 2022 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here: <https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

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. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

To receive and discuss a report from the Town Plan Officer.

[PL/77/22](#)

Buckingham



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't..

All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

4. North Bucks Parishes Planning Consortium

Meeting postponed to 20th October

5. Action reports

To receive action reports as per the attached list.

[Appendix A](#)

5.1 (26/1/22; A422 bypass roundabout modifications). To discuss any points arising from the circulation of the drawing.

6. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 19th October and 16th November 2022 at 2.30pm. Strategic Sites Committee meetings are on 27th October and 24th November at 2pm.

Additional information provided by the Clerk

[PL/78/22](#)

6.1 To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in:

The following two applications may be considered together:

1. 22/03021/APP 2 White House Cottages, Bletchley Road MK18 7DT
Householder & Listed Building applications for proposed front porch
2. 22/03027/ALB and detached garage/carport. Formation of fence and crossover.
Phillips

3. 22/03198/APP Chicana, Avenue Road MK18 1QA
Householder application for raising of roof and first floor extension to create living accommodation and two storey front/side and rear extensions.
Burrell

4. 22/03267/APP 9 Brackley Road, MK18 1JD
Householder application for proposed single storey rear extension with associated works.
Sheens

5. 22/03339/ALB East and West Buckingham Lodges, Stowe Avenue MK18 1HX
Listed Building application for proposed re-roofing including new insulation to East and West Lodges.
Pritchard [National Trust]

Not for consultation

The first application was circulated for comments by email; Members' consensus was 'No Objections, and the decision has been made to approve

6. 22/03102/CPL 37 Bobbins Way, Lace Hill, MK18 7SA
Certificate of lawfulness for proposed block up one window and insertion of three new windows to rear elevation.
Stevenson

7. 22/03312/CPL 24 Downer Close, MK18 7DD
Certificate of Lawfulness for proposed single storey rear extension.
Howarth

8. 22/03369/CPL 22 Boswell Court, MK18 1UU

Certificate of Lawfulness application for proposed demolition of conservatory and erection of single storey rear extension.
Gurr

Not for consultation (trees): circulated separately due to time constraints

The following application has been approved (10th October); the Informatives include:

1. Should the tree subject to this notification not be on land under your management, consent must be sought from the tree owner prior to the implementation of works.

9. 22/03118/ATC 55 Well Street, MK18 1EP
T2 Strawberry Tree : Removal to allow access to the highway from the rear garden.
Olex

A split comment of NO OBJECTIONS (T1 & T2) and OPPOSE (T3) has been submitted for this application

10. 22/03209/ATP 21 Waglands Garden, Chandos Road MK18 1EA
T1 – Pollard Yew tree to 3ccessi. 7ft above ground level.
T2 – Yew tree – Remove limb closest to the building. Remove deadwood form the canopy and prune any overhanging branches away from the building by 1-2m.
T3 – Pollard Yew tree to 3ccessi. 7ft above ground level.
Jones

6.2 Planning Inspectorate

6.2.1 Planning Appeal

An appeal against refusal of **22/02389/CPL**: Cert/Lawfulness for proposal to extend vehicle access by approximately 5m² at 33 Willow Drive has been lodged, and will be dealt with by Written Representation.

If Members have anything further to add to their 15/8/22 comments below, the closing date for representations is 9th November.

“Members noted that the red line contradicted the applicant’s statement that he owned the land and opposed the acquisition of, and the resurfacing of, the public path with block paving. It was noted that this section of path had a raised kerb and adjacent gutter drain but no application to remove the kerbing was included. The line sketched on the Google Streetview was ambiguous (being straight on a curved kerb) and concern was expressed that block paving up to the road edge might affect the drainage of the surrounding area.”

Reason for the Appeal: “We want to extend the current crossover by approximately 5m² to allow better access for the occupant. In the response document provided by the Local Authority, it was stated the proposal “would be located outside the curtilage of the dwellinghouse”. The location of works is a dead end with no through traffic and only accessible by the handful of residents. The area of footpath we want to “take” has no through route/joining route for pedestrians and would cause no disturbance or inconvenience. The footpath is clear of any services and would tie in with the customers property. We see no justification in why the proposed crossover extension was rejected.”

6.2.2 Planning Appeal

An appeal against refusal of **22/00328/ALB & 22/00330/AAD**: Display of fascia sign, projected sign, and 2 board signs (Hoarding) below bay window at Costcutter, 40-41 Nelson Street has been lodged, and will be dealt with by Written Representation.

Members will remember that the retrospective application resulted from Enforcement action.

If Members have anything further to add to their 14/2/22 comments below, the closing date for representations is 10th November.

“Given that the shop had no competition in the surrounding area, Members felt that the amount of advertising signage was excessive, especially as some of the ‘hoarding’ below the windows displayed views of the interior rather than advertising. The fascia and projecting sign were not dissimilar to those of the previous owners, but the additions were inappropriate on a Listed Building in the Conservation Area, and on a principal entrance to the town. Should the LPA officers agree, Members asked that any damage to the fabric of the wall be repaired to the Heritage Officer’s specification.”

Reason for the appeal: “The LPA fails in its assessment to refer to or juxtapose the historical signage present on the building when the unit was operated by previous owners such as Londis and Costcutter. The parish/town council members’ consultee comments were proportionately focussed on the additional hoardings below the windows noting that (emphasis added) “the fascia and projecting sign **were not dissimilar to those of the previous owners, but the additions were inappropriate** on a Listed Building in the Conservation Area, and on a principal entrance to the town.” The LPA was therefore unfair to deem ALL the signage to be harmful and could have engaged with the Appellant to agree an appropriate compromise.

The Appellant is amenable to removal of the ‘hoarding’ below the windows to reduce the visual clutter on the building if the inspector deems these as excessive advertising.”

7. Planning decisions

To receive for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
22/0220/APP	9 St. Rumbold’s Lane	Infill extension & alteration to form 7 self-contained flats	Oppose & call-in
22/01248/APP	26 Pillow Way	S/st. rear & s/st. front extension	No objections
22/01262/APP	7-11 Homestall	Replacement front extension	No objections
22/01726/AAD	11 Market Square	Specsavers signage	No objections
22/02506/APP	38 Moreton Road	2-st side/rear extension	No objections
22/02675/APP	3 Portfield Close	S/st. front/side ext’n & new porch roof	*

* Decision made before meeting; extension of time had been refused

Refused

Application	Site address	Proposal	BTC response
22/01189/APP	2 Mallard Drive	Ch/use open space+1.8m timber fence	Oppose

Withdrawn

Application	Site address	Proposal	BTC response
20/01830/APP 20/02506/ALB	50-51 Nelson Street	Ch/use №51 to HMO; №50 to be retained as dental practice	Oppose

Not for consultation

Approved

Application	Site address	Proposal	BTC response
22/02924/ATP	4 Villiers Close	T1 & T2 Sycamore: prune / clear ivy T3 Sycamore: crown clean and thin T4 Lime: crown clean and thin T5 Hawthorn: fell to ground level (not TPO)	
22/02980/ATC	55 Well Street	T1 Mulberry – Fell	Oppose
22/03026/ATC	15 Chandos Rd	T1 sycamore – 4m crown reduction T2-T6 Himalayan Birch – Fell	Crown red’n: OK; Felling: Oppose

22/03102/CPL	37 Bobbins Way	Block 1 window and insert three new windows in rear elevation	No Objections (via email consultation)*
22/03118/ATC	55 Well Street [Brooks Court]	T2 Strawberry Tree; remove to allow access to rear garden (of No.55)	Oppose; planning applications not yet decided*

* Decision made before meeting; extension of time had been refused

Refused

Application	Site address	Proposal	BTC response
22/02819/ATP	19 Waglands Garden	Lime tree – crown reduction of 5-7m height and 2-4m off laterals	Oppose

8. Buckinghamshire Council Matters

8.1 To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

9.1.1 To receive answers to written questions submitted by Cllr. Stuchbury. [Appendix B](#)

8.2 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is attached for information. [Appendix C](#)

9. Updates from Representatives on Outside Bodies

To receive verbal updates from Councillors.

10. Buckinghamshire Council Committee meetings

10.1 N. Bucks Area Planning Committee (14th September 2022 & 19th October 2022) *Cancelled*

10.2 Strategic Sites Committee (29th September 2022) *Cancelled*

11. Consultations (Buckinghamshire Local Plan)

11.1 Aylesbury Vale Affordable Housing SPD [Buckinghamshire Council - Aylesbury Vale Area Affordable Housing Supplementary Planning Document \(oc2.uk\)](#) (document 22).

The Clerk's summary of the document is attached

[PL/79/22](#)

11.2 Aylesbury Vale Design SPD [Buckinghamshire Council - Aylesbury Vale Area Design Supplementary Planning Document \(oc2.uk\)](#) (document 23)

The Clerk's comments on the document are attached.

[PL/80/22](#)

A note from Mr. Newall of the Buckingham Society is also appended. [Appendix D](#)

12. Quarterly Meeting for Town & Parish Councils – Planning & Environment Service.

A report from the Planning Clerk is attached. If the slides and Q&A (promised for this week) arrive in time, these will be circulated by email. [Appendix E](#)

13. Enforcement

To report any new breaches.

14. Applications to fell trees

The updated list is attached. [Appendix F](#)

15. S106 Quarterly update

Updated spreadsheet attached. [Appendix G](#)

16. Matters to report

Members to report any damaged, superfluous, and redundant signage in the town, access issues or any other urgent matter.

17. Chair's items for information

18. Date of the next meeting: Monday 7th November 2022 following the Interim Council meeting

To Planning Committee:

Cllr. M. Cole JP	Chairman	Cllr. A. Ralph	Vice Chairman
Cllr. F. Davies		Cllr. R. Stuchbury	
Cllr. M. Gateley	Town Mayor	Cllr. M. Try	
Cllr. J. Harvey			
Cllr. A. Mahi		Mrs. C. Cumming	co-opted member
Cllr. L. O'Donoghue			

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 17th OCTOBER 2022

Contact Officer: Ms. S. McMurtrie, Town Plan Officer

I have the following items to report:

1. Response from Buckinghamshire Council on the Housing Requirement Figure for Buckingham.

As part of the preparations for a new Neighbourhood Development Plan and also for any application to Locality for Technical Support packages, a Housing Requirement Figure needs to be requested from the Local Planning Authority.

"I have made initial inquiries of Rachael Riach, (Neighbourhood Planning Coordinator , Planning Growth and Sustainability). I have received this response:

It's a little complicated due to the emerging Local Plan and it being at an early stage – I have given a couple of options as a way forward.

Regarding housing numbers, the housing requirement of 2,177 covering the period 2013 – 2033 has been met/accounted for already - see page 36 for the breakdown in the VALP . Therefore currently the answer is 0.

So OPTION 1 is: If you were to do a new/review Neighbourhood Plan, and if it were to run until 2033 then you would not really need to think of adding more housing unless you wished to as the need is already accounted for.

However, the emerging LP4B (Local Plan for Buckinghamshire) will likely cover the period between 2022 – 2040. As it will cover a longer period of time it will need to find land supply for further housing for the extra period (2033 – 2040) that the VALP and other Local Plans in Buckinghamshire do not cover. This therefore may throw up a further requirement for Buckingham as the LP4B progresses.

Due to the very early stage of the emerging LP4B, we do not currently have a number for this extra period of time. The other aspect that will affect the housing requirement is how the housing figure is calculated – this method may change as new Government regulations come in. Housing figures will become clearer as the LP4B moves through the process.

OPTION 2: If you were to allocate sites in a forthcoming review of your plan, then I would expect these would count towards any further housing need that the LP4B has to account for as they will be additional to the current housing requirement. These sites could be put in as reserve sites, that only come forward if there is extra housing need in the future."

She has also indicated that these are the main options, and that there are other possible options to discuss.

I intend to schedule a meeting with her on my return.

2. Letters to Neighbouring Parish Councils are in hand. These will be sent by the Town Clerk to the relevant Town Clerks asking for an invitation to address the Parish Council to update Councillors on the Town Council's plans for a new Neighbourhood Development Plan. It is envisaged that these visits will be undertaken by the Town Plan Officer and the Chairman of the Planning Committee.
3. It is planned to schedule a meeting of the Neighbourhood Plan Working Group to consider membership of sub-groups to lead on potential policy areas, and to arrange a timetable for meetings.

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
270/22	8 via Consultee In-Tray + 2 from Interim 8 direct to Officer as no longer in above due to no extensions being agreed (1 decided before meeting) 7 (Trees) via Comments button (1 decided before meeting) 1 non-consulted – no comments	278/22	Disabled access (Deputy Town Clerk to action)	

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Cycleway on Railway Walk	229.3	Arrange meeting with Cabinet Member to expedite as minuted		
Buckinghamshire Local Plan	229.2	Ask when BTC will be invited to drafting of 'Statement of Community Involvement'		
"Find out if you need planning permission" form	229.4	Test system and report. Request Minutes of proposal and agreement		
A422 bypass roundabout	268.1/22	Circulate drawing	√	See agenda 6.1
Enforcement reports and queries				

218/22	1 Manor Street	Enforcement notice period expired; remind officer	√	<p>2/8/22: Compliance period ends 1st September (4 months since issue date); Compliance Officer has it on his timetable</p> <p>30/8/22 Mr. Orton reports replacement wooden door to match adjacent one fitted, but not a stable door type as Listed</p> <p>Enforcement Officer's response:</p> <p>The requirements within the Listed Building Enforcement Notice were agreed with Heritage and therefore if these steps have been met then the Council cannot request additional works on top of what has already been noted. The history of the site was taken into consideration when determining the steps and I believe due to the alterations made post listing and how the proposed replacement door through the LBEN would be deemed sufficient, it was accepted that it would be satisfactory mitigation.</p>
Neighbourhood Plan Review				
Other matters				
"Year of the Tree"	648/21 792.1/21	Town Clerk to consider membership of Woodland Trust Invite insurance co rep to meeting	√	<p>Corporate Membership not available</p> <p>AXA & NFU to be contacted</p>
Care Home access, Cornwalls Meadow	729/21 785/21	Review after Care Home open Check new kerb and layout; write for long term plans	√	<p>Response received from Steve Essam 23/5/22: They redrew the kerb line so that cyclists have better visibility coming out. The new double row of kerbs will provide better protection for the pay and display machine. At the giveway line, there's a level area to the edge of the parking. They are going to move the drop kerb back to face the landing opposite the care home, rather than giving one diagonal crossing. Where slabs have been put down to the recycling area, these are temporary, and Steve is arranging to get them removed. The wire mesh fence that has been rolled up will be reinstated. He also mentioned that the double yellows are fading, which is</p>

				<p>outside his scope, but the LAT may need to be nudged once works are complete to have a look at them.</p> <p>Meeting held with Cllr Harvey Tuesday 2nd August to agree format; draft to be sent to JH when time allows</p>
S106 balance, Stratford fields car park	<p>851/21</p> <p>48.2/22</p> <p>211/22</p> <p>227.1</p>	<p>Suggest possible uses</p> <p>Write as minuted</p> <p>Contact BAFC, then Mr. Rowley</p> <p>Do letter of support when project agreed</p>	<p>√</p> <p>√</p>	<p>Agenda 16.2 6/6/22</p> <p>BAFC contacting Buckinghamshire direct; keeping us advised of decision</p> <p>Awaiting decision</p>
Osier Way s106	213	Letter to S.Bambrick, refer to Charter	√	Letter sent, response awaited
Overgrown hedge	218	Cllr Willett to note address and inform Estates Manager		
Removal of neighbour comments from website	226	Cllr. Stuchbury to submit written question	√	See agenda 9.1.1

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 17th OCTOBER 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

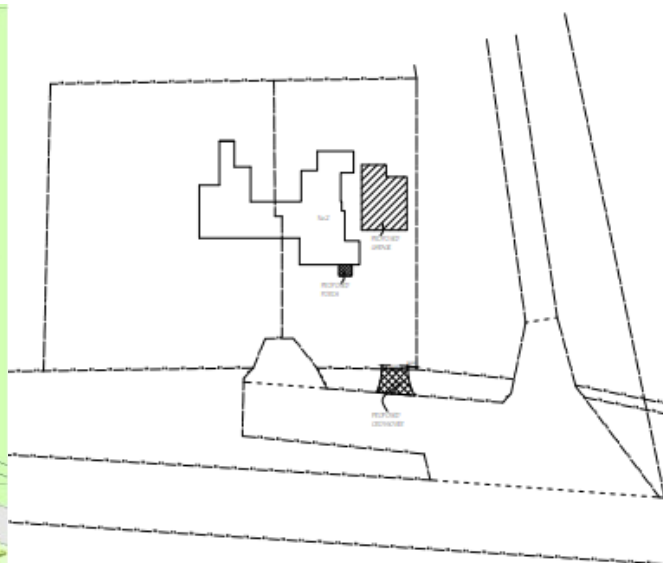
Additional information on Planning Applications

The following two applications may be considered together:

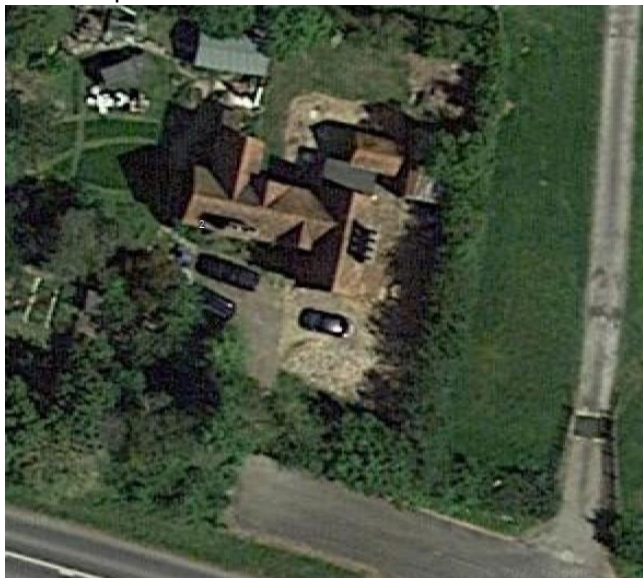
- | | |
|------------------------|---|
| 1. 22/03021/APP | 2 White House Cottages, Bletchley Road, MK18 7DT |
| 2. 22/03027/ALB | Householder & Listed Building applications for proposed front porch and detached garage/carport Formation of fence and crossover
<i>Phillips</i> |



Location plan



Block plan



Satellite view of both cottages



View of No. 2 from farm lane

The site is the easternmost of two semi-detached late Victorian farm cottages on the north side of the A421 Bletchley Road about 600 yards from Thornborough Bridge at the junction with the lane that leads to White House Farm, some distance to the north. The cottages are brick at ground floor level, timber-framed to first floor and have decorative diaper-pattern tiled gable roofs with prominent 4-stack chimneys (note that the

drawings below show that these terminate below ridge level which is belied by the photographs on Google (above) and the Historic England site). Both have modern extensions, though there is no record of any applications for №2 before 2019 (the drawings for that application show the side porch and rear extension with the pitched roof to be 'modern'). The cottages are Grade II Listed. Access is via a short stretch of road, a remnant of the original line of the A421, and a shared access on the common boundary. The A421 had some bends removed in 1989, following approval of the bypass.



Google streetview, October 2021

№1 can be seen from the A421 through the shared access; №2 is hidden behind the hedge, and its new access will breach the hedgerow to the right of the bin.

№2 has a detached concrete double garage (5m wide x 5.8m long) situated on the eastern side of the house, towards the rear. Access to it is across the front garden from the common entry point. The proposal is to replace this building with another further forward containing a single garage with double side-hinged doors, and a carport/ covered access to the rear garden (garage internal width 2.5m; garden access/carport 2.25m; both x 6m long, and therefore a near-identical footprint to the existing). The pitched roof over both parts is extended back a further 1.5m behind the garage only to form an open-fronted lean-to. Materials: Black timber above a brick plinth, tiled roof, bricks and tiles to match existing.

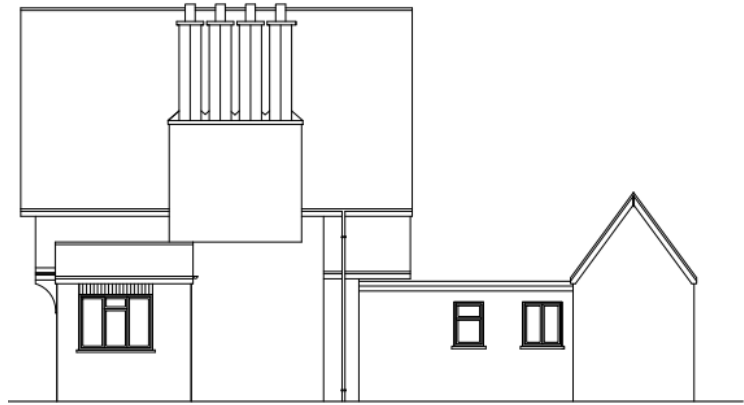
A new access from the stub road directly in front of the garage is also proposed, with a cross-over of the verge, and a new fence and 'turned heel' five-bar field gate. This will be visible from the main road (see photo above) and will require a new opening in the hedgerow, though the application form says not. The proposed fence will be standard 1.8m closeboard timber panels, with concrete posts with a timber gate. The documents state that the fence is for the front boundary and will presumably be hidden by the remaining hedge; the side boundary has an established hedge.

A further proposal to add a front porch to the side lobby, projecting forward of the house wall by approx. 1.3m and 1.5m wide with a door of a similar pattern. The Design document says that there was originally a porch in this position, which is borne out by the 'existing' ground floor outline of №2 included in the 2003 application for an extension to the other cottage. However this was a porch with a side opening, not a door (see below).

Materials: matching brick and tile.



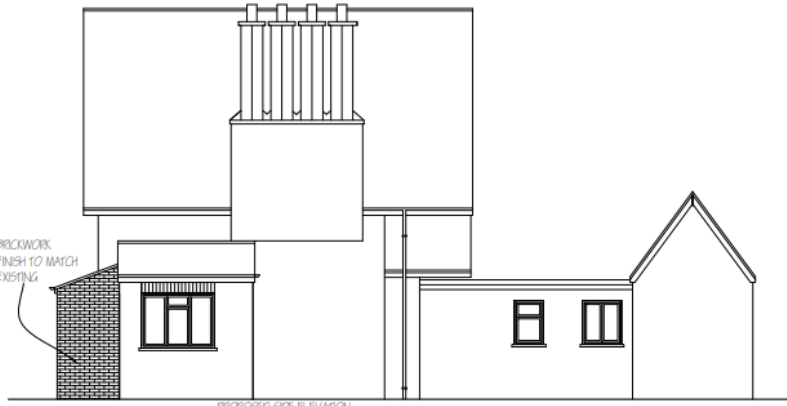
Existing front elevation



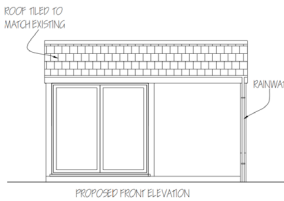
Existing east side elevation (towards the lane)



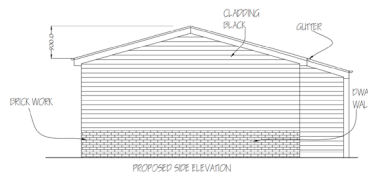
Proposed front elevation



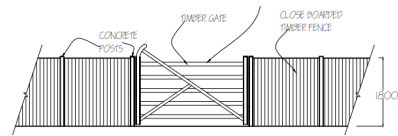
Proposed east side elevation



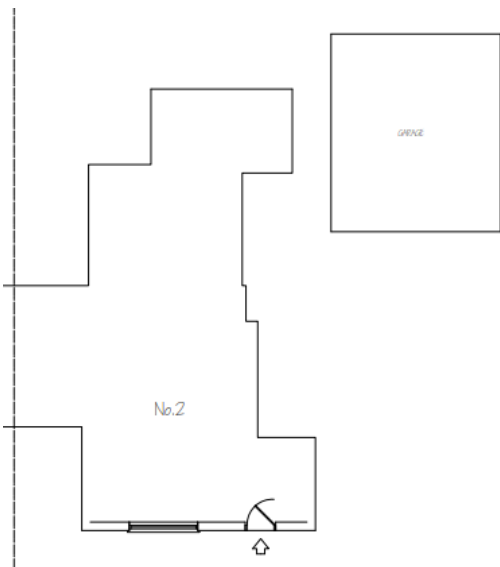
New garage – front view



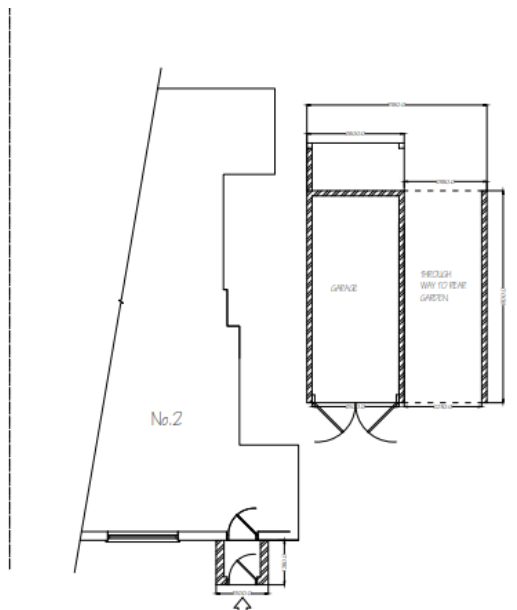
Side view from farm road



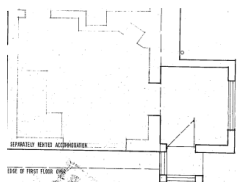
Proposed new gate and fence



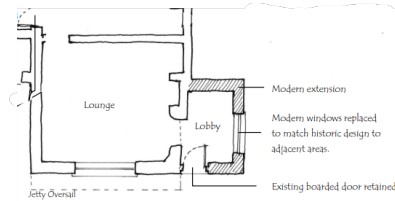
Ground floor plan (existing)



Partial ground floor plan (proposed)



Detail of pre-existing porch at Nø2 from the 'existing' drawing submitted for the 2003 proposed extension of Nø1 (03/00733/ALB & 00734/APP)



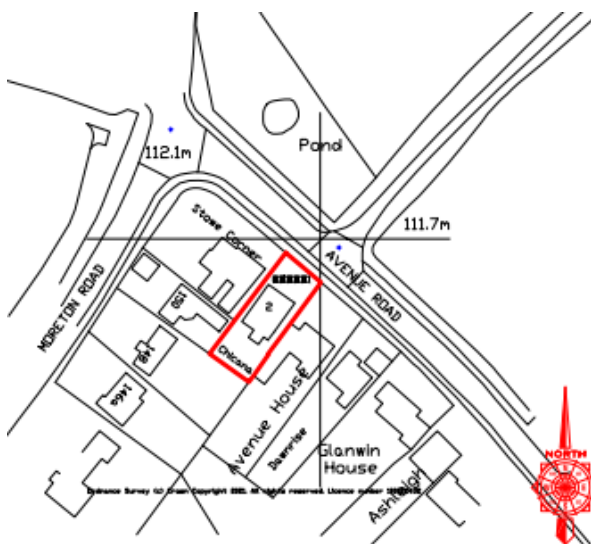
Detail of existing entrance at Nø2 from 2019 application

Property history

1	19/04428/ALB	Internal refurbishment work and external work to repair timber frame to gable wall and replace windows (Part Retrospective)	Listed Building Consent
2	22/03021/APP	Householder application for proposed front porch and detached garage/carport.	Pending Consideration
3	22/03027/ALB	Listed building application Formation of fence and crossover	Pending Consideration

3. 22/03198/APP

Chicana, Avenue Road MK18 1QA
 Householder application for raising of roof and first floor extension to create living accommodation and two storey front/side and rear extensions.
 Burrell



Location plan



Block Plan



Satellite view

Existing bungalow (21/9/22)

The site is a bungalow on the south side of Avenue Road, opposite the entrance to Scott’s Lane. It has a rectangular floor plan with a plain gable roof and a conservatory-style garden room at the rear. Its main door is on the south-east side and there are three bedrooms and a bathroom to the rear of the hallway, and a kitchen/diner (small window in the photo) and a lounge at the front of the building. In December 2021 an application was received to demolish the conservatory and build a side and rear extension and remodel the interior with a new hall and the entrance door on the front elevation, a new utility room opposite the bathroom in the centre, and a large kitchen/diner/lounge at the rear. Members had no objections (20/12/21). This was approved in March 2022. The length of the extended building was only slightly more than the original bungalow plus conservatory. There is a two-storey house to the east, and a bungalow to the west.

Property history

1	21/04696/APP	Householder application for proposed rear and side extension with associated internal and external works	Approved
2	22/03198/APP	Householder application for raising of roof and first floor extension to create living accommodation and two storey front/side and rear extensions.	Pending Consideration



Context photo (21/9/22)

↑Avenue House

↑Chicana

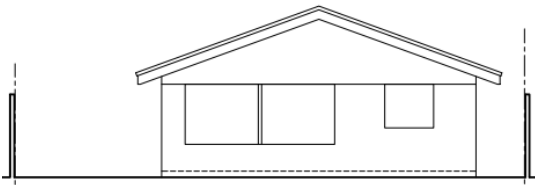
↑Stowe Corner

The new application seeks to add an upper storey to the building and a front extension with porch, bring the approved side extension forward to match the porch line, and expand the rear extension over the whole original width. The first floor will have four bedrooms, two with en-suite facilities, and a family bathroom; the remodelled ground floor is much as the approved layout, but with a staircase in the new hallway, a slightly smaller utility room, a lounge incorporating the side-extension and a study in the other front room, formerly the kitchen. The existing bathroom will be retained as a shower-cloakroom.

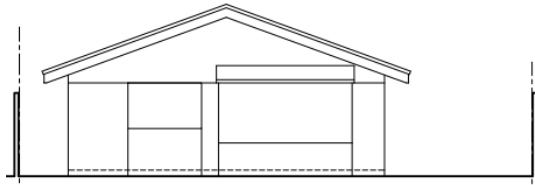
The forward extension of the lounge will have a gable roof, and there will be dormers to the other front bedroom and the landing. The rear section will have a gable roof, three first floor windows (one to each bedroom), a three-panel sliding door to the garden and one window to the lounge. The side facing Avenue House will have only one first floor window (to a bathroom), and the side facing Stowe Corner two first floor windows, both to bathrooms, all presumably with frosted glass so there will be no overlooking.

The driveway has already been extended sideways in front of the house to provide a single space; I would estimate the driveway will accommodate another two vehicles. A further extension or path may be needed to access the new front door.

Materials to match existing plus partial cladding (material unspecified) on the upper storey.



EXISTING FRONT NORTH-EAST ELEVATION



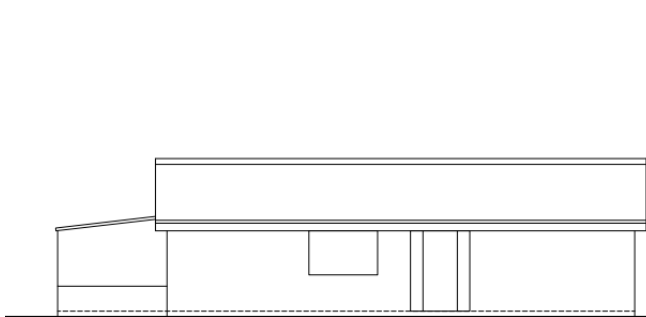
EXISTING REAR SOUTH-WEST ELEVATION



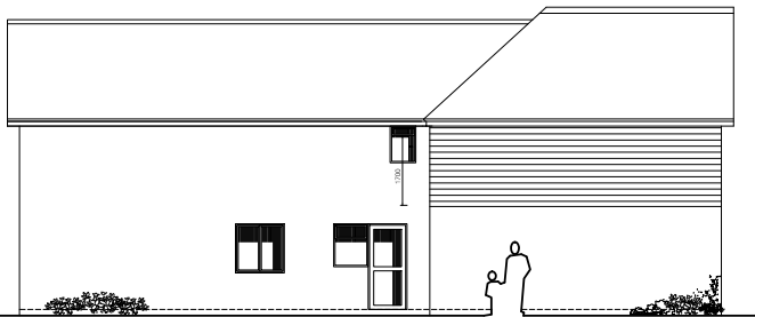
PROPOSED FRONT NORTH-EAST ELEVATION



PROPOSED REAR SOUTH-WEST ELEVATION



EXISTING SIDE SOUTH-EAST ELEVATION

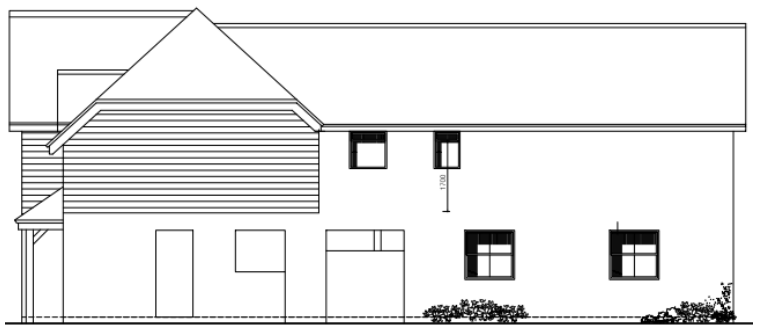


PROPOSED SIDE SOUTH-EAST ELEVATION

Side facing Avenue House

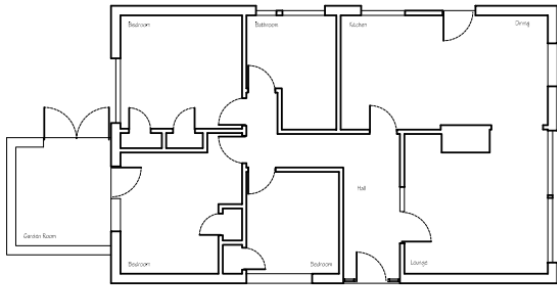


EXISTING END NORTH-WEST ELEVATION

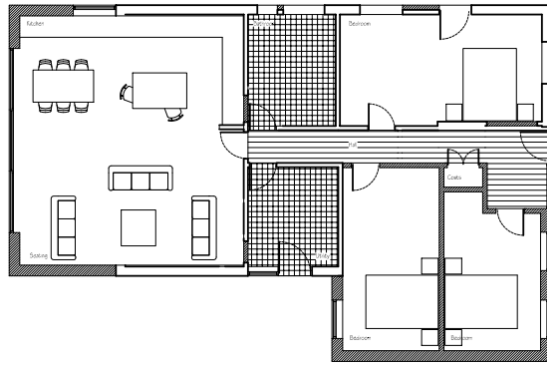


PROPOSED END NORTH-WEST ELEVATION

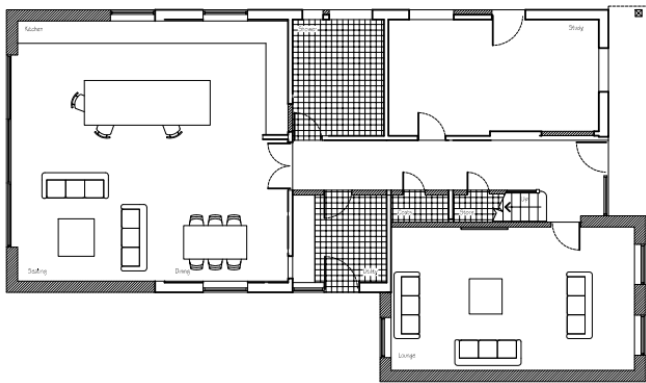
Side facing Stowe Corner bungalow



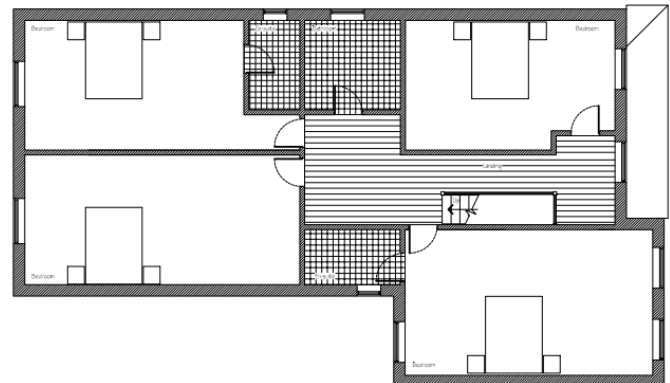
Existing floor plan



Approved floor plan (21/04696/APP)



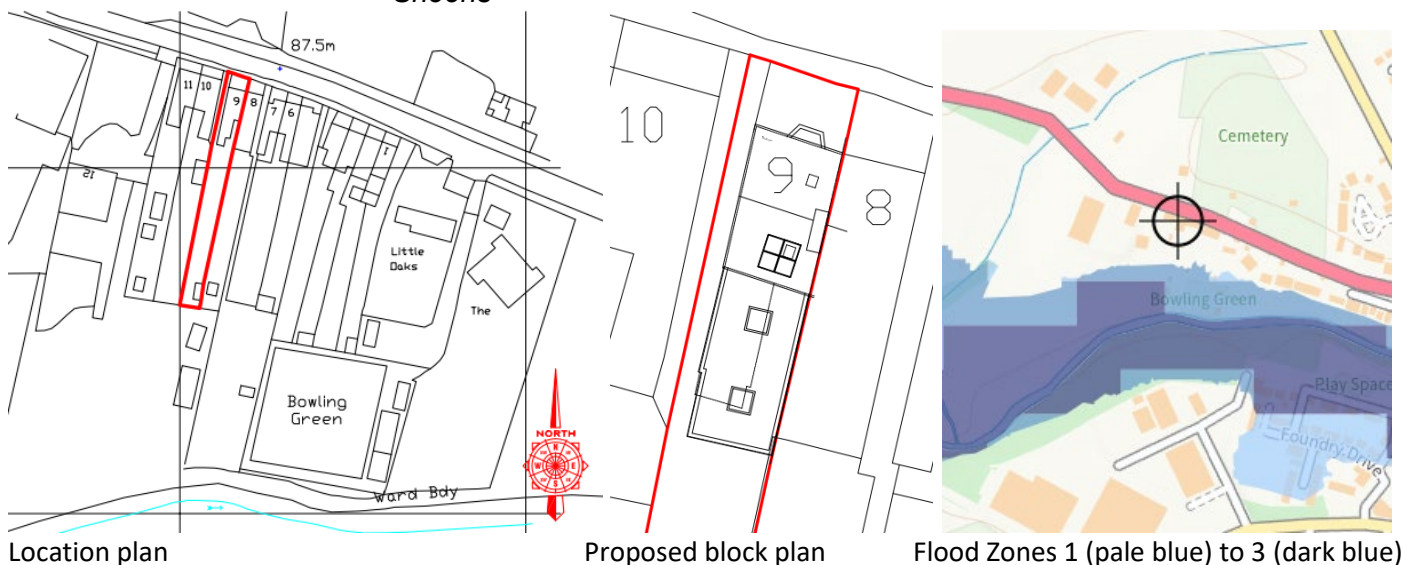
Proposed ground floor plan (this application)



Proposed first floor plan

4. 22/03267/APP

9 Brackley Road, MK18 1JD
 Householder application for proposed single storey rear extension with associated works
Sheens



Location plan

Proposed block plan

Flood Zones 1 (pale blue) to 3 (dark blue)



Nos 8/9 and 10 (white render)

The site is the westernmost of a pair of semi-detached houses on the south side of Brackley Road just beyond the Cemetery. The land slopes downwards towards the river, but the rear garden ends slightly above a line drawn through the top edge of the West End Bowls Club's land, so it may be above flood level (The EA form submitted is no help with clarifying this). The houses along this part of Brackley Road are of several different designs (5/6/7 is a red-brick block with very fancy yellow patterning, the end houses 3 storeys from street level with gabled fronts, the middle one two storeys with a flat front; 8/9 is two storeys from 3 steps above above street level (as built) in yellow brick and some stonework, angled bay windows to ground floor front; and 10/11 is three storeys from 4 steps above street level, with two-storey angled bays projecting from gabled frontages, and rendered. The ridge heights of the blocks are all different as well. (1-4 are a matched block, of a completely different period design). Both 8 & 9 have had the lofts converted, though only No9 inserted skylights.

№9 has a basement under the main house, and a single storey pitched-roof wing running back down the garden adjacent to the alleyway separating it from №10. The alleyway wall is roughstone to above head-height at the top, which becomes the whole wall of the wing lower down. At some point the wing has been extended with a narrower flat-roofed extension. The front garden does not extend to the house wall, leaving room for windows to the basement, which has a bathroom and breakfast room at the front, a dining room in the middle, and a lobby (with a door to the back garden) and kitchen in the rear wing. The ground floor houses a lounge and sitting room, the first and second floors two bedrooms each. There is a skylight in each roof slope.

The proposal is to extend the single storey wing by about 2.5m (the proposal drawings helpfully indicate the extent of the existing wing) over the whole width of the house with a flat synthetic rubber (EPDT) roof at first floor windowsill level, and a 4-pane door/window to the garden. There will be two skylights in the roof, a letterbox window to the alleyway, and the wall to the other neighbour will be blank. The neighbouring house originally had an identical single-storey rear wing adjacent to the alleyway between it & №7, and this was extended in 2015 over most of the width of the back of the house, with a flat roof, but no longer than their existing wing. There will be a gap between the two extensions, tapering from 40cm at the garden end to 25cm at the house end.

The remaining alterations are largely internal:

Basement – the bathroom to be retained, but remodelled; the breakfast room to become a utility room; the dining room to become a kitchen, possibly retaining its only window which will now give on to the new extension; and the kitchen will become a large dining room and seating area.



Alley between Nos9 & 10

These photos and the one above taken 8/10/22



Rear view of Nos9 (left) and 8 (right)



This photo from 15/01613/APP
(Existing extension behind №8)

On the ground floor, the sitting room will become a study, and on the first floor part of the front bedroom will be separated off to form a shower room with a door onto the landing. Neither of these will require any exterior alterations.

On the second floor, the two bedrooms and landing will be turned into a master bedroom with ensuite bathroom and dressing room, and under-eave low-level storage. The rear skylight is to be replaced with a four-pane window, though this must also be flush with the roof-slope as the side elevations show no dormer projection. This reduces the number of bedrooms from four to three.

There is no on-site parking (parking in the side alley would block the access to the garage at the bottom); there is room for one vehicle per house kerbside, though the opposite side of the road is a hard surface layby wide enough to park on, even for commercial vehicles. Note that the widening directly opposite the site on the location plan is a farm access.

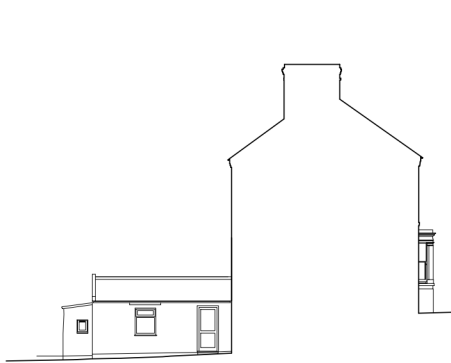


Existing front and rear



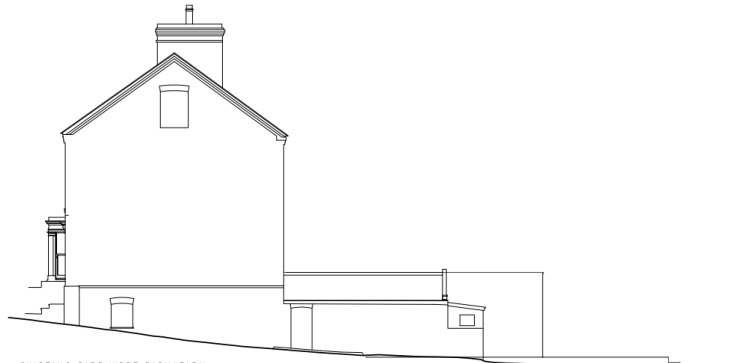
Proposed front and rear

Existing (top) and Proposed (below) side elevations:



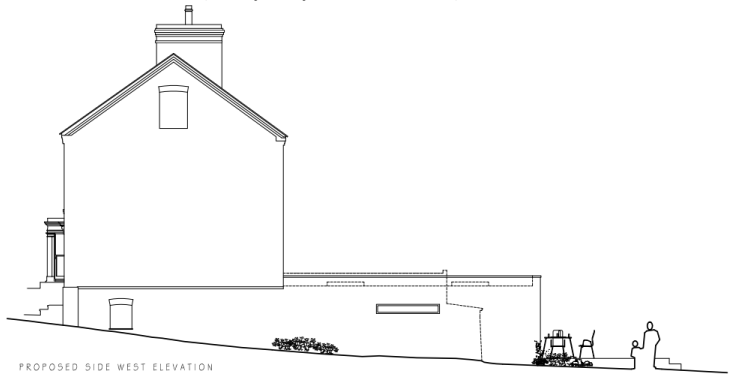
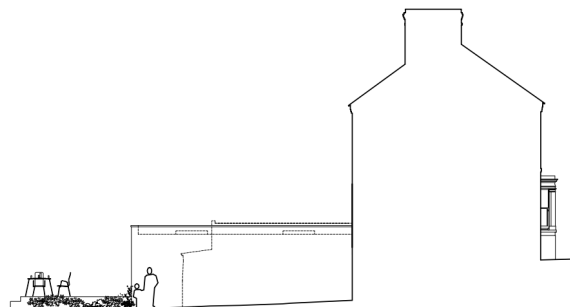
EXISTING END EAST ELEVATION

towards No 8



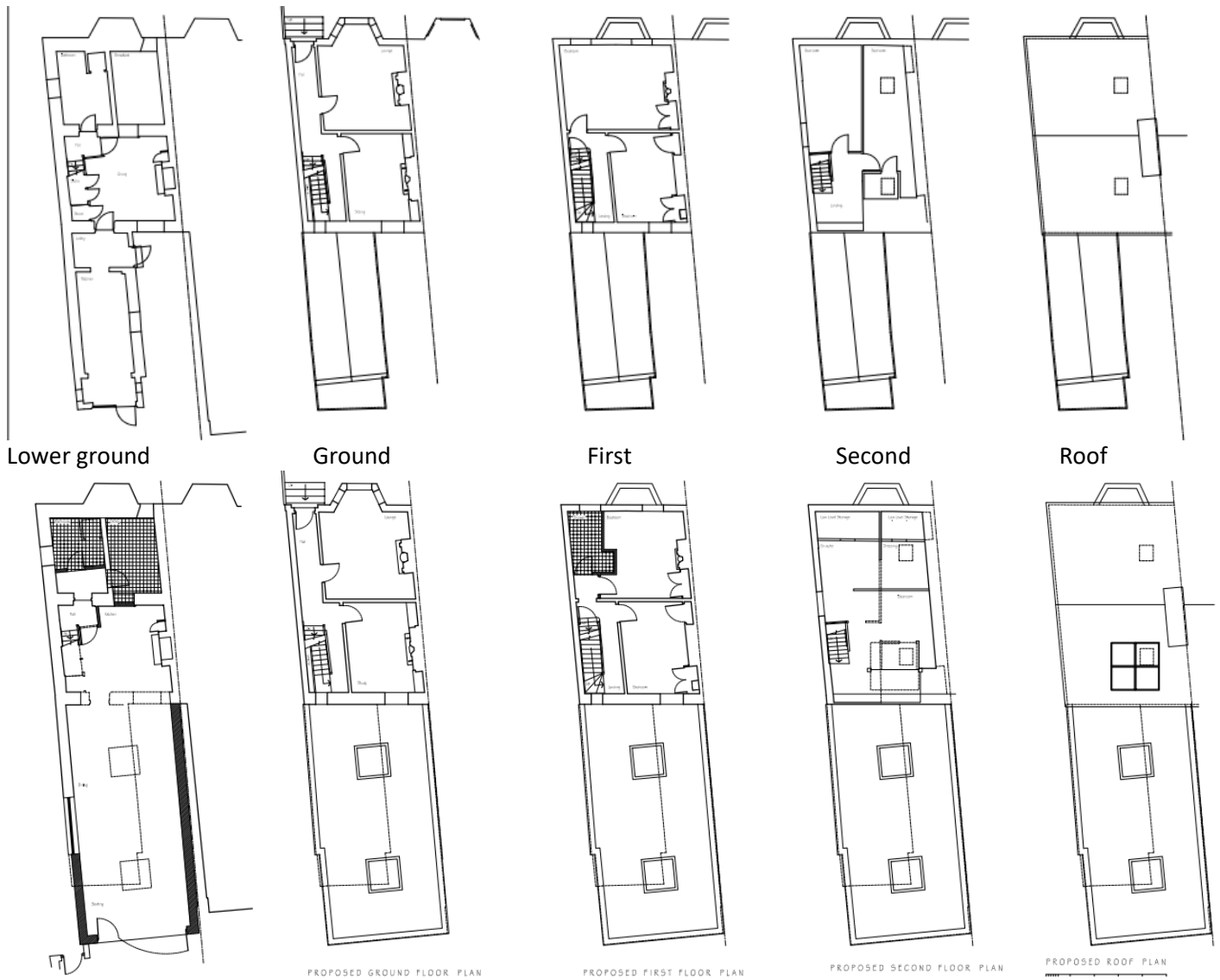
EXISTING SIDE WEST ELEVATION

towards No 10 (alleyway in between)



PROPOSED SIDE WEST ELEVATION

The dotted line shows the outline of the existing rear wing and its existing small flat-roofed extension.



5. **22/03339/ALB**

East and West Buckingham Lodges, Stowe Avenue MK18 1HX
 Listed Building application for proposed re-roofing including new insulation to
 East and West Lodges.
Pritchard [National Trust]



Location plan



Satellite view of both Lodges, their parking and gardens



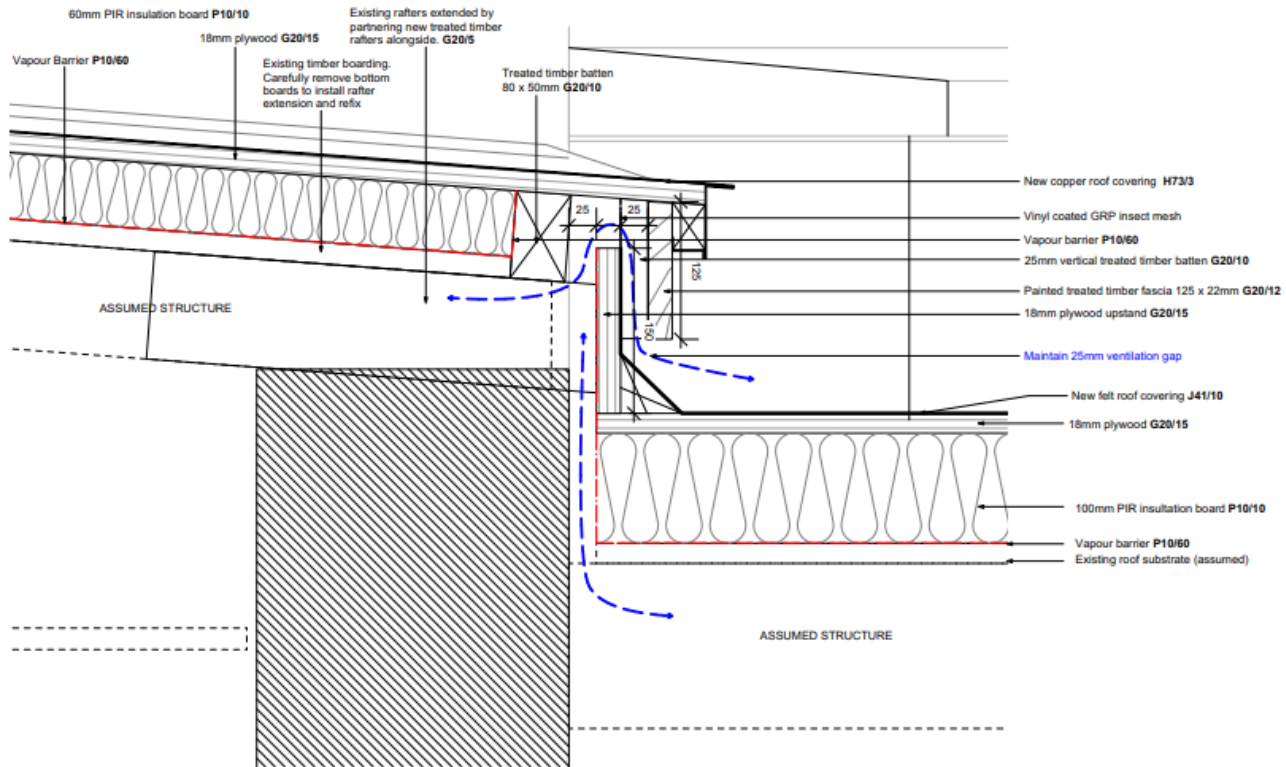
West and East Lodges and Stowe Avenue



East Lodge front and side elevations

The site is the pair of 1805 Grade II Listed Lodges at the southern end of Stowe Avenue which 'guarded' the boundary of the parkland and house. In the 1970s extensions were added to both Lodges to give them modern kitchens and bathrooms, and both are occupied. The National Trust has done much to repair and restore the Lodges to their original form, including the decorative panels.

The proposal is to repair the roofs, and at the same time instal better insulation for the comfort of the residents. This will raise the height of the roof surface slightly, but it will be hidden by the balustrade around the top of the walls. Detailed documents are submitted showing the works proposed, well-labelled, and in plan and section such as the one below. Comparison of the 'existing' and 'proposed' elevations confirms that no change will be visible from the outside of the buildings.



A - SECTION DETAIL - EAST LODGE COPPER ROOF EAVES

1	76/00963/AV	Addition to [east] dwelling Note: there is nothing on file for the existing extension of the East Lodge	Refused
2	77/00679/AV	EXTENSION OF EXISTING [west] BUILDING	APPROV
3	86/00654/APP	PROVISION OF CAR PARKS	APPROV
4	04/00253/ALB	Reinstatement of parapet balustrade (including dismantling and rebuilding; repair of stonework to principal elevations of 1790s lodges; joinery repairs; replacement of lead weatherings; lime-washing of stonework, decoration of joinery; decoration of modern additions; reinstatement of missing enrichments to balustrade	Listed Building Consent
5	05/01090/ALB	Repair and restoration works to east lodge and west lodge	L. Building Consent
6	06/00153/APP	Erection of bollards to driveway and private garden. Erection of fence and gate, based upon 1805 illustrations	Approved
7	22/03339/ALB	Listed building application for proposed re-roofing including new insulation to East and West Lodges	Pending Consideration



Existing Copper Roof- West Lodge



Existing Copper Roof Eaves - East Lodge

Photos from submission documents

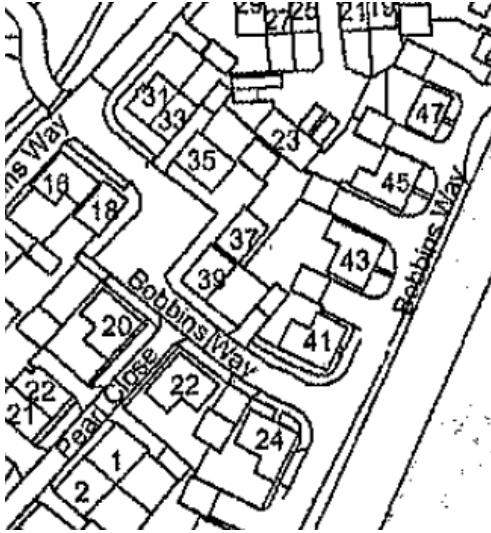
Not for consultation

6. 22/03102/CPL

37 Bobbins Way, Lace Hill, MK18 7SA

Certificate of lawfulness for proposed block up one window and insertion of three new windows to rear elevation

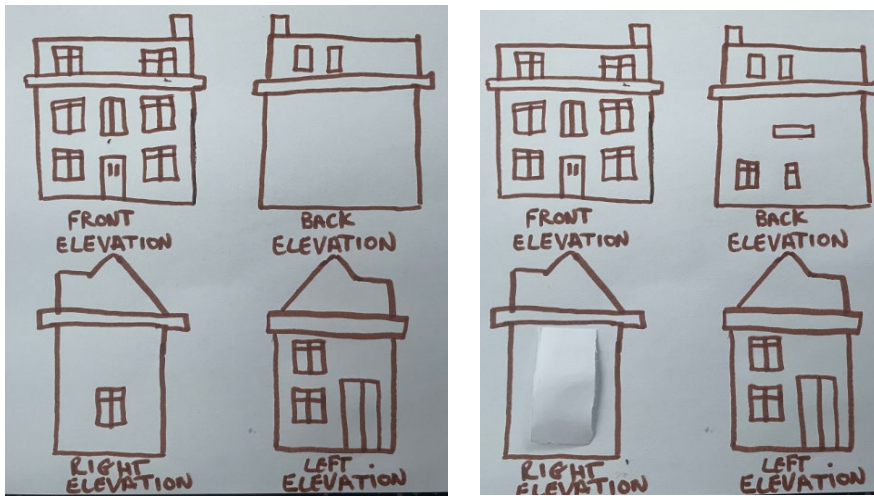
Stevenson



Location plan



house front (19/9/22)



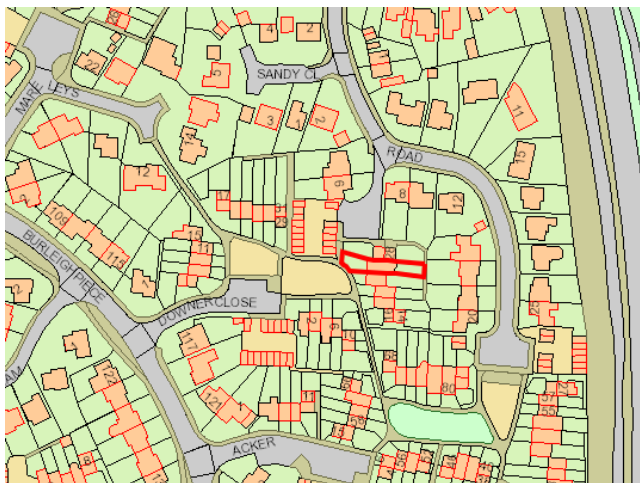
Existing and Proposed elevations

7. 22/03312/CPL

24 Downer Close, MK18 7DD

Certificate of Lawfulness for proposed single storey rear extension

Howarth



taken 6/10/22 The house extreme left is the side wall of No. 26

The site is a bow-windowed 3-bedroomed semidetached house facing the green on Downer Close, Linden Village, adjacent to a parking court. To the south is another pair of semidetached houses, slightly set back, and to the north another pair of semi-detached at right angles so that their rear walls abut the side wall of No. 24 and their side gardens share a boundary with (respectively) the front and rear gardens of No. 24.

At the rear is a narrow path giving access to the back gardens of Nos 18-24, which has a close-board fence of standard height each side.

The house at present has a rear conservatory across most of the width of the house, up against the rear wall of No. 28, and leaving a 50cm gap to the boundary with No. 22.

The proposal is to replace the conservatory with a flat-roofed brick extension, with blank side walls and sliding patio doors and a small cloakroom window in the garden elevation. It will extend no further into the garden than the existing conservatory (which is polygonal, so the extension will appear more bulky). It will be closer to the boundary with No. 22 (the midline of the party wall) and leave a gap of about 15cm between it and the rear wall of No. 28. It will have two skylights and house a study and cloakroom/utility.

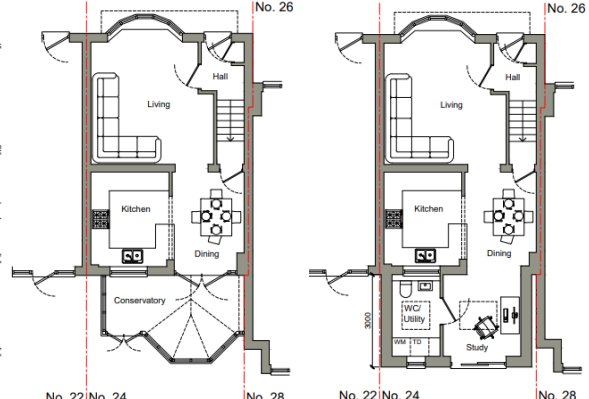
The bricks and doors/windows will match the existing.



Rear Elevation

Rear Elevation

Existing and Proposed



No. 22 No. 24

No. 28

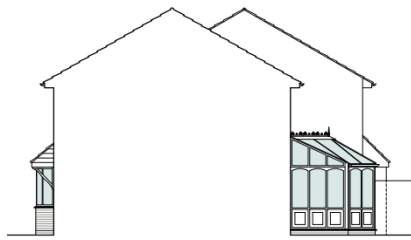
No. 22 No. 24

No. 28

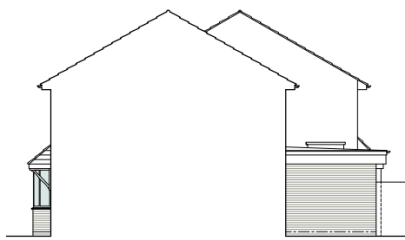
Ground floor plan

Ground floor plan

Existing and Proposed



Side Elevation



Side Elevation

Existing and Proposed (viewed from No. 22)



Dashed line indicates the outline of numbers 26 and 28

Dashed line indicates the outline of numbers 26 and 28

Side Elevation

Side Elevation

Existing and Proposed (viewed from Nos. 26/28)

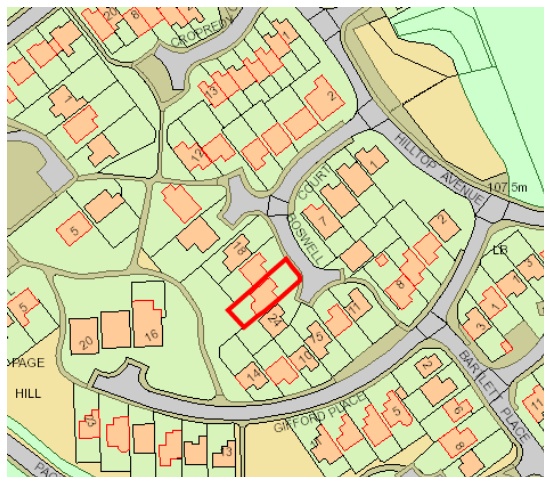
8. 22/03369/CPL

22 Boswell Court, MK18 1UU

Certificate of Lawfulness application for proposed demolition of conservatory and erection of single storey rear extension

Gurr

The site is a 4-bed detached house on the western side of Boswell Court, a cul-de-sac off Hilltop Avenue on Page Hill. It backs on to a green space with a public path running through it and has similar houses each side. Its integral garage projects forward of the main building line and forms a rectangular front extension with the large porch with single-pitch roof over both. There is just about enough room for two vehicles on the drive. It has a large conservatory at the rear, half the width of the house.



Location plan



Block plan



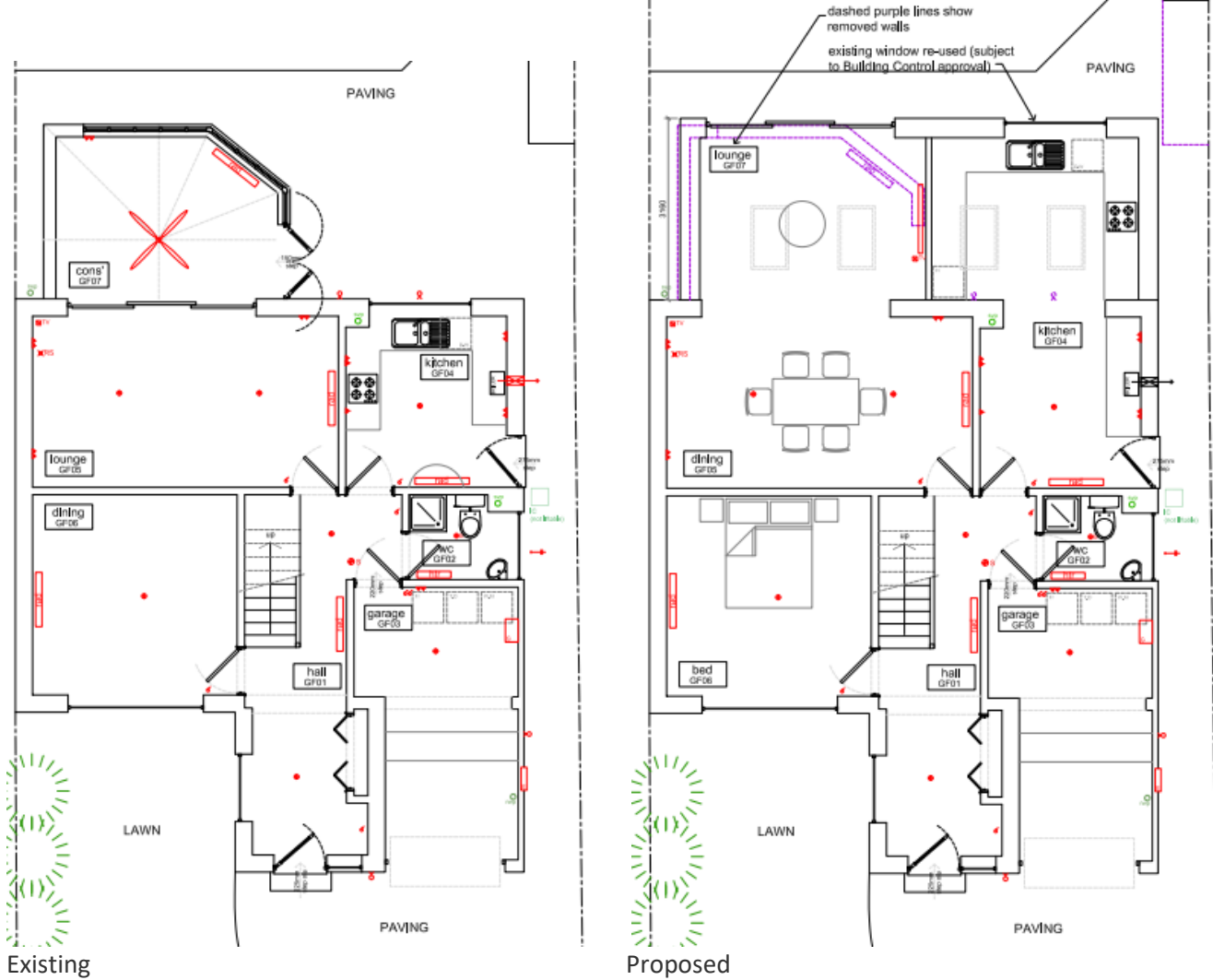
taken 6/10/22. №22 on the left

The proposal is to demolish the conservatory and replace it on the same footprint with a brick extension with single pitch tiled roof, extending this as far as the existing side path (access to rear garden) to complete the rectangle. This will allow for a downstairs bedroom to be created in what is currently the dining room (the window to the left of the porch, above), and the new room in place of the conservatory will become part of the lounge to make a lounge/diner and its 3-pane sliding patio doors will be installed in the new rear wall. The adjacent new room will become an extension to the kitchen, and its existing rear window transferred to the new wall. There are two skylights over the new lounge and two over the kitchen extension. There are no side windows in the proposed extension.

The downstairs cloakroom already contains a shower, so the reason may well be accommodation for a less able relative. There are no details of changes to the first floor, which one can assume, as with most of Page

Hill, has a bedroom at each corner with a bathroom, landing and stairs between the two sides. However an increase from 4 to 5 bedrooms does not affect the parking accommodation, which is inadequate by current guidelines anyway.

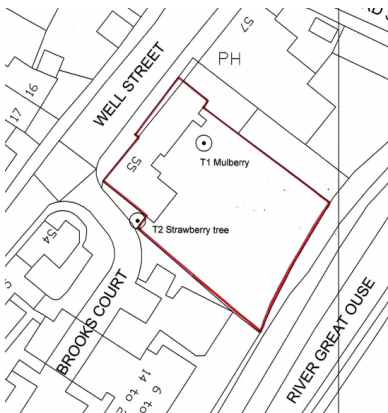
Materials to match existing and reuse of patio door and kitchen window as indicated.



Not for consultation (trees): circulated separately due to time constraints

9. 22/03118/ATC

55 Well Street, MK18 1EP
 T2 Strawberry Tree : Removal to allow access to the highway from the rear garden
 Olex



Location plan



Tree

10. 22/03209/ATP

21 Waglands Garden, Chandos Road MK18 1EA
 T1 - Pollard Yew tree to approx. 7ft above ground level.
 T2 - Yew tree - Remove limb closest to the building. Remove deadwood from the canopy and prune any overhanging branches away from the building by 1-2m
 T3 - Pollard Yew tree to approx. 7ft above ground level.
 Jones



Location plan



T1



T2 & T3

KM

9/10/22

Buckinghamshire Council matters

Questions on notice (Buckinghamshire) Full Council meeting 21 September 2022

Question to Councillor Peter Strachan, Cabinet Member for Planning and Regeneration from Councillor Robin Stuchbury in relation to comments on planning applications

In light of the number of Judicial Reviews and Planning Appeals the Council is currently involved in, would the Cabinet Member consider revoking the policy of removing neighbouring residents comments from the website when a planning decision has been made, and consider retaining them for at least the 6-month period allowed for appeals? Concern has been expressed that the unavailability of local comments is detrimental to the legal process, both with regards to the opinions expressed and the number of residents who responded. GDPR appears to allow retention of such documents as long as they are needed, and if a period is allowed for appeals, then it would seem that these comments should remain available to all participants in the process.

Response

Thank you Councillor Stuchbury for your question.

Just over 20 years ago the government created the Planning and Regulatory Services Online local e-Gov National Project (known as PARSOL) whose aim was to help and encourage local authorities to make information from their planning and building control registers and databases available on their websites. Placing information on the internet made it more widely available, allowing easy browsing and searching of planning information. It was therefore very important to consider the data protection implications of any information being published and ensure compliance with the Data Protection Act 1998. So in association with the Information Commissioners Office, national guidance was provided by PARSOL on which documents should be published and for how long. The guidance stated that Planning Authorities could display representations received only while an application was being considered, but that these should be removed when a decision was reached. A small number of applications subsequently end up at appeal and so the guidance stated that at this point the representations should be republished. So most legacy authorities, the North and Central Area (legacy AVDC) and the East and South Area legacy Chiltern & South Bucks) for instance, have planning software which automatically removes representations from the public domain when a decision is reached, but automatically reinstates it if an appeal is lodged. A project to unify the previous separate legacy back-office planning systems, and their associated Document Management Systems (DMS), onto a single Buckinghamshire Council wide system has been approved. This is known as the "One Uniform" project and will result in a single process for processing planning representations. In the meantime, if Members are aware of any instances where this process has not operated correctly and representations have not been made available for an appeal they should report these to a planning officer.

Question to Councillor Gareth Williams, Deputy Leader and Cabinet Member for Climate Change and Environment, from Councillor Robin Stuchbury in relation to sewage discharge

In November 2021, Buckinghamshire Council discussed a motion which included reference to water companies dumping raw sewage into our waterways. Presently, water companies are permitted to dump sewage until 2035 in areas of social importance and ecological health and in other areas until 2050. Given that Buckinghamshire is due to see large housing growth, and as a result, increased water usage and sewage, does the Cabinet Member agree that this is both unsustainable and challenging to the natural environment and what opportunities are being explored to reach a more sustainable environmental approach with water companies within Buckinghamshire?

Response

I would first like to make absolutely clear that Buckinghamshire Council is of course appalled at the discharge of raw sewage into our waterways and, though not experienced directly in Buckinghamshire, coastal waters of the UK. The incidents we have seen in the last month will rightly concern anyone who sees it. Unfortunately, Buckinghamshire Council, as with other councils, has no power to intervene to stop such sewage discharges. Water pollution and the regulation of sewage treatment facilities and their associated foul drainage are regulated by the Environment Agency and Ofwat (the regulator for water and sewage companies). We do however have contact with water companies and the environment agency, in particular through our work on flood management and we do use these to raise issues where we can for example to encourage them to reduce harmful discharges as extensively and as soon as possible. The Transport, Environment and Climate Change (TECC) Select Committee is currently working on a rapid review in relation to pollution in rivers and chalk streams. The report, due later this year, is anticipated to provide recommendations on what more the council and other agencies could do to reduce the incidents and impact of sewage discharges and we will want to act on these wherever possible.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Call-ins Accepted					Shire Councillors						Notes				
2	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
3	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in		
4	2020	00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-	24/2/20	amended plans 2021 & 2022	Oppose - No change Oppose - No change	1/9/22	Approved 1/9/22
5	2020 2021	04324 00953	ALB APP	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21			OFFICER DECISION	APPROVED 12/8/22
6																
7	Call-ins submitted since Constitution changed July 2021											Notes				
8	Year	Appln	Type	site	Proposal	meeting	date called-in	acknowledged	Accepted?	Later contact if any	Response	Committee Date	Decision			
9				all those previously submitted have been decided without recourse to Committee												
10	2021	04886	APP	The Workshop, Tingewick Road	New shed & fence (Retrosp)	24-Jan	26-Jan				WW has called in; BTC request to speak at Committee					
11	2022	00220	APP	9 St Rumbolds Lane	conv to 9 selfcontained flats	07-Mar	08-Mar					Officer Decision	Approved 23/09/2022			

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 17th OCTOBER 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Summary of the Affordable Housing SPD

This is a very much shorter document than the Design SPD and covers the following issues:

- What is affordable housing?
"Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. The definition explicitly excludes 'low-cost market' housing." [NPPF]
 First Homes do not appear in this SPD as they are not required to be provided in Aylesbury Vale as the VALP was adopted in September 2021 and so covered by transitional arrangements. The Council is publishing a separate First Homes Position Statement for all the Buckinghamshire Council area.
- Which developments should provide affordable housing?
 Policy H1 of VALP sets out the site size thresholds for affordable housing of sites of 11 or more dwellings (gross) or 0.3 hectares or larger.
 As per Policy H1 (d) Planning applications will be checked to ensure that sites have not been subdivided to take them below the thresholds. This is to ensure that applicants and sites provide the appropriate level of affordable housing contribution or affordable housing units on sites that are suitable.
- How much affordable housing will be sought?
 The council will require *a minimum of 25%* of the total number of units on the site to be provided as affordable housing. There may also be circumstances, such as in Neighbourhood Plans, where a different affordable housing requirement applies. The VALP Inspector's Report (August 2021) noted at para 271: "As noted elsewhere in this report, VALP does not explicitly say that it supersedes any Neighbourhood Plan policy and so they exist side by side. VALP policy H1 requires a minimum of 25% affordable homes on site and so Neighbourhood plan policies which require more than that minimum are not inconsistent with it."
 Where the affordable housing policy would result in a requirement of 0.5 or more of an affordable home should be provided, the calculation will be rounded upwards and where it is less than 0.5 of an affordable home a financial contribution of equivalent value may be sought. (Policy H1f)
- Factors that might reduce the amount of affordable housing being sought
 - Local planning authorities cannot seek affordable housing from conversions that are made possible solely through permitted development rights.
 - Sites that aren't viable: In line with VALP Policy H1 (b), it is up to the applicant to demonstrate whether circumstances justify the need for a viability appraisal at the planning application stage to justify a reduced level of affordable housing. In circumstances where viability appraisals are used, they will need to be open book and will be made public. The price paid for land is not a relevant justification for failing to accord with relevant policies in the Plan. Existing Use Value is the value of the land in its existing use. It is not the price paid for the land and should disregard hope value.
- What tenure mix is being sought?
 HEDNA Update Report 2016 shows that a tenure split of 80% affordable rent and 20% intermediate housing can be supported. In terms of the occupation of the affordable housing this will be controlled through the section 106 agreement.

Shared ownership is expected to account for most of the intermediate housing required. There is also *Shared equity* (starting point 30% discount below market value) and *Discounted Market Sales Housing* (priced below market value, and the same discount applies to sales in perpetuity).

- Phasing of the affordable housing provision

Developers will be expected to:

- Not commence the development until the affordable housing scheme has been submitted and approved in writing by the local planning authority.
- Not occupy more than a specific percentage of the market units, depending on the size and layout of the development, until the affordable housing units have been completed and transferred to a registered provider of social housing.

- Design – layout

- The affordable housing should be fully integrated into the overall scheme layout with clusters proportionate to the size of each site or phase and, in any event, should not exceed fifteen dwellings (eighteen if including flats). A road or garden boundary is not considered adequate to separate clusters.
- In the case of flats this means that within the same block of flats a group of affordable units should not be either on the same floor or immediately above or below another group of affordable units. For smaller schemes of up to 20 homes, the maximum size of such clusters would normally be groups of 4 dwellings.

- Where should the affordable housing provision be located?

The council will normally expect affordable housing to be provided on site. However, we recognise that in line with VALP Policy H1 (c) for practical reasons there may be exceptional local site-specific circumstances for provision to be made off-site on an alternative site made available by the developer. This could be because:

- Physical or other constraints or circumstances which would mean that on-site provision is not practicable.
- Where affordable housing may not be required on-site in the form proposed e.g. applications for schemes designed for elderly people in areas where there is a need for affordable housing for families.
- A neighbourhood plan sets out different arrangements for provision of affordable housing in its plan area

Where the council agrees that affordable housing can be provided on an alternative site provided by the developer, provision should be in a location considered suitable by the council. It should result in the provision of no less than the number of dwellings that would have been required on site.

- Design of the affordable housing

To ensure the creation of mixed and integrated communities the affordable housing should be of equivalent quality to the market housing on the site and not be visually distinguishable from the market housing in terms of materials, details, levels of internal and amenity space, parking provision and privacy. This will ensure developments created are 'tenure blind'.

Developers should avoid designs that result in high maintenance or service charges.

All development will be required to meet at least category 2 accessible and adaptable dwellings standards (or the nearest equivalent in any future modification of the Building Regulations). A minimum of 15% of affordable dwellings will be required to category M4 (3) wheelchair accessible housing subject to policy criteria. M4(3) dwellings should have their own direct ground floor access and be offered for affordable rent unless otherwise agreed.

- What dwelling size mix is being sought?

The mix shall be in general conformity with the council's evidence which currently is the Buckinghamshire HEDNA December 2016 which will be updated periodically. The mix and tenure will also have regard to any neighbourhood plan evidence for a made neighbourhood plan.

Affordable Rent

Type	Dwelling Size	Required proportion
Flat	1 bedroom / 2 person	9%
Flat	2+ bedroom /4+ person	6%
House	2 bedroom / 4 person	36%
House	3 bedroom – 5 & 6 person	38%
House	4+ bedroom / 6, 7 & 8 person	11%

Intermediate

Type	Dwelling Size	Required proportion
Flat	1 bedroom / 2 person	4%
Flat	2+ bedroom /4+ person	7%
House	2 bedroom / 4 person	40%
House	3 bedroom / 5 & 6 person	46%
House	4+ bedroom / 6, 7 & 8 person	3%

- Housing for older people

Affordable Housing requirements apply to houses and flats within Class C3, and serviced flats and other accommodation (what-ever use class), which may provide communal facilities, but which provide all the facilities of a single dwelling in self-contained units. VALP Table14 sets out forms of accommodation that can be Class C3 or C2 depending on the amount of care provided in hours and type of service, level of self-containment.

On appropriate sites providing communal facilities, the council will therefore seek either on site affordable housing provision to meet the specific needs of these groups or when this isn't considered suitable, a commuted sum.

- Rural exception sites

Rural exception sites are small-scale developments in rural areas, which would not usually secure planning permission, but which have been permitted by the council to meet an evidenced local housing need. The council considers that such schemes are an important way of helping to sustain rural communities.

Rural exception sites should be situated within or physically adjoining (i.e. abutting) the existing developed footprint of the settlements, be appropriate in scale, design and character to the surrounding locality and be reasonably accessible to village services and facilities. Sites that are remote from the existing developed footprint of a settlement will not normally be permitted for rural exception sites. *[the parishes of Maids Moreton and Gawcott-with-Lenborough are listed 'Rural Areas']*

The housing provided on these sites can only be occupied by households who have a housing need and a strong local connection to the community identified and need a suitable property to live

in. The council will expect occupancy controls to be put in place by the Parish Council that ensure that priority is given to people with a strong local connection in perpetuity.

VALLP Policies H1 & H2 are reproduced in an Appendix for convenient reference.

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 17th OCTOBER 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Some notes on the Design SPD

As Mr. Newall has reported, this draws together the several brochures that covered extensions, overlooking, materials and local character. It is primarily for developers (there are a number of checklists included to ensure that all relevant documents are submitted at once, rather than have to put an application on hold while missing ones are delivered) but will be very helpful for the Neighbourhood Plan review. It is to be hoped that the final version will be available as a printed document with an index, as this is a lot easier for quick reference than wading through pages on the screen.

I failed to find any reference whatever to the Buckingham Design Statement SPD, though some aspects such as roof pitch and materials pertinent to our area are mentioned in a general way.

In the preamble, Summerhouse Hill (referred to as Summer Hill) is used as an example of innovative design (landscape and public realm).

For speed I have cut-and-pasted some sections I thought relevant to Members of this Committee and their future responses.

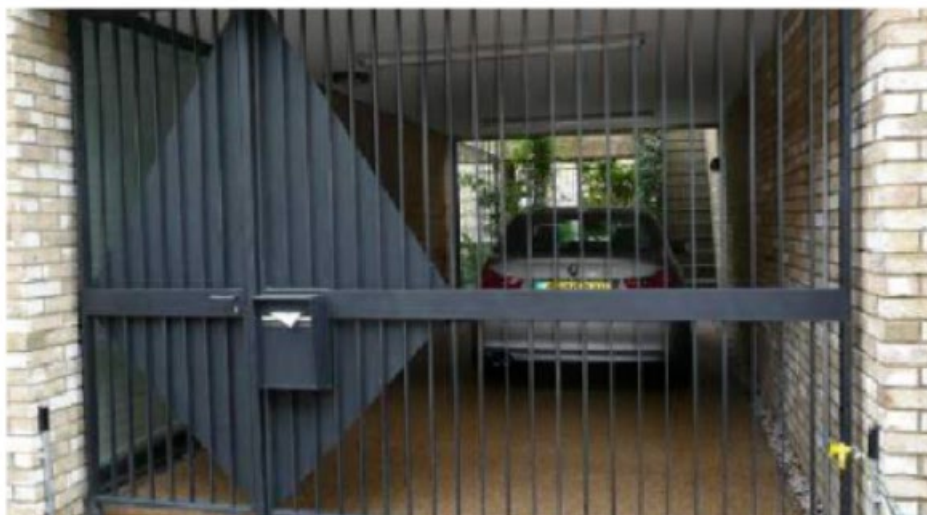
- This Design SPD is intended to be a design manual and a working tool.
- Compliance with the Design SPD will help to speed up the planning process by reducing the chance of objections due to poor design.
- Applicants will be required to demonstrate a clear link between their appraisal of the context, any applicable planning designations, the character of their site, physical constraints and opportunities and their development proposals. This link or rationale will need to be articulated through the Design and Access Statement and any other document that will support their planning application.
- The council will normally require a Character Study to be prepared to support any development proposal requiring a Design and Access Statement, irrespective of scale. The objective of the Character Study is to identify, analyse and describe in a systematic and objective way, those elements, or combination of elements, that have a positive role in helping to form the character of a place. Elements may be drawn from the immediate surroundings or (where relevant) from adjacent settlements or landscapes within Aylesbury Vale, taking care to focus on the traditional elements rather than inappropriate modern development.
- The level of detail in the study should be related to the scale of the development proposals. For example:
 - A proposal for an urban extension should be supported by a comprehensive study to consider the extension in the context of the existing settlement, its location in the wider landscape and its movement and green space network, carefully considering how the development would integrate with and enhance the settlement;
 - An application for infill development or single dwelling may just consider the character of the street and the neighbouring properties to inform how the development can successfully complement the streetscene; and
 - For sites located in areas where it may not be desirable to replicate or respond to the immediate character, applicants should consider adjacent areas or settlements and draw from those elements which help make Aylesbury Vale a distinctive place.
 - Housing should face the street or (if on the boundary) the countryside or major road; a vista of rear fences is not attractive.
- Roads and streets:
 - While direct routes are most convenient, the design should also balance visual attraction, traffic calming and safety to optimise the pedestrians' and cyclists' experiences.

- Applicants should avoid promoting developments that are accessed off a single location or promote long culs-de-sac that do not provide a choice of direct and convenient routes.
- The opportunity should be taken to make pedestrian / cycle connections between adjacent development sites
- Applicants should plan and lay out their development to minimise reliance on the private car. They should create a network of safe and convenient pedestrian and cycle routes that are attractive to use and that are integrated with the development and connect with the wider area and adjacent sites. *[but this can include shared surface streets]*
- Public transport should also be accommodated where appropriate. *[and available?]*
- For larger developments (over 300 homes) applicants should consider at the outset how buses can be routed through a site and the provision of stops in the most accessible locations where they may serve both new and existing residents. This will inform consideration of street design at the more detailed design stage. Whenever possible new homes should be located within 300m (approximately 5 minutes walk) of a bus stop and with the distance between bus stops normally 200-400m.
- The design of streets should follow the Healthy Streets Approach. This uses a number of indicators as measures that improve health, reduce inequalities and encourage people to walk and cycle. The design of streets should:
 - Be open to pedestrians from all walks of life;
 - Provide infrastructure that is easy to cross;
 - Offer shade and shelter;
 - Offer places to stop and rest;
 - Not be too noisy;
 - Encourage people to walk, cycle or take public transport;
 - Make people feel safe;
 - Offer things to see and do;
 - Allow people to feel relaxed; and
 - Have clean air.
- Creating roads which naturally reduce traffic speed plays a crucial role in road safety. Traffic calming should form part of the overall street design and should not be achieved through isolated measures like 'speed humps'. Designers should employ good design principles to ensure appropriate traffic speeds. Streets where 'place' functions dominate over 'movement' functions should be designed for a 20 mph speed limit.
- Facilities:
 - Larger scale development proposals will normally require a range of local services and facilities to be incorporated. The viability and vitality of these of these uses will depend on the existing and proposed catchment. *[How large is not stated. St Rumbolds Fields and Osier Way are both c400 dwellings without any facilities except outdoor play space. The former doesn't even have a postbox yet. Lace Hill (700 dwellings) never got its promised bus service.]*
 - The location of mixed-use centres and neighbourhood hubs is key to their viability and long-term success.
 - Successful communities require a full range of local facilities and services conveniently located and integrated within a settlement and that are connected by safe and pleasant streets.
 - A mixed-use development helps to support activity and surveillance throughout the day and night contributing to a greater feeling of safety.
 - New employment areas should be accessible by non-vehicular modes and public transport and be well connected to the wider area.
- Housing: A variety of sizes and types, including dwellings suitably adapted for the physically disabled is a given, plus
 - For proposals of 100 dwellings and above the council expects applicants to identify a percentage of plots for sale to self-build/custome builders in accordance with VALP Policy H5 These plots must be integrated into the applicants scheme and the council will not accept proposals that allocate these plots to the least favourable parts of a site.
 - Properties should not back onto the settlement edge and the edge should not be defined by rear garden fences. This can create security problems and over time the quality of the

environment can become degraded as fences are replaced or fall into disrepair. When viewed from the countryside this creates an unresolved and untidy edge that diminishes the quality of the environment.

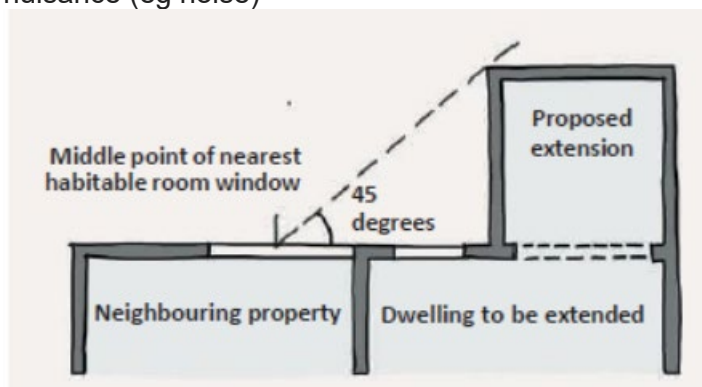
- Good contemporary design that respects context will be welcomed as long as it is well designed; equally traditional design approaches may be acceptable where a good understanding of materials and proportions is demonstrated. Poor pastiche approaches that aim to mimic historic vernacular but that are inappropriately proportioned, poorly detailed and fail to incorporate local materials will not be acceptable.
- Particular attention should be given to corner buildings (those located on the intersection of two streets). These buildings should be designed so that they 'turn the corner' providing active frontages to both streets; 'L' shaped buildings maintaining continuity of built frontage and incorporating corner windows and entrances will be welcomed in these locations.
- Applicants should demonstrate how the design of corner buildings will aid legibility. Exposed, blank gable ends with no windows fronting the public realm will not be acceptable.
- Corner locations are often suitable for apartment buildings where additional height may be appropriate to mark the corner. This will however depend on the character and context of the site. Apartment buildings will be welcomed on town centre sites, neighbourhood hubs, adjacent to important spaces or landscapes, nodal points, corners or the junction of major routes.
- Apartment buildings may be deeper in floorplan than houses and as such care should be taken to avoid buildings appearing bulky. These larger buildings should be broken down into a hierarchy of simple rectangular elements and should step down adjacent to lower scale buildings.
- Such buildings must maintain active street frontages with ground floor flats or duplex units having their own front doors and doors to lobbies / stairwells, used to access upper floors, also helping to activate frontages.
- Single aspect, north facing apartments will not normally be acceptable.
- Chimneys are a traditional feature within Aylesbury Vale which contribute to the character of the area. Developments are encouraged to include chimneys as they can contribute to the overall appearance of a development.
- Providing private amenity space in the form of garden space, balconies or communal gardens is important in achieving a successful and attractive development.
- Ground floor homes in apartment blocks should have access to a well defined, rear, private area. This will act as 'defensible space' and create good quality amenity.
- Residents living in upper floor apartments should have access to outdoor spaces, which could include a balcony which is large enough to be enjoyed and a communal space to do activities not facilitated by balconies. Balconies should be positioned to ensure they do not cause overlooking of neighbouring properties.
- Applicants must demonstrate how sustainability has informed their design which should consider orientation and design of buildings to maximise daylight and sun penetration, whilst also avoiding overheating, and the use of:
 - Green roofs or walls to reduce storm water run-off, increase soundproofing and biodiversity;
 - Materials with low embodied energy or recycled materials (for example re-use of existing concrete as road fill or in foundations);
 - Materials with a high thermal mass, such as stone or brick, which store heat and release it slowly;
 - Photovoltaics or solar thermal water heating;
 - Water efficiency;
 - Ground or air source heat pumps for heating; and
 - Low flow technology in water fittings, rainwater harvesting systems and grey water recycling systems to reduce water consumption.
- Sustainability must be considered throughout the design process for all proposed developments, including retrofits and extensions, employing appropriate technology in energy generation, renewables, and low carbon energy. This should include use of sustainable materials.
- Where possible, all developments are encouraged to achieve BREEAM 'Excellent' Standard

- Electric vehicle infrastructure within all new developments should be provided in accordance with the latest standards, with consideration given to future requirements for the technology.
- Living roofs and walls should be considered to improve sustainability of buildings: through managing water run-off, conserving and enhancing biodiversity in urban areas, increasing energy efficiency and visually integrating buildings into rural surroundings. Living roofs should be considered when proposing flat or shallow pitched roofs, including garages and extensions to buildings.
- Careful consideration should be given to position, form and design, setting clear objectives to determine the best type of living roof or wall. Appropriate species selection and understanding and meeting maintenance objectives are vital for success.
- Living roofs can be 'green' when a planting scheme is established on a roof structure, or 'blue' when the aim is to control and reduce rainwater run-off.
- Parking must not dominate the street scene; beside housing is preferred
 - Whilst parking in front of the house is historically a popular model it necessitates wider streets, tends to have a considerable visual impact and can restrict informal surveillance of the street space. Parking to the front of dwellings should generally be avoided and where it is proposed its visual impact must be reduced through appropriate boundary treatments and landscape.
 - Applicants should avoid rear parking courts whenever possible. Where they are proposed they should be small scale, overlooked, gated and only serve properties that are located around the court. Entrances to parking courts should be carefully designed to create a semi-private appearance and courts should be secure.
 -



The use of gates rather than garage doors can be beneficial in ensuring the space is used for parking cars and not storage

-
- Conversions and extensions:
 - Must be subservient to the host building
 - Must match the materials used in the host building
 - Must not overlook neighbours' habitable rooms (see below) or be the cause of any nuisance (eg noise)



The 45 degree rule: a proposed second storey extension should not project beyond the '45 degree line' (indicated by the dashed line) into the neighbours protected area. The council will not normally grant permission for a front extension (either at single or two storeys which protrudes beyond a 45 degree line drawn in the horizontal plane from the centre of the nearest window in a neighbouring house or flat. Windows to a hall, bathroom, utility room, cloakroom or pantry are discounted.

o Loft conversions and roof extensions:

- As a general rule extensions that alter the existing ridge of the roof or significantly alter the roof profile of a building will not be accepted.
- All two storey extensions should generally have full pitched roofs clad in suitable materials. It may be that a better quality roof material than those on the original could be used (i.e. the original building could have been inappropriately retiled). Natural slate or plain clay roof tiles are preferred on older properties.
- Single storey extensions, which are visible from a public area, should generally have pitched roofs. Pitched roofs are also preferred on single storey rear extensions.
- Dormer windows should be designed as features principally to provide light and ventilation. They should be small and should sit appropriately in the roof-slope, well above the eaves line, well below the ridgeline and set in from the gable ends. Two or three smaller dormers are often more successful than a single large dormer.
- Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and/or doors.
- Dormers should generally have pitched roofs, be physically small and set into the roof slope so that they are not a strident feature in the roof as a whole. Rear roof slopes, which are less visible, may be able to accept larger additions but these need to be carefully designed as over-dominant or box-like roof extensions can be particularly incongruous. Alterations to the roof, as a whole, should not destroy the original roof form and the materials selected should be compatible with the existing roof material. Rooflights should be small and preferably positioned on less prominent roof slopes.
- Flat roof dormers may be acceptable to the rear of properties provided they don't rise above the main ridge of the roof, are subservient to the main dwelling and do not dominate the roof plane, do not impact on the privacy of neighbours and that their design is informed by the character and appearance of the existing dwelling and the surrounding area.

• When designing soft landscape (planting) the following factors should be considered: *[my highlight]*

- The existing character and context of the area;
- The character and function of the proposed development, whether it will be formal or informal;
- Whether the planting aims to enhance local distinctiveness;
- The space available for growth above and below ground;
- Final anticipated shape of plant or tree, including height and spread;
- How the soft landscaping will change throughout the seasons, and whether this could have an impact on its function i.e. screening views;
- The tree strategy in conjunction with existing and new services both underground and overhead. Well considered tree pit design can successfully function alongside services, seek advice from specialists where necessary; and
- How growth will affect natural surveillance of public realm or open space and whether maintaining surveillance requires high maintenance regimes.

Katharine McElligott

From: Roger Newall <[REDACTED]>
Sent: 26 September 2022 12:34
To: Katharine McElligott <planning@buckingham-tc.gov.uk>;
Subject: Re: Supplementary planning documents

Hi Katharine,

I've read through the draft Design SPD. It is fairly lengthy and detailed however, it brings together all the previously adopted design guides produced by Ian Douglas, and principles established in subsequent design codes for estates such as Moreton Road phase 1. It only covers the former Aylesbury Vale district area.

It also contains a considerable amount of expectations in terms of landscape, ecology/nature, water use etc, which is most welcome. At the end of each 'chapter' is a checklist of what the designer should consider prior to finalising plans.

Overall it is a very welcome document, which will hopefully be adopted as soon as possible. The test will be, as in all these things, how will it be used by developers and to what extent case officers refer to it in their evaluations.

It is also helpful to the TC neighbourhood plan working group as it 'backs up' most of what we are proposing in our design code.

Best wishes,
Roger.

Buckinghamshire Council Planning & Environment

Town & Parish Council quarterly update meeting 30th September 2022 at 1pm, via Zoom

Attendees 30 - 40+ including BC officers

The presentation slides will be circulated when received. Questions were requested by close of business on Monday 26th – the invitation to the meeting was issued at 15.23 on Friday 23rd September. These questions, and those in the Chat box, were not addressed in the meeting, and we were told Q&A sheets will also be circulated - promised for last week, but not yet received (11/10/22).

Mr. Bambrick started off with some statistics:

- Only 55 – 59% of applications are valid on receipt
- More applications are determined each quarter than are received, so the backlog is being dealt with
- New software will not accept submissions until valid
- The number of appeals: last ¼ 2021 – **89**; 1st ¼ 2022 – **115**; 2nd ¼ 2022 **87**; most of these are dealt with by Written Representation although some are via hearings or inquiries, but the Inspectorate has a backlog so there may be an interval as long as a year
- The number of Enforcement appeals is rising

Mr. Eggleton:

- Staffing numbers are relatively stable
- The management team is at full capacity (20)
- The DLUHC 'decisions' tables showed Bucks at 12th for the calendar year 2020; joint 11th for 20/21; issuing Enforcement Notices 7th (2021) and 5th (21/22) – the top 4 were all London authorities;
- and 1st overall for issuing Breach of Condition notices (1108 cases to end July 2022; 1069 cases closed; 26 appeals; 59 Notices issued)
- a new officer has been appointed specifically to deal with Enforcement Notices

Mr. Meecham:

- three post-VALP Special Planning Document consultations are running, closing dates 2nd November [*the second and third are on tonight's agenda*]
 - Aylesbury Garden Town 1
 - Affordable Housing } (North and Central Areas only)
 - Design }
- Two public drop-in sessions were held at the Stoke Mandeville Stadium, on 26th and 27th September 9am-2pm and 3pm – 9pm respectively. These were just poster displays

Mr. Bambrick: Continuous Improvement Program

- There is a new 'extension of time' procedure (Bucks.Council/applicant, not for parish consultations)
- There is now a Strategic Sites Working Group to introduce more consistency
- The move to the One Uniform system has corporate approval
- Planning Officers are to receive Political Awareness training
- There are two vacant post in Development Management
- There is a new team to specifically tackle the backlog
- Case numbers are reducing, but are still high
- Complaints and enquiries are being monitored
- They are working with the Contact Centre to improve the customer experience

Mr Meecham:

- Chilterns Special Conservation Area

Mr. Eggleton: Local Plan update

- Brownfield sites are being given priority over greenfield
- The attitudes survey had 3439 responses; findings available in May
- 300 responses to the call for sites are being processed
- The call for sites will stay open as long as possible for particular sites
- The wider call for sites closed on 11th September, but later submissions may be considered; submission details are on the Buckinghamshire website and can be made using the OPUS map system
- There will be a consultation on the HELAA
- The Levelling Up and Regeneration bill was published on 11th May and is at the committee stage; the Royal Assent is expected 2023; new NPPF early 2024
- The new Secretary of State is the 4th in 12 months

Ms. Alqassar: Biodiversity Net Gain SPD

- Ms Alqassar is covering both Ecology and Heritage
- Aim of the SPD is to halt species decline

Meeting closed at 2.15pm

K. McElligott, Planning Clerk

11/10/22

Applications to fell trees 2020 onwards

Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
2021	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved
	03259	Buckingham Primary School (<i>mainly Maids Moreton Avenue</i>)	1 x English oak 1 x Common Hawthorn	Bad form, limited potential. Falling distance of playground and sheds. Almost completely ivy with limited live growth visible. Leans over public footpath	Approved
	04300	2 London Road	1 x White Fir	Fell; in decline, potential hazard of falling branches (<i>also 21/04413/ATP to trim back only: approved 1/4/22</i>)	Pending Consideration
	04603	Maids Moreton Avenue [<i>rear of Carisbrooke Ct</i>]	T1 Lime T2 Beech T3 Horse Chestnut	Risk of failure Leaning over footpath In decline	Approved
2022	00463	Waglands Garden	(T1 Walnut (T2 Holly T3/T4 Cypress	<i>Overall crown reduction by 2-3m to manage canopy weight and alleviate stress on cavities and stem decay.) Crown lift canopy by 2m and remove epicormic regeneration around the base.) Remove - dying/dead. All works are from a health and safety POV.</i>	Approved
	01672	Foscott Way	T1 Ash	Suffering from Ash Die-back	Approved
	01735	4 Villiers Close	T1 & T2 Sycamore	Significant basal decay and possible damage to Listed wall	Approved
	02591	Waglands Garden	T1 Lime T2, T3 Cypress	Diseased and rotting at the base of the trunk Dead/dying	Approved (5-day notice)

2022	02857	University campus Station Road	T366 Cypress	Storm damage to crown, now compromised; safety risk to car park	Approved (5- day notice)
	02860	University campus Verney Park	T386 Ash T388 Ash T389 Ash	(All) Significant deadwood throughout crown. Remove to ground level	Pending Consideration

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Deemed approval (out of time)
2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Deemed approval (out of time)
	01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved
	02421	Adj. 1 Bone Hill	Ash	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	02904	5 Moreton Road	1 x conifer	None given	Approved
	03115	7 Chandos Road	1 x larch	None given	Approved
	03123	Island behind 1 School Lane	1 x ash	Leaning over river, roots exposed by floodwaters; threat of collapse into houses	
	03652	1 Church Street	5 x conifers	None given	Approved
2022	00287	20 West Street	1 x holly	Too close to building	Approved
	00929	Chandos Park	Sycamore	Fell (storm damage) replacement scheduled	Approved
	02171	Candleford Court	Ash Elm Plum	Fell; decayed trunk Fell, dead stem leaning over river Fell, to avoid damage to wall	Approved
	02404	40 Well Street	Eucalyptus	Fell, excessive lean towards buildings and path (5-day notice)	Approved
	02499	37 Well Street	Ash Sycamore	Danger of falling on to Listed Buildings opposite Excessive shading of garden	Approved
	02980	55 Well Street	Mulberry	Old & stunted; to be removed to prevent damage to Listed Building and drainage pipes	Approved
	03026	15 Chandos Road	5 x Himalayan Birch	Fell to ground	Approved
	03118	55 Well Street (tree is in Brooks Court)	Strawberry Tree	Fell to allow access from the highway to the rear garden	Pending Consideration

Development	Planning application	AVDC/BCC/BC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comments
CHANDOS ROAD (ROYAL COURT)	09/01205	AVDC	£29,975	28,219	1,756	£0		31/01/2024	SPORTS AND LEISURE C	£1750 committed to fit out new Scout HQ/Community Centre at Embleton Way	Retained until the Scout HQ/Community Centre 'commitment' actually comes forward – there is still money to be spent
LACE HILL	09/01035	AVDC	£197,162	98,546	£98,616	£0		01/10/2022	FLOOD ALLEVIATION	flood mitigation for properties at 'medium' risk of flooding	Spending updated to include 2019/2020 & 2020/2021 expenditure
		AVDC	£118,795	100,841	0	£17,954		06/02/2023	EXTRA CAR PARKING AT BUCK ATHLETIC	additional parking facilities at Buckingham Athletic FC	B A FC agreeing use of balance with Mr. Houston
		AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall	
		AVDC	£210,997	150,000	0	£0		26/04/2021	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised	TVP advised expenditure on fitting out the Base at Swan Industrial Park, ANPR cameras around Buckingham and engagement between PCSOs and Local Community Groups. Remainder (£61K) spent on two new vehicles for Neighbourhood Teams
		AVDC	£100,315	0	0	£100,315		26/04/2026	SPORTS AND LEISURE C	not yet known	
		BCC	£50,000			£250,000				Footway/Cycleway contribution	Lace Hill (cycleway) – The scheme is proposed to be delivered in two phases. For the latest, please visit: https://www.buckscc.gov.uk/services/transport-and-roads/road-projects-and-improvement-schemes/a413-sustainable-travel-scheme/
		BCC	£95,000			£380,000				Bus/Public Transport subsidy	Funding to be drawn down by BCC Passenger Transport team depending on service requirement
STATION ROAD/STATION TERRACE (THE SIDING)	14/02685	AVDC	£29,547	11701	0	£17,846		12/06/2025	SPORTS AND LEISURE C	balance not yet committed	
MARKET HILL (SUMMERHOUSE HILL)	12/02104	AVDC	£138,863	0	0	£138,863		03/11/2025	SPORTS AND LEISURE C	not yet known	
		AVDC	£77,358	0	0	£77,358		03/11/2025	AFFORDABLE HOUSING	Provision of Affordable Housing within Aylesbury Vale	
TINGEWICK ROAD (CLARENCE PARK)	11/02116	AVDC	£345,344	0	0	£345,344		09/12/2026	SPORTS AND LEISURE C	not yet known	
POLICE STATION, MORETON RD	14/03316 &	AVDC	£29,975	0	0	£29,975		12/05/2027	SPORTS AND LEISURE C	Stratford Fields Play Area improvements	
MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	0	0	£367,056		n/a	SPORTS AND LEISURE C	not yet known	
		BCC	£166,207		£166,207					transport contribution	TfB are progressing a scheme comprising of footway improvements along Moreton Road, RTPI bus shelter opposite Balwen and at Market Hill and cycle parking facilities in town centre. Local BCC councillors consulted as part of scheme development.
LENBOROUGH ROAD (additional house behind The Siding)	16/00145	AVDC	£4,812	0		£4,812		28/09/2027	SPORTS AND LEISURE C	Equipped play facilities at Embleton Way Open Space	
HAMILTON PRECISION, TINGEWICK RD	16/02641	AVDC	£135,590					31/01/2029	SPORTS AND LEISURE C	Skate Park	
LAND REAR GRAND JUNCTION PH (CLARENDON HOUSE care home)	16/03302	AVDC	£34,650					04/01/1931	SPORTS AND LEISURE C	Stratford Fields Play Area	Contributions received 4 January 2021 (to be used within ten years).
		AVDC	£13,000						FOOTPATH CONTRIBUTION	footpath/cycleway extending access to Riverside Walk along Great Ouse	Note; the footpath/cycleway works were undertaken and funded in Oct 2017 so this Contribution will be used to offset those works in full.
VERNEY CLOSE FLATS	20/00483	BC	£11,500	0	0	11500 RECEIVED		2032	SPORTS AND LEISURE C	not yet known	
MONIES TO BE PAID LATER IN DEVELOPMENT											
NORTH OF A421 TINGEWICK RD (ST. RUMBOLDS FIELDS)	15/01218	AVDC	£1,086,725			£601,665			SPORTS AND LEISURE C	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	First 50% instalment paid
MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD											
(SUMS SUBJECT TO INDEXATION)											
ODDFELLOWS HALL, WELL STREET	19/03398		£12,375						SPORTS AND LEISURE C	Chandos Park improvements	
LAND ADJ 73 MORETON ROAD	19/00902/AVDC	AVDC	tbc						SPORTS AND LEISURE C	Overn Avenue Play Area	
WEST END FARM, BRACKLEY ROAD	16/00847	AVDC	£160,600						SPORTS AND LEISURE C	mitigating impact of development	Appeal indicates monies to be used for improving access or street furniture, provision of pedestrian/cycling bridge and linking hard surfaced paths at Heartlands/Bourton Park and/or Landscape Masterplan for Castle House POS and car park
WALNUT DRIVE, MAIDS MORETON	16/00151		TBC								
New information highlighted											
Destinations to be agreed with Mr. Houston											