



# BUCKINGHAM TOWN COUNCIL

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

PLANNING  
COMMITTEE

Monday, 30 May 2022

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 6<sup>th</sup> June 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](mailto: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/>

Mr. P. Hodson  
Town Clerk

## AGENDA

1. **Election of Chair**  
To elect a Chair of the Planning Committee for 2022-2023.
2. **Election of Vice Chair**  
To elect a Vice Chair of the Planning Committee for 2022-2023.
3. **Apologies for absence**  
Members are asked to receive and accept apologies from Members.
4. **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.

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.*

**5. Minutes**

To receive and agree as an accurate record the minutes of the Planning Committee Meeting held on 9<sup>th</sup> May 2022 and received at Full Council on 30<sup>th</sup> May 2022.

[Copy previously circulated](#)

The formal Response for 22/01189/APP (2 Mallard Drive) was circulated with the Minutes and attached here for the record. [Appendix A](#)

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

6.1 To note the date of the next NP Working Group meeting: Tuesday, 14<sup>th</sup> June 2022 at 2pm.

6.2 Cllr. Stuchbury requested the following response to a question from the Buckinghamshire Council meeting held on 26<sup>th</sup> April 2022 be provided for Members' information:

Cllr. G. Williams – progress on the Buckinghamshire Local Plan

[Appendix B](#)

6.3 To receive notes of a meeting held on 24/5/22 on the Buckinghamshire Local Plan Design Code [Appendix C](#)

**7. North Bucks Parishes Planning Consortium**

7.1 To receive a verbal report from Cllr. Ralph on an email conversation between Cllr. van der Poll and Mr. Bambrick. [Appendix D](#)

7.2 To receive and discuss an email from a Buckinghamshire Council Transport Strategy officer on the A421 corridor. [Appendix E](#)

**8. Action reports**

8.1 To receive action reports as per the attached list. [Appendix F](#)

8.2 To receive a response on the paths/cyclepath at St. Rumbolds Fields. [Appendix G](#)

**9. Planning applications**

For Members' information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 1<sup>st</sup> and 29<sup>th</sup> June 2022 at 2.30pm. Strategic Sites Committee meetings are on 9<sup>th</sup> June and 7<sup>th</sup> July 2022 at 2pm.

Additional information provided by the Clerk

[PL/06/22](#)

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

- |    |              |   |
|----|--------------|---|
| 1. | 22/01183/APP | 55 Treefields, MK18 1GP<br>Householder application for single storey rear glazed extension and a new window in entrance hall<br><i>Daniell</i>                        |
| 2. | 22/01345/APP | 4 Lime Avenue, MK18 7JJ<br>Householder application for conversion of garage into habitable room and replace garage door with window<br><i>Madhav</i>                  |
| 3. | 22/01419/APP | 138 Moreton Road, MK18 1PW<br>Householder application for demolition of existing single storey brick garage and erection of two storey side extension<br><i>Child</i> |
| 4. | 22/01497/AAD | Lace Hill Manor Care Home, 112 Needlepin Way, MK18 7RB<br>Display of 4 individual aluminium signs<br><i>ID Planning [for Maria Mallaband Care Group]</i>              |

5. 22/01645/APP Gwynfa, Stratford Road MK18 1TE  
 Householder application for demolition of conservatory and erection of single storey extension  
*Mathews*

*The following two applications may be considered together:*

6. 22/01725/APP 11 Market Square, MK18 1NS  
 Alterations to shopfront with installation of new customer entrance door and proposed 11no. new outdoor condensing units, replacing 5no. existing units
7. 22/01726/AAD Display of 3no. non-illuminated fascia signs and 1no. non-illuminated hanging sign  
*Specsavers Optical Stores*

#### **AMENDED PLANS**

8. 21/04690/APP 45 Hare Close, MK18 7EN  
 Householder application for single storey rear and side extension and conversion of garage  
*Cheng*

**The following application is in Gawcott-with-Lenborough Parish:**

9. 22/01498/APP Land off Osier Way, MK18 1TB  
 Erection of a building for a flexible business use to include Eg(iii), B2 or B8 purposes, along with ancillary offices, associated access, parking landscaping and associated works.  
*Deeley Properties Ltd. and Human Capability Foundation*

**Not for consultation (circulated separately due to time constraints)**

10. 22/01672/ATP Foscott Way, MK18 1TT  
 T1 Ash: Tree has significant ash die-back. Fell  
 T2 Norway Maple: Prune back to give 2m clearance from street light. Lightly prune back branches by 1.5m on house side of tree to provide clearance  
*Gordon-Stuart [TfB]*
11. 22/01752/ATP 4 Villiers Close, MK18 1JH  
 T1 & T2 Sycamore: Section fell as close to ground level as possible. Significant basal damage and decay. Listed wall at risk of impact and potential damage.  
*Fletcher*
12. 22/01829/ATP Land to rear 26 Highlands Road [*Maid's Moreton Avenue*], Page Hill  
 2 x Chestnuts; remove 2 branches to the east as shown on photo and crown lift remaining branches to clear shed and fence by 2m to BS3998:2010 and crown  
*Pasmore [Buckinghamshire Council]*
13. 22/01830/ATP Land to rear of 6 Holloway Drive [*Holloway Spinney*], Page Hill  
 Ash – Concerns with overhanging branches. Remove 2 branches to suitable points, see photo (red) and reduce crown by 2m on the west side to balance tree  
*Pasmore [Buckinghamshire Council]*

## 10. Planning decisions

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

### Approved

Application	Site address	Proposal	BTC response
21/03801/APP	23 Market Hill	Ch/use from financial services (E) to mail shop (sui generis)	No objections
22/00742/AAD	Ring Road Garage	3 new signs and 5 new flags	No Objections
22/00804/APP	12 Bodenham Cl.	Add 2 <sup>nd</sup> storey over garage; convert garage to habitable room	No Objections <sup>1</sup>
22/00358/APP	10 Foxglove Close	Single storey rear extension	No Objections

<sup>1</sup> Members added the comment:

*Members were concerned that if a third parking space was necessary some of the lawn would be lost with consequent detriment to the street scene, and asked that a permeable surface be required. Grey water recycling, solar panels and an electric charging point were also suggested.*

Highways

commented:

The garage conversion will result in the loss of one parking space on the site however two parking spaces are achievable on the driveway and I would not consider a shortfall of one space to result in any highways safety issues in this location.

And the Case Officer added in her report:

Officer comment: Please see comment from the Highway officer regarding parking as well as the planning officer's assessment below.

In terms of EV charging point policy T8 only requires it for new dwelling. No policy requirement for existing dwellings. Similarly, water recycling and solar panels are not required by policy for extensions/alterations to existing dwellings.

### Refused

Application	Site address	Proposal	BTC response
22/00663/APP	23 Deerfield Cl.	Single storey rear extension	Oppose

### “Out of Time to Determine”

Application	Site address	Proposal	BTC response
22/00848/COUAFN	12-13 Market Hill	Ch/use from retail storage to residential	Oppose

Note that 22/00812/APP : External alterations to form new doors and windows to front, side and rear elevations is still Pending Consideration, and 22/01052 was withdrawn last month.

### 10.2 Appeal

An appeal was lodged on 16<sup>th</sup> May 2022 against the refusal of 21/00583/APP

19 Bridge Street MK18 1AF

Change of use of a dwellinghouse (ground floor only) (Class C3) to hot food takeaway unit (Class A5/sui generis) and drycleaners unit (Class A1/E) including the installation of one (1) oven air extract, terminating via a chimney flue at the side northern elevation of the building and a number of other external alterations

The due date, should Members wish to send any additional comments, is 17<sup>th</sup> June 2022.

Members response was (22<sup>nd</sup> March 2021):

*Judging from the rubble now heaped on what was the front garden, work has already started on adapting the building. Members also reported that the premises are occupied, despite the statement in the documentation.*



*Members were surprised to see that the pedestrian-controlled crossing immediately outside the premises was not referred to in the response from Highways, nor was the restricted vision to the south of the access, or the proximity of a difficult five-way junction. The crossing is much used by schoolchildren of one primary and two secondary schools, and the elderly residents of Chandos Court and Coopers Wharf, as the footway on the western side ceases to exist just to the north of the crossing point, leaving the only way into the town centre on the eastern side of Bridge Street.*

*The calculated 66 additional traffic movements were felt to be an underestimate, given the nature of the two proposed businesses and the related trade deliveries, and the required vision splay distance included the side wall of 1 Bourton Road which abuts the public domain. Most vehicles emerging would of necessity block the footway in order to get a clear view.*

*The building is surrounded on three sides by the Conservation Area and has Listed Buildings to the west and south, and residential properties on all sides, though those to the east are slightly separated from it by allotments. More details of the chemical and food smells and noise to be expected from the proposed uses are therefore essential, and Members echoed the concerns of Environmental Health in this respect, but regretted that the amended drawing the applicant had submitted to address some of their comments was not available on the website.*

*The building is also within the urban area with adequate street-lighting, and the downlighters on the new fencing were considered superfluous.*

*Members opposed on the grounds of detriment to the amenity of existing residents contrary to AVDLP Policy GP8, in particular those at 20 Bridge Street and 1-5 Bourton Road; and road safety, due to the lack of clear vision to the south and blocking the footway immediately adjacent to a pedestrian-controlled crossing.*

The reasons for refusal were:

The proposed development by way of the introduction of an intensification in the use of the property and associated vehicular and pedestrian movements, combined with the proposed hours of operation, and the likely emissions of fumes and odours associated with the cooking of food and the dry-cleaning of clothes, would be detrimental to the amenities of the occupiers of adjacent residential properties, contrary to policy BE3 of the Vale of Aylesbury Local Plan (September 2021) and the National Planning Policy Framework.

Had the above over-riding objection not applied the Local Planning Authority would have sought, in accordance with Vale of Aylesbury Local Plan policy T5, further details in terms of ensuring that the required visibility splays of 2.4m x 43m in both directions could be provided without the reliance on third party land. In the absence of this information the Local Planning Authority is not satisfied that the necessary splays could be satisfactorily provided, such that they could be achieved by means of the imposition of a planning condition.

## 11. Buckinghamshire Council Matters

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

Cllr. Stuchbury has recommended the following responses to questions from the Buckinghamshire Council meeting held on 26<sup>th</sup> April 2022, for Members' information:

11.1.1 Cllr. P. Strachan - Tree Planting

[Appendix H](#)

11.1.2 Cllr. C. Harriss - Buckingham Skate Park

[Appendix I](#)

11.1.3 Cllr. G. Williams - Call-ins

[Appendix J](#)

11.1.4 Cllr. G. Williams - Application statistics

[Appendix K](#)

11.2 To receive notes of a meeting held on 19<sup>th</sup> May 2022 hosted by Customer Services.

[Appendix L](#)

11.3 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is attached for information.

[Appendix M](#)

## 12. Town & Parish Council Quarterly Planning meeting

To receive the slides of the meeting, the answers to pre-submitted questions and the Clerk's additional comments. [Appendix N](#)

## 13. Buckinghamshire Council Committee meetings

- 13.1 N. Bucks Area Planning Committee (18<sup>th</sup> May) *To elect the Chairman only*  
 (1<sup>st</sup> June) *No Buckingham applications*
- 13.2 Strategic Sites Committee (12<sup>th</sup> May) *No Buckingham applications*  
 (18<sup>th</sup> May) *To elect the Chairman only*  
 (9<sup>th</sup> June) *agenda not posted at 27/5/22*

For information, the Cabinet Member for Planning & Regeneration is now Cllr. Peter Strachan and the Committee Chairmen for 2022-2023 are (as of 18<sup>th</sup> May meetings):

N. Bucks Area Planning Committee Cllr. Patrick Fealey  
 Strategic Sites Committee Cllr. Alan Turner

## 14. Enforcement

- 14.1 To report any new breaches.
- 14.2 (791/21 refers) To receive and discuss the requested status update on open cases. [Appendix O](#)
- 14.3 The Senior Compliance & Enforcement Officer has advised (26/5/22) that a Planning Enforcement Notice has been served at the following addresses:  
 9 Addington Road MK18 1PB  
 28 Border Lane MK18 7SE

## 15. Applications to fell trees

- 15.1 To receive the updated list of applications to fell trees [Appendix P](#)  
 15.2 To receive and discuss notes of a meeting with Rebecca Hart [Appendix Q](#)

## 16. S106 Quarterly update

- 16.1 Mr. Rowley has nothing new to report this quarter.
- 16.2 (851/21 refers) To consider the response received from Mr. Rowley on the suggested use for remaining s106 monies from Lace Hill to install EV charging points at Stratford Fields, and agree an alternative destination:

You will recall a suggestion was made to seek agreement to use the unspent element of the Parking Contribution secured from the London Road development (nearly £18k) to install EV charging points to the extended car park at BAFC which was initially funded through the S106 Contribution. This would need the agreement of the party who paid the Contribution, but as this could be seen as an extension and upgrade of the original project, we were hopeful this could be agreed. However, early estimates also indicate a budget in excess of £40k would likely be needed for this project.

I have been engaging with colleagues in Development Management, Parking Services and Estates as well as copying in my line manager, but I'm afraid discussions on further funding are not within my control so I wanted to make it clear that as things currently stand the unspent Contribution would have to be returned to the Developer at the expiry of ten years in February 2023.

I asked if the £40K was a conjecture or a costed amount and received the following response (27/5/22):

I don't know how accurate the previous estimate was - to me, this was a Contribution secured for project overseen by Parking Services so I was hoping that service would also be contributing to these discussions on what should happen with the remainder.

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Email: office@buckingham-tc.gov.uk

**17. Matters to report**

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

**18. Chair's items for information**

**19. Date of the next meeting:**

Monday 27<sup>th</sup> June 2022, following the Interim Council meeting at 7pm.

**To Planning Committee:**

Cllr. M. Cole JP

Cllr. F. Davies

Cllr. M. Gateley      Town Mayor

Cllr. J. Harvey

Cllr. A. Mahi

Cllr. L. O'Donoghue

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Cllr. R. Willet

Mrs. C. Cumming      co-opted member



PARISH/TOWN COUNCIL COMMENTS ON PLANNING APPLICATION:-

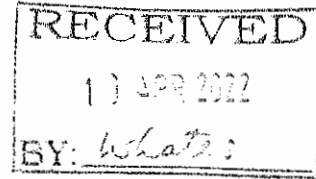
22/01189/APP - BUCKINGHAM

Email: [planning@buckingham-tc.gov.uk](mailto:planning@buckingham-tc.gov.uk)

2 Mallard Drive Buckingham Buckinghamshire MK18 1GJ

Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence 2m from back of footpath (Retrospective)

CASE OFFICER:  
CONTACT NO:



DATE COMMENTS REQUESTED BY:- 17 May 2022

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22/01189/APP - BUCKINGHAM

The Parish/Town Council:-

- 1. Has NO OBJECTIONS
- 2. SUPPORTS the application - For the reasons given below:
- 3. OPPOSES the application - For the reasons given below: *overleaf.*

Signed: *Kulnerliff* Date: *17/5/22*



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Town Clerk: Mr. P. Hodson



**22/01189/APP**

2 Mallard Drive, MK18 1GJ

Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence 2m from back of footpath (Retrospective)

## SUPPLEMENT TO THE DEFERRED RESPONSE SUBMITTED 11/5/22

Members have now considered the additional information from the Land Registry and have concluded that:

1. Given that the original planning approval (application 94/00489/APP: Condition 9) states
  - (9) The amenity open spaces shown on the plan attached to this permission shall remain undeveloped and be retained and laid out as open amenity areas as part of the estate as a whole and shall thereafter be maintained as such as an integral part of the development.

And that the 2008 transfer of the land from the developer to the management company contains clauses and covenants including

### 13.1 Other Definitions

"Boundary Structure" : any walls fences hedges trees retaining walls or other structures on the boundaries of the Property

...

"Perpetuity Period" 80 years from the 1<sup>st</sup> January 2008

### 13.7 TRANSFEREE'S COVENANTS

The following covenants are for the benefit of the Transferor and for the benefit of any parts of the Estate and shall be enforceable against the Transferee

- 13.7.1 Not to erect any building or other structure on the Property without the written consent of the Transferor
- 13.7.2 To observe any covenants conditions and stipulations mentioned in the above title which are capable of affecting the Property and will indemnify the Transferor against all costs and claims arising from any failure to do so

And that the 2021 transfer of the triangle of land in question to the applicant contains:

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (22.09.2008) A Transfer which included the land in this title and other land dated 12 September 2008 made between (1) David Wilson Homes Limited and (2) Greenbelt Group Limited contains restrictive covenants.

*NOTE: Copy filed under BM339489.*

....

- 3 (22.09.2008) The Transfer dated 12 September 2008 referred to above contains provisions as to light or air and boundary structures and a



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provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

Members have also noted

13.3.3.1 For the duration of the Perpetuity Period not to use the Property for any purpose other than as public open space as defined in the Open Space Act 1906 PROVIDED THAT the transferee shall be permitted to dispose of any part or parts of the Property to an adjoining plot owner for use as garden as long as the consideration passing between the disponent and the Transferee is not greater than £10,000.00.

But this says nothing about enclosing any such purchased plot with a fence, which would seem to be proscribed by ¶13.7.1 quoted above;

and

2. The refusal of the previous application (21/03714/APP) contained these reasons for refusal:

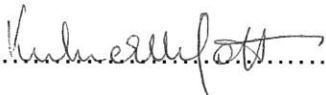
1. The change of use of amenity land to private, fenced-off, residential garden land results in the unacceptable loss of open amenity space, as designated in the original plans for the estate and viewed as an integral aspect of the development. As such, the proposed development has a harmful impact on the character and appearance of the surrounding area and results in harm to the amenities of residents who benefit from use of the area of open space. The proposal is therefore contrary to Buckingham Neighbourhood Plan policy CLH5, policies I1, BE2 and BE3 of the Vale of Aylesbury Local Plan and the guidance set out in the NPPF.
2. The change of use of the land to garden and enclosure of this using 1.8m high closeboarded fencing, results in a harsh, overly dominant and alien form of boundary treatment which abuts the public highway. The 1.8m high close-boarded fencing is out of character with the front boundary treatments prevalent in the local area and is situated within a prominent location at the entrance to the estate. The change of use and enclosure of this land using 1.8m high closeboard fencing represents an uncharacteristic form of development that has a significant adverse impact on the character and appearance of the surrounding area and to the visual appearance of the entrance to the estate. The proposal is therefore contrary to policy BE2 of the Vale of Aylesbury Local Plan, Section 12 of the NPPF and the guidance set out in sections C1, I1 and I2 of the National Design Guide.

and under '**Working with the applicant/agent**' on the decision sheet:

"In this case, the application was considered to be unacceptable as submitted and no amendments would have resulted in the development being acceptable".

3. In Members' opinion the movement of the fence back some 0.5m does not neutralise the officer's stated reasons for refusal. It still does not comply with the original condition that the amenity areas (which are not "redundant land", they are integral to the overall design scheme of the estate) are to remain open and undeveloped.

Members continue to **OPPOSE** the proposal and ask that the fence be moved back to its original position and the grass and shrub planting be reinstated. This site is at the entrance to the entire estate, has a companion amenity space opposite and thus sets the tone for the whole of the estate with its open aspect.

Signed..........

Date.....17/5/22.....

Question 2 to Councillor Gareth Williams, Deputy Leader and Cabinet Member for Planning and Regeneration, from Councillor Karen Bates in relation to the emerging Local Plan

Can the Cabinet Member please provide details on the development of the emerging Buckinghamshire Local Plan:

- What progress has been made in defining the scope, aspirations and detail of the Plan?

Could the answer please address:

Whether there have been meetings held with Member sub Groups or Planning Committee chairmen to discuss issues such as possible development / site allocations / infrastructure / future housing growth within the north of Buckinghamshire

- What the membership of any sub-group is

- Whether any discussions have been held about the total expected housing numbers in the plan and where these discussions took place

- How consideration will be given to Neighbourhood Plans in developing the Local Plan, with policies addressing issues such as the provision of future health needs and education

## Response

Thank you for your question.

### What progress has been made in defining the scope, aspirations and detail of the Plan?

As detailed in the report to the GIH Select Committee meeting on 13 April 2022, there continues to be considerable uncertainty on how authorities should progress plan-making.

This uncertainty was introduced by the Government when it published its White Paper 'Planning for the Future' in August 2020. The process of plan-making is complex and subject to challenge from all quarters. Without definitive guidance from the Government on, for example, the method for assessing the housing numbers that the Plan is required to deliver, premature work on the Plan could easily be unravelled and waste both time and Council resources.

The current understanding is that there will be Government announcements about changes to the planning system in 'spring 2022' – although there are no further details of when exactly this may be, if this timescale will be met or the level of change that will result. We also understand that the extent of the proposed reforms will be less significant than those envisaged by the Planning White Paper published in August 2020. Furthermore, that they will be included, together with other proposed changes, within a Levelling Up and Regeneration Bill rather than a dedicated Planning Bill. We expect to hear more about this in the Queen's Speech on 10 May.

The Council recognises that particularly in the south and east of the Council area there is concern about the lack of protection from an up to date plan. Much of this area benefits from national protections such as the Chilterns Area of Outstanding Natural Beauty and the Metropolitan Green Belt and we will continue to challenge inappropriate development in these areas robustly.

The Council continues to make progress on the lower-risk elements of the Plan. It has:

☑ Prepared and approved a Local Development Scheme

☑ Prepared and adopted a Statement of Community Involvement

☑ Introduced two 'calls for sites' for brownfield land

☑ Undertaken a Discovery and Exploration engagement exercise, which we expect to report on imminently

Begun the process of commissioning various baseline studies including an economic review

☑ Started conversations with neighbouring authorities as part of the Council's Duty to Cooperate.

It is also preparing to expand the scope of our current call for brownfield sites to become a call for other sites. It is anticipated that this will commence in late spring / early summer.

The Local Plan Members' Working Group is composed of the Chairs of the six Planning Committees and the following members of the Cabinet:

☑ Cllr Martin Tett

☑ Cllr Gareth Williams

☑ Cllr Steve Broadbent

☑ Cllr John Chilver



☒ Cllr Anita Cranmer

☒ Cllr Nick Naylor

☒ Cllr Peter Strachan

The Group meets regularly for briefings on a range of matters relating to the making of the Plan but at this stage the opportunity for significant steer on the Plan is limited.

All-member engagement to date has included the following briefing sessions:

☒ 10 December 2020, together with a Member survey inviting their views on past experience of plan-making and their aspirations for their locality

☒ 25 February 2021, together with a Member survey inviting their views on housing density and town centre regeneration (only 28 responses to this)

☒ 6 December 2021, on the Local Plan engagement exercise

Parish briefings on the Plan were held in March and April 2021, and on 19 January 2022.

Until the Government announces any changes, the Council must use the 'standard method' as a starting point for assessing the housing needs for the area. At present, this shows that the Council would need to deliver about 3000 homes per year.

Presuming that a plan period might run from 2022-2040, this creates a possible requirement of 55,000 homes. Around 28,000 of those homes already have planning permission or are allocated through the Wycombe and Aylesbury Vale Plans. This leaves a further 27,000 homes for the new Plan to supply.

The Plan is still at a very early stage in assessing how this supply could be delivered, but the Council is determined to explore all possible sources before allocating undeveloped, or greenfield, land including:

☒ Redevelopment of brownfield land

☒ Evaluating the viability of land currently used for employment to see if it can be repurposed for housing

☒ Regeneration of town centres

☒ 'Windfall' – small developments and infill which are not allocated by the Plan.

The Council recognises the potential for Neighbourhood Development Plans (NDPs) to assist this process in a way that wins local support. As well as 30 made (adopted) plans, there are 34 other NDPs under development in the council area. To accord with current Government planning policy, the Plan will need to include strategic policies that set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

As a matter of course, the process of plan-making will include engagement with all infrastructure providers (including for health and education) to assess the need for new or expanded provision as a result of proposals for growth. These requirements would usually feature in the Plan as being delivered through planning obligations (either through section 106 agreements or pooled contributions through the Community Infrastructure Levy).

However, that is one of the areas subject to change as the Government [has confirmed](#) (p12) that it is exploring the introduction of a new Infrastructure Levy, which will replace section 106 planning obligations and the Community Infrastructure Levy. We are eager to understand more about this so that the Plan can respond appropriately.



**BUCKINGHAM TOWN COUNCIL  
PLANNING COMMITTEE 6TH JUNE 2022**

**Agenda**

**Contact officer: Katharine McElligott**

**Notes on the Local Plan Design Code meeting held in the Council Chamber and by Teams 24<sup>th</sup> May 2022**

Attending: Rebecca Hart      Natural Environment Manager, Buckinghamshire Council

BTC Neighbourhood Plan Working Group:

Cllr. Mark Cole JP    Chairman of BTC Planning Committee

Cllr. Jon Harvey      Planning Committee

Cllr. Lisa O'Donoghue    Planning Committee

Cllr. Robin Stuchbury    Planning Committee

Roger Newall      Buckingham Society

BTC officers:

Paul Hodson      Town Clerk

Claire Molyneux    Deputy Town Clerk

Katharine McElligott    Planning Clerk

Louise Stubbs      Communications Clerk

Nina Stockhill      Estates Clerk

Ms Hart explained the Design Guide will not attempt to unify the whole County at a detailed level, it is recognised that the north differs in significant ways from the south. It will be a high level document dealing with general matters such as green infrastructure, water courses, cycleways and footpaths.

It will not include built environment density, character areas, architectural design (ie not set county-wide style), building materials or planting, which are better done locally.

It can include general design of – for example – street scene, disabled access, tree planting.

Still finalising draft content: street design issues, roads and bridges, speed limits.

It must be deliverable by developers.

There will be a test period over the summer for unintended consequences followed by a consultation. It must be in compliance with adopted Local Plans.

It will be adopted as Special Planning Document/Special planning Guidance and then rolled into the Local Plan. Waiting to see what the final content of the DLUHC bill is.

MC: With a county 55 miles long – essentially 2 totally different counties – can't have two Plans, one South, one North. Who is drawing this up?

RH: There won't be two design codes; the document will be equally applicable over the whole county. For example, street trees are a universal need, as is the ability to get easily from A to B. There have been a few publicity campaigns, though lockdown made personal contact impossible. There is a website for comments – Bucks.place – where you can leave comments.

JH: What are the parameters? We need clarity on this, we have our own (design) document in preparation. We have had no publicity via the Community Board or direct - only a mention at the Quarterly meeting in October 2021. It matters for settlements with Neighbourhood Plans. The consultation must be with all Towns and Parishes, the Community Boards, AVALC and other entities such as the NBPPC. Our own arrangements include climate change policies such as solar panels and grey water recycling, these must be included. Disabled accessibility isn't just dropped kerbs, it includes neural disorders, dementia, signing, deafness and sight loss, which shared surface streets do not address. For example the car park ticket machines - yellow on silver is not easy to read.

RH: Chalfont St. Peter also reported missed communications. I will see if the new Cabinet Member will sanction some extra publicity.

JH: 1 slide of 40 last October is not enough.

RH: Things get lost. We must do better

The Design Code is not a good place for climate change conditions; Building Control standards come under different legislation. A Special Planning Document is not for new policies, that is for the Local Plan to introduce and the SPD to reinforce. A developer may choose to include them, but they may not be suitable for all applications, so cannot be made a rule. We could include a note about suitable orientation of roofs, for example, if it was acceptable within the local character. I agree about catering for other disabilities than mobility problems.

As to who is working on it – we have had a consultant for several years who has experience with Design Codes, street design – eg 20mph zones – and mobility problems/recommendations for the blind.

JH: Lifetime housing allows for the disabled. The Town Council needs to know what we can do.

RH: I can send over a copy of the bid document which explains what the Code will include. We want it absolutely clear, not woolly. If it doesn't fit across the whole County, maybe it needs a re-write.

RN: (1) Enforcement of Code. Arguing with the developer on compliance – does that have to be Bucks, or can we do it?

(2) What is included and what not. The National Design Guide says we can include Part M of the Building Regs for space standards. We need a policy link in the Local Plan, VALP has no policy we can go to. Grey water use etc should be standard.

(3) is there a date for the draft?

RH: No date yet, we are waiting on the DLUHC bill and its implications. Hesitant to commit – maybe 3 – 4 years? We have to satisfy a number of different concerns. Need a clear policy like the Highway Code, no 'should/should not do' only 'must/must not do'

Enforcing compliance – the LPA will still have the power to determine; providing clarity will minimise debate.

RN: Can you ensure officers refer to it in their Reports? Our existing Vision & Design SPG is never included. It's very important that DevCon colleagues consider it, as well as the NPPF, VALP, Neighbourhood Plan.

RH: This is not a new issue, it's a training issue for officers. We can think about officers using documents where they exist.

Part M – you are right. Wycombe District LP allowed Building Control conditions to be met.

RS: There's a new Cabinet Member [*Cllr. Peter Strachan*], and some crossover with Environment, and a new post in Cabinet – Accessible Housing and Resources (Cllr. John

Chilver). As a Buckinghamshire Councillor, I don't ever remember any discussion on this, perhaps it was in a subgroup? North Bucks v South Bucks – there are Green Belt issues. We don't want to get dumped on with all the housing because of them.

RH: Consultation – we need better PR. It will be part of the public consultation, to get proper feedback. It will all be done via the website.

KM

29/5/22

**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 6<sup>th</sup> JUNE 2022**

**Contact Officer: Mrs. K. McElligott, Planning Clerk**

**Health Service provision via s106 contributions**

Email correspondence between Cllr. Roy van der Poll (Winslow PC) and Steve Bambrick, Buckinghamshire Council Business Manager, copied to Cllr. Cole 20/5/22

Cllr. Van der Poll's original query was sent on 26<sup>th</sup> January, with intermediate prompts. This is the latest response.

Roy van der Poll	Steve Bambrick
<p>Thanks for your note. I must confess to finding it rather disappointing, as it fails to address the key issue that dates back at least 10 years and proposals as to how matters can be progressed rapidly. There was no response to the question of <i>Why can there not be a ready reckoner for health provision as there is for education and sport and leisure?</i> Surely it must be accepted that the parallels between the provision of education and health provision for the increased population resulting from a major residential development mean that, if there is an acceptance that funding for education is 'directly related to the development,' then so must health provision. After all, government guidance is very clear that health provision via CIL is required, so logically the same should apply to S106.</p>	<p>The CCG have a statutory duty for planning, agreeing and monitoring services. Commissioning is not one action but many ranging from the health-needs assessment for a population through the clinically based design of patient pathways, to service specification and contract negotiation or procurement, with continuous quality assessment. It is important to note that CCG pays GP Surgeries for healthcare provision based on the number of patients that are registered with them. This is obtained from the registered patient list held by NHS England. In addition to this GP's are paid for their performance under the Quality and Outcomes Framework.</p>
<p>At this stage, now better appreciating from your email the complexities of health provision, I would suggest it can only be reasonable and rational to consider the complete health package as provided in Bucks for its residents, in relation to S106 Agreements and CIL. How exactly was an element of CIL for health provision calculated for the District Councils in the south of the county, when apparently our health authorities have been consistently unable to the necessary details at the planning application stage?</p>	<p>The CCG are consulted on the Council's Local Plan, Aylesbury Vale area, which sets the framework on future development proposals including housing, employment and infrastructure (such as new GP surgeries). The CCG through this process can identify their future infrastructure requirements to support the anticipated growth and furthermore should be using this information to support their planning of services to ensure that they meet their statutory duties both now and in the future. The CCG were engaged through the Vale of Aylesbury Local Plan and have been aware of the location and quantum of growth in the Aylesbury Vale area for some time. The CCG are also engaged in our</p>

	<p>early work on the new Local Plan for Buckinghamshire. The CCG is also consulted on the major development proposals, as they come forward as planning applications through our Development Management team, that have the potential to impact on health.</p>
<p>You mention ongoing dialogue with BHT and Bucks CCG and awaiting responses, what has been the timescale for this?</p>	<p>BHT and CCG ceased engagement ahead of the Hampden Fields Judicial Review. We have written to the relevant Chief Executives at BHT and CCG to attempt to re-engage in discussions at the beginning of the month and we are awaiting their response. I would however note that Health Care is in the process of changing again in the UK in terms of its funding and delivery models going forward and CCG's will not exist next year, being replaced by Integrated Health Care systems.</p>
<p>As this matter of the failure of our health authorities in Bucks to apparently 'get its act together' for many years and, from what I can glean, a culture at least in the north of the county over that time of a belief at the District Council level that S106s do not provide funding for health provision, other than, perhaps, for the thousand plus dwellings developments, is it not high time a sense of urgency should be applied?</p>	<p>As set out above the CCG and BHT both have statutory duties to provide health care and funding is provided centrally. In addition we need to take into account that housing itself does not derive population growth in this country (this is controlled through birth/death rates and migration). On smaller scale proposals, it is harder to justify contributions through S106, particularly give a % of the population that will occupy new residential developments will already be within the existing BHT/CCG catchment and accounted for accordingly. We therefore are required to ensure that any S106 obligation is not 'double counting' and legally meets the tests as set out in the NPPF (explained in our previous email).</p>
<p>In my earlier email I asked about best practice being operated by other counties. At the update meeting, it was confirmed that other counties were successfully generating S106 funding for health provision, so surely, rather than reinventing the wheel, will it not be possible to provide to the relevant Bucks health authorities examples of what is working elsewhere?</p>	<p>I can confirm that we have engaged with BHT and highlighted existing models such as HUDU. Nevertheless, any model would need to be updated to reflect the local situation, which would need to be led on by BHT with support from the Council. It would certainly be a starting point albeit there is no end product.</p>

**Email correspondence from Mr. Craine to Cllr Stuchbury 25/5/22****A421 corridor study**

Good to chat with you yesterday and thanks for the context regarding developments in Buckingham. Further to our discussion, I thought that the information below in blue would be of use to you at this stage. We hope to liaise with the Parish / Town Councils once we have formulated the scope for the study and briefed Steve Broadbent regarding this. The information below is therefore general information at present. I am happy for you to share this information to others.

I've cc'd it through to Paul Hodson at Buckingham Town Council for his information. This should help to provide an early understanding of our proposed study for the A421 and proposed timescales for this work.

The scope should be forthcoming soon once we have briefed Steve on the 8<sup>th</sup> June.

**Si Craine**

MA, MCILT, MCIHT, TPS

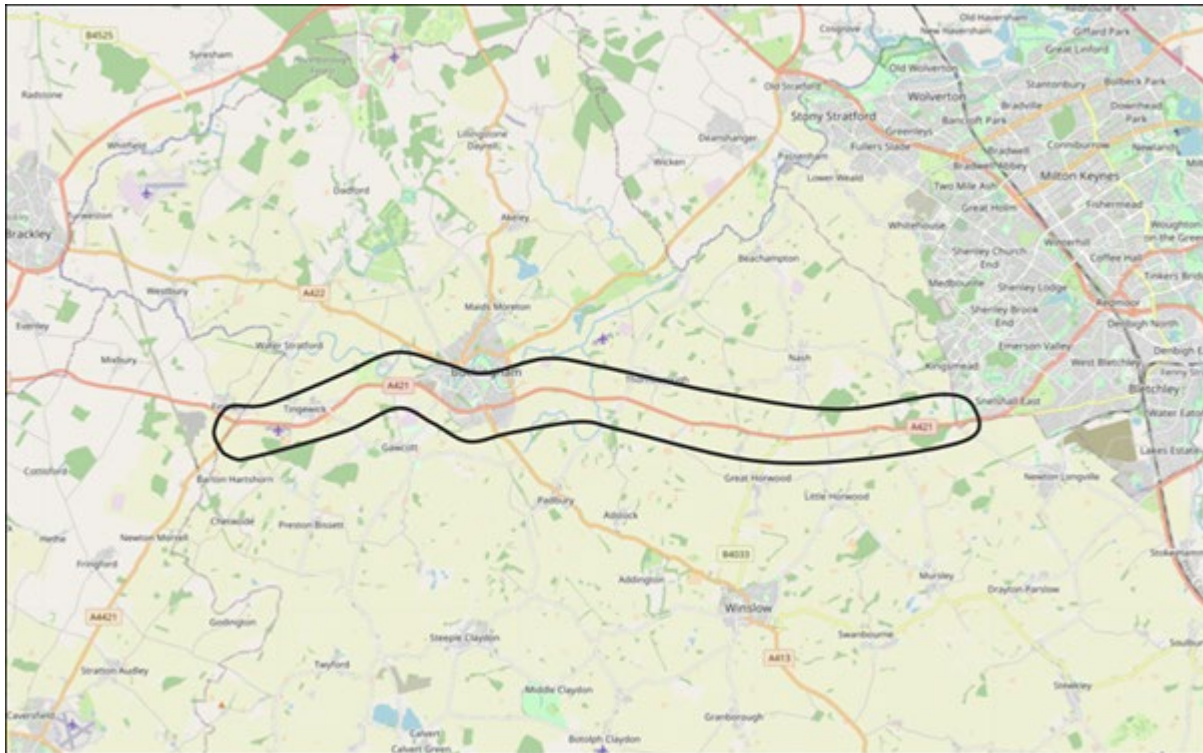
Senior Transport Officer / Modelling Manager

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[Why a study of the A421 Corridor?](#)

Initial background work on the Oxford-Cambridge Expressway identified the A421 corridor as a congested corridor, where there may be opportunities for a range of transport measures to improve journeys. In addition, there is housing growth along the corridor and this study will aim to look at the package of measures needed to address current as well as future transport issues.

There are currently two regional studies being carried out (one by National Highways and one by England's Economic Heartlands) which are considering east-west connectivity in wider strategic terms. The proposed Buckinghamshire Council A421 study would aim to focus on the area shown below. At this stage, the study is being regarded as a technical report to look at issues and options in the area.



The next steps are outlined below:

- |               |   |
|---------------|---|
| May 22        | Initial workshop with local members for comments to feed into the scope of the study. |
| June 22       | Finalise brief and procure external consultants.                                      |
| July / Aug 22 | Project team inception meeting and evidence gathering commences.                      |
| Oct / Nov 22  | Draft report.   |
| Dec 22        | Sign off and approval of study.   |

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## Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
854/21	6 via Consultee In-Tray 1 deferred and response sent later via Consultee In-Tray 2 direct to Trees	792/21 848/21	Year of the Tree 2022 Post box for St Rumbold's Fields	Postponed 20/5/22

## Other actions

Subject	Minute	Form	Rating √ = done	Response received
<b>Buckinghamshire Council</b>				
Streetlighting, Tingewick Road	1165/21 85/21 253/21 298.2/ 21	Accelerate installation of lighting between St Rumbolds Fields and Westfields Follow up letter Follow up & copy letter to Cllr Stuchbury (& speed limits) Cllrs. Harvey, Stuchbury & clerk to formulate letter	√ √ √ √	Response at Agenda # 5.2, Appendix C  Resent to Cllr Stuchbury for OK 26/1/22, and agreed version to Town Clerk for sending 27/1/22
Speed limit, Tingewick Road	188/21	Complete survey as minuted	√	Order made for 30mph on Tingewick Road and adjacent sections of bypass, and also double yellow lines at the entrance to Summerhouse Hill:  <a href="#">The Buckinghamshire Council (Prohibition of Loading, Waiting and Stopping) and (On- Street Parking Places) Order 2021 (Amendment No. 002) Order 2022. The Buckinghamshire Council (Speed Limit) Order 2021 (Amendment No. 003) Order 2022. The Buckinghamshire Council (Traffic Movement) Order 2021 (Amendment No. 004) Order 2022. - Your Voice Bucks - Citizen Space</a>



West End Farm	401.2/21	<del>Letter &amp; press release as minuted</del>	√	Verbal update from Cllr. Stuchbury agenda 9.1.1
	785.2/21	Write to officer with thanks as minuted	√	
Trees	55.2/21	<del>Invite Mr. Pasmore to meeting</del>	√	Town Clerk to report on meeting with Tree Officer (agenda 6.1) <b>Meeting with Councillors 24/5/22 – see agenda x</b>
	792/21	Meeting arranged		
TPO request	524.12/21	Confirm formally the request for TPO on Verney Close yews made on application response	√	
Sale of County-owned land	602/21	<b>Town Clerk</b> to write and ask for policy on sale of land and how much has been sold	√	
Osier Way	788.2/21	<b>Town Clerk</b> to open discussions on s106 terms		
<b>Call-in included in response; awaiting decision</b>				
22/00220/APP	9 St Rumbolds Lane	Alterations to make 7 self-contained flats	√	<i>Confirmation of acceptance awaited</i>
<b>Enforcement reports and queries</b>				
Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)	√	Awaiting officer's return from leave Update requested 29/7/21 and 7/9/21 and 21/10/21  Neighbour reported further breaches and concerns 8/2/22, forwarded to RS for action
	478/21	Unauthorised work and pavement hazard	√	
	Public Session 29/11/21	Cllr. Stuchbury to pursue complaints	√	

	843.1/21	Write as minuted	√	Response received from officer 26/5/22: <i>'The outstanding issues consisting of rooflights 21/00479/APP and foul water drainage 19/C3398/DIS have been respectively discharged and approved. The window issues referred to by the complainant within 19/03398/APP have been responded to by OS, team leader. The synopsis being, the obscurity levels have arguably already been achieved with the existing windows and the only enforceable aspect being con 4 has been historically discharged with the remaining window conditions being unenforceable until the point the windows are replaced.'</i>
Undecided cases	791/21	List open cases and ask BC for update on closures	√	<b>See Agenda 14.2</b>
New kebab shop, High Street	847.1/21	Check for internal lighting, and report	√	
<b>Neighbourhood Plan Review</b>				
NBPPC	362./21	<b>Town Clerk</b> to write to BC asking for criteria for statutory consultees & list	√	
Highways – Forward Plans	784/21	<b>Town Clerk</b> to write to Highways for update on strategy	√	<b>A421 study – see agenda 7.2</b>
Dacorum application	851/21	<b>To note the s106 terms and discuss at the next Group meeting</b>		
<b>Other matters</b>				

"Year of the Tree"	648/21 792.1/21	Pass recommendation to Environment  <b>Town Clerk</b> to consider membership of Woodland Trust  Press Release  Invite insurance co rep to meeting	√	<b>Postponed until Town Clerk has reported on meeting</b>  <b>Awaiting information from Green Spaces Manager</b>
Care Home access, Cornwall's Meadow	729/21 785/21	Review after Care Home open  Check new kerb and layout; write for long-term plans	√	<b>Response received from Steve Essam 23/5/22:</b> 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 giveaway 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 outside his scope, but the LAT may need to be nudged once works are complete to have a look at them.*
Post box for St Rumbold's Fields	848/21	Write to Royal Mail  Press Release	No need	<b>Royal Mail agreed to provide one, following publicity.</b>

Dirty and obscured signage - Bypass	850/21	Greenspaces staff will do under Devolved Services		
Pegasus crossing, Bletchley Road	850/21	Report delay in timing	√	

\* Clerk's note: The erosion of the Taxi Rank markings has already been notified via Fix-my-Street

[Back to Agenda](#)

**Directorate for Planning, Growth & Sustainability**

Corporate Director: Ian Thompson

Buckinghamshire Council

The Gateway

Gatehouse Road

Aylesbury

HP19 8FF

www.buckinghamshire.gov.uk

Mr P. Hodson, Town Clerk  
 Buckingham Town Council  
 Buckingham Centre  
 Verney Close  
 Buckingham  
 MK18 1JP

26<sup>th</sup> May 2022

Dear Mr Hodson,

**RE: Proposed Cycle and Pedestrian Path Along Old Railway Track Adjacent to St. Rumbold's Fields, Buckingham**

Thank you for your letter dated 21<sup>st</sup> April 2022 regarding walking and cycling provision relating to and secured via the Section 106 agreement signed with the development site titled Land North of A421, Tingewick Road, Buckingham.

This provision includes:

- a) improvements to the former railway line (Railway Walk) to create a walking and cycling route, which are to be delivered by the Council via secured Section 106 funding;
- b) the creation of a new link within the development site itself (connecting the site with the Railway Walk via Saint Rumbold's Park), which is to be constructed by the developer as part of Phase 3 of their site and Section 278 works.

Cllr Steven Broadbent (Cabinet Member for Transport) recently provided a detailed response to a question regarding these matters at Buckinghamshire Council's Cabinet (29<sup>th</sup> March 2022). The question and full response are recorded in the meeting minutes and available at:

[Agenda for Cabinet on Tuesday, 29th March, 2022, 10.00 am - Modern Council \(modern.gov.co.uk\)](#) *copy added below for Members' convenience*

As per planning permission 17/A4668/DIS, the link currently proposed through Saint Rumbold's Park is to be constructed by the developer using Breedon Gravel. Notwithstanding, the Council is aware of a local desire for this path to be constructed with a hard surface. As a result, discussions are taking place to explore whether an alternative surface can be provided. Discussions are ongoing and we will advise the Town Council and the Local Members as to the outcome as soon as possible. Whilst connected, the creation of this link via St Rumbold's Park is a separate matter to the Section 106 funded improvements to the Railway Walk that are to be delivered by the Council. As outlined in the response provided to Cabinet on 29<sup>th</sup> March 2022, these Council has not yet progressed the delivery of these improvements, which will be discussed with the Town Council and Local Members.

cc:

Cllr Anita Cramner, Cabinet Member for Education and Children's Services

Cllr Peter Strachan, Cabinet Member for Planning and Regeneration

Cllr Steven Broadbent, Cabinet Member for Transport

I trust that this provides assurance of the action that is being taken by the Council.

Yours sincerely



**Jo Thornton**

Highways Development Manager  
Directorate for Planning Growth & Sustainability  
Buckinghamshire Council

**Question from Councillor Robin Stuchbury to Councillor Steven Broadbent, Cabinet Member for Transport and Councillor Gareth Williams, Deputy Leader and Cabinet Member for Planning and Regeneration**

**“Delivering on a development agreement (15/01218/AOP) to construct a cycleway within Buckingham**

The above-mentioned planning application and development agreement included a Section 106 agreement to deliver a cycleway serving the new Saint Rumbold's Fields development on Tingewick Road, Buckingham. The cycleway, with a footpath alongside, could be provided along the Scenic Walk and the Railway Walk (map attached to the S106 agreement) and would enable the young people from this development to safely access the secondary schools and primary school within Buckingham. A cycleway would also assist local people in lowering their carbon footprint by reducing the number of journeys by vehicle. Can the Cabinet Member please update me on the progress that has been made to deliver the cycleway?”

**RESPONSE from Councillor Broadbent**

“Thank you for your question regarding the creation of a walking and cycling link, which relates to a development site titled ‘Land North of A421, Tingewick Road, Buckingham’. Your question touches on two matters, a Section 106 contribution and an element of the Section 278 works, which together contribute to the link that you describe. I understand that you have discussed this matter with officers and this response therefore confirms the current position.

To provide context, the creation of this walking and cycling link, referred to as the Railway Walk, is an identified cycle route proposal within the Buckingham Transport Strategy (Outline Cycling Strategy). The Transport Strategy, published and adopted in 2017 following local engagement and consultation, outlines a prioritised range of transport improvements required in response to local growth in Buckingham. This includes measures to enable sustainable and active travel. The Council is now working to deliver these improvements.

The Buckingham Transport Strategy proposes that the Railway Walk, which is an existing informal walking route that follows the alignment of the disused railway line, is upgraded through surfacing works and the creation of a public bridleway, so as to secure walking and cycling rights in perpetuity. Developer funding (Section 106 contribution) and developer-led works (Section 268 works) have since been secured through the ‘Land North of A421, Tingewick Road’ site to support this link.

Section 106 – Sustainable Transport Contribution.

The Section 106 agreement for this site includes a ‘Sustainable Transport Contribution’ that is ‘*to be applied for the purpose of constructing a 3 metre wide pedestrian route with street lighting along the route shown by the blue shading on Plan 1*’. The route to be delivered follows the alignment of the discussed railway line between the Tingewick Road (to the north west) and the A421 (to the south east). The Council is responsible for the delivery of this route.

The Section 106 agreement (see Eighth Schedule) explains that the Contribution is to be paid by the developer to the Council in 3 instalments, linked to specific dwelling occupation levels. To date, the

Council has received the 1<sup>st</sup> instalment, with the 2<sup>nd</sup> and 3<sup>rd</sup> instalments payments requested and due imminently.

Buckinghamshire Council is responsible for ensuring Section 106 contributions are spent in accordance with the purposes and terms on which they are secured. The development and delivery of Section 106 funded transport schemes is managed through a yearly programme, whereby the Council works with partners to progress schemes across Buckinghamshire. The scheme development and delivery process includes engagement with Local Members, Parish & Town Councils and Community Boards.

It is necessary for the Council to prioritise the schemes that it develops and delivers each year. This prioritisation is influenced by factors such as:

- Limited Council officer resource and any capacity constraints of delivery partners
- The funding that has been received towards a project, in the context of the total amount due. For example, where larger contributions are paid in incremental instalments over a longer time period.
- Expenditure deadlines or funding clawbacks linked to any unspent Section 106 contributions, as specified in Section 106 agreements. These are typically 10 years.
- Alignment with key strategic, policy or local area priorities.

In light of the above factors, the Council has not yet progressed the delivery of the Railway Walk scheme. However, the benefits offered by the delivery of the scheme are recognised and officers are currently undertaking engagement with local members to discuss opportunities for active travel infrastructure in the Buckingham area and confirm local priorities. This information will be considered when prioritising developer-funded schemes for future year delivery.

#### Section 278 works – Saint Rumbold's Park

Your question also mentions the provision of a footway/cycleway link within the development site itself, through Saint Rumbold's Park. This link would provide access to and from the development site and the Railway Walk. This link is within the 'red line boundary' of the site and forms part of the Section 278 works that are to be delivered by, the developer. This link is to be constructed as part of Phase 3 of the development site.

The provision of this footway/cycleway link was secured through Condition 20 of the Outline Planning Permission, reference 15/01218/AOP. Condition 20 was approved through the reserved matters application, secured through Condition 1 of the reserved matters application (reference 17/04668/ADP), which states:

- *Condition 1: the construction of any work commencing on St Rumbolds Park full details of the design specifications and method of construction for the pedestrian/cycle link through St Rumbolds Park and timing to implement the works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details*
- *Reason: To ensure the remaining details required by condition 20 of the outline planning permission are satisfactory and are carried out*

The Council is responsible for ensuring that Conditions are met before they are discharged. Based on the information that has been provided by the developer, the Council has agreed that Condition 1 has been met. However, prior to the construction of the link, the Council is currently investigating whether a variation to the surfacing material that is currently proposed (Breedon Gravel has planning consent) can be made. It is hoped that a hard surfaced pathway can be achieved so as to maximise the opportunity for active travel connectivity between the site and the Railway Walk, once it is delivered.

I understand officers have informed you of the current position, as discussions are currently taking pace with the developer and archaeology team, and will provide a further update once available.”

**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 6<sup>th</sup> JUNE 2022**

Contact Officer: Mrs. K. McElligott, Planning Clerk

**Additional information on Planning Applications**

1. **22/01183/APP**

55 Treefields, MK18 1GP

Householder application for single storey rear glazed extension and a new window in entrance hall

*Daniell*



Location plan



14/5/22

Front and side view from the grass bank  
The fence is the estate boundary

The site is the northernmost of the terrace of three above the grass bank opposite the skatepark. There is no road along the front of the terrace, only a footpath, and there is a garage court at the rear. The front door was designed as being at the back of an integral porch which also housed a bin store. As can be seen from the drawings and photo the door is now flush with the front wall (the bins are kept outside, partially hidden by shrubs). The side of the house faces the rear wall of a pair of garages, one of which belongs to the applicant, with a side path giving access to the rear garden between the house and garage. The view of the rear of the house is obscured by the garages in the court and the standard-height wooden garden fence and gate.

It is a 2½ storey house (application 13/01325/APP, Type T371BET), 3-bedroomed - two bedrooms with dormer windows in the front and rear roof slopes and a bathroom between them under the ridge, a sitting room (with the balcony in the photo) and master bedroom with en-suite on the first floor, and a study, kitchen/diner and utility room on the ground floor. The application drawings only show the ground floor, which has been changed so that the study (by the front door) has become a bedroom, and the kitchen/diner and utility a family room with doors to the garden. It must be assumed that a new kitchen and dining room have replaced the first floor bedroom for convenience.

The proposal is to extend at the rear of the house, enlarging the family room by 0.75m x approximately the same width as the two existing doors and wall between. It will have a flat roof which is 40cm larger all round than the room extension. It will have glazed side panels and a folding door to the garden, but none of these will overlook the neighbouring properties.

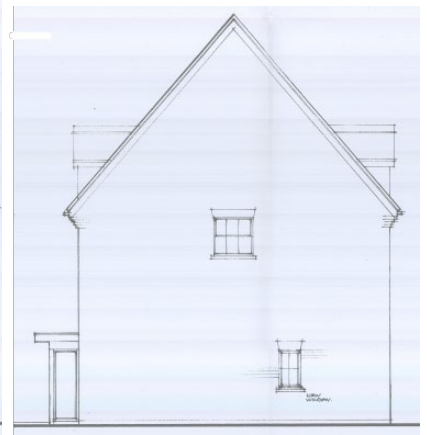
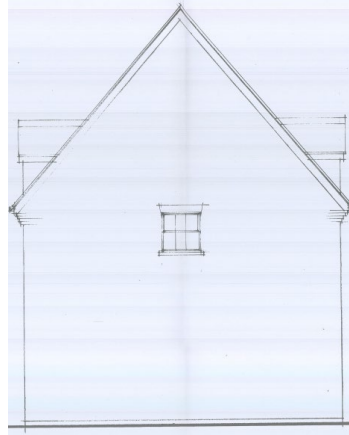
A new window is proposed for the side wall to give light to the hallway – it is behind the cupboard so further



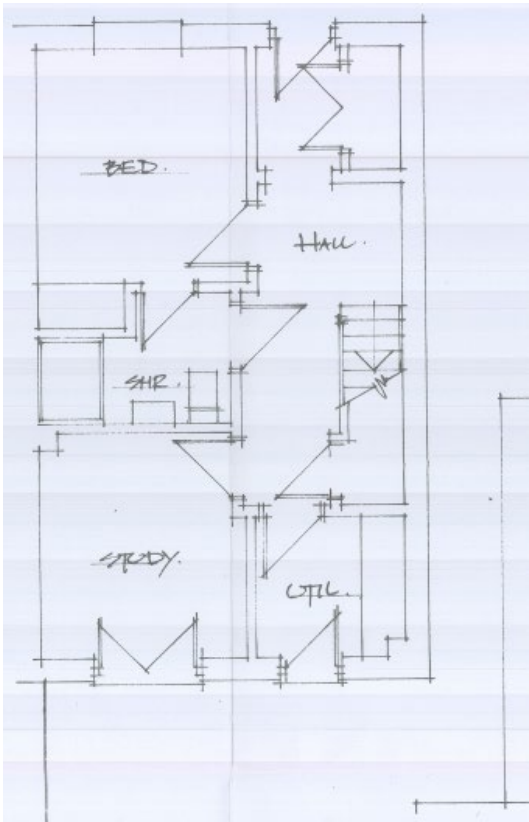
back than the meter cupboards in the photo and probably slightly higher (the meter cupboards are not shown on the drawings). This will overlook the applicant's side garden and the back of his garage.



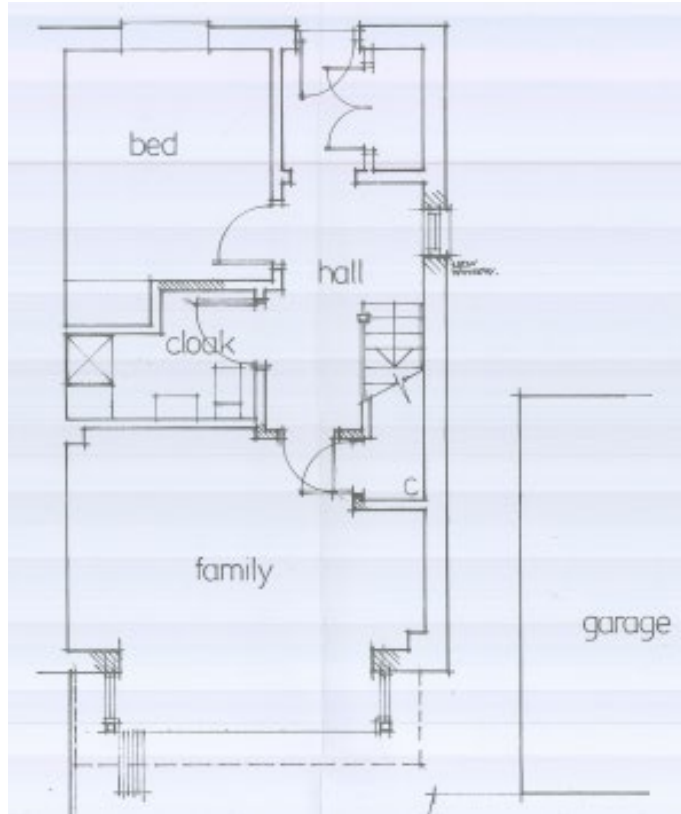
Rear elevation – existing and proposed



Side elevation – existing and proposed



Ground floor plan – existing



Ground floor plan - proposed

2. 22/01345/APP

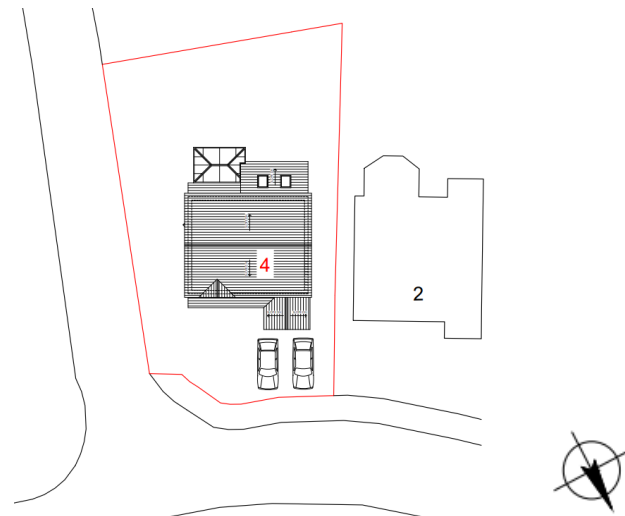
4 Lime Avenue, MK18 1JJ

Householder application for conversion of garage into habitable room and replace garage door with window

*Madhav*

Location plan

↑N



Block plan – note orientation of North arrow



(taken 6/5/22)

↑N<sub>4</sub>↑N<sub>2</sub>

The site is a 4-bed detached house with projecting integral single garage built in the late 1980s (86/00515/APP; Plot 110, housetype Viscount) on the south side of Lime Avenue, on the corner with the side close which gives access to Nos 6 to 28 (even numbers only), so its only neighbours are No2 (to the west) and No6 (to the rear), and No30 (on the other side of the entrance to the close), all of which are of a similar design, though Nos 2 and 30 have some walls rendered, and Nos 2 and 6 have side rather than integral garages. All of the houses in the immediate vicinity still have up-and-over garage doors. A gated side passage gives access to the rear garden on the west side. There is driveway parking for 2 vehicles. Across Lime Avenue the house faces the garage and side wall of No1 - Nos 1-5 are accessed by a private driveway at right angles to the main Avenue.

The proposal is to turn the garage (internal dimensions c 2.5m wide x 7m long) into a study and cloakroom with shower. The shower room would occupy the rear 20%, retaining the existing small 2-pane window, and the study space would be the front part, retaining the existing internal door but replacing the exterior side door with brickwork and a 4-pane window of a similar style to the existing windows. The up-and-over

garage door aperture will be bricked up and include an 8-pane window matching the bedroom window above it. Bricks and (uPVC) windows to match existing. No other changes are involved.

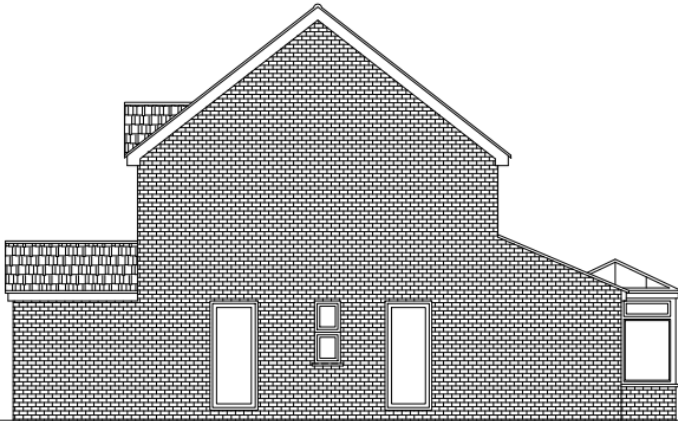
Three parking spaces are required for a 4-bed house, but this may be waived as the house is as built and the proposal does not add any bedrooms.



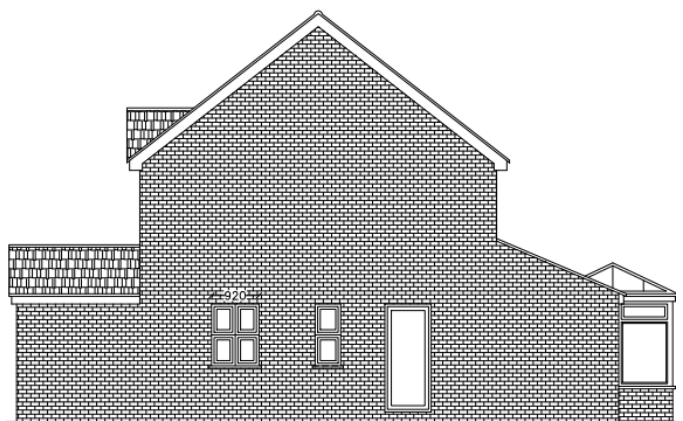
Front elevation – existing



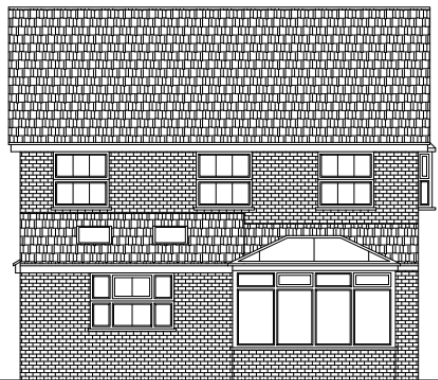
Front elevation - proposed



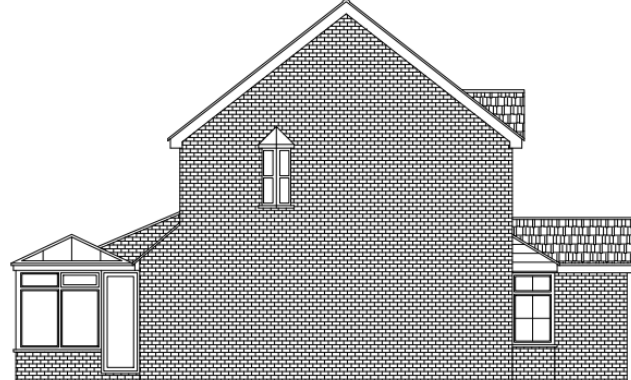
West side facing No.2 - existing



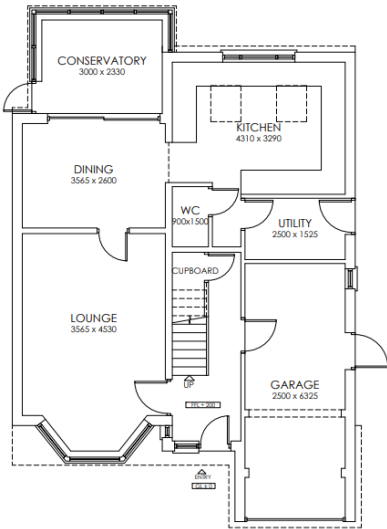
West side facing No.2 - proposed



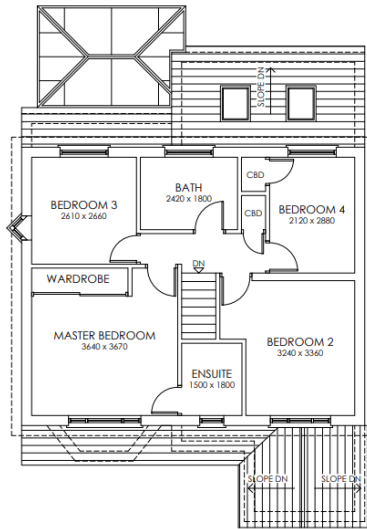
Rear elevation – to No6 - no change



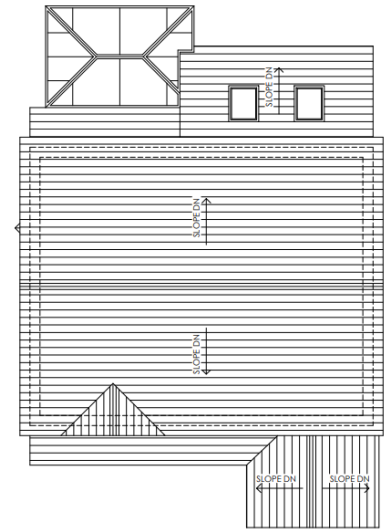
Eastern elevation – to the close – no change



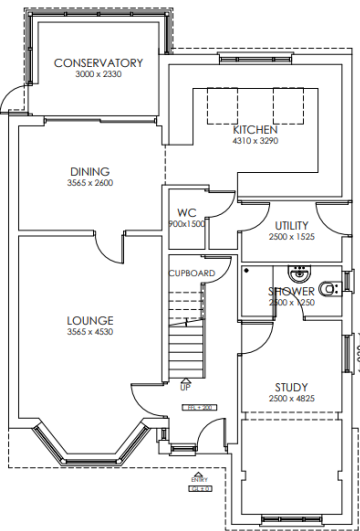
Existing ground floor



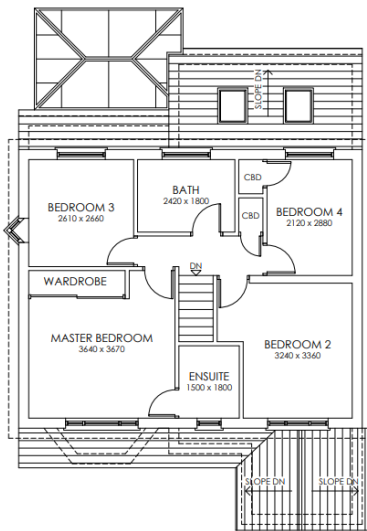
first floor



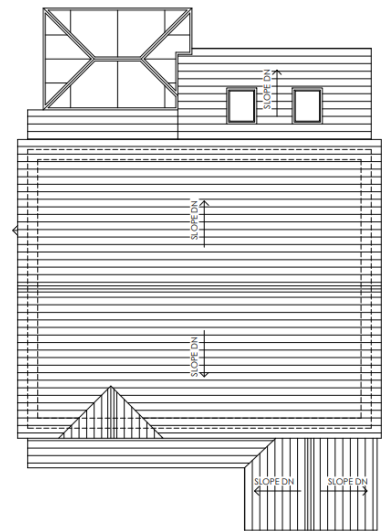
and roof plans



Proposed ground floor



first floor



and roof plans

3. 22/01419/APP

138 Moreton Road, MK18 1PW

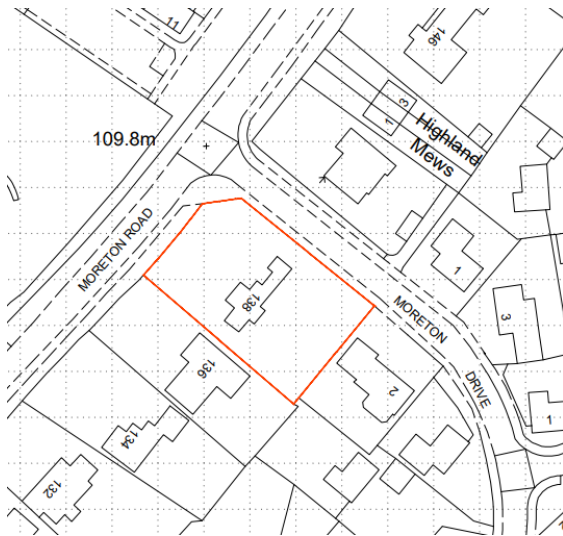
Householder application for demolition of existing single storey brick garage and utility and erection of a two storey side extension  
*Child*

The site is a 1950s 3-bed detached house on a large corner plot on the southern side of the junction of Moreton Road with Moreton Drive (estate developed mid-1980s). Though it faces the Moreton Road opposite the play area, its drive accesses Moreton Drive via a farm gate. The side boundary is a closeboard fence graded with the slope of the road, with a timber double gate to the eastward end of it, and the front boundary is shrubbery. There is a large lawn to front and back of the house, and there are no trees near enough to need work done to facilitate the proposal. The Moreton Drive neighbour is separated from the site by its double garage.

Property history

1	07/02227/APP	Single storey rear extension and first floor front extension	Approved
2	22/01419/APP	Householder application for demolition of existing single storey brick garage and utility and erection of a two storey side ext'n	Pending Consideration





Location plan



Front of house (5/5/22) – access from Moreton Drive at left



Rear view from Moreton Drive Google 2011 (but unchanged so far as could be seen, including the caravan)

The previous application was only partially implemented - there is no sign of the glass-roofed rear extension which would have doubled the size of the kitchen in the 'existing' drawings – but the first floor front extension was built. The bedroom at the southern end of the house originally had a symmetrical gambrel roof, with storage under the front slope: this was changed to a gabled projection echoing the existing one over the front door, to house an en-suite shower room.

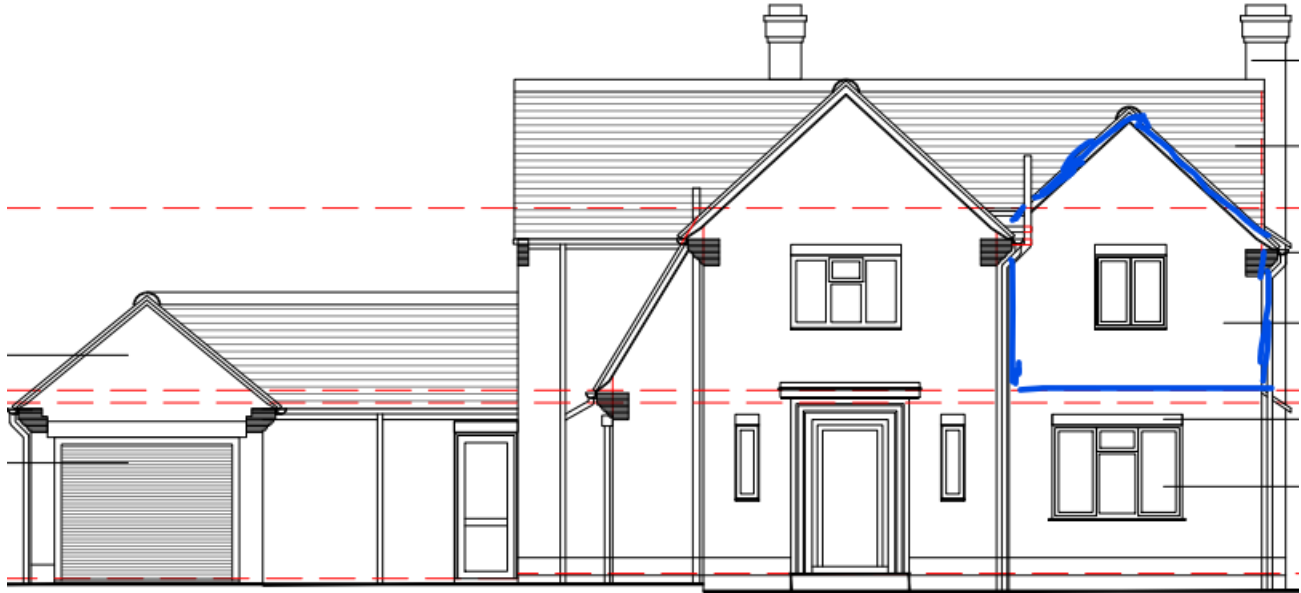
The proposal is to demolish the garage (white door in the front view, double green doors at the rear) and the link building comprising a utility room and cloakroom and replace them with a two-storey wing with a larger footprint, housing a bigger garage (3.5m x 5m), utility and cloakrooms, a lift to the first floor and a corridor for convenient access from front to back of the building without having to go through the utility room. At first floor level will be a large bedroom and a shower room, accessed by the lift, and also by a new door and corridor (using part of Bedroom 3) connecting with the existing landing and stairwell. The new bedroom will have French windows overlooking the rear garden behind a 'balcony' panel flush with the wall, and the rear door to the garage will be replaced with a 1½ panel door the same width as the French windows. Other windows will echo the design of existing windows. The extension is not near enough to any neighbours to give rise to concerns about overlooking, and its side wall has no windows. The window in the garage side wall will be replaced with one in an almost identical position.

As can be seen from the drawings the new main roof ridge will be a continuation of the existing house roof, but there are also gables - one at the front, and two at the rear; their ridges are clearly subsidiary, and match that of the previous extension.

A new larger porch with a pitched tiled roof is also proposed, replacing the existing simple flat slab.

The aim of the application is to provide accommodation for three generations of the family; the children and grandchildren will occupy the original house and the parents the new bedroom, the lift future-proofing them against any mobility problems. As can be seen, there is more than enough driveway parking for a 4-bedroom house, and, in addition, the garage will be a usable size.

Materials to match existing.



Existing front elevation – 2007 extension outlined



Proposed front elevation

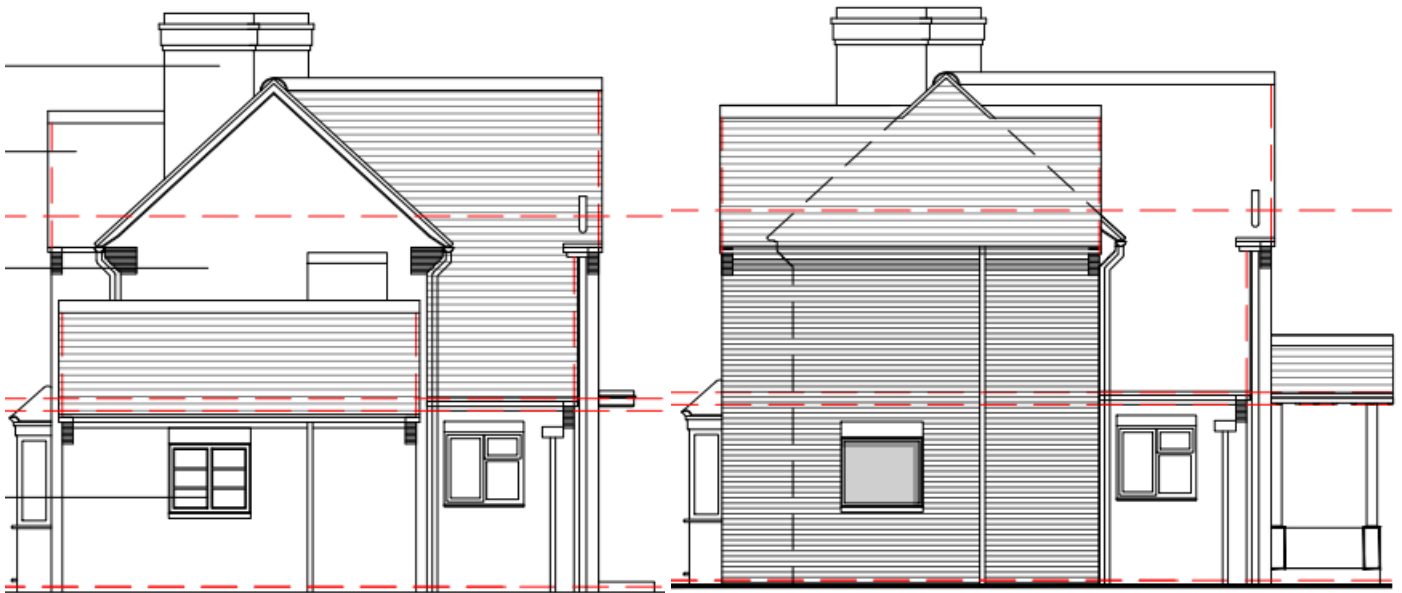


Existing rear elevation

[2007 rear extension]  
would have been here

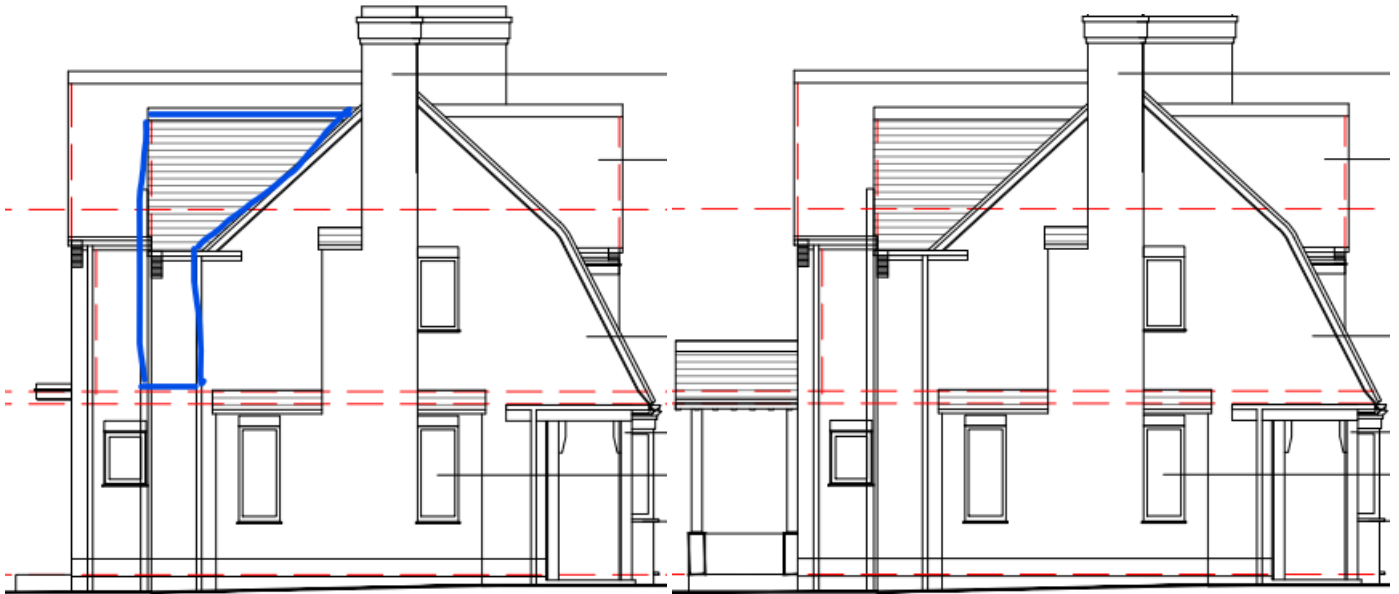


Proposed rear elevation



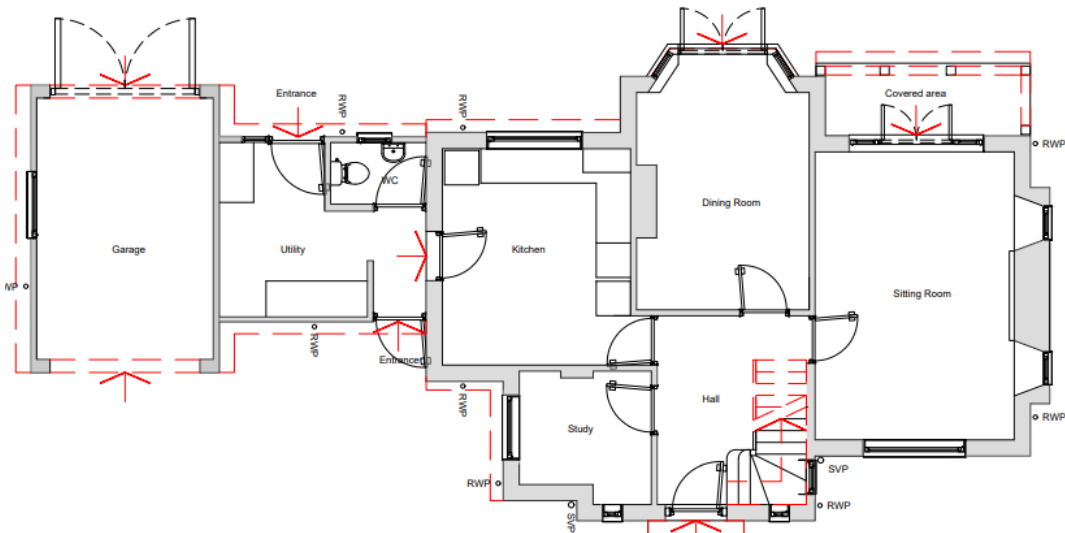
NE elevation – existing

and proposed

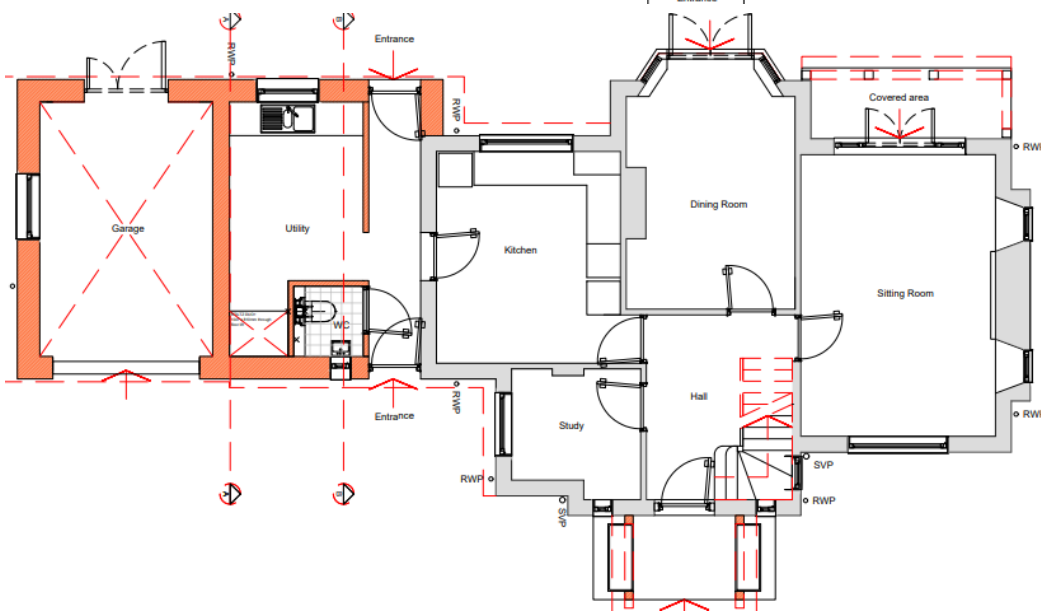


SW elevation – 2007 extension outlined; existing

and proposed (no change)

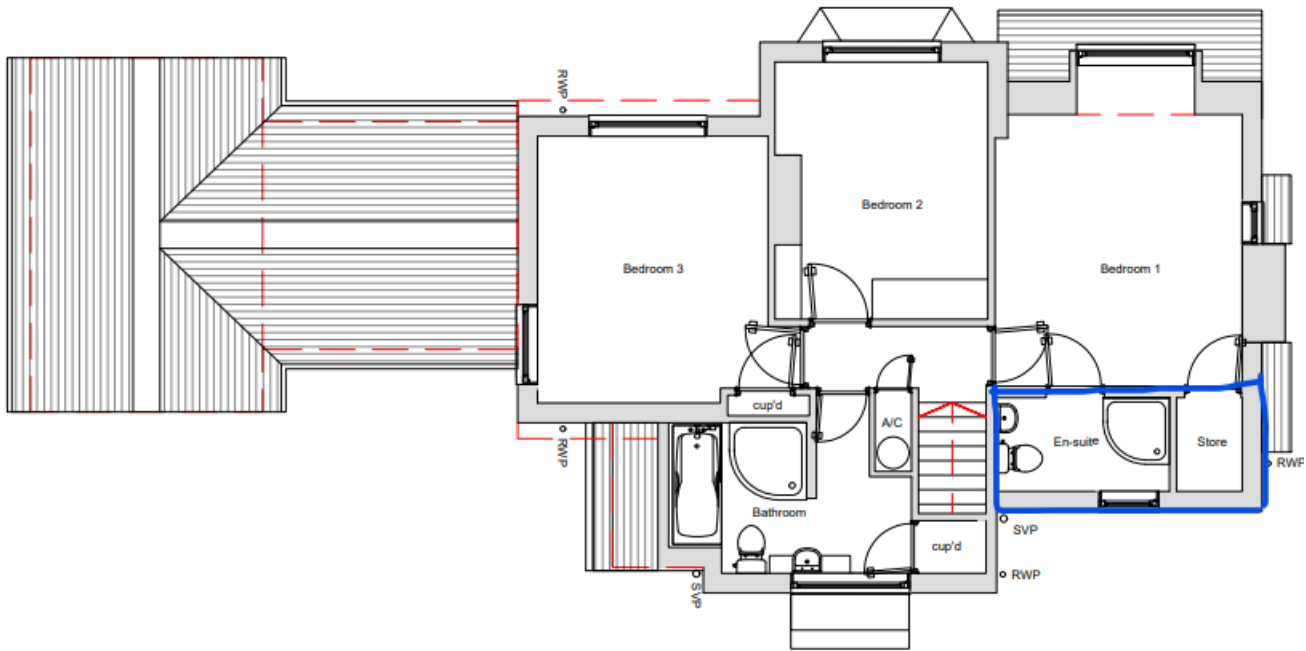


Existing ground floor layout

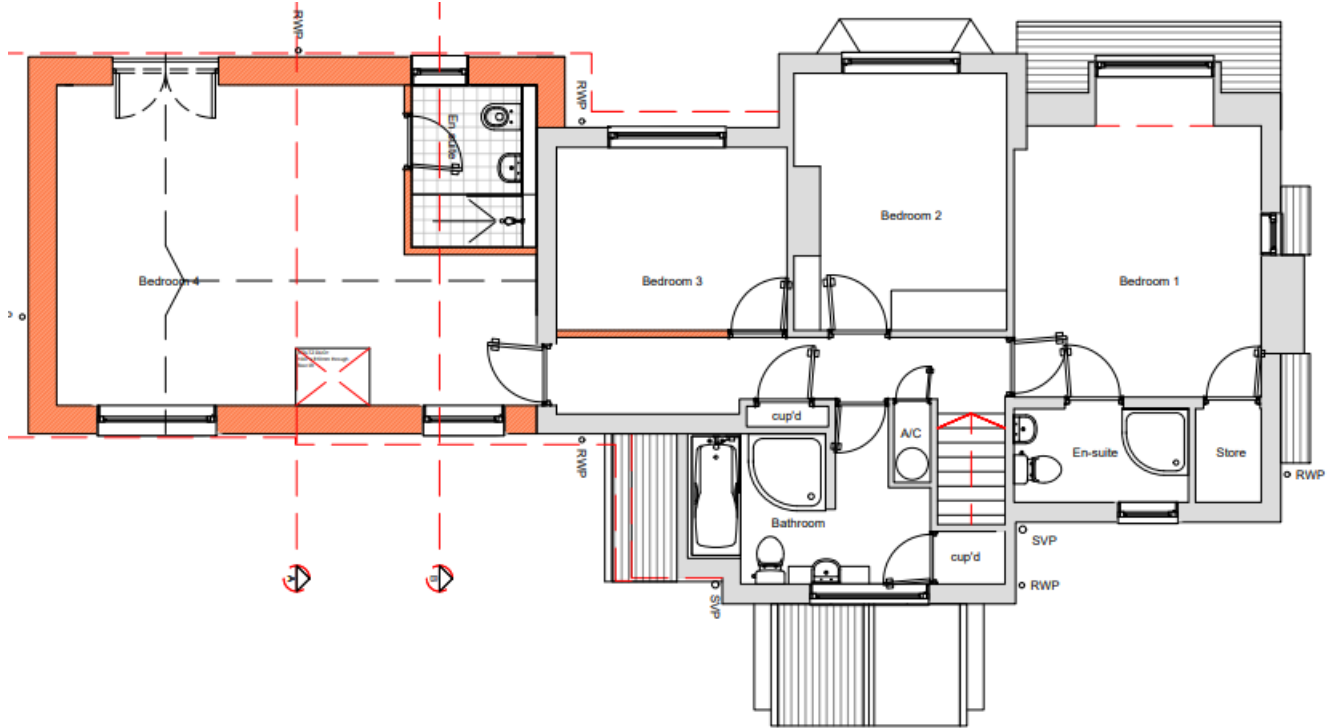


Proposed ground floor layout





Existing first floor layout with 2007 extension outlined



4. 22/01497/AAD

Lace Hill Manor Care Home, 112 Needlepin Way MK18 7RB  
 Display of 4 individual aluminium signs  
 ID Planning for Maria Mallaband Care Group

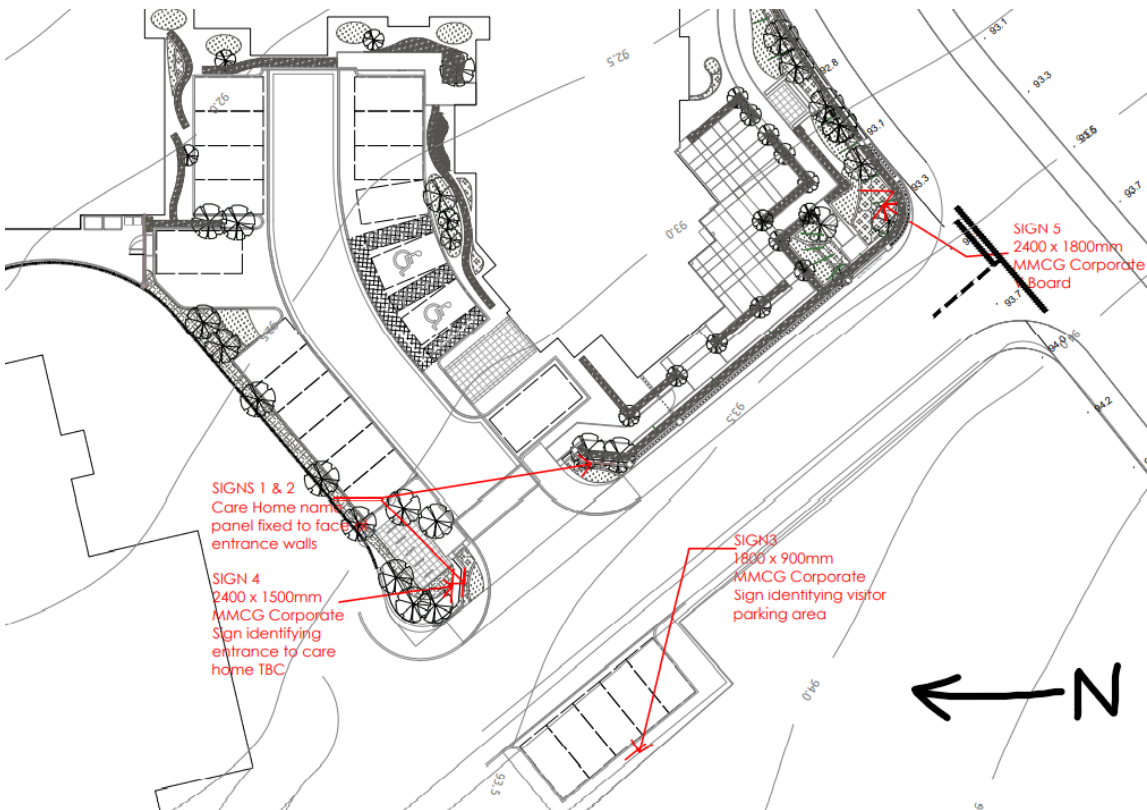


Location plan



Building outline and parking area

The site is the new care home on Lace Hill separated from Lidl by the proposed site of the Health Centre. Its eastern boundary is the bridleway and the north the proposed Health Centre car park.



Sign location plan

The proposal is for post and wall mounted aluminium signs in dark purple with buff and white vinyl lettering as follows:

- 1 & 2 2100mm X 900mm Care Home name panel each side of the entrance (wall mounted)
- 3 1800mm x 900mm Visitor Parking area sign opposite the entrance (wall below fence)
- 4 2400mm x 1500mm Entrance sign with name & contact details for the operator above sign 1
- 5 2400mm x 1800mm V-shaped with name & contact details for the operator on corner of access road and Needlepin Way

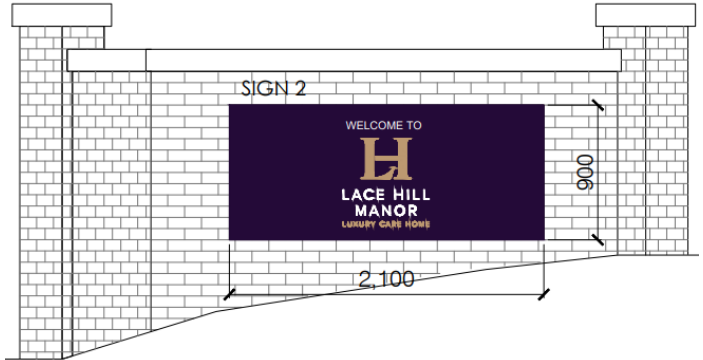
**SIGN 1 & 2**

Proposed artwork



2100mm x 900mm  
Identical artwork on both sides of the entrance walls

Colours  
Background - Purple  
Lettering - White / Fawn mix



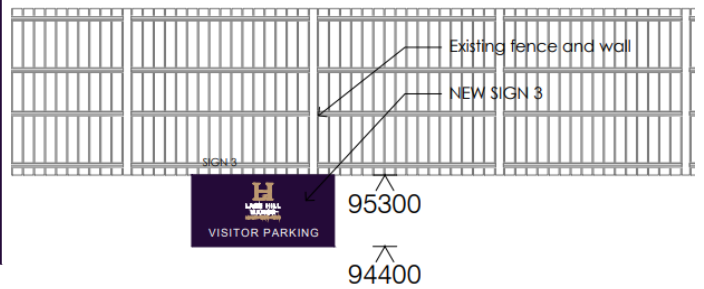
**SIGN 3**

Proposed artwork



1800mm x 900mm

Colours  
Background - Purple  
Lettering - White / Fawn mix



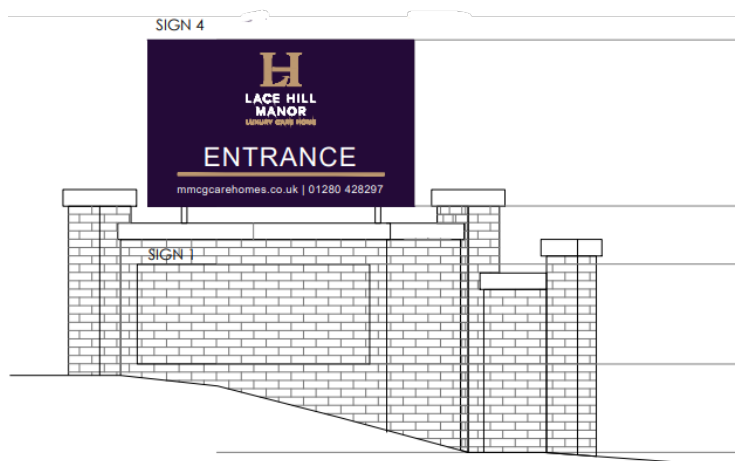
**SIGN 4**

Proposed artwork



2400mm x 1500mm

Colours  
Background - Purple  
Lettering - White / Fawn mix



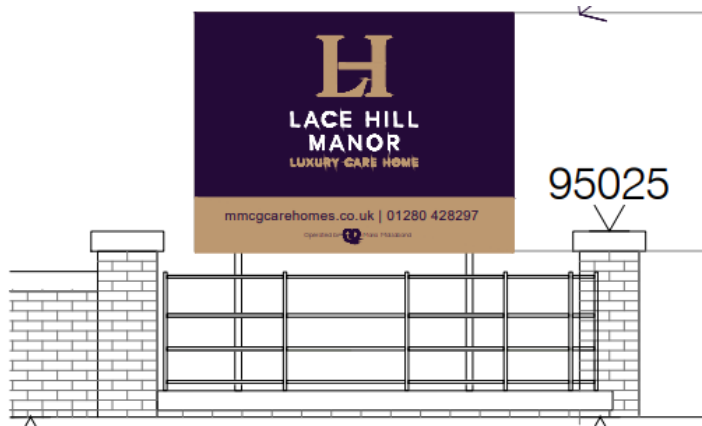
**SIGN 5**

Proposed artwork



2400mm x 1800mm  
Identical artwork on both sides of the V sign

Colours:  
Background - Purple / Fawn  
Lettering - White / Purple / Fawn mix

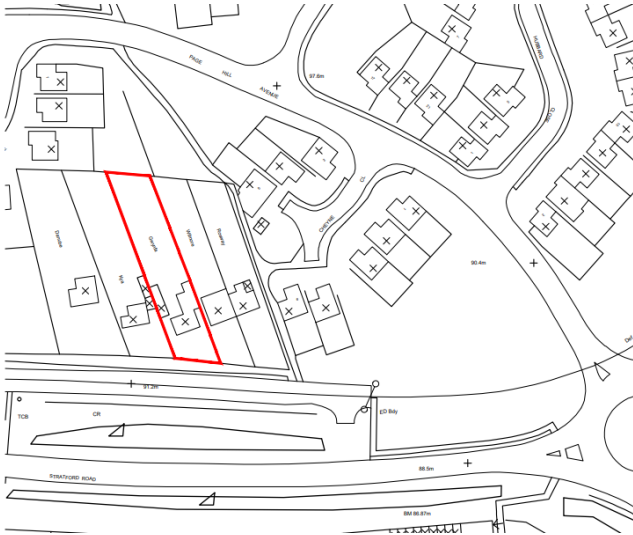


**5. 22/01645/APP**

Gwynfa, Stratford Road MK18 1TE

Householder application for demolition of conservatory and erection of single storey extension

*Mathews*



Location plan



Front of house (21/5/22)



The five houses on the layby – Google 2022



The site is an originally 3-bedroom 1930s detached house with attached side garage, the middle house of the 5 accessed from the layby at the top of the Stratford Road. It has a long narrow garden backing on to a triangular amenity grass area beside Page Hill Avenue. The five are all different in style and much altered and extended. It is possible to get a glimpse of the rear elevation gables from the open space, which shows it to be rendered like the front.

#### Planning history

1	76/01060/AV	Erect garage in place of existing and banbury dayroom in place of conservatory	Approved
2	99/00238/APP	Single storey rear extension	Approved
3	05/01326/APP	Two storey rear extension and conservatory and single storey side garage extension	Approved
4	05/02484/APP	Two storey rear extension, attached garage and single storey rear extension and conservatory	Approved
5	06/02939/APP	New front porch, two storey rear extension, rear conservatory and new detached garage	Approved
6	22/01645/APP	Householder application for Demolition of conservatory and erection of single storey extension	Pending Consideration

Not all of the above were carried through, and the applicant name changed to the current one between 2005 and 2006.

1. Too old to have drawings on the website, but the decision sheet describes the garage as 18'4" x 8'8" (5.6 x 2.6m); a Banbury Building is a concrete sectional "kit", popular for garages and garden sheds and it looks as though it has survived all the following applications.

At some point between this application and the next, the kitchen and room(s) over it was extended backwards by about 2.25m making a gabled roof projection, leaving the living room wall as built recessed between the kitchen and the garage; and (possibly separately) an extension added to the rear of that which was the same width dimension as the projection wall, but was 0.75m stepped in from the west wall line and extended 0.75m on the east side. Half of this was a square conservatory with french doors to the garden in the side wall, and half a solid walled utility room (the Banbury Building retained) with doors to the kitchen and garden. This took the side wall of the house very close to the boundary with "Wilmore" to the east.

2. This was a further extension at the rear of the house – 0.75m on both the utility room and the conservatory, which was extended to be flush with the side wall of the house and given an angled bay into the garden beyond the rear wall of the utility room, and French doors in the side wall to the garden.
3. This proposed a 4.5m extension on the back of the garage for a gym, replacing the conservatory with a rectangular one with doors to the garden, extending the living room to be flush with that of the wall of the utility and conservatory and building out the second floor c3m over this extension to form a 4<sup>th</sup> bedroom, ensuite bathroom and walk-in wardrobe. *Not built.*
4. Very similar to the application above, but not extending the living room to the new rear wall but extending the conservatory another metre into the garden and across the back of both kitchen and living room (but not the utility). The first floor extension was reduced to a depth of c 1.75m. The garage was unchanged. *Not built.*
5. The first set of drawings to show the whole ground floor, so it is impossible to tell what the 'new porch' amounted to – it looks identical to the 'existing' on the elevation drawing, so it may just have been deeper or repair after damage. The new garage was no longer attached to the house but against the same fence and about a metre behind the house, allowing it to be rather wider than the old one, and a bit longer (3.1m x 11.5m). A small extension was added to the living room, to bring its rear wall up to the pre-2005 kitchen extensions's, and this was extended up to the first floor with a matching gable roof to form a new small bedroom and bathroom. The new conservatory was rectangular and the same depth as the utility room.

Note that the conservatory on the 'existing' drawings for this application is not rectangular, it has an angled bay with the doors in one of the diagonal walls, so it must have been replaced in the intervening period unless only the position of the doors was altered.

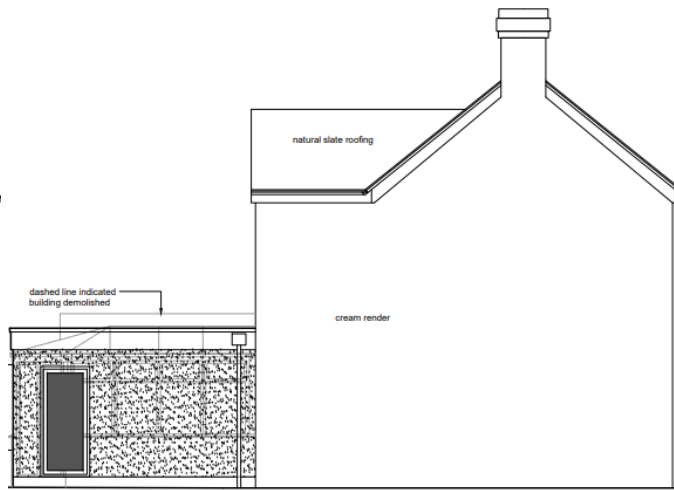
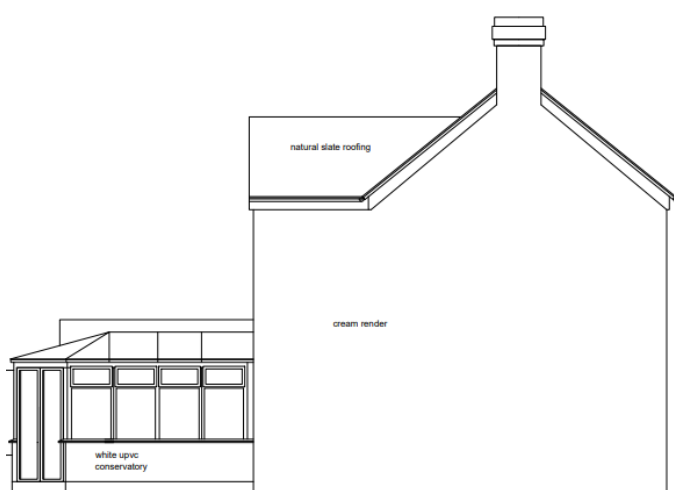
6. This proposal is to demolish the conservatory and two of the walls of the Banbury Building, retaining the east side wall and the southern wall with a doorway into the current kitchen. The proposal is to extend the side wall by 89cm (approximately the distance the bay end projects beyond the Banbury building) and form a single rectangular room across the back of the house with its west wall where the existing conservatory sidewall is (it can't go any wider, there are downpipes etc. to accommodate), with a single hinged door in the side and sliding doors to the main garden. The sitting room will remain as it is, recessed between the extension and the garage. The extension will have a flat roof rather lower than the existing extension's and no windows and will house an open-plan kitchen and seating area, while the current kitchen will be turned into a breakfast room, new utility room and cloakroom opening off it, and a pantry opening into the new kitchen area. The existing kitchen window will be retained and serve the utility room, and there will be a new window with opaque glass to the cloakroom. The boundary with the neighbours is a low retaining wall with a timber fence on top of it – the top edge of the fence is the same height as the upper edge of the two windows. The walls will be rendered to match the existing house, the fascia board, doors and windows uPVC.



Part front and rear elevations (existing)

Part front and rear elevations (proposed)

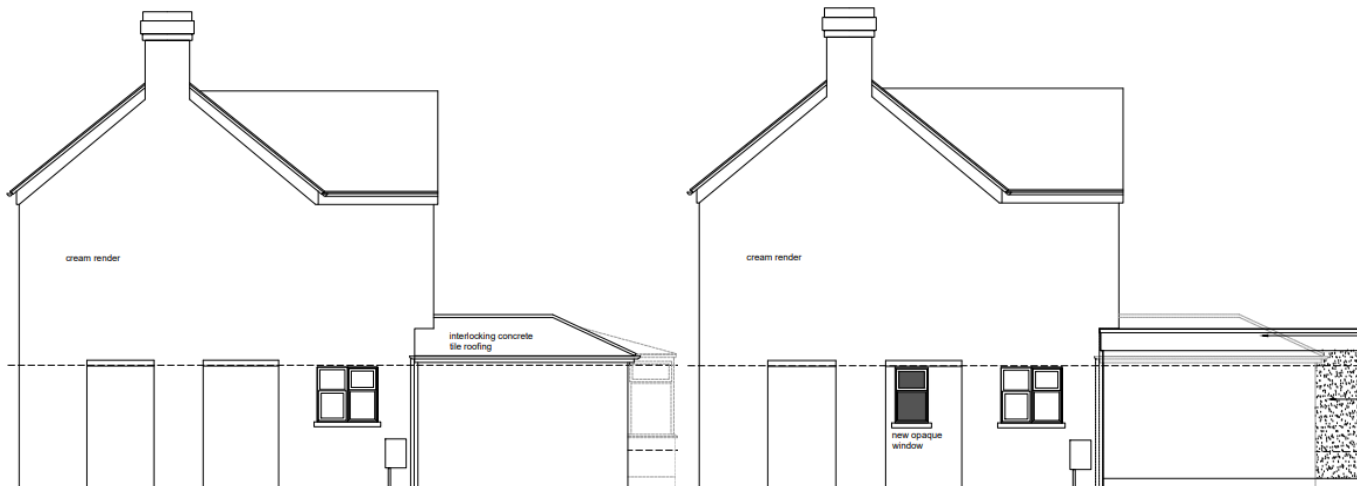
The small projection in the front elevation view is the Banbury Building



Existing west-facing side elevation

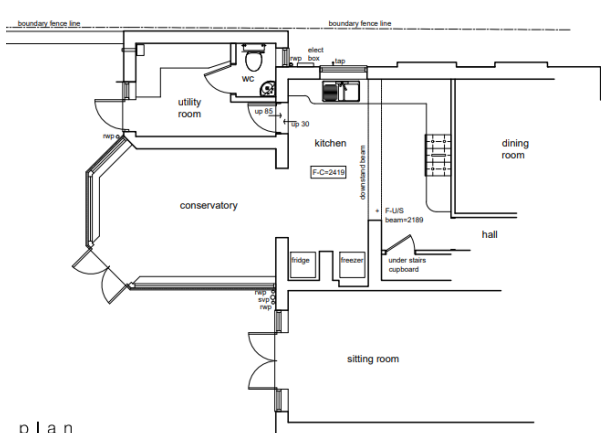
Proposed west-facing side elevation



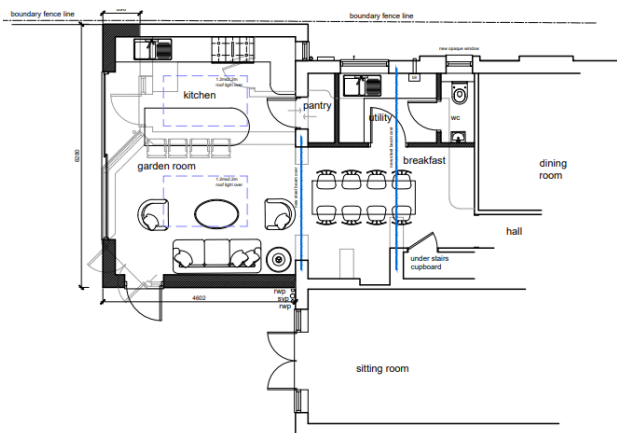


Existing east-facing side elevation showing outline of existing building in grey

Proposed east-facing side elevation



Existing ground floor plan (partial)



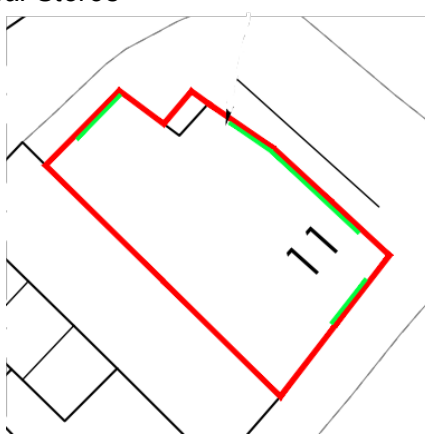
Proposed ground floor plan (partial)

The following two applications may be considered together:

- 6. **22/01725/APP** 11 Market Square, MK18 1NS Alterations to shopfront with installation of new customer entrance door and proposed 11no. new outdoor condensing units, replacing 5no. existing units
- 7. **22/01726/AAD** Display of 3no. non-illuminated fascia signs and 1no. non-illuminated hanging sign  
*Specsavers Optical Stores*



Location plan



Signage plan

Proposed signage located to front elevations of the property as indicated in green.



The site is the former Barclays Bank on the Bull Ring between Market Square and Market Hill, by the Disabled parking bays, and occupying part of the first floor over Leeders estate agents. The other part of

the first floor, facing into the Bull Ring and accessed from a separate door and stairs at the rear, is Bank Chambers Dental Practice, which has approval (21/04409/AAD) for its own signage – note that this is not represented on the drawings, but as the proposed signage is all attached to the ground floor, including the hanging sign, there is no conflict.

None of the proposed signage is illuminated. The lantern bracket street lights are unaffected.

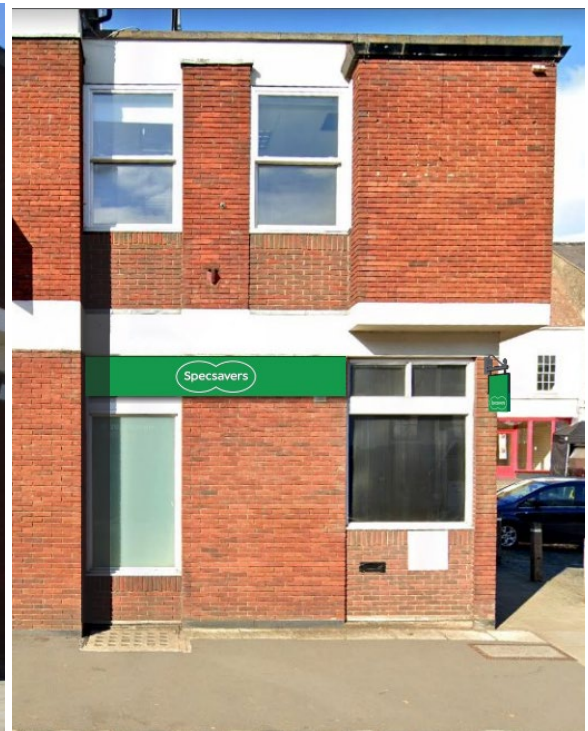
New airconditioning is also proposed but the condensing units will be replacing the current plant.

The existing entrance door position will be retained, though as it is on sloping ground, it will be made to open automatically, which will make access easier for customers with impaired mobility. This gives directly on to the sales and display area.

Six consulting rooms are to be provided, though only one is on the ground floor; another is up a short flight of steps at the rear (Market Hill) end of the building, as is the fire escape door, and there are four more on the first floor (stair access) with a reception area and staff quarters.



Market Square elevation (27/5/22)



Proposed new signage



Bull Ring elevation

Inset corner at rear

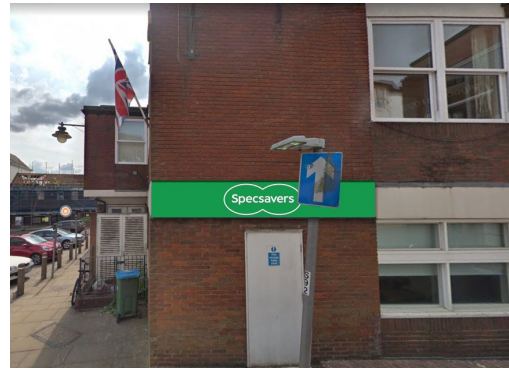


Access to Dental Surgery

Existing Bull Ring elevation

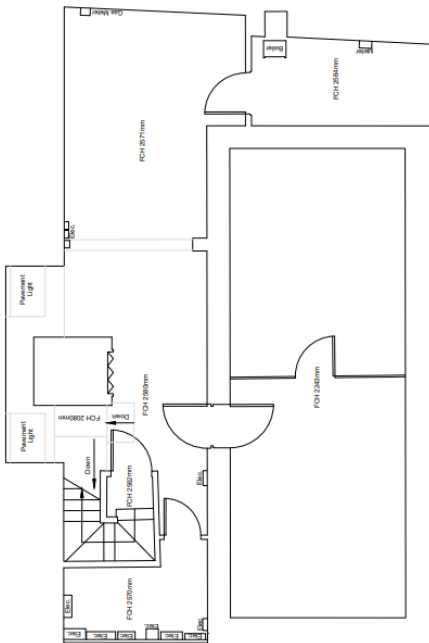


Proposed Bull Ring elevation

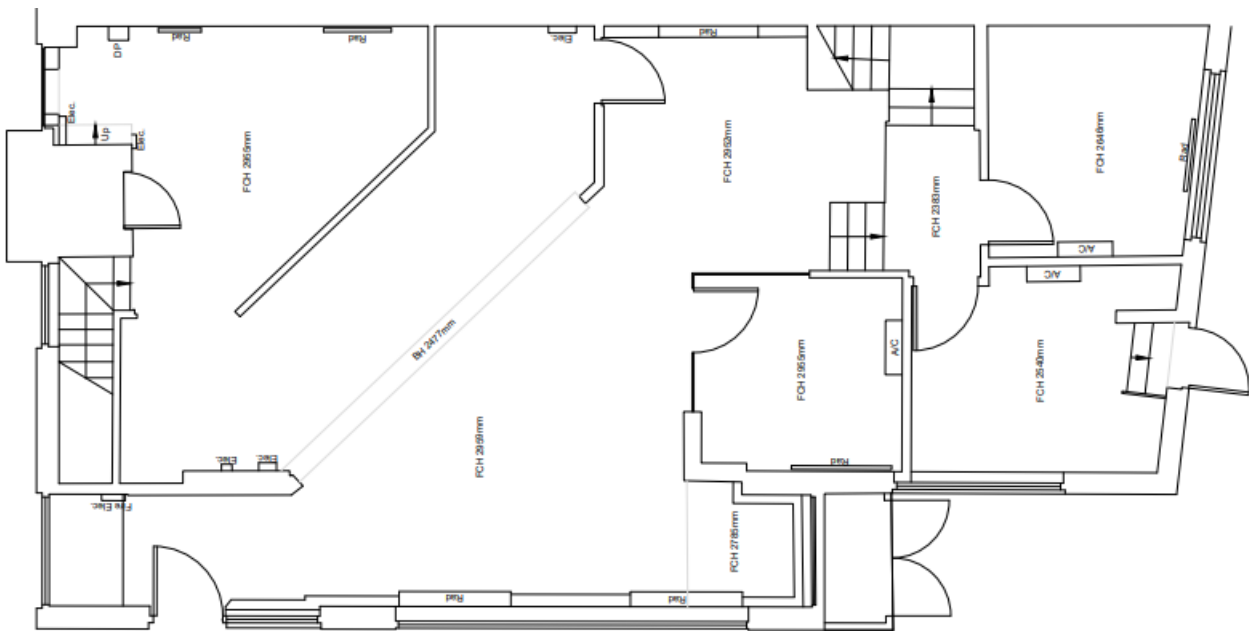


Existing Market Hill elevation

Proposed rear (Market Hill) elevation



Existing basement plan (no change)

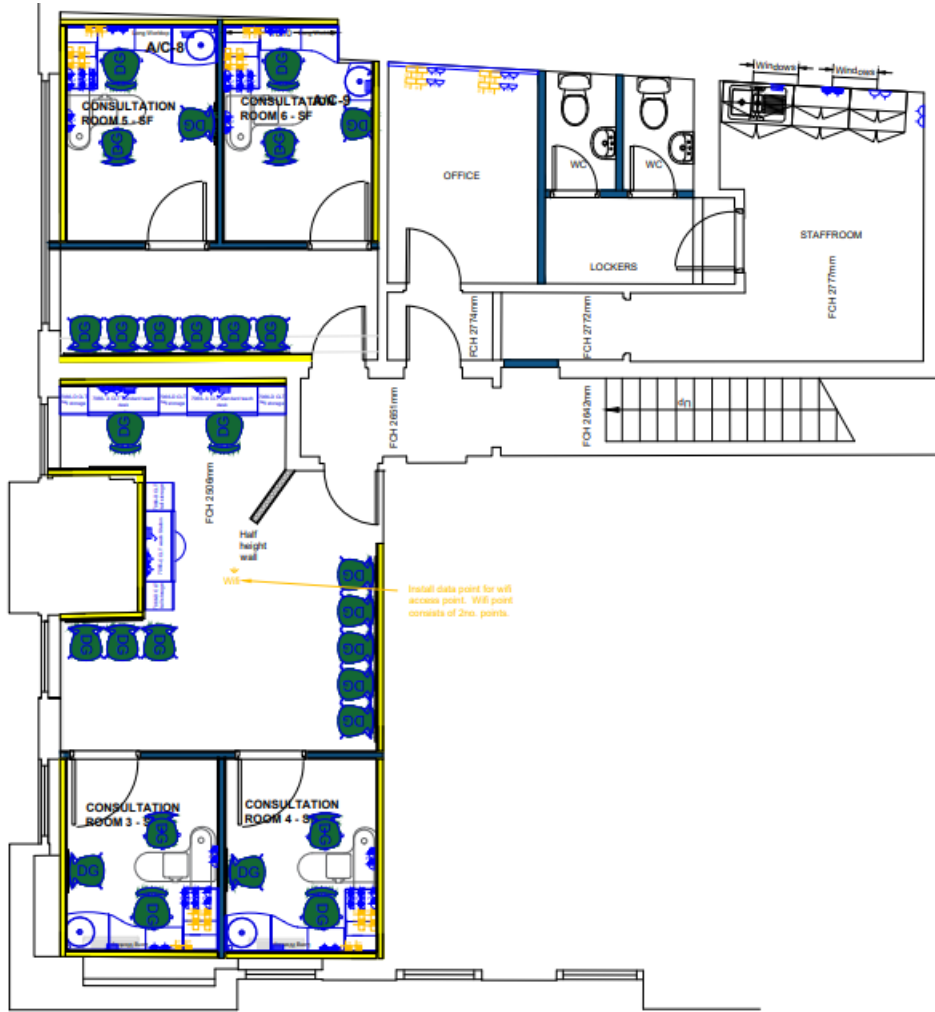


Existing ground floor plan (banking hall)







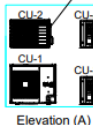


Proposed first floor plan

EXISTING CONDENSING UNITS REMOVED

PROPOSED CONDENSING UNITS LOCATION C/U-1-4

New proposed condensing units C/U-1-4 to be mounted at low Level, mounted on counter lever brackets rawbolted to wall Pipe Work and Cables Mounted on Cable Tray.



PROPOSED REAR ELEVATION

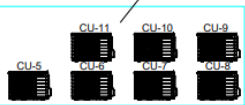


Elevation (A)  
PHOTO - AS EXISTING

EXISTING CONDENSING UNITS REMOVED

PROPOSED CONDENSING UNITS LOCATION C/U-5-11

New proposed condensing units C/U-5-11 to be mounted at low Level, mounted on counter lever brackets rawbolted to wall Pipe Work and Cables Mounted on Cable Tray.



PROPOSED REAR ELEVATION



Elevation (B)  
PHOTO - AS EXISTING



Proximity to Boots opticians (formerly Dollond & Aitchison)

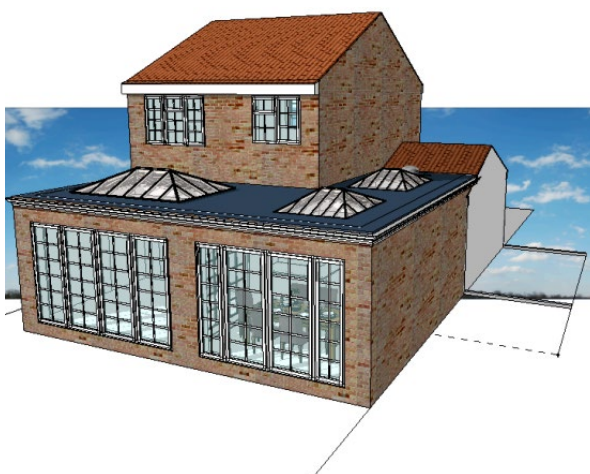
#### Property History

1	00/01110/AAD	Illuminated fascia and projecting signs	Refused
2	00/01898/AAD	Replacement of existing external signage and projecting eagle globe	Approved
3	88/01601/APP	INSTALLATION OF CASH DISPENSER	APPROV
4	88/02858/AAD	Internally illuminated machine sign	Approved
5	89/01000/APP	ALTERATIONS TO BANK	Approved
6	89/01368/AAD	ILLUMINATED SIGN	Approved
7	97/01041/APP	CHANGE OF USE OF PART OF FIRST FLOOR FROM OFFICE TO DENTAL SURGERY	Approved
8	03/00197/AAD	Erection of one internally illuminated box panel sign above existing ATM machine	Approved
9	08/01288/APP	Construction of red brick enclosure to screen air handling plant on front elevation of building	Approved
10	09/01223/AAD	Removal of projecting sign and fascia sign and Installation of No.2 non illuminated projecting signs and No.2 non illuminated boxed letter fascia sign	Approved
11	09/01241/APP	Install new PPC steel panel around ATM and New domed CCTV camera	Approved
12	21/02113/APP	Removal of the existing individual lettering and projecting Barclay's signage and night safe, existing stone and brickwork to be made good on completion, existing ATM to be removed and new glazing to be installed to match existing on completion (part retrospective)	Approved
13	21/04409/AAD	Display of 2 fascia signs and 1 hanging sign (for Dental surgery)	Approved

14	22/01725/APP	Alterations to shopfront with installation of new customer entrance door and proposed 11no. new outdoor AC condensing units, replacing 5no. existing units	Pending Consideration
15	22/01726/AAD	Display of 3no. non-illuminated fascia signs and 1no. non-illuminated hanging sign	

**AMENDED PLANS**

8. 21/04690/APP 45 Hare Close, MK18 7EN  
 Householder application for single storey rear and side extension and conversion of garage  
 Cheng

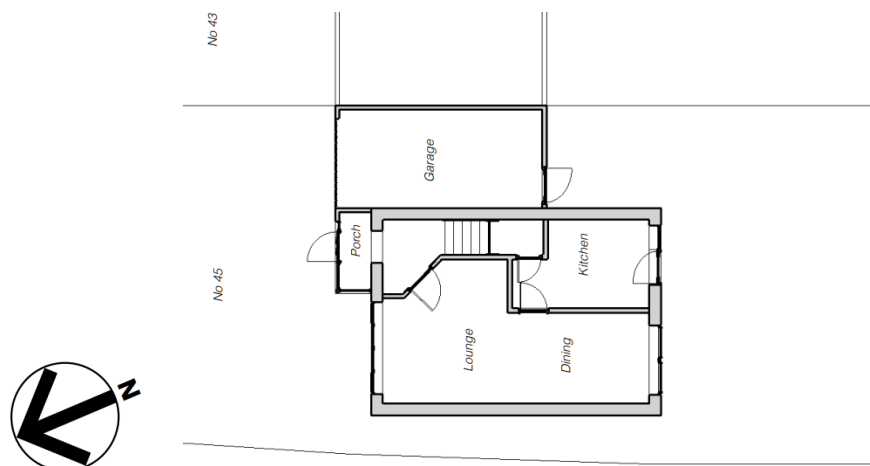


Location Plan

Proposed L-shaped rear extension and outline of neighbour's garage

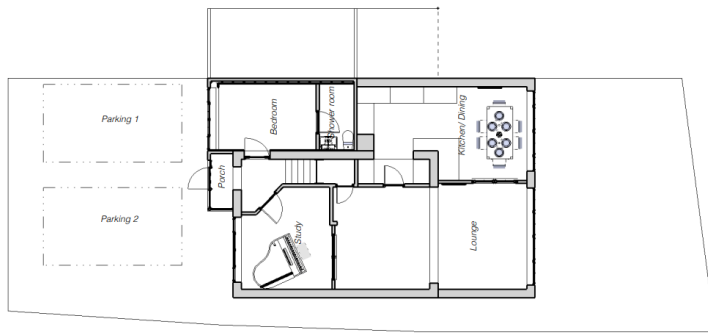
The site is on the cul-de-sac of Hare Close which backs on to the bypass, and together with No 43 forms the building on the eastern corner with Swan Close. The pair are link-detached with a single storey garage. The neighbour on the eastern side (No 47) is set back almost level with the rear wall of No 45. Assuming the houses to be identical, the side walls of No 45 and No 47 are completely blank, as is the side wall of the proposed extension facing No 43, so there is no overlooking.

Members had No Objections to this application (21<sup>st</sup> December 2021).



Existing ground floor layout

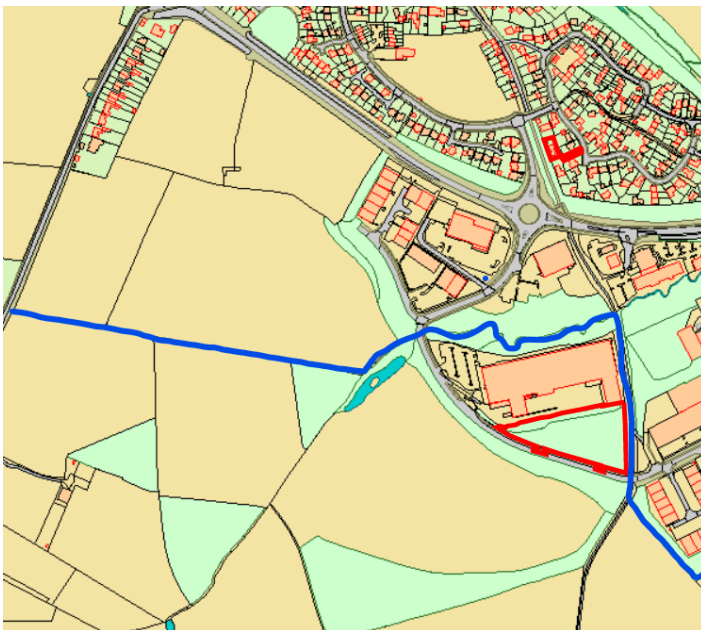




The amended 'proposed' plan shows the parking arrangements. The internal details are unchanged.

**The following application is in Gawcott-with-Lenborough Parish:**

- 9. 22/01498/APP Land off Osier Way, MK18 1TB  
Erection of a building for a flexible business use to include Eg(iii), B2 or B8 purposes, along with ancillary offices, associated access, parking landscaping and associated works.  
*Deeley Properties Ltd. and Human Capability Foundation*



Location plan - Parish boundary added in blue

Satellite view – yellow dashes are the Lenborough Road/track



The site and existing factory



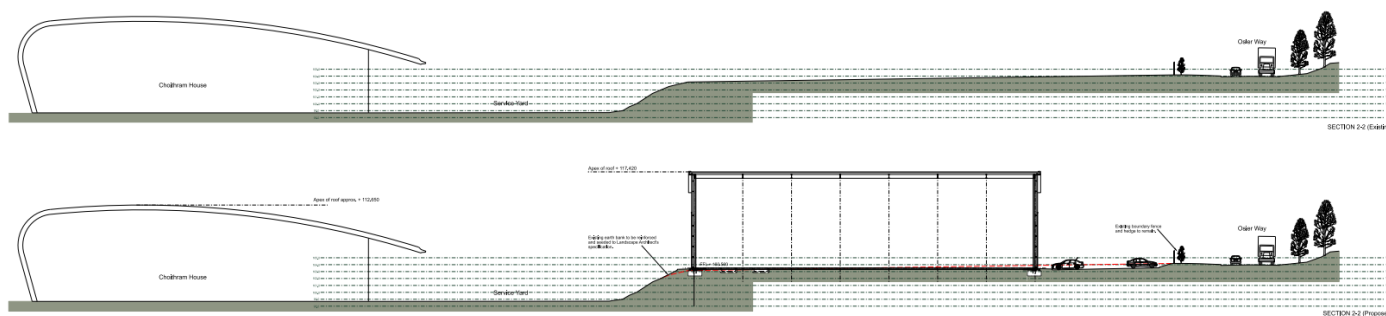
The HCF receives the vast majority of its funding from Natco Foods Ltd, a food manufacturing business established in the UK in 1961 and now based in Buckingham, England. Two trustees are employees of Natco Foods.

The Use Classes are Eg(iii) – Light Industrial; B2 – General Industry; B8 – Storage and distribution

The site is the triangle of land north of Osier Way bounded by the Natco Foods (“spice”) factory and the track which is the remains of the Lenborough Road. To the east is a 6m deep vegetation barrier along the Lenborough Road and the existing industrial estate around Top Angel, to the West the Swan Business Park with Travis Perkins and Aldi, and to the south the recently approved housing site for 420 dwellings (the section east of the woodland, see plan below). North of the spice factory is the stream which forms the parish boundary and which then crosses under the bypass and flows into the river via the western edge of Badgers. The whole area between the stream and Osiers Way was originally intended to house a trade cash-and-carry as well as the spice factory on separate terraced levels; thus the factory is on land some 5m lower than this site. It is currently rough grassland.



Osier Way housing – eastern section (19/00148/AOP)



Existing and proposed N-S section through the site (spice factory at left, Osier Way at right)

Planning history:

1	95/02133/AOP	USE OF LAND FOR INDUSTRIAL DEVELOPMENT	Approved
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2	00/03002/APP	Proposed cut and fill earthworks to form terracing to assist future development of business park	Approved
3	02/02622/APP	Erection of spice factory and commercial/wholesale cash and carry	Approved
4	08/02936/AAD	Erection of non-illuminated totem sign, non-illuminated fascia sign, non-illuminated lettering and non-illuminated panel sign	Approved
5	13/01008/ACL	Installation of photovoltaic panels	Certificate issued
6	22/01498/APP	Erection of a building for a flexible business use to include Eg(iii), B2 or B8 purposes, along with ancillary offices, associated access, parking landscaping and associated works.	Pending consideration

The building will be towards the eastern end of the site, without breaching the existing landscaping, and there will be two separate car parks with dedicated access - one (east) with 44 spaces, including 2 disabled spaces and 2 with EV charging points, for staff and visitors, and one (west) with 15 spaces in an awkward angle of the service yard. Tracking diagrams are provided to show the service yard has manoeuvring space for HGVs. There are no existing access points from Osier Way, so gaps will have to be constructed. There is also a pedestrian/cycle access at the eastern end, leading to a perimeter pathway and cycle parking.

The offices are in the SW corner of the building at first floor level overlooking both the service yard and the staff car park. The remainder of the building is a large shed.

The applications is well supported with detailed drawings and documents including a Landscaping Plan, Flood Risk Assessment, Lighting Strategy , Ecology Reports, Tree Survey, Utilities Report and BREEAM Environmental Assessment.

The Planning Statement references NPPF and associated planning Practice Guide,, VALP, BNDP and the National Design Guide, and details the appropriate policies.

Both car parking areas will have light columns, with lanterns over the delivery bays, and pedestrian walkway lights on all 4 sides of the building.

The Travel Plan notes that within the reasonable walk-to-work distance of 2km are the nearer parts of Mount Pleasant, Lace Hill (via Bridleway 13 along the southern edge of the industrial area) and Badgers. St. Rumbold's Fields is not mentioned, though the future Osier Way development is. All of Buckingham is within the 5km cycle distance, although the sentence "Additionally, the topography is largely flat which provides an environment which is conducive to cycling. (¶ 2.5.2, p4) is optimistic, especially for residents north of the river. The "Public Transport" section is summarised thus, and notes that the nearest bus stop is on Embleton Way.

**Table 1 – Bus Service Summary**

Bus Number	Bus Route	Frequency (one way)	
		Monday to Friday	Saturday
132	Banbury Brackley Westbury Gawcott Buckingham	Two per day	Three westbound Four eastbound
133	Buckingham Gawcott Preston Bissett Tingewick Water Stratford	Two per day (Tuesdays only)	-

Bus Service information taken from bustimes.org (November 2021)

**2.6.2 The data in Table 1 shows that the site is connected by bus with services to Buckingham and the surrounding villages.**

On weekdays, the earliest 132 leaves the High Street at 9.45 for Tesco (9.50) and Embleton Way (9.53), and the last bus back from Embleton Way is at 14.39 which goes through town to Western Avenue. There

is a 132 from Tesco at 15.40 and a 131 from Tesco at 17.00 neither of which goes further than the High Street.

There is also the 131 from Brackley via Turweston/Westbury/Radclive at 8.10 and a non-stop at 8.30, neither of which stop closer than the Royal Latin. There is a 131 from Brackley via Westbury/Water Stratford/ Tingewick/Gawcott at 10.30 (and then does not stop until the High Street) with return trips at 15.55 (calling at the villages) and 16.00 (direct to Brackley, school days only) from the RLS and one from Tesco to Tingewick at 17.30.

The 134 is one bus each way – leaving Westbury at 10.35, and returning from Buckingham at 12.55, on a Tuesday only.

How staff, especially those from the villages, are supposed to use the bus for a normal working day is not mentioned. A modal shift target from car travel of 10% over 5 years is aimed for (including car-sharing, walking and cycling).

Materials: pre-fabricated insulated metal-faced cladding in a gunmetal colour, and textured white panels.



The proposed view from the south, and eastern access



The proposed view of the western end, and western access with the service yard and delivery bays

### Not for consultation (circulated separately due to time constraints)

#### 10. 22/01672/ATP

Foscott Way, MK18 1TT

T1 Ash: Tree has significant ash die-back. Fell

T2 Norway Maple: Prune back to give 2m clearance from street light.

Lightly prune back branches by 1.5m on house side of tree to provide clearance

*Gordon-Stuart [TfB]*





11. 22/01752/ATP

4 Villiers Close, MK18 1JH  
 T1 & T2 Sycamore: Section fell as close to ground level as possible. Significant basal damage and decay. Listed wall at risk of impact and potential damage.  
 Fletcher



10. 22/01829/ATP

Land to rear 26 Highlands Road [Maids Moreton Avenue], Page Hill  
 2 x Chestnuts; remove 2 branches to the east as shown on photo and crown lift remaining branches to clear shed and fence by 2m to BS3998:2010  
 Pasmore [Buckinghamshire Council]





11. 22/01830/ATP

Land to rear of 6 Holloway Drive [Holloway Spinney], Page Hill Ash – Concerns with overhanging branches. Remove 2 branches to suitable points, see photo (red) and reduce crown by 2m on the west side to balance tree  
Pasmore [Buckinghamshire Council]



## Question 2 to Councillor Peter Strachan, Cabinet Member for Climate Change and Environment from Councillor Adam Poland-Goodyer in relation to tree planting

This council has plans to plant a tree for every resident by 2050. The council has stated in public documents aspirational 2030 targets as well.

- a. What are the plans to deliver all these trees and what is the planned percentage rollout per year to 2050?
- b. What is the aspirational plan to reach the 2030 target?
- c. Is the number of trees based on the 2020 population figure or the projected 2030 or 2050 population estimate?

### Response

The Council has adopted a target to plant 543,000 trees over a 10-year period which was agreed in 2021 and so the target delivery date is 2031 rather than 2050. This is a tree for every resident based on the 2019 population estate for Buckinghamshire, the most recent estimate at the time the target was adopted. There are currently no plans to change the target.

Buckinghamshire Council's target is to reach net zero no later than 2050 and earlier if possible, potentially by 2030, subject to resources. We have a programme of projects of close to £10m which will allow the council to achieve net zero by 2050. However, we are also doing our best to make the most of any new opportunities that may arise so that we can get as close to net zero as we can by 2030, and that is the aspirational target we refer to.

Our approach involves using the carbon absorbed by the 543,000 trees to reduce our net carbon emissions to zero toward 2050, when the trees are maturing and their rates of carbon absorption increasing. Our targets are to reduce emissions by 75% by 2030 and 90% by 2040 and so we plan to be very well progressed against this target by 2030.

Regarding plans to deliver the 543,000 trees, much of this will be delivered on large sites where new woodland will be established by planting thousands of trees. However, we also recognise the benefits which can be delivered by planting smaller groups of trees as well as individual trees, and so we will also be planting in this way where suitable.



**Question 1 to Councillor Clive Harriss, Cabinet Member for Culture and Leisure, from Councillor Robin Stuchbury in relation to the Buckingham Skate Park project**

Can the Cabinet Member please provide an update on the Buckingham Skate Park project -how is work progressing, when will the project be completed and what difficulties and subsequent lessons learnt have been experienced by the Council in delivering this project and will these be taken account of for future projects? Lastly, and most importantly, will the Mayor of Buckingham as civic representative of the community be invited to the ceremony when the Skate Park project is officially opened? The Buckingham Town Council has been involved for a number of years in seeking to bring this project forward for the young people of the area.

**Response**

The existing skate park's location - in the flood plain next to the River Great Ouse - has caused complications with the new design which have impacted on project timeframes.

The skate park is an obstruction in the flood plain which means that without mitigation it has the potential to cause flooding pressures either upstream or downstream of the facility. Since the volume of the new design is greater than that of the existing skate park, the design team has been required to provide evidence to the Environment Agency of mitigation of the potential impacts of the new design, by providing other areas in the park where other obstructions in the floodplain can be removed, to mitigate the growth in volume of the new facility.

The design contractor has been working with other specialist contractors to complete topographical surveys and flood modelling to provide the Environment Agency with data to demonstrate that the flood risk of the new design has been appropriately mitigated. This data will form part of a flood risk assessment and be submitted to the Environment Agency within the next few weeks, and may take up to 8 weeks for them to assess.

Assuming this is approved, we will then be able to discuss mobilisation with our contractor; with the actual installation estimated at around 12 weeks' work. We will consider the impact on user groups of the existing skate park in planning when to install the new design, but will also need to consider the time of year and the river conditions when planning this work.

There are some lessons learned around reviewing the tender process where there are foreseen complications like a flood plain, for example to consider additional weighting around the contractors' capacity to deliver this type of complex mitigation modelling and evidence. It should also be noted that to date all the design work has been at the contractor's expense and until construction commences no payments will be made; it is understandable that fee generating work is likely to be a priority for a small company and hence a phased payment plan may be preferable to ensure that the company is motivated to push the work to the top of their delivery programme.

Officers would like to thank the local community and politicians who have been involved in the process for their patience and hope that work on the new facility will commence later in the summer.

## Question 1 to Councillor Gareth Williams, Deputy Leader and Cabinet Member for Planning and Regeneration, from Councillor Robin Stuchbury in relation to Planning Committee call-ins

Noting that Buckinghamshire Council amended the constitution reinstating the historical right for planning applications to be called to committee by Parish/Town Councils I would like to ask for a breakdown of the following figures since the amendment of the Constitution:

- ☐ The number of major applications where there was a large number of houses within a development called in / determined within the various Area Planning Committees through Buckinghamshire Council Member(s) calling the application in.
- ☐ The percentage of applications determined under delegated powers through decisions of the Committee Chairman/Business Manager/Planning Officer, where possible broken down by planning area and to include decisions made under delegated powers where an elected member had requested the decision be made by the relevant Planning Committee.
- ☐ The number of Member call-ins within the old Aylesbury Vale area resulting in an application going to the Area Planning Committee or the Strategic Sites Committee.
- ☐ The number of applications called in by a parish/town council to the relevant Area Planning Committee or Strategic Sites Committee.

### Response

Noting that Buckinghamshire Council amended the constitution reinstating the historical right for planning applications to be called to committee by Parish/Town Councils I would like to ask for a breakdown of the following figures since the amendment of the Constitution (from the 1st July 2021 when "call in" powers were made available to Town and Parish Councils): **From 1st July 2021 to 31st March 2022.**

#### Question 1

The number of major applications where there was a large number of houses within a development called in / determined within the various Area Planning Committees through Buckinghamshire Council Member(s) calling the application in.

#### Response 1

Five applications "called up" from delegated decision to committee decision by either officers, members of a Town/Parish Council (or combination of these). These are listed below and also include applications proposing large numbers of houses which were always Committee decisions and so were not "called-up."

A full list of applications considered by a planning committee is attached as Appendix A.

#### **Central Buckinghamshire Area Planning Committee**

**Thursday 3rd February 2022**

Application Number: 20/02611/AOP

Proposal: Outline application for the erection of up to 200 dwellings together with associated parking, landscape and access from Rabans Lane together with means of access only to be determined following demolition of existing buildings on Land to the east and west of Rabans Lane. Full planning application for erection of 7,500m<sup>2</sup> of B2/B8 floorspace together with means of access from Rabans Close Site location: Land To The East And West Of, Rabans Lane, Aylesbury, Buckinghamshire, HP19 8TS

**Not called up: The applicant (Aylesbury Vale Estates) is a joint venture company which the Council**  
**Wednesday 30 March 2022**

Application Number: 20/02611/AOP

Proposal: Outline application for the erection of up to 200 dwellings together with associated parking, landscape and access from Rabans Lane together with means of access only to be determined following demolition of existing buildings on Land to the east and west of Rabans Lane. Full planning application for erection of 7,500m<sup>2</sup> of B2/B8 floorspace together with means of access

from Rabans Close. Site location: Land To The East And West Of, Rabans Lane, Aylesbury, Buckinghamshire, HP19 8TS. (Originally reported to Central Area Planning Committee 3.2.22)

**Not called up: Deferred from a previous meeting**

### West Buckinghamshire Area Planning Committee

**Tuesday 17 August 2021**

Application Number: 21/06007/VCDN

Proposal: Variation of condition 2 (plan) attached to 18/08309/FUL (Demolition of existing buildings and construction of an up to five storey building containing 58 x 1 bed flats to be provided as temporary housing accommodation, re-provision of the British Red Cross Office in dual (B1 and A1) use, together with alterations to access, landscaping and associated works) to allow for substitution of amended plans

Site Location: Car Park 0505 C35 West End Road High Wycombe Buckinghamshire

**Not called up: Buckinghamshire Council are the applicant**

**Tuesday 12 October 2021**

Application Number: 21/05368/OUT

Proposal: Outline for up to 50 dwellings including details of the junction with Horns Lane (not internal roads) and associated highway works, with all matters (relating to appearance, landscaping, scale layout and access) reserved.

Site Location: Land off Horns Lane High Wycombe Buckinghamshire

**Not called up: Buckinghamshire Council are the applicant**

**Wednesday 8<sup>th</sup> December 2021**

Application Number: 21/07911/FUL Proposal: Construction of 10 x 1-bed flats, 10 x 2-bed flats, 3 x 2-bed houses, 22 x 3-bed houses and 5 x 4-bed houses (50 residential units in total), with associated landscaping, parking, amenity space and infrastructure. Site Location: Land Rear Of 33 To 45, Glynswood, High Wycombe, Buckinghamshire Applicant: Inland Ltd

**Called Up: By officers in consultation with the Chairman, due to previous Committee refusal.**

### Strategic Sites Committee

**Thursday 18 November 2021**

Application Number: 15/00314/AOP

Proposal: Outline planning application with all matters reserved except for access for a mixed-use sustainable urban extension on land to the south west of Milton Keynes to provide up to 1,855 mixed tenure dwellings; an employment area (B1); a neighbourhood centre including retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses; a primary and a secondary school; a

grid road reserve; multi-functional green space; a sustainable drainage system; and associated access, drainage and public transport infrastructure.

Site Location: Land South of the A421 West of Far Bletchley North of the East West Rail Link and East of Whaddon Road, Newton Longvill

**Called Up: By officers in consultation with the Chairman, due to strategic significance.**

**Thursday 25 November 2021**

Application Number: PL/21/3151/OA

Proposal: Outline application for the erection of residential dwellings including affordable housing (Use Class C3), new vehicular access points off Amersham Road and the Eastern Relief Road, a local centre including a community building (Use Classes E(a)(b)(c)(d)(e), F1(d)(e), F2(a)(b) and C3), a primary school and pre-school (Use Classes E(f) and F1(a)), public open space and associated infrastructure (matter to be considered at this stage: access)

Site location: Land adjacent to Amersham Road and Minerva Way, Beaconsfield

**Called up: Members**

**Thursday 16 December 2021**

Application Number: 19/00148/AOP

Proposal: Outline Planning Application (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal playspace); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation) and



<p>two new accesses off Osier Way and one new access off Gawcott Road. Includes demolition of the existing pigsty.</p> <p>Site Location: Land off Osier Way, East of Gawcott Road and South of Buckingham Ring Road, Buckingham, Buckinghamshire</p> <p><b>Called Up: By officers in consultation with the Chairman, due to strategic significance.</b></p> <p><b>Thursday 24 February 2022</b></p> <p>Application Number: 18/07194/OUT</p> <p>Proposal: Outline application (including details of access and layout) for erection of 101 dwellings with all other matters reserved (amended plans received)</p> <p>Site Location: Tralee Farm 20 Wycombe Road Holmer Green Buckinghamshire HP15 6RY</p> <p><b>Called up: Members</b></p>
Question 2
<p>The percentage of applications determined under delegated powers through decisions of the Committee Chairman/Business Manager/Planning Officer, where possible broken down by planning area and to include decisions made under delegated powers where an elected member had requested the decision be made by the relevant Planning Committee.</p>
Response 2
<p>This information is not specifically recorded as it's not information that has previously been requested to be reported. As it is of interest a procedure will be introduced to collect this information moving forward so that in the future such data can be provided on request.</p>
Question 3
<p>The number of Member call-ins within the old Aylesbury Vale area resulting in an application going to the Area Planning Committee or the Strategic Sites Committee</p>
Response 3
<p>Four applications were "called up" from delegated decision to committee decision by members, relating to sites within the former Aylesbury Vale District Council.</p> <p>Central Buckinghamshire Area Planning Committee</p> <p>Thursday 9 December 2021</p> <p>Application Number: CM/0037/21</p> <p>Proposal: Continuation of the development at Hangar 5 and on adjoining land at variance to conditions 6 (Vehicle Movements) and 11 (Waste Throughput) attached to planning permission CM/0022/19, to increase vehicle movements and the annual waste throughput limit. Site Location: Building 214 (Waste Recycling Facility at Hangar 5 and on surrounding land) Westcott Venture Park Westcott Buckinghamshire HP18 OXB</p> <p>Called up: The three local members 'called in' the application</p> <p><a href="#">North Buckinghamshire Area Planning Committee</a></p> <p>Wednesday, 29th September, 2021</p> <p>Application Number: 20/03822/APP</p> <p>Proposal: Design Technology &amp; Engineering Building for Stowe School. Accommodation to include workshops, teaching rooms and staff facilities, with associated landscape works to immediate surroundings. Site location: Stowe School, Stowe Park, Stowe MK18 5EH</p> <p><b>Called up: Member</b></p> <p><a href="#">Strategic Sites Committee</a></p> <p><b>Thursday 18 November 2021</b></p> <p>Application Number: 20/03539/APP</p>

<p>Proposal: Installation of a gas tanker off-loading facility for injection of renewable gas into the national gas distribution network  Site location: SGN Gas Depot, Bletchley Road, Newton Longville, Buckinghamshire  <b>Called up: Members</b>  <b>Thursday 24 March 2022</b>  Application Number 21/02851/AOP - HM Prison Grendon, Springhill Road, Grendon Underwood, Buckinghamshire, HP18 0TL  <b>Called up: Members</b></p>
Question 4
The number of applications called in by a parish/town council to the relevant Area Planning Committee or Strategic Sties Committee.
Response 4
<p>Nine applications were "called up" from delegated decision to committee decision by a Town or Parish Council.  Central Buckinghamshire Area Planning Committee  Thursday 3rd March 2022  Application Number: 21/02821/APP  Proposal: Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.99 MW, including mounting system, battery storage units, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, DNO substation, landscaping and environmental enhancements for a temporary period of 40 years. Site location: Land at Whirlbush Farm, Risborough Road, Kingsey, Buckinghamshire, HP17 8NE  <b>Called up: Call in by Dinton with Ford and Upton Parish Council.</b>  <a href="#">North Buckinghamshire Area Planning Committee</a>  <b>Wednesday 12 January 2022</b>  Application Number: 21/03284/APP  Proposal: Temporary 7-year change of use of agricultural land for the establishment of an operator skills hub for training operatives in relation to the development of major infrastructure projects and caravan park and erection of temporary buildings Site location: Red Furlong Farm, Twyford Road, Poundon, Buckinghamshire, OX27 9BG  <b>Called up: Twyford Parish Council</b>  <a href="#">West Buckinghamshire Area Planning Committee</a>  <b>Wednesday 12 January 2022</b>  Application Number: 21/07860/FUL  Proposal: Householder application for erection of side/rear single storey extension, raising of roof and insertion of front and rear dormers in connection with rooms in roofspace and new front porch  Site Location: Rosalie Kingsmead Road Loudwater Buckinghamshire HP11 1JL  <b>Called up: Member and Parish</b>  <b>Wednesday 2 March 2022</b>  Application Number: 21/07373/FUL  Proposal: Householder application for construction of two storey rear extension, garage conversion and fenestration, roof and external material alterations  Site Location: Lindsey House Pheasants Hill Hambleden Buckinghamshire RG9 6SN  <b>Called up: Hambleden Parish Council.</b>  <a href="#">South Buckinghamshire Area Planning Committee</a>  <b>Tuesday 13 July 2021</b>  Application Number: PL/21/1785/FA  Proposal: Demolition of single storey rear projection (unlisted building within a Conservation Area) and erection of single storey rear extension, alterations to roof including insertion of 2 rear rooflights, rendering of walls and adjustments to the existing parking arrangements.</p>



Site location: Victoria Cottage High Street Taplow Buckinghamshire SL6 0EX

**Called up: Member and Taplow Parish Council**

**Tuesday 26 October 2021**

Application Number: PL/21/2574/FA

Proposal: Conversion of single dwelling house into 3 self-contained flats, two storey side/rear extension, single storey rear extension, front porch and extension to vehicular access

Site location: 18 Chesterton Green Beaconsfield Buckinghamshire HP9 1RE

**Called up: Beaconsfield Town Council**

Application Number: PL/21/3679/FA

Proposal: First floor extension over existing ground floor

Site location: 68 Vine Road Stoke Poges, Buckinghamshire SL2 4DP

**Called up: Stoke Poges Parish Council**

**Tuesday 21 December 2021**

Application Number: PL/21/2556/FA

Proposal: Installation of new lighting on existing columns and increased hours of usage of floodlights.

Site location: Burnham Football Club Wymers Wood Road Burnham Buckinghamshire SL1 8JG

**Called up: Member and Burnham Parish Council**

**Tuesday 15 February 2022**

Application Number: PL/21/4226/FA

Proposal: Demolition of existing bungalow and 2 outbuildings and erection of 2 dwellings, 2 cycle sheds and 2 bin stores and associated hardstanding and landscaping

Site location: 10 Upper Road Higher Denham Buckinghamshire UB9 5EJ

**Called up: Denham Parish Council**

**Question 3 to Councillor Gareth Williams, Deputy Leader and Cabinet Member for Planning and Regeneration, from Councillor Susan Morgan in relation to Planning Applications**

How many planning applications has this council received in the years 2020-2021, 2021-2022? From these, over the same period, how many planning applications:

Were determined by officers

Were determined by Committee

Were refused to go to Committee by Planning Committee Chairmen

Are currently outside of the statutory determination period and what deadlines or targets are in place for when applications need to be decided by

Response How many planning applications ...	2020- 2021 Q1	2020- 2021 Q2	2020- 2021 Q3	2020- 2021 Q4	2021-2022 Q1	2021-2022 Q2	2021-2022 Q3	2021-2022 Q4
...has this council received	1406	1668	1762	2026	1995	1878	1607	N/A
...were determined	1211	1431	1505	1585	1701	1820	1691	N/A
...were determined by officers	1179	1400	1476	1560	1685	1797	1674	N/A
...were determined by Committee	32	31	29	25	16	23	17	N/A

\*Figures taken from those reported on a quarterly basis to the Department for Levelling Up, Housing and Communities, (formerly the Ministry for Housing, Communities and Local Government)

How many planning applications...		
...were refused to go to Committee by Planning Committee Chairmen.	This information is not specifically recorded as it's not information that has previously been requested to be reported. As it is of interest a procedure will be introduced to collect this information moving forward so that in the future such data can be provided on request.	
...are currently outside of the statutory determination period and what deadlines or targets are in place for when applications need to be decided by.	<p>National Planning Policy Guidance explains that once a planning application has been validated, the local planning authority should aim to make a decision on the proposal as quickly as possible, and within the statutory time limit unless:</p> <ul style="list-style-type: none"> <li>• a longer period is agreed in writing with the applicant, known as an Extension of Time (EOT), or,</li> <li>• a Planning Performance Agreement (PPA) is in place.</li> </ul> <p>Where a valid application has not been determined within the relevant statutory period (or an EOT or PPA agreed) the applicant has a right to appeal to the Secretary of State against non-determination. This is however relatively rare as most applicants would rather work with the Planning Authority to reach a successful outcome to their application.</p> <p>The statutory time limits for applications for planning permissions vary depending on the type of application. In very simple terms its 13 weeks for a major application and 8 weeks for all others; there are several exceptions to this such as whether it's subject to an Environmental Impact Assessment (EIA).</p> <p>Performance information is collected nationally on the number and type of planning applications submitted and determined every quarter. The government have monitored the "speed of determination" of planning applications for decades by dividing them into three categories, each with its own performance measure; "Major", "Minor" and "Other". (This is explained in full in the table below).</p> <p>Where a planning application takes longer than the statutory period to decide, and an extended period has not been agreed with the applicant, the government's policy is that the decision should be made within 26 weeks at most in order to comply with the 'planning guarantee'. The Council has taken the decision to move all the legacy back office planning systems onto a new single system (the One Uniform Project). All planning application</p>	
	<ul style="list-style-type: none"> <li>○ The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the number of dwelling/houses to be provided is 10 or more.</li> </ul> <p>The provision of a building or buildings where the floor space to be created by the development is 1000 square metres or more: or</p> <p>Development carried out on a site having an area of one hectare or more.</p>	or an Environmental Impact Assessment (EIA).
<b>Minor</b>	<p>For dwelling/houses, minor development is one where the number of dwelling/houses to be provided is between one and nine inclusive on a site having an area of less than one hectare.</p> <p>Where the number of dwelling/houses to be provided is not known, a site area of less than 0.5 hectares should be used as the definition of a minor development.</p> <p>For all other uses, a minor development is one where the floor space to be created is less than 1,000 square metres or where the site area is less than one hectare.</p>	70% of "minor" planning approvals to be determined in 8 weeks, or with agreed extension of time.

Category	Description	Buckinghamshire Council planning application determination target
<b>Other</b>	Change of Use (a change of use not falling within "major" or "minor"), Householder Developments (extensions, garages, conservatories, dormer windows, swimming pools, porches, etc), Advertisement Consent, Listed Building Consent, Relevant demolition in a conservation area, Permission in Principle and Technical Details Consent.	80% of "other" applications determined in 8 weeks, or with agreed extension of time.

As a Local Planning Authority, Buckinghamshire Council, performance on speed of determination of planning applications for 2021/22 is as set out in the table below.

**BUCKINGHAM TOWN COUNCIL  
PLANNING COMMITTEE 6TH JUNE 2022**

**Agenda x****Contact officer: Katharine McElligott****Buckinghamshire Council Planning Services****Customer Services – feedback from users of Planning system****Meeting 19<sup>th</sup> May 2022 at 3pm, via Teams**

Organised by Simon Vockins

Attendees Cllrs. Mark Cole; Anthony Ralph; Des Bray; Tim Corvin (Chartridge); Sherri Holland; Lorraine Morton; Dick O'Driscoll; Alec Packham; Roger Slevin; Graham Stewart; Roy van der Poll (Winslow); Roger Worthington; Peter Wyatt (Aston Clinton); 'Trish'

There was a survey to fill in beforehand which asked not just what the parishes thought of the planning system, but also what complaints and comments we got from residents.

Initial comments

MC (following up from the Green Park event):

- Deletion of neighbour comments from document list gives false impression of local reactions, and makes variations, appeals, etc very difficult
- Comments can be added multiple times;
- Comments can be labelled 'support' when the text says the complete opposite

DOD:

- The AVDC portal is OK but it can be difficult to follow progress after the response is made if amendments are not advised (*SV: looking at progress tracking*)

PW:

- You have to search amongst all the comments for amendments; and they don't say what it is. A separate list/folder for comments would save time.
- A message says "Please see attached list" but there is no list to be found
- The Parish Liaison Officer is sorely missed; the post has vanished

Pre-application service

TC: Currently pre-application contact is not encouraged. It takes about 3 months to get the advice. I recommend a full application + subsequent amendments, it's quicker. (*SV: Agents have also complained about this. It's inconsistent area to area*)

GS: Applicants should be encouraged to talk to the Parish Council first. We need more guidance on how to do this without prejudice, but PCs know their area and what local problems are. Applicants pay for the Planning service contact. PCs are free and better.

RS: Pre-app is useful for complex applications, but there is no consultations with PCs even if they have a Neighbourhood Plan. There is a notable unwillingness to involve PCs sometimes.

### Applications

DB: We may strongly object to an application – if the Planning Officer is minded to approve, should we call it in? *(SV: Is this because the Planning Officer fails to communicate?)* We never ever get communication with the Officer. We object on good planning grounds, but it seems the attitude is 'Looks good to me on paper' and they don't visit the site.

TC: We feel totally ignored. Comments are not taken account of, even if we quote National Policy. *(SV: Is there an escalation route?)* We go to our Ward Member. An applicant had the original application refused; the refusal was not enforced; they then put in an identical application which was approved.

GS: We make the call-in immediately. The Planning Officers would rather not communicate directly with the PC. The only way is to bombard them with comments.

Yellow notices are either not displayed, or not put in the right places. Nobody knows who to contact. *(SV: Personally, I pick up my information more from yellow notices than anything else).*

### What works well / what makes residents frustrated?

TC: The supposed 8-week turnround is hardly ever achieved – one ACL took over a year. *(SV: so why the delays?)* Always new staff; each new person – even in Legal – has to start from fresh and go over everything again. Not so much of a problem in the south of the county. *(SV: well planners have transferable skills, they can go south and get paid more).* And they're unhappy with the bigger organisation

DB: We have CIL in the south, but don't know how/when it is applied. We have a Neighbourhood Plan, so qualify for the full amount, but don't know how much until it's gone though, Can't plan ahead.

MC: Call-ins are decided by the Chairman and Business Manager, ie one elected Member only. Not democratic – should be decided by delegation.

### Improvements

Milestone dates to monitor progress. Should go live within 2 months. Possible to email parish.

RvdP: I see this as a positive move for both residents and PCs. Hope it works.

Key Performance Indicator stats do not tell the truth as we see it. Endless time extensions beyond 8 weeks – massaging statistics.

PW: Enforcement: we have received an update on the Enforcement team – have number to contact them on. They seem to allocate a case number, then there's no action or progress report.

*(SV):* I'll collate the findings from all the meetings and send them to Planning for their information.



Meeting closed at 4pm

Two sessions were originally offered; take-up was so large two more were added. I have asked if participants will be circulated with the collated results, and some answers, hopefully, and Mr. Vockins is looking into this novel idea.

KM

29/5/22

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	<b>Call-ins Accepted</b>					<b>Shire Councillors</b>						<b>Notes</b>				
2	<b>Year</b>	<b>Appln</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>CC</b>	<b>SC</b>	<b>TM</b>	<b>HM</b>	<b>RS</b>	<b>WW</b>	<b>date of BTC agenda</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>
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		
5	2020	03840	APP	5 The Villas	extension	-	-	-	-	-	√	30/11/20				
6	2021	00479	APP	Oddfellows Hall	variation - rooflights	-	-	-	-	-	√	22/2/21				Approved 1/4/22
7	2020 2021	04324 00953	ALB APP	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21				
8																
9	<b>Call-ins submitted since Constitution changed July 2021</b>					<b>Notes</b>										
10	<b>Year</b>	<b>Appln</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>meeting</b>	<b>date called-in</b>	<b>acknowledged</b>	<b>Accepted?</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>			
11				all those previously submitted have been decided without recourse to Committee												
12	2021	04241	APP	60 Moreton Road	2-st front extension & garage	29-Nov	01-Dec	02-Dec								
13	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						
14	2022	00220	APP	9 St Rumbolds Lane	conv to 9 selfcontained flats	07-Mar	08-Mar									




# Planning & Environment Town & Parish Council update

10<sup>th</sup> May 2022



# Agenda

1. Welcome
  2. Resource Update (pressures and recruitment)
  3. Performance Update
  4. Major Development updates
    1. Hampden Fields
    2. MSA decision
    3. Woodlands
    4. Grendon Underwood Prison
    5. Pinewood
    6. Little Chalfont – Lodge Lane
  5. Continuous Improvement - update
  6. Chiltern SAC (Special Area of Conservation)
  7. Neighbourhood Plans update
  8. Update on Local Plan progression
  9. S106 / CIL update
  10. Customer First
  11. Q & A
- 



# Resources Update


## Climate Change and Environment

Overall resourcing levels are stable though we have challenges in recruiting to some roles / teams which often prolongs the recruitment process.

- **Energy & Climate Change** – Currently recruiting to six roles, of which four are new. Experiencing challenges in recruiting into senior roles.
- **Ecology** – the first Biodiversity Net Gain Officer and a new ecologist have joined the team. Workloads remain high but resourcing has improved.



## Resource Update Cont.

- **Flood Management** – We will be commencing the recruitment process for two vacancies. We have recently appointed 2 new staff. Main pressures are within project delivery.
  - **Heritage & Archaeology** – Team Leader recruitment is underway; additional Heritage List position created to support completion of project.
  - **Arboriculture** – We are unable to fill the Arboricultural Inspector role, currently covered with an interim. Interest in tree protection remains high.
  - **Urban Design & Landscape** – One new appointment to the team. It is challenging to recruit to these post as suitably qualified candidates are rare.
- 

# Resource Update Cont.

## Planning and Development Team

### Currently carrying 10 vacant posts

- 5 x Building Control
- 3 x Planning Business & Improvement Team
- 2 x Development Management (1 planning officer and 1 senior planning officer).


### New Starters

Currently onboarding new staff in Development Management and Planning Business & Improvement Team.



# Resource Update Cont.

## Challenges

- Overall a more stable pattern of workload is emerging but individual officer caseload remains high.
  - **Validation** - a high proportion of "applications" continue to be invalid on receipt and require addition information to be submitted before they can proceed. Coupled with issues associated with the upgrades undertaken by the Planning Portal has resulted in longer validation timescales.
  - **Appeals** - The Planning Inspectorate (PINs) continues to reduce its COVID backlog of appeals by passing them through in batches. As these are time sensitive this is resulting in further work pressures.
  - **Building Regulation Applications** - We have seen a significant rise in Building Regulation applications during the last 3 months compared to the same months in 2021 with an increase of 35%.
- 



# Resource Update Cont.

## Planning Policy and Compliance Service


### **Planning Policy Team**

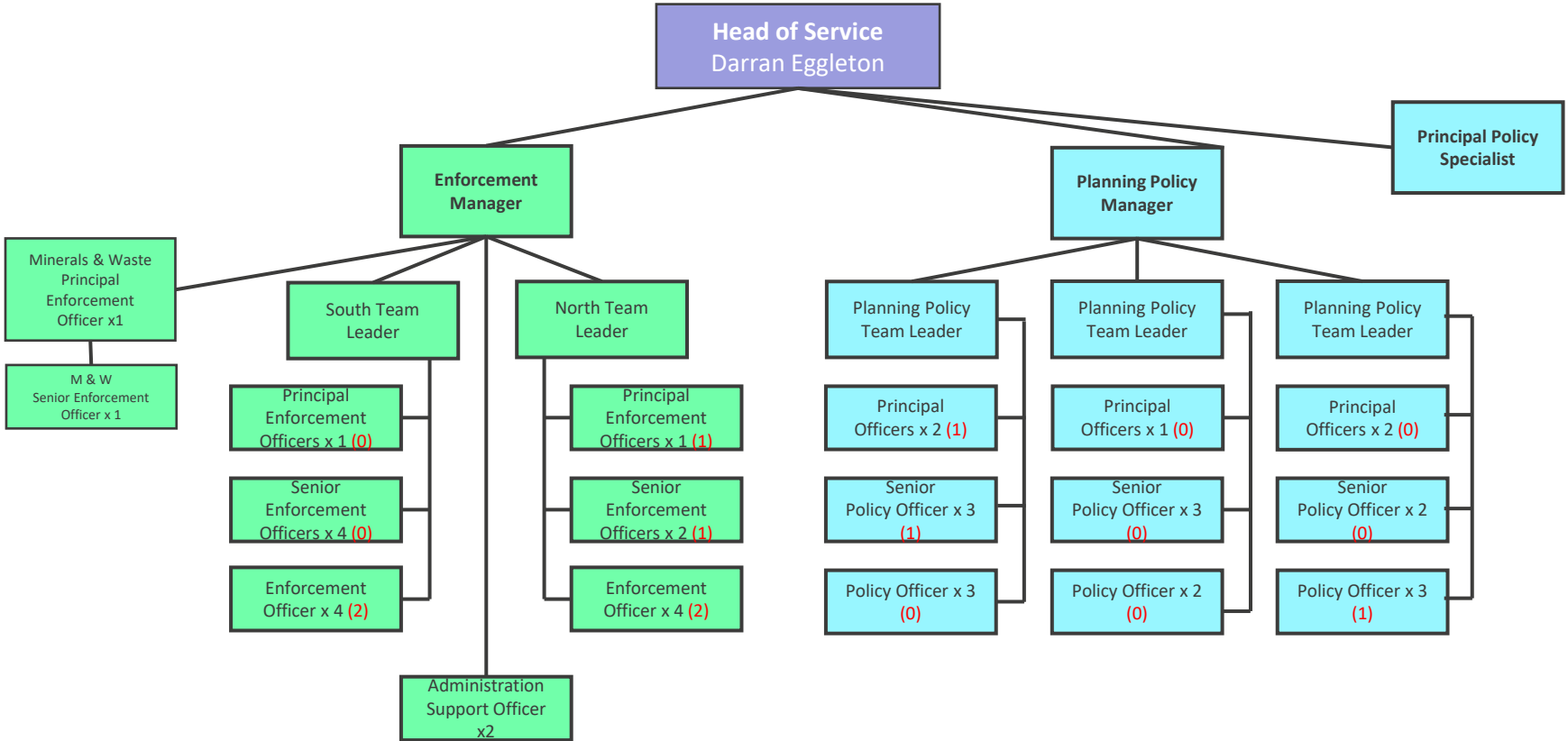
- 1x Team Manager
- 3 Team Leaders
- 22 officers posts in the team
- Currently - 2 FTE Vacancies remain in the team with recruitment continuing for the vacant roles.

### **Section 106 & CIL Administration**

- 5 Officers covering 6 x FTE
- 1 new consultant started last month to help address workload
- Structure and team alignment remains in process.

### **Compliance and Enforcement Team**

- 1x Team Manager
  - 2 Team Leaders
  - 20 officer posts in the team
  - No current agency staff/consultants
  - In the process of recruiting to 5x new roles agreed by Council.
- 



# Performance update.. Development Management

	Q1 2021/22			Q2 2021/22			Q3 2021/22			Q4 2021/22			Total
	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	2021/22
Number of Planning (& related) Applications Received	1431	1252	1288	1332	1146	1250	1091	1170	1016	1049	1141	1259	<b>13,043</b>
% of Planning (& related) application valid on receipt	55%	53%	50%	52%	51%	53%	53%	53%	50%	54%	48%	58%	<b>53%</b>
Number of Planning (& related) applications registered valid	1303	1113	1155	1219	1060	1094	977	1051	861	992	957	1153	<b>11,627</b>
Number of Planning (& related) Applications Determined	1124	1188	1143	1106	1145	1139	1054	1212	1091	986	907	1106	<b>13,219</b>
Number of planning cases in hand (planning & related applications & advice)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4310	4165	<b>N/A</b>
Number of Planning Appeals received (excluding enforcement appeals)	27	24	30	18	23	38	29	35	18	28	20	22	<b>321</b>

# Performance update Cont.

## Development Management

Indicator	Target	Q1 outturn	Q2 outturn	Q3 outturn	Q4 outturn	21/22 outturn
		01 April – 30 June	01 July – 30 September	01 October – 31 December	01 January – 31 March	01 April – 31 March
% of major planning approvals determined in 13 weeks, or with agreed extension of time	80%	82%	77%	79%	88%	82%
% of minor planning approvals determined in 13 weeks, or with agreed extension of time	65%	78%	74%	75%	72%	75%
% of other applications determined in 8 weeks, or with agreed extension of time	80%	83%	84%	84%	85%	84%

# Performance update cont. 1.

## Building Control

	QTR 4	2021/22	Vs 2020/21
New applications validated (all) <b>Excluding Initial Notices</b>	1002	4071 Up by 419 * *vs 2020/21	3652
No of full plans applications received	479	2129 Up by 411 *	1718
No of inspections undertaken	4559	19,801 Down by 527 *	20,328
% market share	69%	73% Down 1% *	74%
% BC applications checked in 21 days	90%	87% Up 3% *	70%



# Performance update cont. 2.

## Planning Compliance and Enforcement

	Qtr 4	FY 2021/22	Vs 20/21
Case received	429	1811	↑ 172
Cases closed	381	2494	↑ 1170
EN's issued	36	85	↑ 12

## Performance update cont. 3.

- DLUHC Planning Enforcement Notices 'league table'.
- Buckinghamshire 7<sup>th</sup> overall in ENs issued in 2021.

(NB – does not include any notices other than Planning Enforcement Notices (ie no PCN, BoCN, TSN, SN, S215))

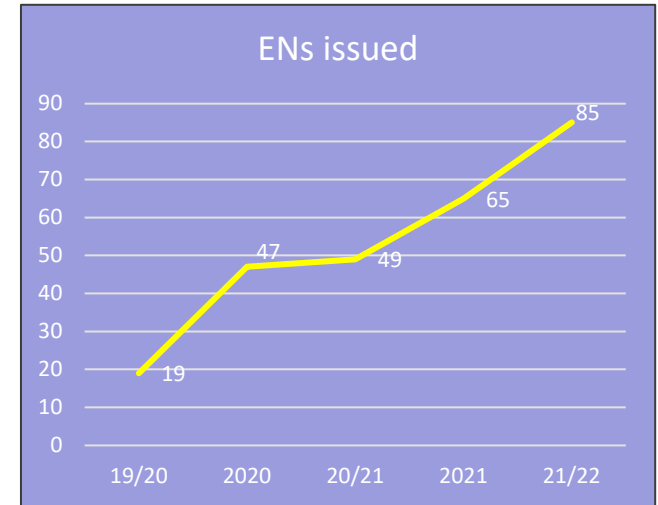
- 2<sup>nd</sup> most active planning enforcement service outside of London re: EN's data.
- Await 2021/22 tables published around August 2022.



# Performance update cont. 4.

- Planning Enforcement League table

Rank	Planning authority	Enforcement notices issued
1	Barnet	131
2	Brent	121
3	Westminster	104
4	Bradford	86
5=	Havering	70
5=	Newham	70
7	Buckinghamshire	65
8	Haringey	62
9	Barnsley	59
10	Ealing	56
11	Hackney	54
12	Barking and Dagenham	51
13	Bromley	50
14	Hillingdon	47
15=	Colchester	43
15=	Slough	43
17=	Waltham Forest	42
17=	Herefordshire, County of	42
19	Lambeth	40
20	East Lindsey	39



# Performance update cont. 4.

Planning Enforcement Direct Action

5 x Planning Enforcement Notices











# Parish & Town Councils' Forum

## Major Development Update

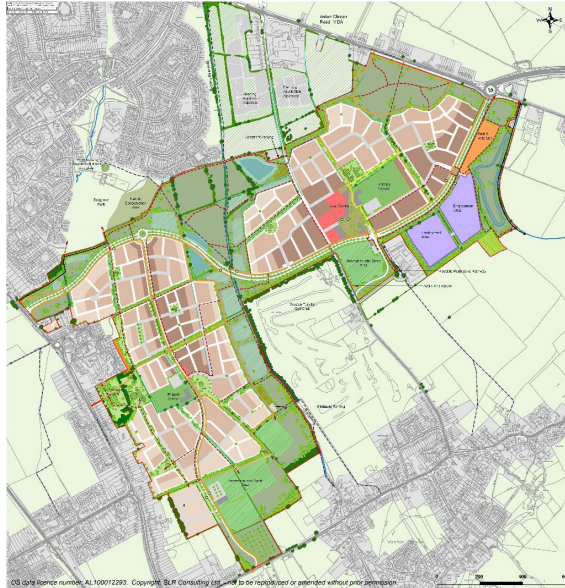


# Major Housing and Employment Sites – Woodlands – AGT3 (part)



- 1100 Homes
- 102, 800 sq m employment land
- 1 Primary School
- Sports Village
- Leisure and community facilities
- Green infrastructure
- Enterprise Zone
- New Link Road
- Resolution to approve at committee 7/04/22 and decision issued 14/04/22

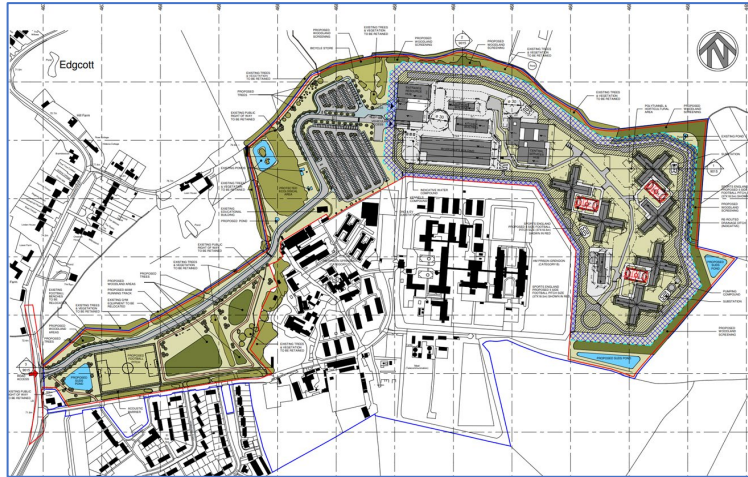
# Major Housing and Employment Sites – Hampden Fields (AGT4)



- 3000 Homes
- 6.9ha Employment
- New Link Road
- 2 Primary Schools
- Large Parkland areas
- Community facilities
- Park and Ride
- Outline planning consent granted - June 2021
- Judicial Review in February 2022



# Grendon Underwood Prison



- Proposal for new resettlement prison
- Raised significant local concern
- Refused at Committee 24/03/22
- Unsustainable location
- Impact to heritage assets including North Park Historic Parkland
- Ecology issues
- Harmful landscape impacts
- Loss of playing fields
- Would have needed legal agreement to secure highway improvements



# Pinewood – Screen Hub UK



- Outline planning permission for screen industries global growth hub including:
  - visitor attraction
  - film production buildings
  - education and business hub
- Green Belt
- Case for Very Special Circumstances primarily based on significant economic benefits and importance of Pinewood for TV and film.
- Considered by committee on 16/12/2021
- Committee resolved to approve the application subject to completion of S106 agreement
- Decision issued 11/04/2022

# Motorway Service Area (MSA) – Chalfont St Peter



- MSA proposed between J16 and J17 of M25
- Appeal dismissed November 2021
- Green Belt
- Appellant's case of 'Very Special Circumstances' primarily relying on 'Need'.
- Inspector considered the harm to the Green Belt and other harm not clearly outweighed by benefits. No 'Very Special Circumstances'.
- Harm arising from an alternative MSA in Iver Heath would be "considerably less" and a "weighty consideration". Also, the alternative moderates the benefits.

# Little Chalfont site




- Up to 380 Homes
- 100 bed retirement village and 60 bed care home
- Safeguarded land for primary school
- Leisure and community facilities
- Green infrastructure
- Considered at Strategic Sites Committee on 21/04/2022 - resolution to refuse
- Permission refused on 21<sup>st</sup> April – No ‘Very Special Circumstances’ to outweigh the harm to the Green Belt and other harm.

# Continuous Improvement Programme

## **Householder Applications and Pre-App**

- Standardised Format
- Checklist for Agents and Architects Completed
- Site Visit Procedure Note

## **Extended Delegations**

- Sub-delegations extended
  - Procedure Note Buddy System for sign off
  - Updated Uniform Officer rights and provided training to officers to enable to sign off reports and issue decisions
  - Case Conferencing protocol
- 

# Continuous Improvement Programme Update – Cont.

## **Amended Plan Procedure Note**

- Internal Consultee Procedure note

## **Member Engagement**

- Member Surgeries
- Strategic Site Working Groups

## **Performance and Data**

- Performance objectives set through C4P based on throughput





## Specialists

- Specialist Surgeries

## Systems

- Uniform Upgrade all now operating on latest version
- One Uniform Programme Manager appointed
- Implementation of Enterprise

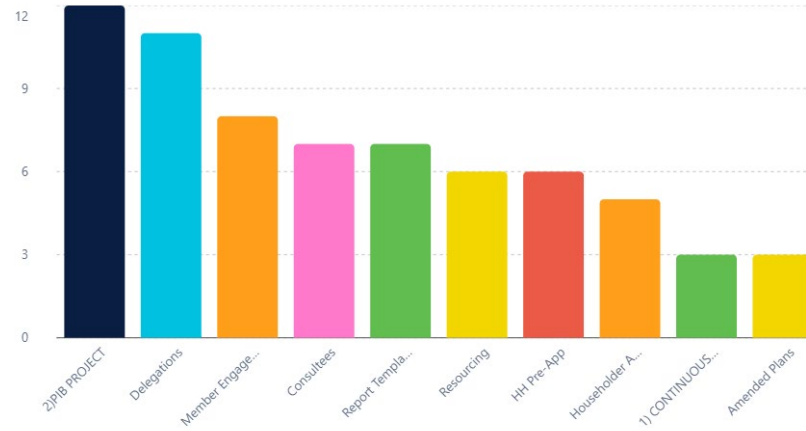
## Communication

- Communication Protocol with fixed points of contact in the planning process with applicants

## Major pre-app and PPA

- Standardised Format
- Matrix Approach (RAG)

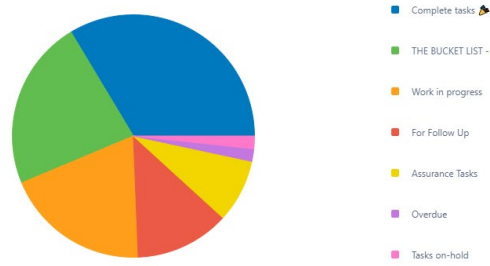
Cards per label ⓘ



The screenshot shows a Trello board with the following columns and cards:

- Work in progress (22 / 20):**
  - FLAG FOR FOLLOW UP: Yes (AN)
  - Transfer functions from CS & GAO to North & Central Tech Team (11 Oct 2021 - 28 Jan) (Status: ON HOLD) (CS, JF, AN)
  - Discharge of Conditions - Uniform Upload (17 Dec 2021 - 29 Apr) (Status: On Track) (CS, JF, AN)
  - FLAG FOR FOLLOW UP: Yes (CS, JF, AN)
  - Major Pre-App & PPA letters - Uniform Upload (30 Nov 2021 - 29 Apr) (Status: On Track) (AN, BR, CU, CB, M)
  - FLAG FOR FOLLOW UP: Yes
- For Follow Up (15 / 15):**
  - Member GIs (31 Jul) (Priority: Highest) (AN, CP, CU, DG, JF)
  - Member Guidance Note for Officers and Members (30 Jun) (Status: On Track) (AN, B, BR, CS, CU, CB, M)
  - Member - Meet the Planners (31 Mar 2023) (Status: On Track) (AN, A, CU, CB, M)
  - Member - Political Awareness Training (31 May 2023) (Priority: Highest) (AN, BR, CU, CB, M)
- Overdue (2 / 5):**
  - Data Cleansing - Finally disposed of (25 Oct 2021 - 21 Feb) (Status: Some Challenges) (AN, CB, M)
  - Data Cleansing - Close Informal Applications (25 Oct 2021 - 21 Feb) (Status: Some Challenges) (AN, CB, M, RD)
- Tasks on-hold (2 / 5):**
  - "Householder Pre-app" - dedicated officer to householder/minor pre-app in each area. Daily or weekly rota to be developed. (8 Nov 2021 - 21 Jan) (Status: Off Track) (AN, CB, M)
  - One Uniform Project - Resourcing (11 Oct 2021 - 27 May) (Status: ON HOLD) (AN, CU, JF)
  - Member Engagement - Training Programme (11 Oct 2021 - 31 May) (Status: ON HOLD) (AN, CU, CB, M)
- Complete tasks (Complete Tasks):**
  - Delegations (11 Oct 2021 - 31 Dec 2021) (9/9)
  - Update Officer Uniform rights (11 Oct 2021 - 3 Feb) (Status: On Track) (CS, JF, AN, RS)
  - Provide training to officers to enable sign off reports and issue decisions (11 Oct 2021 - 18 Mar) (Status: On Track) (CS, JF, AN, RS)

Cards per list



# Bucket List & Work in Progress

- Extension of Time Protocol (linked to Communication Protocol)
- Plan X Implementation (Do I need Planning Permission?!)
- Finalise data cleansing
- Growth Infrastructure Housing Select Committee recommendations on Member Engagement
- Onboarding of new staff and transfer of technical planning functions from CSC (North and Central)
- Burnham Beeches SAC UU Process
- Customer Dashboard
- Specialist Internal Consultation Protocol



# Avoiding adverse impacts to Chilterns Beechwoods SAC

May 2022



# Chilterns Beechwoods SAC

- A Special Area of Conservation (SAC) is an internationally recognised designation with habitats and species of significant ecological importance
- The Chilterns Beechwoods SAC comprises of nine separate sites in the Chiltern Hills across three counties. The relevant sites in Buckinghamshire are the Ashridge Commons and Woods SSSI, which cover 2000ha, of which 30% lies within Buckinghamshire
- The main qualifying features of the SAC are:
  - Ancient semi-natural beech forests on neutral to rich soils
  - A mosaic of species-rich chalk grassland and scrub, with rare woodland plants and invertebrates
  - Stag beetle population

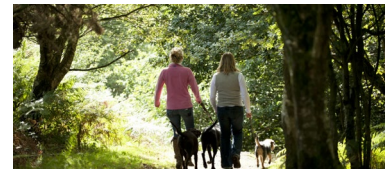


Image credits: National Trust



# Conservation Objectives of Chilterns Beechwoods SAC

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:

- **The extent and distribution of qualifying natural habitats and habitats of qualifying species**
- **The structure and function (including typical species) of qualifying natural habitats**
- **The structure and function of the habitats of qualifying species**
- **The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely**
- **The populations of qualifying species, and,**
- **The distribution of qualifying species within the site.**



Image credits: Agni-Louiza Arampoglou

# Chilterns Beechwoods SAC 'Problem'

- Dacorum Council have published evidence to support their **Habitats Regulations Assessment** (HRA) for their Local Plan. This was carried out to understand the impact of current and planned future growth and recreational pressures on two SSSIs
- The evidence, produced by Footprint Ecology, has identified **likely significant effects** on the Chilterns Beechwoods SAC
- In particular, the **Ashridge Commons and Woods SSSI is being harmed as a result of public access and disturbance**
- This was also identified as part of the **VALP HRA**



Image credits: Agni-Louiza Arampoglou

# What are the impacts on the SAC?

- Net new homes in the vicinity of the SAC are creating **recreational impacts**, including:
  - Damage – trampling, den-building, soil compaction and erosion
  - Contamination – dog fouling, litter, invasive species
  - Fire – increased incidence and risk
  - Other – harvesting and site management



Image credits: Agni-Louiza Arampoglou

# Why is this important?

- Buckinghamshire Council is the **‘competent authority’** under the Habitats Regulations.
- Before deciding to give consent, permission or other authorisation for a plan (i.e. a Local Plan) or project (i.e. a planning application), the Council must be confident that the integrity of the Chilterns Beechwoods SAC is not adversely affected.
- **Potential conflict** between the plans for any new housing development in the area and the conservation objectives

STATUTORY INSTRUMENTS	
<b>2017 No. 1012</b>	
<b>WILTSHIRE</b>	
<b>COUNTRYSIDE</b>	
The Conservation of Habitats and Species Regulations 2017	
Enacted	2017 (October 2017)
Laid before Parliament	2017 (October 2017)
Coming into force	2017 (November 2017)
<b>CONTENTS</b>	
<b>PART 1</b>	
Introduction and General Provisions	
1.	Order and commencement
2.	Interpretation
3.	Enforcement
4.	Place of plans in relation to other nature area or habitat marine legislation
5.	Regulation-making power
6.	Reference to habitats in relation to marine areas and European marine sites
7.	Conservation objectives
8.	Guidance on how to interpret marine sites
9.	Dealing with compliance with the Directive
10.	Review of compliance with the Directive
11.	Review by appropriate nature conservation body
<b>PART 2</b>	
Conservation of Natural Habitats and Habitats of Species	
Regulation 101	
101.	Objective of this regulation for identification of the necessary information
102.	Designation of special sites of conservation
103.	Classification of sites as special sites of conservation
104.	Classification of sites as special sites of conservation
105.	Verification of proposed special sites of conservation
106.	Registration of European sites
107.	Registration of European sites
108.	Verification of changes to the register

# What now? Interim Position

For the interim we need a precautionary approach to determining applications:

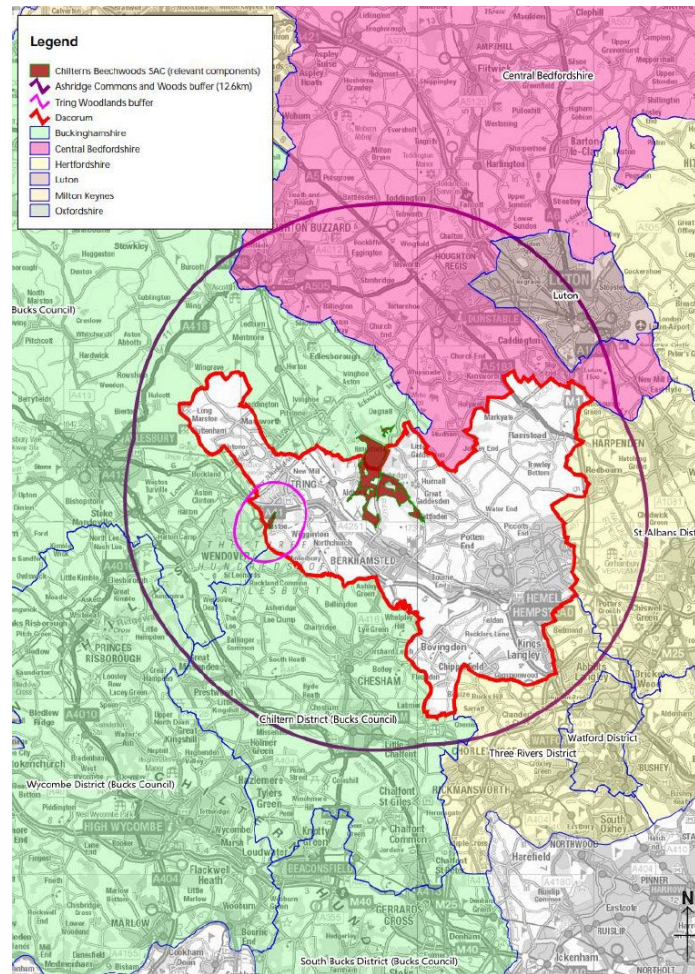
- A **12.6km 'Zone of Influence'** from Ashridge Commons and Woods SSSI (part of the Chilterns Beechwoods SAC)
  - Any development that proposes an increase in the total number of residential dwellings (C3 use class, and in some cases C2) will be requested to undertake **a project-level HRA detailing how each individual site is going to avoid adverse impacts to the SAC.**
  - Consultants can provide project-level 'shadow HRAs' but we need to be satisfied that they are adequate
  - Example and template project-level HRAs to be provided in due course
- A **500m development Avoidance Zone** will operate from the edge of the Ashridge Commons and Woods SSSI.



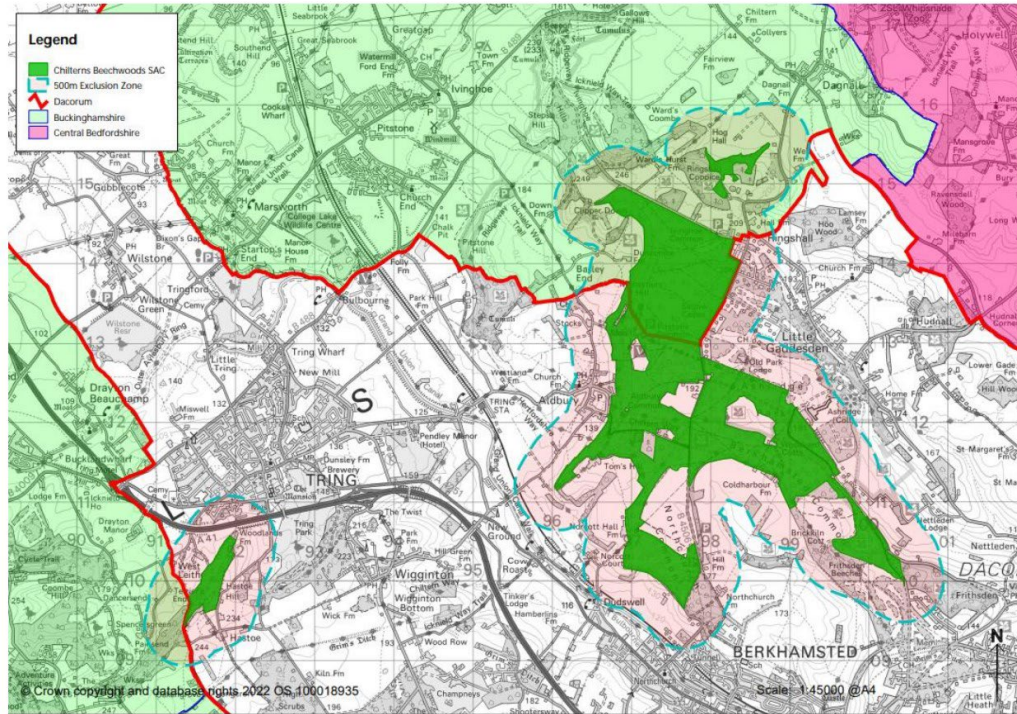
# What are the qualifying zones?

12.6km Zone of Influence – extends into east, west and central/north committee areas

1.7km Zone of Influence around Tring woodlands – extends into the central/north committee area



107 of 136  
Avoidance Zone



500m Avoidance Zone – extends into the north committee area

## What categories of development are affected?

<b>Development Type (Use Class)</b>	<b>Affected by the restrictions</b>
Student accommodation (C2)	Yes
Residential care homes and institutions (C2)	Yes
Dwelling houses (C3)	Yes
Houses in Multiple Occupations (HMOs) (C4)	Yes
Residential caravan sites	Yes
Permanent residential boat moorings	Yes
Gypsies, Travellers and travelling show people plots	Yes
Ancillary accommodation (e.g., granny annex)	Yes
Replacement dwelling houses	No
Extensions to dwelling houses	No



## What application types are affected?

<b>Application type (where they include qualifying development)</b>	<b>Affected by the restrictions</b>
Full Planning Permission	Yes
Outline Planning Permission	Yes
Applications for Permission in Principle and Technical Details Consent	Yes
Applications for reserved matters	Yes
Applications for prior approval / permitted development rights	Yes
Applications subject to appeal	Yes
Applications under s73 of The Town & Country Planning Act 1990 (as amended)	Yes
Applications where there is a resolution to grant planning permission but where a formal decision has not been issued (for example subject to satisfactory completion of a legal agreement).	Yes

# Approach to undetermined applications that fall within these zones

- **LPA as Competent Authority carries out an HRA** – For project level HRA there are commonly considered to be three stages:
  - Stage 1: Screening for Likely Significant Effects
  - Stage 2: Appropriate Assessment and the integrity test
- **LPA consult Natural England** on the HRA
- Officers will still need to consider other impacts on the SAC such as air quality and hydrology where appropriate
- **Refuse** applications in the 500m avoidance zone
- **All other applications put on hold** pending an appropriate mitigation strategy being adopted. Seek extensions of time. If no extension of time is agreed then refuse the application.
- There may be a different approach on the **AGT allocations** in the VALP where they are providing 50% GI on site which has the potential for SANG compliance and can be secured through S106 and/or conditions.



# What next? Strategic Solution

A strategic solution is needed and may include:

- collecting **Strategic Access Management and Monitoring (SAMM)** payments to improve site management
- producing high quality **Suitable Alternative Natural Greenspaces (SANGs)** (larger developments)

Buckinghamshire Council and other relevant LPAs will need to engage with Natural England, National Trust and other stakeholders in the development and delivery of a permanent Strategic Solution



# What have we done so far to inform people and what will we continue to do?

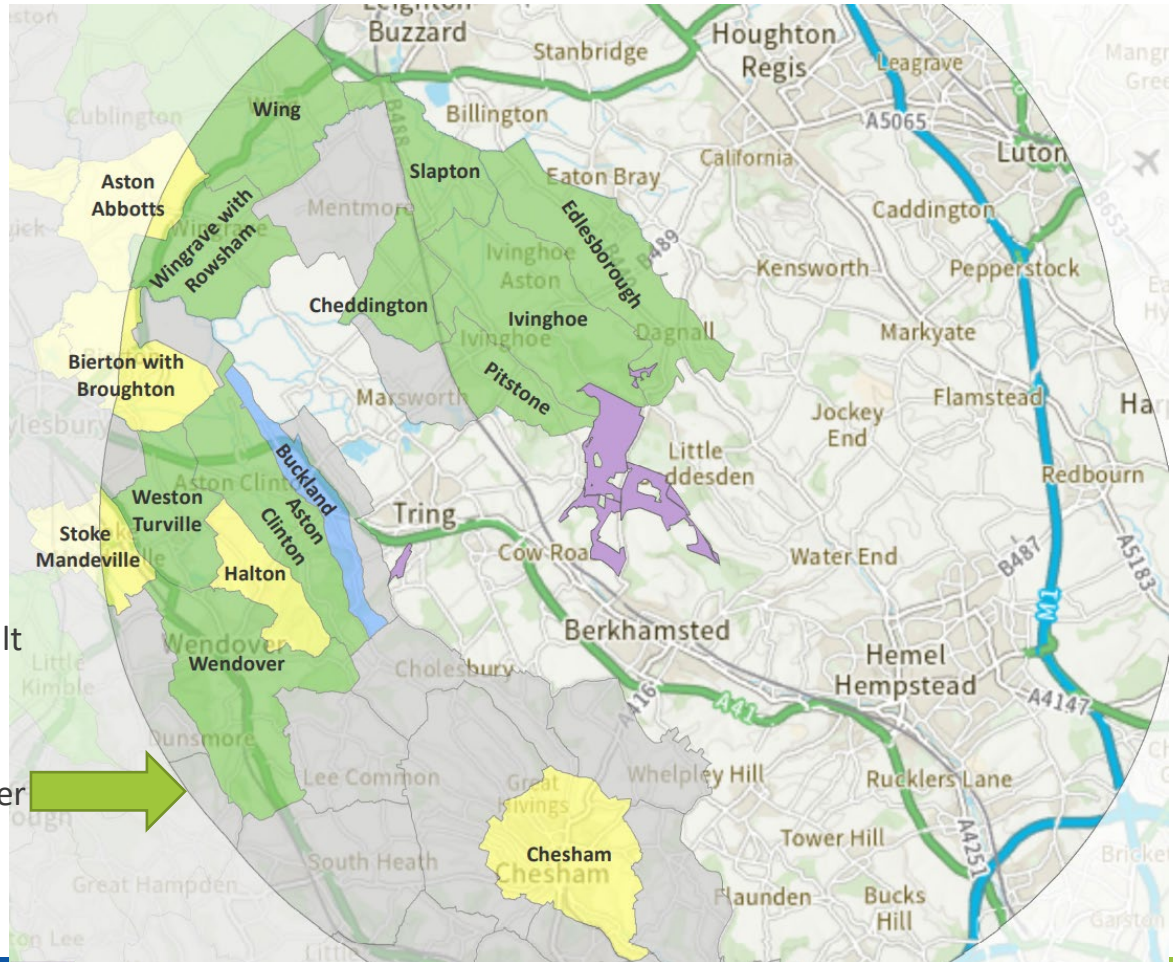
- Written to applicants/agents, provided them with FAQs
- Member Briefing
- Procedure Note for Officers
- We will continue with briefings, keep applicants/agents informed such as updating the FAQs at the appropriate time and give Committee members training
- Presentations to Forums
- Set up Strategic Mitigation Partnership (Natural England and all Councils), supported by a strategic Technical Working Group

## Neighbourhood Plans and Ashridge/Tring Woodlands SSIs

- An ecological report was published 14 March 2022 revealing more action is needed to help protect Ashridge Estate and Tring Woodlands, which are under increasing visitor pressure.
- These green spaces are hugely popular with visitors. But these recreational activities can erode valuable habitats and disturb wildlife.
- Both are Sites of Special Scientific Interest (SSSI), and form part of the Chilterns Beechwoods Special Area of Conservation (SAC) and are protected by international law. This affects planning decisions and plans/projects including NEIGHBOURHOOD PLANS.
- Most visitor pressure is coming from communities in a Zone of Influence. following map shows this Zone and current neighbourhood plans.


Stoke Mandeville – Pre Submission Rg14  
Buckland – Examination  
Bierton w B a K – Submission Rg16 consult  
Chesham – Early Informal consultation

Ashridge Zone of Influence 12.6km buffer



## Neighbourhood Plans and Ashridge/Tring Woodlands SSIs

### THE PROCESS TO FOLLOW

1. Do an early draft Neighbourhood Plan and send it us
  2. We HRA “Screen” it with Natural England
  3. If it has site allocations or a policy for a quantum of development =  
Appropriate Assessment is required
  4. Allow Time for your Appropriate Assessment to Be Done
  5. Arrange Grant Funding
  6. Appoint Consultant
  7. Send Appropriate Assessment to the Council and Natural England
  8. The AA is checked for legal compliance when Submitting your NP
- 



## Neighbourhood Plans and Ashridge/Tring Woodlands SSIs

### WHAT YOUR PLAN WILL NEED TO DO

1. Have an agreed mitigation strategy.
2. This will be developed consulting with Natural England, The National Trust and the Council.
3. It is early days...each one will be different... e.g. allocation policy securing public open space on site (SANG), provision of an alternative open space in the plan area (SANG) and or a policy requiring s106 funding to a strategic mitigation strategy being developed for improvements (SAMM) at Ashridge/Tring Woodlands
4. The solution goes into your agreed Appropriate Assessment.
5. Put this into your policies and allocated housing sites

### THE MESSAGE

Don't Be Put Off Planning for Development! Contact us for Help.



# Local Plan update

## Previous updates

- Agreed Local Development Scheme (LDS)
- Adopted a Statement of Community Involvement (SCI)
- Undertaken 2 x Brownfield call for sites
- Early dialogue with members around key themes (LP4B WP)

## Attitudes Survey

- The Attitudes Survey closed on 11 February. We received 3,439 responses - thank you if yours was one of them.
- We are currently considering and assessing the responses and we will publish a summary of the findings in the summer 2022.

## Brownfield Call for sites

- Thus far 330 brownfield sites have been submitted for assessment. The opportunity to submit new sites remains open... (submission form and details on the website)

## Next steps

- Because the supply of housing anticipated to result from our brownfield sites call is likely to fall short of what will be needed, the next step will be to expand our call for brownfield sites to a 'call for all sites' in May/June.
- The government has promised an update on its planning reforms in 'spring 2022' and we anticipate some updates in the Queen's speech on 10<sup>th</sup> May.



# S106/CIL Update

- Recent enquiries have been made by Parishes in the north concerning leisure and open space s106 commitments
- The Council has reassured the Parish Councils in the former Aylesbury Vale district area that the process for allocating Open Space and Leisure s106 monies has not changed with regards to ringfenced or un-ringfenced s106 agreements
- Parish Councils should therefore continue to liaise with Joe Houston to ensure that spending proposals are compliant with s106 conditions.
- Joe will also continue to proactively contact parish councils to ensure that all s106 monies can be committed/spent within the specified deadlines to safeguard against s106 monies having to be returned to developers.
- Looking ahead, The process for allocating S106 monies in the former Aylesbury Vale district area will be subject to review and consultation.

# Customer First

- We have had a great take up from PC's and TC's as volunteers, providing feedback on customer focused experience including some planned innovations.
- A 4<sup>th</sup> session has been arranged due to demand so that we can engage with as many of you as possible.



# Q&A





# Haddenham PC

I do have concerns where S106 has been allocated to a larger project – namely Thame to Haddenham Cycleway which isn't being brought forward as a priority by Oxon or Bucks so the funding is likely to be lost.

## Answer

- S106 contributions have been secured from several development sites in Haddenham towards the provision of a cycleway between Haddenham and Thame. This is a longstanding aspiration which Buckinghamshire Council and Oxfordshire County Council have investigated over several years and are continuing to investigate.
- The timescales and 'trigger points' for the payment of s106 contributions is set out in s106 contributions. Where of a larger value, contributions can be paid over multiple installments. All s106 transport contributions received, their terms and 'backstop' dates (by which unspent or uncommitted funds could become repayable), are recorded and monitored by the Council. It is common practice for the 'backstop' date to be 10 years from the date payment is made.
- We have not received all s106 contributions that are due towards the Haddenham – Thame cycleway scheme. Of the contributions that we have received to date, there is not a risk of funds being repaid in the short or medium term.

## Haddenham PC cont.

We have also had to really push for speed limit changes that were supposed to be implemented before homes were occupied and haven't been done long after all the homes are sold. I fear if we hadn't nagged and nagged they might never have happened.

### Answer

We acknowledged that some speed limit changes have taken longer than we would have liked, which has largely been associated with the consultation process. Lessons have been learned from such instances and we are increasingly consulting on such matters through the planning process in order to avoid issues at the delivery stage as much as possible. However, it should be noted that ultimately the Traffic Regulation Order (TRO) process itself is not one that we have control over ourselves and we are reliant upon TfB to promote, report and complete on the proposals, and consequently therefore, dictate the timescales involved.

## Haddenham PC cont.

We are also having a major problem with land transfers. The PC or any RMC is not a party to the S106 agreement that includes a draft TP1 land transfer document to transfer land to the PC or RMC as part of the development. BC solicitors have no current mechanism to ensure is transferred correctly as the land transfer is between the developer and the new owner so no one is checking the transfer properly reflects the S106 and planning permission before it is completed. We have currently lost rights of access across some adjoining land that was transferred to the RMC without the rights that are in the TP1 of the S106 agreement.

### Answer

The position is that that the receiving party, such as the Parish Council would be able to check if the details are as anticipated by the S106 and could refuse to accept the land if the terms were significantly different. Because BC is not a party to the land transaction there is no reason for BC Legal Services to be instructed. The S106 officer may however have a role to play in ensuring the transaction meets the purposes of the planning obligation. If a land transaction is completed that is out-with the requirements of the S106, this might become a S106 enforcement matter if it could be shown to be expedient. It should however be noted that the usual terms of a s106 agreement require the transfer to be *substantially* in the form appended to the s106 agreement, and so long as it meets the objectives of the obligation a deviation would not constitute a breach.

# Hambleton PC

How are we as an area going to respond to Cop 26 and the climate change crisis?

## Answer

- Buckinghamshire Council is fully committed to addressing climate change and has been since formed in 2020, as were its predecessor councils prior. The Council adopted the Climate Change & Air Quality Strategy in October 2021, shortly ahead of COP26 being hosted in Glasgow. Whilst the COP conference and more recent evidence / reports from the IPCC highlight the urgency of addressing climate change, they haven't changed the actions required to reduce emissions and reach net zero. So we are continuing to treat climate change as an emergency and are progressing with the delivery of our strategy which includes reducing our emissions by 75% by 2030 and 90% by 2040, reaching net zero no later than 2050.
- In terms of the areas proposed, many of these are already areas we are active on and others are proposed within the Strategy. The first annual update on progress of the strategy will be published in October 2022.

**Town & Parish Council quarterly meeting 11/5/22****Answers to questions submitted in advance.**

**Answers to questions asked in the meeting will be added if received before the meeting**

**Given that s106 contributions are supposed to mitigate damage to existing communities caused by the new development, why are there not provisions (perhaps a savings pot from several sources) for additional health services? We have one GP practice for the town and surrounding district, and 820 new houses approved, and no additional monies towards augmenting the service.**

The CCG have a statutory duty for planning, agreeing and monitoring services. Commissioning is not one action but many ranging from the health-needs assessment for a population through the clinically based design of patient pathways, to service specification and contract negotiation or procurement, with continuous quality assessment. It is important to note that CCG pays GP Surgeries for healthcare provision based on the number of patients that are registered with them. This is obtained from the registered patient list held by NHS England. In addition to this GP's are paid for their performance under the Quality and Outcomes Framework.

The CCG are consulted on the Council's Local Plan, Aylesbury Vale area, which sets the framework on future development proposals including housing, employment and infrastructure (such as new GP surgeries). The CCG through this process can identify their future infrastructure requirements to support the anticipated growth and furthermore should be using this information to support their planning of services to ensure that they meet their statutory duties both now and in the future. The CCG were engaged through the Vale of Aylesbury Local Plan and have been aware of the location and quantum of growth in the Aylesbury Vale area for some time. The CCG are also engaged in our early work on the new Local Plan for Buckinghamshire. The CCG is also consulted on the major development proposals, as they come forward as planning applications through our Development Management team, that have the potential to impact on health.

The original grant of planning permission, reference 09/01035/AOP for the Lace Hill development, related to "Comprehensive development of land comprising of 700 new dwellings (including affordable housing), primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision" on land to the south of the A421 and east of A413 London Road, Buckingham.

Permission was granted subject to a S106, and in respect of health care there was an obligation in relation to the provision of a serviced site and a financial contribution. As you will be aware the health centre approved as part of this permission was not ultimately pursued.

A subsequent, stand-alone planning application (17/02112/AOP), was submitted by Montpellier for outline application with access, appearance, layout and scale to be considered for the erection of a health centre, was allowed on appeal on 24 December 2018 subject to the imposition of a number of conditions. The final reserved matters application was submitted in August 2021 and is nearing completion. This would provide for a health care provision on the site and the future occupation of the end users would be a matter for discussion with Montpellier.

As set out above the CCG and BHT both have statutory duties to provide health care and funding is provided for this centrally. In addition, we need to take into account that housing itself does not derive population growth in this country (this is controlled through birth/death rates and migration). On smaller scale proposals, it is harder to justify contributions through S106, particularly give a % of the population that will occupy new residential developments will already be within the existing BHT/CCG



catchment and accounted for accordingly. We therefore are required to ensure that any S106 obligation is not 'double counting' and legally meets the tests as set out in the NPPF.

**Ditto, why the concentration on outdoor play facilities as the only on-site community obligations? The two estates in question – 398 and 420 dwellings respectively - have no provision for building a community, not even the conversion of a house into a meeting place. The larger estate is so remote from any town facilities, south of the industrial estate and outside the bypass, that the hope that residents will not use their cars to access any school/shops/leisure facility is forlorn. It is very hard to build community feeling in an estate so far from town if they haven't even got a hub building to meet in.**

There was no policy requirement for onsite provision of community buildings in respect of Tingewick Road and Osier Way. There are a number of existing facilities within the main town and the assessment of the schemes has had regard to this, and mitigation packages have been put in place including the provision of new combined footway / cycleways will be provided, connecting through the site to link with improved footways and cycleways beyond the site towards the town centre, to encourage the use of sustainable modes and to ensure access to facilities by future residents. There are a number of existing community facilities within the main town, and on existing established developments most recently on the Lace Hill development.

Future residents of the forthcoming sites will have access to these off-site facilities, in relation to education, recreation and leisure purposes and within the sites play space and green infrastructure for formal and informal will be provided. The specific site requirements and overall sustainability considerations have been fully considered and evaluated within the application assessments, identifying any mitigation and S106 obligations required.

**There must be more involvement of the towns/parishes and Ward Members in planning decisions, and fewer executive decisions. The case officer's report should be made publicly available in all cases, so the reasoning behind the decision can be seen.**

Local wards members and parish and town councils are notified of planning applications and play a valuable role in highlighting local issues and constraints. As part of this process the Buckinghamshire Council constitution is also designed to allow applications which would benefit from scrutiny to be "called up" for consideration at a Planning Committee.

Once a decision has been made the planning report is published on Public Access which explains how the decision was reached. If after reading the officer report, you are unclear as to why a decision has been made, please contact the case officer or their Team Leader to discuss it.

**Public comments should be retained on the case file document list for future reference.**

Legislation requires that such information be published only if absolutely necessary, and even then, only for the minimum amount of time required. Once a decision has been reached only the information required to be retained as part of the planning register remains online. This is to ensure that the Council fulfils its responsibilities under the 2018 GDPR, and also because of the costs associated with the indefinite retention of such data.

**Why is it taking as much as 3 weeks between receipt and validation of an application? And why is a draft (undated) site notice placed on the website and not posted until the parish consultation period has largely or completely expired – or not posted at all (or if it is, not recorded on the website).**

As explained during the town and parish forum, the number of planning applications which are invalid at the point of submission remains high, at over 50%. So there is often a delay between initial submission and the required information being received to make an application valid.

In addition, our technical service team have been dealing with high volumes of planning appeals. Planning appeals are time critical and therefore resource has had to be diverted accordingly. We have also been carrying a number of vacant posts in our technical service team, combined with sickness and holiday absence, which has also impacted on the speed of validation.

Site notices are generally being patch printed and posted when an officer is in the vicinity/on site. Dates on which they are posted are handwritten on the notice by the officer when they visit the site. Planning regulations require that a variety of consultation and notification takes place prior to the determination of a planning application. These are separate processes and so the Parish/Town Council notification period will not necessarily coincide with neighbour notification or that of statutory consultees. The different processes and procedures are such that it would be impractical to try to achieve a "one size fits all" consultation period. The important thing is that all our legal obligations are met and everyone who should have an opportunity to make a representation does so.

**BUCKINGHAM TOWN COUNCIL  
PLANNING COMMITTEE 6TH JUNE 2022**

**Agenda**

**Contact officer: Katharine McElligott**

**Buckinghamshire Council Planning & Environment**

**Town & Parish Council quarterly update meeting 11<sup>th</sup> May 2022 at 1pm, via Zoom**

Invitation issued 11.19 on 9<sup>th</sup> May 2022

Attendees 54+ including BC officers

Clerk's comments on the slides

1 - 4 presented by Ed Barlow

5 – 6 presented by Chris Urry. I assume 'onboarding' is what used to be 'induction training' Over half of applications are invalid on receipt. No causes were given, so perhaps they don't analyse this. It could be anything from not putting a scale on the drawings to not paying the fee.

7 – 8 presented by Darran Eggleton

9 - 14 presented by Steve Bambrick.

The number of decisions is larger than the number received so the backlog is being tackled (slowly). Applications are 'resource intensive'.

74% market share of Building Control applications is very good in a competitive market.

(in answer to a later question, a glossary of acronyms will be provided)

15 – 17 (Darran Eggleton) example of an Enforcement 'win' – Little Chalfont traveller site

18 - 26 (Clare Bayley) Woodlands and Hampden Fields are VALP sites east of Aylesbury.

Woodlands includes land provision for healthcare.

Hampden Fields JR was quashed. Reserved matters applications for the early phases are expected shortly.

Grendon Underwood New prison – 6 house blocks and supplementary buildings.

Caused a lot of local concern. Refused on 24<sup>th</sup> March. The Ecology issues – application had not demonstrated "net gains)". Other reasons as slide list.

Pinewood – case for Very Special Circumstances (ie building in the Green Belt) based on the economic benefits, especially to the tourist economy, the arts, and it has a high quality mitigation package.

Motorway Service Area at Chalfont St Peter. Hotel and filling station; an alternative site at Iver Heath would fulfil the 'need' with less harm

Little Chalfont. The 29ha site is mainly golf course. The withdrawal of the Chiltern & S.Bucks Local Plan was a consideration. The lack of alternative sites for housing,

including Affordable housing, and an aging population was not enough to outweigh the 'harm'.

The harmonisation of legacy planning systems is on-going, per slides 25 & 26.

(Steve Bambrick) – 2 years since Unification, and lockdown made transformation of systems a challenge. However a lot has been achieved so far though much has yet to be done, but he is pleased with progress so far.

27 – 29 (C.Urry) The format of reports has been standardised, though there are still separate Uniform systems. *This is a has been a noticeable change, both for internal consultee reports (Highways, SuDS, Archaeology, etc) and for the Officer's report, where it exists – this is now a checklist which proves the officer has been diligent but has much matter irrelevant to a particular application so is longer. It specifically states that the Parish and Ward Councillor responses are to be included verbatim.* There is a Special Internal Consultation Protocol.

Communication with the applicant has been improved – there are now 5 fixed points of contact during the application process.

They are delivering improved Member Engagement (Ward Members present might like to comments on this).

Technical aspects (printing of drawings etc) is being transferred from Customer Services to Planning Admin. (*hoorah!*)

There is better access for customers.

30 - 47 (S Bambrick/ Simon Marcham/ Daniel Gigg). He did allow that in-depth discussion of the Chilterns Beechwoods was of less interest to the Northern Area parishes. Having housing near the SAC needs careful management – visitors kept to specific areas, not just allowed to roam anywhere. David Broadley added some information how it would affect Neighbourhood Plans.

48 – (Darran Eggleton) Local Plan update

49 – s106/CIL update. There is no change in the former AVDC area, contact is still Joe Houston.

50 – Customer First - see separate notes for 19<sup>th</sup> May meeting

Haddenham had managed to find the time to send in some written questions (we did too, but obviously missed the cut). These other written questions and those asked in the meeting will be be circulated with the answers, when received.

Year	Number	Opened	Address	Allegation	Became planning application	Closed	last update (Sept 2019)
2018	00027	Jan-18	Hilltop 16 Avenue Page Hill	Unauthorised extension of garden curtilage onto AVDC land (erection of fence)		Closed – Estates matter; this resolved; new problem 20/00482	
2018	00034	Jan-18	Bourton Meadow School Burleigh Piece Linden Village	Unauthorised siting of storage containers adjacent to the school and Linden Village estate entrance		CLOSED - breach resolved, containers removed	Pending: another container moved into school boundary, one more left to go
2018	00116	Apr-18	Ford Meadow Club Ford Street	Unauthorised 1. creation of a carparking area; 2. erection of floodlighting;	18/04566/A PP	CLOSED - planning pending as of 17.5.22	application undecided at 7/4/22
2018	00322	Aug-18	Buckingham Inn 14 Market Hill	Unauthorised siting of tables and chairs for the consumption of food/drink on the public footpath (conservation area)		CLOSED - no breach as no evidence of table/chairs on footpath	
2018	00349	Aug-18	1 Well Street	Unauthorised use of retail A1 premises to include children's craft workshops and parties		CLOSED - Under terms of 2020 amendment to Use Classes Order there is no change of use that required PP.	pending
2019	00346	CON3	Barbers 10 Market Square	three colour barber pole inappropriate to CA		PENDING - S330 served & owner to take pole down (12.8.21)	
2019	00468	CON3	August Wharf Yard	new lights		CLOSED - no breach as lights are attached to building and not considered development under s55 of TCPA	pending
2019	00503	CON3	September Fireworks Warehouse Wharf Yard	change of use from B1 to retail		CLOSED - not expedient	pending; new report 10/11/20
2019	00630	CON3	November Gandertons 20 Bridge street	bright light of petrol prices		CLOSED - no breach, the candelas p/m2 is half of what is permitted, and reduces by 25% at night	
2019	00635	B	November Pet Megastore 7 Homestall	change of use from double glazing manufacture to pet store		CLOSED - no breach	Comments
2020	00034	CON3	22/1/20 44 Nelson Street	oversized letting agent banner in conservation area		CLOSED - ceased/ advertisement removed	
2021	00078	B	22/2/20 4 Hilltop Avenue	unauthorised tarmac drive without rainwater capture grille		PENDING - site visited May 2022, but no one home. Officer to write	
2020	00124	CON3	30/9/20 1 Manor Street	unauthorised replacement door (Listed Building)		7/4/22: advised notice served 22/3/22	
2020	00329	B	1/7/20 3 Overn Avenue	unauthorised building works		CLOSED - no breach, permitted development	
2020	00362	B	20/10/21 Essentials 19 Castle street	new signage on LB in CA		PENDING - contact and listed building app requested	case number out of sequence - added to existing file?
2020	00343	B	16/7/20 50-51 Nelson Street	banner on Listed Building		CLOSED - ceased/advertisement removed	
2020	00407	A	25/9/20 Bourton Mill Bourton Road	Installation of outdoor equipment (Listed Building)	20/04324/ ALB & 21/00953/ APP	PENDING THE OUTCOME OF PLANNING APPS	applications undecided at 7/4/22
2020	00482	B	25/9/20 16 Hilltop Avenue	encroachment on public land (again; see also 18/00027)		CLOSED - Parks notified of development on their land. Not in public interest to pursue	



2020	00485	B	29/9/20	wall, rear of	4 Manor Gardens	wall rebuilt, higher than before?	CLOSED - no breach, wall has been like for like repaired		
2020	00644	B	18/12/20	Cornwall Place Kitchen	6 Cornwall Place	unauthorised fascia signage	CLOSED - no change in size/shape of fascia on which ad is located, and advertisement is of lesser prominence which improves local amenity, therefore not expedient to pursue		
2021	00122	A	10/3/21		4 West Street	unauthorised window signage	PENDING - advertisement and listed building consent requested, then O/O advised he will remove all advertising (14.1.22)		
2021	00123	A	10/3/21		1 Bristle Hill	unauthorised canopy signage	PENDING -		
2021	00216	B	23/4/21		2 Mallard Drive	unauthorised enclosure of public land	CLOSED. New case NC/21/00680/COU has a notice issued for compliance. S/V pending. Jack Stevens is the officer dealing with this.	21/03714/APP APPLICATION REFUSED 17/12/2021	Fence has not been removed, or appeal received 7/4/22
2021	00219	A	23/4/21		10 Cornwall Place	unauthorised change of signage in CA	PENDING - Advertising Consent app requested Jan 22		
2021	00313	A	21/6/21		2 Meadow Row	unauthorised change of signage in CA	PENDING		
2021	00314	A	21/6/21		16 Cornwalls Centre	unauthorised change of signage in CA	PENDING		
2021	00315	A	21/6/21		5 Market Square	unauthorised change of signage in CA	CLOSED - duplicate of 21/00584/CONA to which I've added you as complainant. Advertising consent has been requested		
2021	00399	B	5/8/21		Wharf Yard	new wall and fence around The Coach House	PENDING		
2021	00411	B	9/8/21		18 Boswell Court	new fence and shed	PENDING		
2021	00504	A	22/9/21		8 Kingfisher Road	New wall and extension	CLOSED - acceptable development		
2021	00569	B	19/10/21		9 Addington Road	unauthorised front wall	22/00581/APP	PLANNING REFUSED	
2021	00572	B	20/10/21		Lace Hill	pre-approval work on balancing pond (Cllr Stuchbury & LH residents)	CLOSED - duplicate of 20/00365/CONB		
2021	00605	A	3/11/21		1 The Chewar	new signage in CA on LB;	PENDING - officer writing re: advertising		
2021	00606	B	3/11/21		23 Market Hill	new signage in CA; ch/use not yet approved	PENDING - planning approved - 21/03801/APP (ch/use). S/V but no one home - officer left contact card		
2021	00607	B	3/11/21		24 Market Hill	new signage in CA; ch/use queried	PENDING - S/V but no one home or postbox. Officer to email		
2022	00002	LB	06/01/22	Barham Lodge	Nelson Street	Unauthorised door-height gate in CA by LB on Tingewick Road side	PENDING - App invited 4.5.22		
2022	00034	COU	27/01/22		13 Castle Street	change of use & new signage LB in CA	PENDING - s/v 12.5.22 venue closed, but advertisement will need consent		

2022	00041	BOC	11/02/22	land to rear of	2 Market Hill	breach of conditions	CLOSED. Land causing concern is outside of the red line of the planning app. Highways have confirmed there is no s184 or s278 agreement in place to enable the delivery team to intervene		
2022	00061	LB	15/02/22		14 Market Square	new signage on LB	PENDING - Advertisement consent and planning app requested 15.2.22		
2022	00068	OPDEV	17/02/22		14-15 High Street	4 x a-c units on fascia board	CLOSED - duplicate of 21/00672/CONB which your details are added to. This case is PENDING and app invited 4.5.22		

**Applications to fell trees 2020 onwards**  
**Protected trees (ATP)**

<b>Year</b>	<b>Appl. No.</b>	<b>Address</b>	<b>Trees affected</b>	<b>Reason</b>	<b>Decision</b>
<b>2020</b>	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
<b>2021</b>	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 approved 1/4/22</i> )	Pending Consideration
	04603	Maids Moreton Avenue [ <i>rear of Carisbrooke Ct</i> ]	T1 Lime T2 Beech T3 Horse Chestnut	T1 Lime – risk of failure T2 Beech - leaning over footpath T3 Horse Chestnut - in decline	Approved
<b>2022</b>	01672	Foscott Way	T1 Ash	Suffering from Ash Die-back	Pending Consideration
	01752	4 Villiers Close	T1 & T2 Sycamore	Fell: significant basal decay and possible damage to Listed wall	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

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**BUCKINGHAM TOWN COUNCIL  
PLANNING COMMITTEE 6TH JUNE 2022**

**Agenda x****Contact officer: Katharine McElligott****Notes on the Trees meeting held in the Council Chamber and by Teams 24<sup>th</sup> May 2022**

Attending: Rebecca Hart          Natural Environment Manager, Buckinghamshire Council

BTC Neighbourhood Plan Working Group:  
 Cllr. Mark Cole JP    Chairman of BTC Planning Committee  
 Cllr. Jon Harvey          Planning Committee  
 Cllr. Lisa O'Donoghue    Planning Committee  
 Cllr. Robin Stuchbury    Planning Committee  
 Roger Newall          Buckingham Society

BTC officers:  
 Paul Hodson          Town Clerk  
 Claire Molyneux      Deputy Town Clerk  
 Katharine McElligott    Planning Clerk  
 Louise Stubbs          Communications Clerk  
 Nina Stockhill          Estates Clerk

RH: I note there has been concern about loss of trees. The geology of North Bucks with its clay soil is a large part of the problem.

PH: Is Buckinghamshire too risk averse? Easier to give permission to fell than investigate whether it is the tree roots or natural soil heave.

JH: We plant trees, we like trees. But because of the geology a dry summer can lead to subsidence problems. Insurance companies see felling any nearby tree as a cheap solution. Trees are precious. The insurance company should be required to provide proof or pay for underpinning.

RH: if we are given evidence and we refuse permission, then who would be liable for any further damage? In lots of places there are large trees close to new housing – the trees were there first, but the tree is the one to go!

JH: Please send us the research background. The Woodland trust might be interested.

RH: A lot of the research is in academic papers, some from the US, some from here. May differ from the playbook used by the insurance companies.

JH: A Design Code advocating tree lined avenues could be just lining up problems for the future.

RH: TfB do street trees, it's their call. I'm Parks & Green Spaces.



LOD: It's frustrating not being able to see the evidence. It would be useful. We had a recent application where new flats were proposed too close to Protected woodland [*The Pightle, Western Avenue*]. Why weren't the officers aware? Also, root stopping might have saved the trees, why was that not applied?

RH: For a TPO'd tree, we need that information, so it should have been available. If it isn't TPO'd, it may not be on public land, especially if it's a TfB tree. Can you give examples?

JH: Mitre Street, Page Hill, Foscott Way [*This information has been sent to RH. Clerk*].

RH: Some training for officers is scheduled. Trenching, materials storage, other construction period matters – not just actual building proposed.

RS: If a mature tree is felled, then the carbon offset should be calculated and an equivalent number of trees planted. There is an illogical conflict [*with County's tree planting program*] at present.

RH. I agree. We should make it more attractive to keep the tree. Wycombe says that a site should have 20% canopy cover.

KM

30/5/22