



BUCKINGHAM TOWN COUNCIL

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

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 10 May 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 15th May 2023, following the Resources Committee meeting at 7pm, in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

The meeting can be watched live on the Town Council's YouTube channel here:

<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Minutes

To receive the minutes of the Planning Committee Meeting held on 24th April 2023 and to be put before Full Council on 22nd May 2023.

[Copy previously circulated](#)

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

4.1 To receive any update.

Buckingham



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



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

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

4.2 Buckingham Neighbourhood Development Plan Communications (Arising from the 27th April 2023 Working Group meeting):

To receive a report from the Deputy Town Clerk.

[PL/197/22](#)

5. Action reports

To receive action reports as per the attached list.

[Appendix A](#)

6. Planning applications

For Member's information the meetings calendar for Buckinghamshire Council will be agreed on 17th May; there are no provisional dates for North Buckinghamshire Planning Area Committee meetings or Strategic Sites Committee meetings at present.

Additional information provided by the Clerk.

[PL/198/22](#)

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

1. 23/01233/APP Roseway, Stratford Road, MK18 1TE
Householder application for single storey front extension
Wakeman
2. 23/01240/APP 71 Moreton Road, MK18 1JZ
Householder application for proposed first floor extension and garage conversion
Paterson & John
3. 23/01260/APP 18 Catchpin Street, Lace Hill, MK18 7RR
Householder application for erection of rear conservatory.
Bapat
4. 23/01280/APP 31 Highlands Road, MK18 1PN
Householder application for two storey central extension and one and half storey side extensions.
Sanders
5. 23/01347/APP 7-11 Homestall, Buckingham Industrial Park, MK18 1XJ
Replacement of existing front single storey extension to units 7-11 (amendment to approval 22/01262/APP).
Denton

The following two applications may be considered together:

6. 23/01415/AAD New Inn PH, 18 Bridge Street, MK18 1AF
7. 23/01418/ALB Display of illuminated and non-illuminated signs.
Red Oak Taverns

Members should note that the next four applications are for the same address but for different proposals.

8. 23/01450/ALB 55 Well Street, MK18 1EP
Listed Building application for refurbishment of roofs (erect temporary cover).
Olex
9. 23/01451/ALB 55 Well Street, MK18 1EP
Listed Building application for removal of existing double glazed polymer frames and installation of new double glazed hardwood

frames in the rear elevations and front dormer.
Olex

10. 23/01452/ALB 55 Well Street, MK18 1EP
Listed Building application for removal of existing polystyrene insulation and installation of new breathable insulation and render. Installation of mineral fibre insulation in existing floors.
Olex

11. 23/01453/ALB 55 Well Street, MK18 1EP
Listed Building application for erection of new stair and partitions.
Olex

Not for consultation

Discharge of Conditions

12. 22/A3990/DIS 19 Bridge Street, MK18 1AF
Submission of details pursuant to Condition 4 (parking) 5 (EV point) 6 (cycle parking) 8 (landscaping) 10 (bin store) relating to Planning Permission 22/03990/APP.
Godhania

7. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
22/03990/APP	19 Bridge Street	Subdivision of dwelling to provide 2 ground-floor flats and 1 first-floor flat	Oppose
22/04096/APP	118 Moreton Rd	Rear & side extension and porch canopy	No objections
23/00364/ALB	2 White House Cottages, A421	Replace uPVC windows with wood-frame slimline double glazed units	No objections
23/00396/APP	1 Pateman Close	Replace conservatory with single storey rear extension	(revised response) Oppose
23/00667/PAPCR	12A Cornwall Place	Determination of whether prior approval is required for change of use of first floor from commercial to residential	No objections <i>subj.agreement of Economic Development</i>
23/01079/APP	40 Embleton Way	Fenestration alterations to facilitate garage conversion (<i>was "for garage conversion" when first notified</i>)	Deferred for further information *

*Members were concerned about the new bedroom door being blocked by the opened front door

Refused

Application	Site address	Proposal	BTC response
23/00541/CPE	12 Brackley Rd.	Cert.Lawfulness for existing use of land as garden and construction of landing deck on riverbank	No objections **

** However "*Members would have liked to see details of the landing deck if it projected into the river*". It was refused because the applicants had not demonstrated the residential use of the land in excess of 10 years.

Not for consultation

Approved

Application	Site address	Proposal	BTC response
07/01003/NON	Candleford Ct.	Remove flood gates and infill opening with concrete	See below ***
23/00632/ATP	The Oaks, 7 Manor Gardens	Reduce regrowth to previous reduction points – approx. 1.5m	No objections

*** *Members commented (23/8/22): Members noted that in bad floods overtopping of the wall could still occur, and in heavy storms rainwater flowed into the car park entrance ramp from Bridge Street. Some means of draining this water would need to be installed.*

The decision sheet shows: Guinness Trust has engaged a contractor who specialises in maintenance of semi aquatic areas and the best method to undertake these works would be via pump/extraction method due to the restrictive nature of the site. The EA has agreed this.

7.2 Planning Inspectorate

An appeal on the grounds of non-determination has been lodged by the owners of the piece of land on Stratford Road above Wharf Hill Terrace and backing on to Wittmills Oak, to be determined by Written Representation. Closing date for additional comments 29th May 2023. Our existing comments will be sent to the Inspectorate by Buckinghamshire Council with their paperwork.

Members had No Objections at the 25th July 2022 meeting but made the following comments:

- 1. The amenity space on the site does not comply with Buckingham Neighbourhood Plan policy DHE6 (“New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes”).*
- 2. The white boundary wall on Stratford Road was out of keeping with its surroundings; a softer colour or planting was suggested to moderate the starkness.*
- 3. As we commented for the previous application [18/04595/APP for a two-storey house, withdrawn], there is already the early 19th century Wharf House further down Stratford Road, at the entrance to the old canal basin (now Wharf Yard) so this name is not suitable for the proposed dwelling.*

The Street Naming Officer also sent a letter to the applicants re the duplication of name.

8. Buckinghamshire Council Matters

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

Answers to written Cllr. Stuchbury’s questions:

8.1.1 (Full Council) Skate Park.

8.1.2 (Full Council) Sewage capacity and overflow into water courses.

[Appendix B](#)

[Appendix C](#)

8.2 An updated list of undecided OPPOSE & ATTEND/CALL-IN applications is held over to next meeting

9. Updates from Representatives on Outside Bodies

To receive verbal updates from Councillors.

10. Buckinghamshire Council Committee meetings

10.1 N. Bucks Area Planning Committee (3rd May 2023) *Cancelled*

10.2 Strategic Sites Committee (11th May 2023) *Cancelled*

11. Enforcement

11.1 To report any new breaches

11.2 To note that Case no. 21/00672/CONB – Windmill Vets’ aircon units – has been closed as a formal planning application has been received and approved.

11.3 To note that Case no. 22/00291/COU – 24 Catchpin Street, running a takeaway pizza

business from a dwelling – has been closed as not expedient to enforce.

12. Rolling lists – updates

12.1 Tree felling applications - held over to next meeting.

12.2 Land grab reports - held over to next meeting.

12.3 Call-in requests - held over to next meeting.

13. Matters to report

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

14. Chair's items for information

15. Date of the next meeting: Monday 19th June 2023, following an Interim meeting of the Full Council

To Planning Committee:

Cllr. M. Cole JP Chairman

Cllr. F. Davies

Cllr. M. Gateley Town Mayor

Cllr. J. Harvey

Cllr. A. Mahi

Cllr. L. O'Donoghue

Cllr. A. Ralph

Vice Chairman

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming

co-opted member

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 15th MAY 2023

Contact Officer: Louise Stubbs, Deputy Town Clerk

Buckingham Neighbourhood Development Plan Communications Strategy – Spring 2023

1. Recommendations

- 1.1. It is **RECOMMENDED** by Members of the Buckingham Neighbourhood Development Plan Working Group that the Planning Committee sanction the purchase of marketing materials and equipment, at a cost of approximately £2,189 from budget 601/4624 Neighbourhood Plan.

2. Overview

- 2.1. To support the development of the new Buckingham Neighbourhood Development Plan (BNDP), a communications strategy has been prepared by the Deputy Town Clerk, and agreed by the Buckingham Neighbourhood Development Plan Working Group on 27th April 2023.
- 2.2. In summary, the plan focuses on ensuring inclusive, ongoing and meaningful engagement with the people of Buckingham at regular stages through the informal and formal consultation process for the BNDP. An overview of the costs and how they will be used is listed below.

3. Local launch of Consultation (September)

- 3.1. Once the vast majority of the materials have been prepared for the first consultation on the BNDP and agreed at the August meeting of the BNDP WG, the people of Buckingham will be made aware of the upcoming consultation events. In order to do this the following will take place:
- 3.1.1. Use of social media, email and traditional press releases
 - 3.1.2. Banners will be put up
 - 3.1.3. Short form video will be created for paid social media advertising
 - 3.1.4. Pop-up stalls at markets, supermarkets and leisure centres
 - 3.1.5. Flyers and posters will be printed and distributed.
 - 3.1.6. A Saturday consultation event will take place, with pop up banners and activities to explain the ideas created for the BNDP.

4. Costs

4.1. The Town Council's budget for 2023/24 is £2,190. The below costs show approximate numbers.

Activity	Budget
Social media advertising	£250
10,000 x two page A5 flyer print costs	£300
Delivery of flyers to all homes in parish of Buckingham (approx. 6,500)	£350
Printing of 1 banner to promote workshops	£65
Printing of 8 roller banners for the consultation event	8x £75 = £600
Printing of 1 flag banners for the workshops, consultation event and pop up stalls	£134
Printing of 6 banners for the consultation	6x £65 = £390
Printing of 1,000 feedback forms for the consultation event	TBC £100
TOTAL	£2,189

5. Key Dates

Date	Name	Time
30th September	Consultation Event	10am - 2pm

ACTION LIST

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
801/22 738/22 (26/4/23)	Interim – 2 responses, same site 10 via Consultee In-Tray 3 as email attachments as no long in In-Tray 1 via Comments (tree)	739/22	Refusal of tree applications	

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Cycleway on Railway Walk	529/22	Cllr. Stuchbury to work with Town Clerk to progress	√	
A422 bypass roundabout - left-hand turn separated lane	472/22.4 669/22 737.2/22	Town Clerk to invite Mr. Marsh to a meeting on site Forward correspondence to Cllr. Stuchbury to pursue Town Clerk letter re use of funds for Buckingham Transport Plan	√ √	Reminder sent. Response at agenda 7.2
Buckinghamshire Local Plan	736/22	Town Clerk letter re BLP subgroup as minuted	√	
Strategic Sites Committee	736/22	Town Clerk letter re criteria for SSC attention	√	
Lace Hill Medical Centre	746.1/22	Town Clerk letter re s106 money status		

S106 matters	746.2/22	Town Clerk letters per Minute * how negotiated * meet with Shire Cllrs * searchable format Report on progress in (say) 3 months time	√	
Licensing policy	817/22 (application 23/01175/APP)	Ask Licensing about HMO Policy & Plans	√	Query
Reports as listed	825/2	<ul style="list-style-type: none"> • large pothole by the entrance to the car park • when exiting the car park there is a sign that creates a blind spot. • signs by the Community Centre's emergency exit are very low (eye height) and could be dangerous. • car park signs need clear, updated signage for the new charges (not printed paper labels) • directional signs need to be repainted on roads • parking charges should not be 'phone only' but that meters must accept coins. 	√ √ √ √ √ √	

ACTION LIST

Enforcement reports and queries				
Neighbourhood Plan Review				
Other matters				
"Year of the Tree"	792.1/21	Invite insurance co rep to meeting	√	Corporate Membership not available AXA & NFU contacted; no response as yet
	577/22	Town Clerk to prompt AXA+NFU	√	
	669/22	NPWG to consider valuing trees to give monetary counter to insurance companies		
	669/22	Town Clerk to approach NALC/BHIB	√	
West End Farm archaeology	532/22.1	Town Clerk to investigate progress and report to future meeting		
Care Home access, Cornwalls Meadow	577/22	Respond asking for better markings/colour to highlight the crossing	√	Cllr. Whyte reported verbally on 24/4/23 that this has been passed to the cycling & walking team
		Forwarded to Cllr. Whyte to pursue at his request 7/2/23	√	
Skatepark upgrade	746.2/22	Town Clerk to monitor and report on any progress		Response from Mr. Houston 19/4/23: The contractor, Canvas Spaces Ltd, aims to commence works on site in July 2023, subject to confirmation that the Environment Agency has provided the necessary approvals for the revised date. With a planned 12-week installation period we would estimate completion in October 2023, however this is obviously weather dependent. See also agenda 8.1.1

ACTION LIST

Mobile warning panels	747/22	Ask if still in use	√	Environment Clerk reports that they are now in the ownership of HS2, not BC Hlghways
Infrastructure levy consultation	819/22	Passed to Town Plan Officer to respond	√	

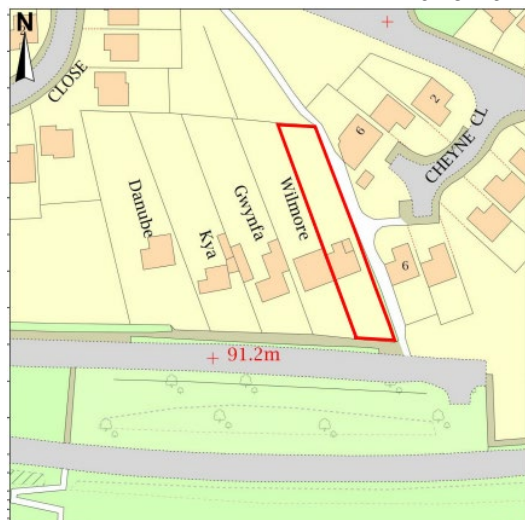
BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 15th MAY 2023

Contact Officer: Mrs. K. McElligott, Planning Clerk

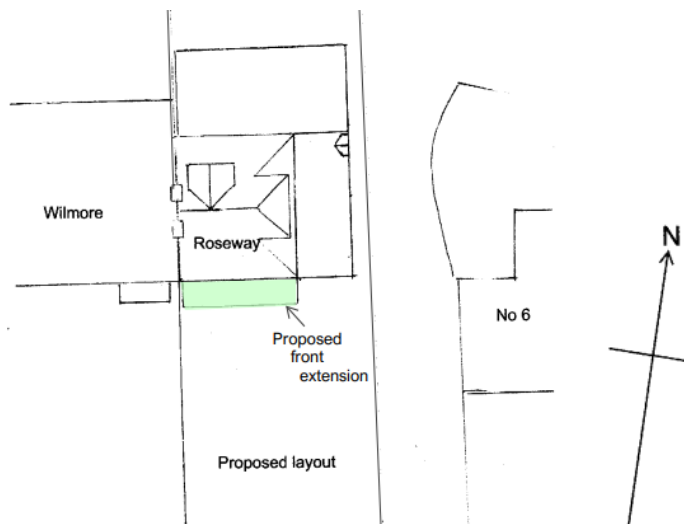
Additional information on Planning Applications

1. 23/01233/APP

Roseway, Stratford Road, MK18 1TE
 Householder application for single storey front extension
Wakeman



Location plan



Site plan

The site is the easternmost house on the layby on the Stratford Road, divided from Cheyne Close on Page Hill by a public path. It was originally a 3-bed semi-detached with Wilmore to the west, but the integral garage has been changed to a bedroom with shower/WC and a utility room, and a large full-width single storey flat-roofed extension has been built on the rear (the kitchen/dining room on the plans below; it has a lantern roof not shown on the side elevation drawings).

The five houses have no uniformity of style or building line. The flat-roofed bay window on Wilmore (see photo below, right) dates from 1977.

The proposal is to double the depth of the existing porch and extend it sideways over the front of the 'snug', eliminating the existing flat-roofed bay window. The extension building line will be approximately 0.5m further forward than the bay window's. The new front door will have a narrower side-panel than the existing (and thus will no longer match that of the next-door house), and will open inwards, and the front extension will have a continuous lean-to tiled roof. There are no side windows in the new extension.

Other materials to match existing.

Property History

1	07/00126/APP	Single storey side extension and front and rear dormer windows	Withdrawn
2	07/01058/APP	Single storey rear extension	Approved
3	18/00638/APP	Proposed demolition of existing rear extension and erection of single storey rear extension	Approved
3a	18/A0638/NON	Non Material Amendment to 18/00638/APP. We would like to add a 0.5m over hang to the front of the approved extension as per attached drawings	Approved
4	23/01233/APP	Householder application for single storey front extension	Pending Consideration



The front of Wilmore (left) and Roseway (21/4/23)



View from Wilmore's drive



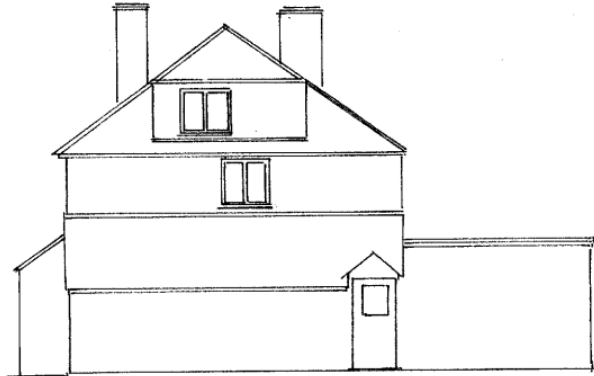
Existing front elevation



Proposed front elevation

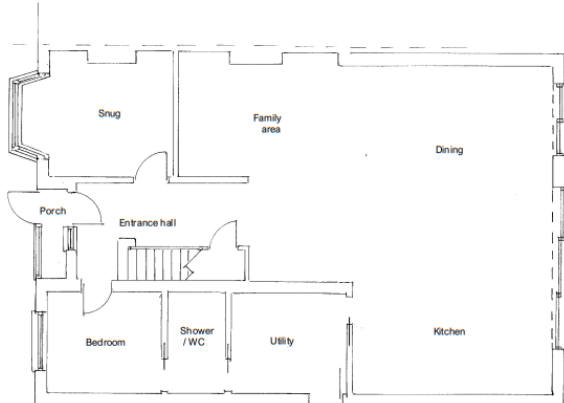


Existing east side view

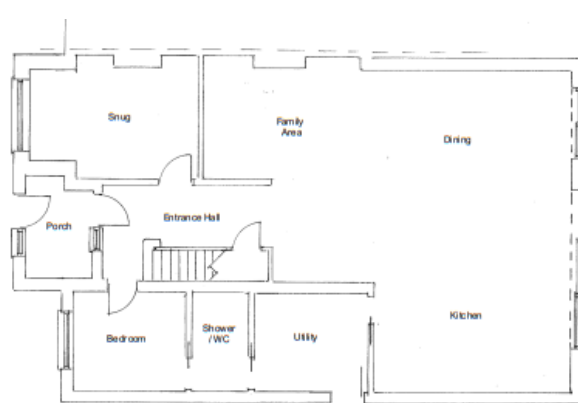


Proposed east side view

Only the porch projects beyond next door's front wall, so the west view is of the party wall and similar porch

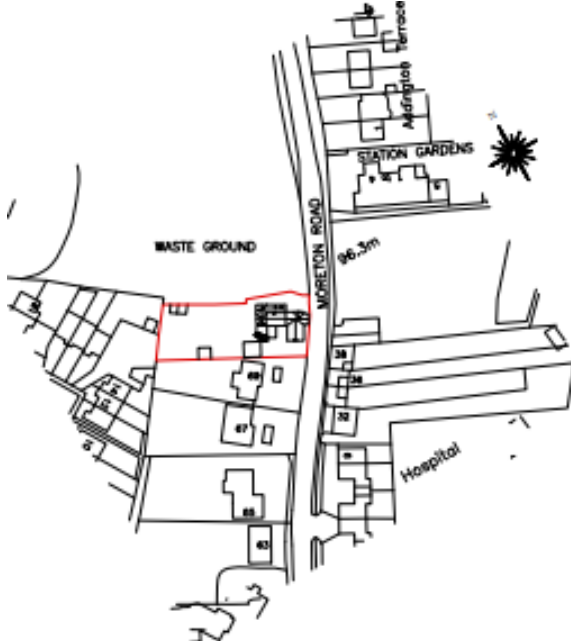


Existing floor plan



Proposed floor plan

2. **23/01240/APP** Brae Cottage, 71 Moreton Road, MK18 1JZ
Householder application for proposed first floor extension and garage conversion
Paterson & John



Location plan



Block plan (The 'Waste ground' is the site for 12 houses)

The site is on the west side of the Moreton Road just before it begins to level out at the top of the hill; immediately to the north is the higher ground where an application for 12 houses has been submitted (19/00902/ADP - no decision yet and no additions to the case file since 2021) and opposite the small carparking area for №38, the end cottage of the terrace with on-street parking. The garden is effectively at first floor height at the rear of the house and slopes up the boundary with the parking court at the end of Overn Close. The house comes very close to the edge of the Moreton Road carriageway and there is no footpath along this side of Moreton Road from №.65 below its drive access point to the corner of Western Avenue, although one is proposed from the 12-house site access towards Western Avenue.



Satellite view (Brae Cottage with white render, by the two red cars)



Southern end of proposed development to the north. Note that they have named this site as Bree Lodge

Property History

1	07/01126/APP	Rear first floor extension	Approved
2	14/00898/APP	Erection of single storey side extension and new front garden wall and gate.	Approved
3	22/00310/APP	Householder application for two storey rear extension with loft conversion	Refused
4	22/03436/APP	Householder application for proposed first floor side extension and first floor garage extension for habitable space	Refused
5	23/01240/APP	Householder application for proposed first floor extension and garage conversion	Pending Consideration

The 2007 application added the bedroom with French windows and a bay window at the rear of the existing building) and the 2014 approval was not implemented (it would have occupied the yard at the northeast corner of the site). Members opposed the first 2022 application on 7th March:

Members considered that the description 'loft conversion' was a misnomer; it was more accurately 'addition of an additional storey' with its own roof. The small extension to the previous rear extension was not criticised, but the new floor was overbearing in its bulk, and even when rendered to match the existing building would be dominant in the street scene, and in views from Overn Crescent and the proposed development to the north (19/00902/APP, no decision yet).

And it was refused on 21st April:

The proposed development, by virtue of its design, scale, height, bulk and massing, would result in an unsympathetic, incongruous and dominant extension to the existing dwelling which would be out of keeping with and detrimental to the character and appearance of the original dwelling and the surrounding area. The proposal is therefore contrary to policy BE2 of the Vale of Aylesbury Local Plan, the Council's Residential Extensions Design Guide, and the National Planning Policy Framework 2021.

Members considered the later 2022 application on 7th November and had No Objections but made the following comment:

Members felt this was an improvement on the previous proposal but expressed concerns that the long window in the front elevation of the extension over the garage was not in keeping with the existing fenestration in the front elevation.

This was refused on 29th November:

The proposed extensions by reason of their cumulative size, scale, bulk, excessive length and height, together with their location on a prominent elevation would result in an unsympathetic, incongruous and dominant extension to the existing dwelling which would be out of keeping with and detrimental to the character and appearance of the original dwelling and the surrounding area. The proposal is therefore contrary to policy BE2 of the Vale of Aylesbury Local Plan, the Council's Residential Extensions Design Guide, and the National Planning Policy Framework 2021.

The new proposal is (ground floor level)

- to make a corridor link from the study to the garage, and turn the garage into a bedroom, infilling the front opening with two windows. Its flat roof will have two skylights and its south wall (towards Nø69) will have no windows.
- the remainder of the study will become the front entrance hall and a new staircase in the link will give access to the first floor. The existing steps to the rear garden level will be demolished.
- the dining room and kitchen in the main house will become a lounge and utility room respectively
- the front lounge with the bay window on Moreton Road will become a master bedroom with ensuite shower/WC made out of the existing hall cloakroom; the existing south side of this room is three steps to cope with the change in floor level; this will a partition wall along half the length of the steps leaving a gap for access.
- the lounge south of this room on the Moreton Road frontage will have its wall extended to form a corridor and doorway and the room is now labelled 'music room' on the floor plan – but this is not echoed on other plans such as the Section B-B where it is still shown as last year's two bedrooms.
- the existing front door will be blocked up and a window inserted.

(First floor and garden level)

The first floor currently contains 6 bedrooms; three at the Moreton Road end (one with an en-suite bathroom), and three at the rear, a bathroom off the landing and an airing cupboard.

- The three at the front will remain as existing.
- The rearmost one which occupies the 2007 extension is to be amalgamated with the other two as one large kitchen/dining/living room, with three French windows onto the garden and access from the new stairway in the link building. There is a new WC beside the stairhead.
- The family bathroom will be made into a shower room to allow a new doorway into it off a small hallway, and the WC given separate access off the hallway and a handbasin.

The lowest area of the rear garden will be remodelled into a patio, and the rest of the garden into new terracing and steps.

Materials for the walls and roof will be as existing; the doors and windows will be grey aluminium (currently blue-painted timber).

There is adequate parking within the curtilage for at least three vehicles, as required.



Existing front elevation (to Moreton Road)



Existing south side elevation (to drive entrance)



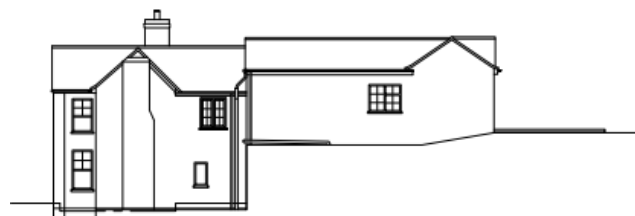
Proposed front elevation (to Moreton Road)



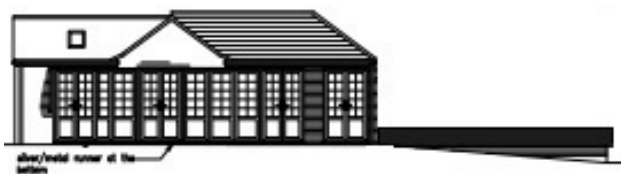
Proposed south side elevation (to drive entrance)



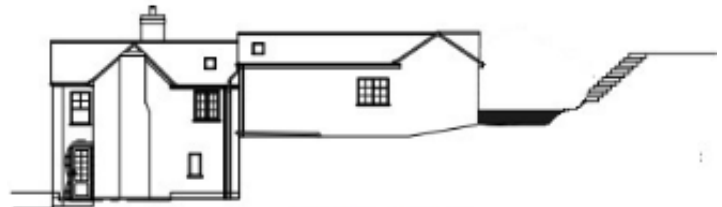
Existing rear elevation (to garden)



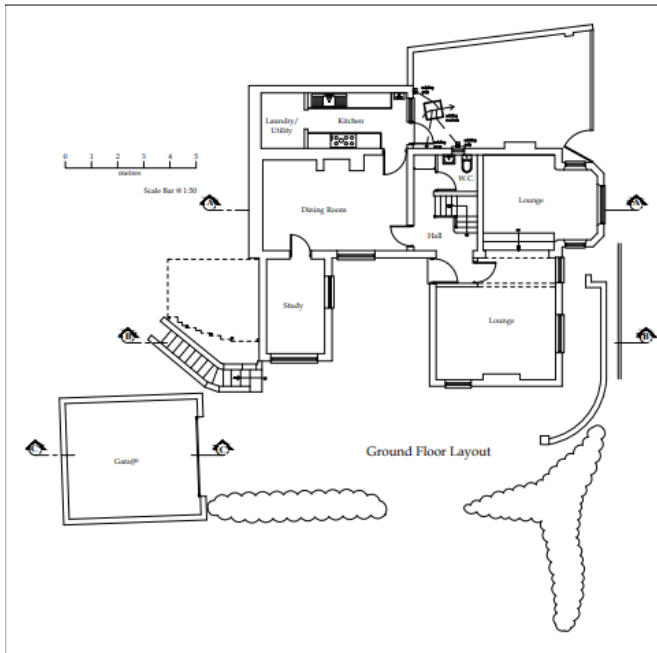
Existing north elevation to undeveloped site



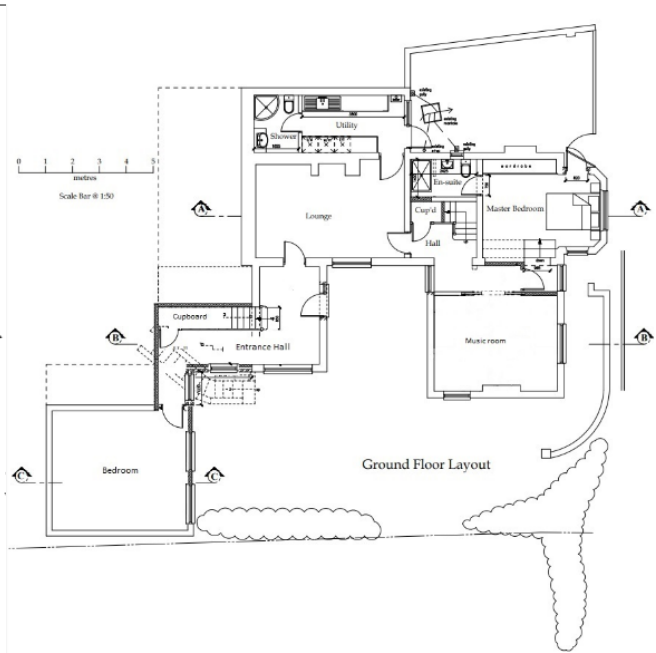
Proposed rear elevation (to garden)



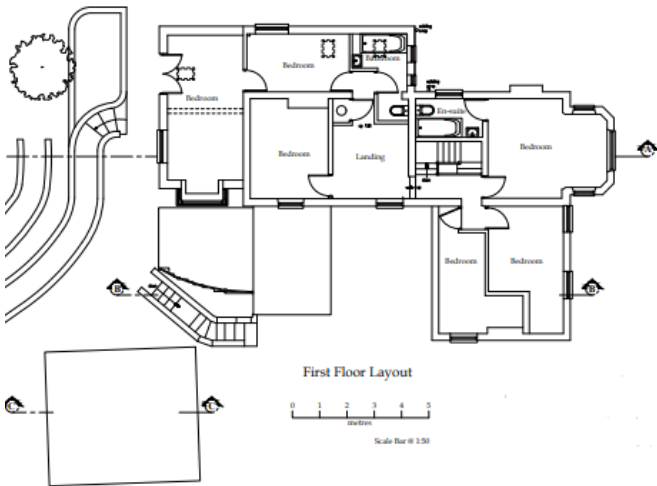
Proposed north elevation to undeveloped site



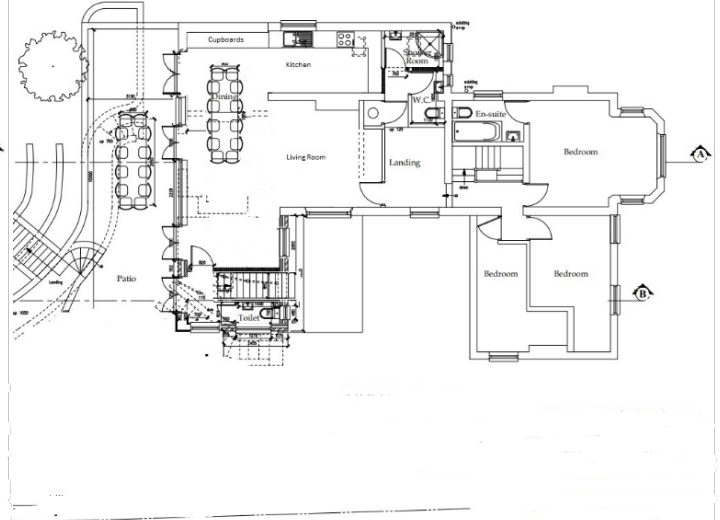
Existing ground floor plan



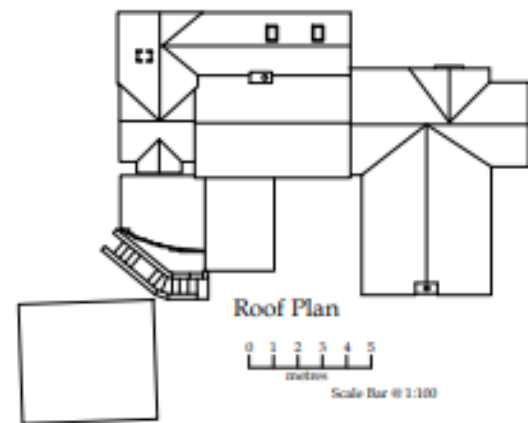
Proposed ground floor plan



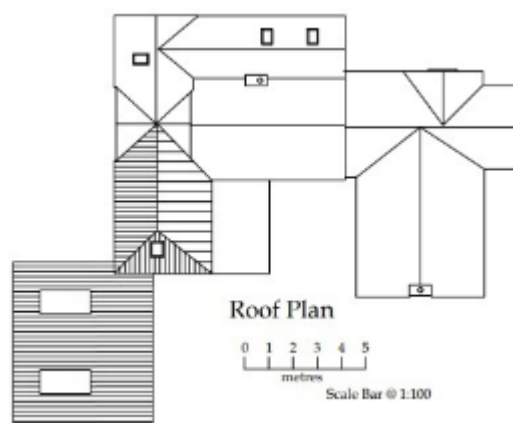
Existing first floor plan



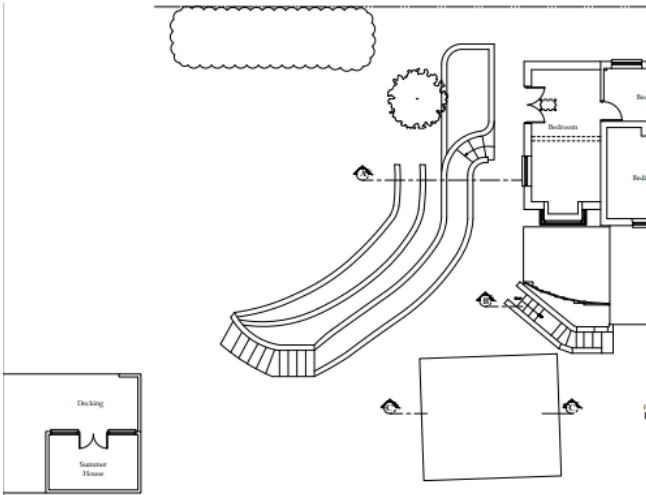
Proposed first floor plan



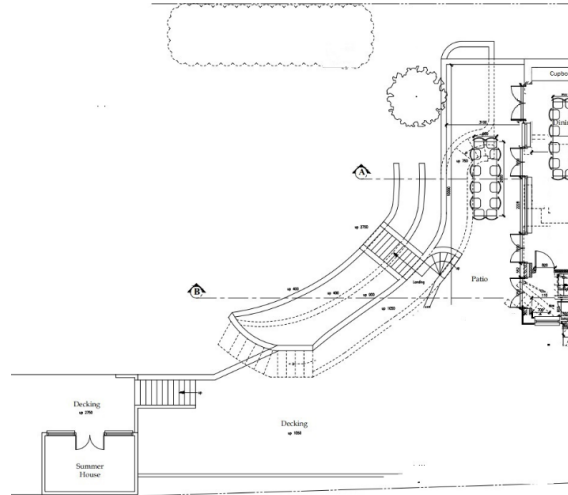
Existing



Proposed



Existing garden layout (part) with terracing and steps



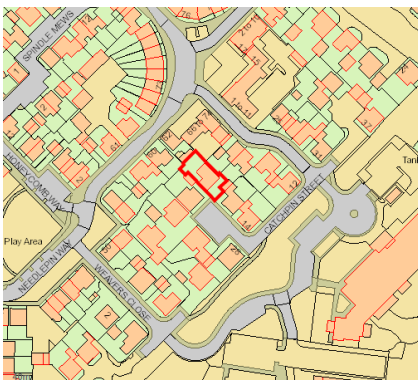
Proposed garden layout (part) with proposed extension

3. 23/01260/APP

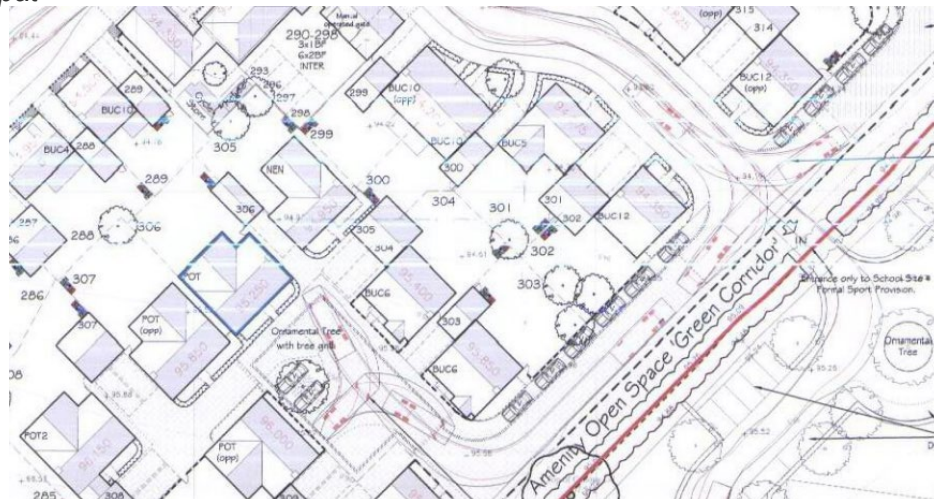
18 Catchpin Street, MK18 7RR

Householder application for erection of rear conservatory

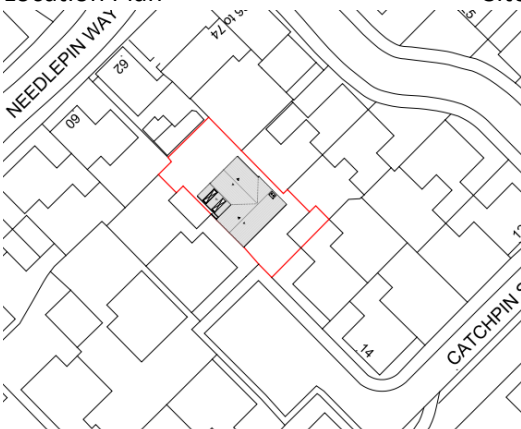
Bapat



Location Plan



Site layout plot (12/00394/ADP)



Proposed Site Plan



Front view of No 18 & its garage (right, behind lamp post)

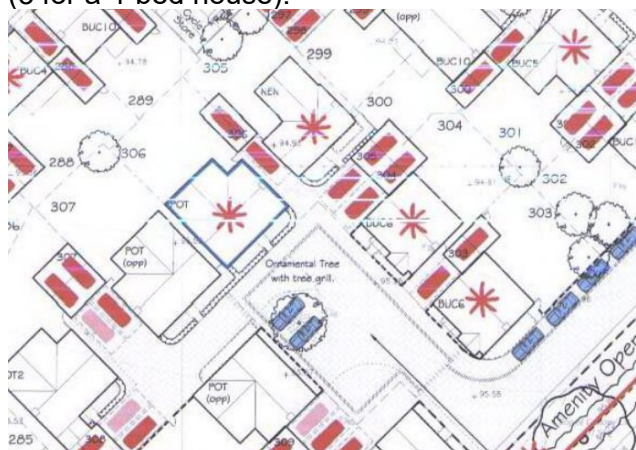
The site is an L-shaped 4-bed detached house on Lace Hill (Phase 1L Plot 305, Nene design) and is necessitated by Clause 10 of the approval document:

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling, no windows, dormer windows, no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwelling which fronts onto a highway, no buildings, structures or means of enclosure shall be erected on the site, no hard surface shall be provided on the land the subject of this permission, other than those expressly authorised by this permission.

Property history

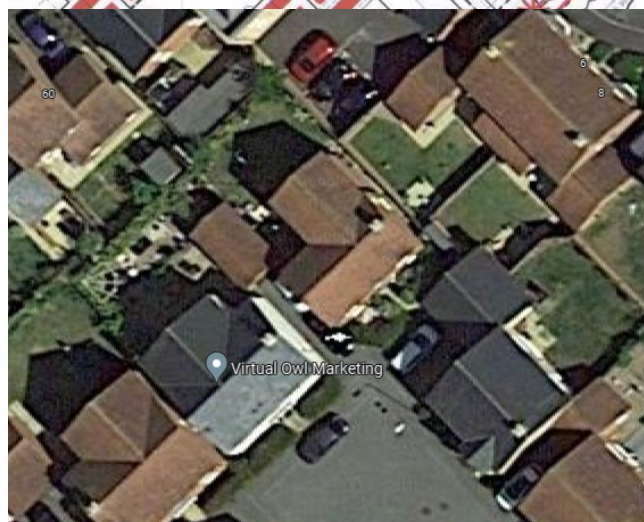
1	15/00394/ADP	Subphase 1L(Part) and 1M;approval of reserved matters of appearance, layout, landscaping and scale pursuant to outline permission of 09/01035/AOP for erection of 128 dwellings with garages	Approved
2	23/01260/APP	Householder application for erection of rear conservatory	Pending consideration

It is at a rear corner of a small cul-de-sac off Catchpin Street west of the school entrance and has a detached garage and parking space to the front of it, half of the double garage building and hardstanding shared with Plot 304, (with a white car on it in the satellite photo below). Its neighbour to the west side, Plot 306, № 20 Catchpin Street, has a single garage against № 18's fence set back behind the rear of the front part of the house, and (unusually) its eaves overhang № 18's curtilage. The car parking layout for the ADP for this phase shows the number of houses in this area allowed to have less than required parking spaces (3 for a 4-bed house).



CAR-PARKING LEGEND:

- Proposed on plot and/or allocated private car-parking space (per plot) permitted by the AVDC SPG I Parking Guidelines.
- Proposed on plot and/or allocated private car-parking space (per plot) in addition to those permitted by the AVDC SPG I Parking Guidelines.
- Proposed off plot public visitor parking spaces.
- ✱ Denotes dwelling with one private car parking (red spaces) space less than the permitted maximum.



Satellite view



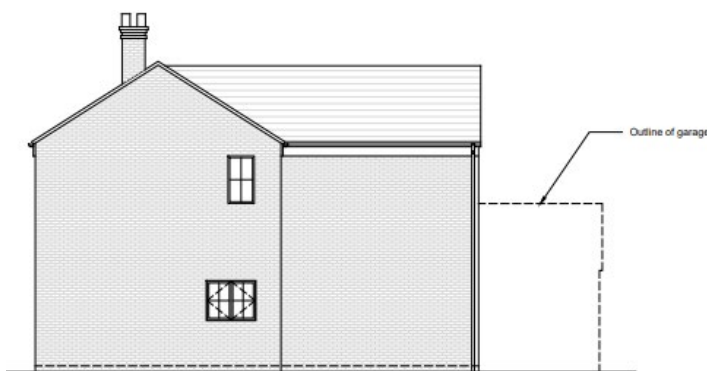
№20's garage bargeboard and guttering overhangs №18's rear garden

The proposal is to infill the L- shape with a conservatory, running alongside approximately half of № 20's garage and making a rectangular footprint for the house. The conservatory will only be visible from the rear first-floor windows of № 62 Needlepin Way and possibly from the some of the flats on the corner of Needlepin Way and Catchpin Street (the parking court of the flats adjoins the rear garden of the site). The site boundaries are standard 1.8m closeboard fencing.

The conservatory will have a single pitch roof with two skylights, draining towards the next-door garage, and there is a gap of 30cm (12") between the two. The side window of the living room and the existing French windows (two opening panels + two side panels with small opening sections at the top) giving onto the rear garden from the living room and the kitchen will be retained and another of the same design added at the rear of the conservatory. Its side wall will be six glazed vertical panels each with an opening top section.



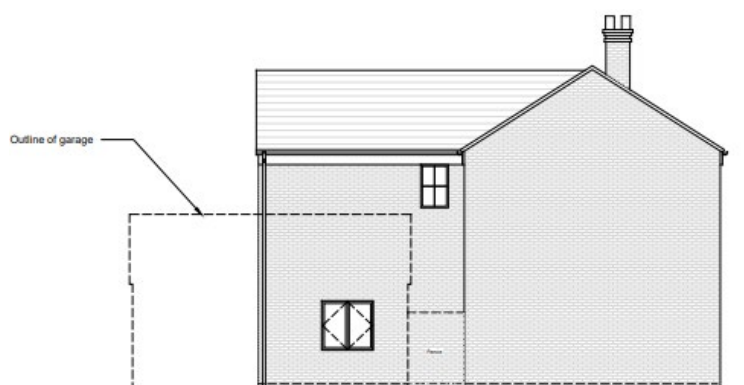
Front elevation (no change)



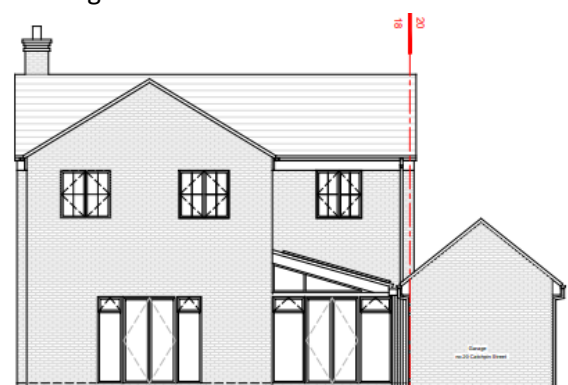
Eastern elevation (no near neighbours) (no change)



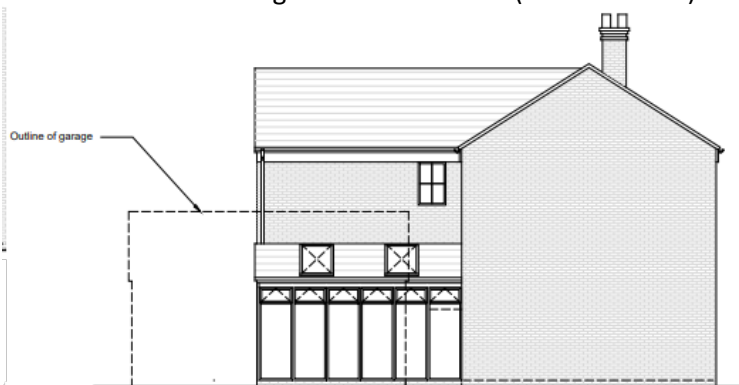
Existing rear elevation

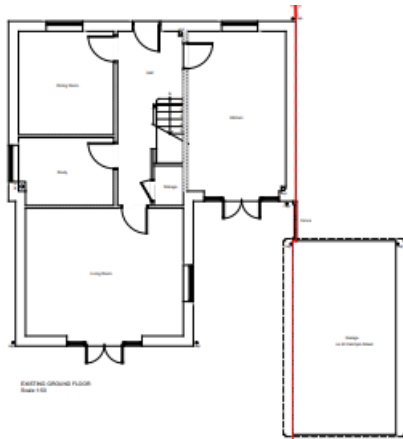


Existing western elevation (towards №20)

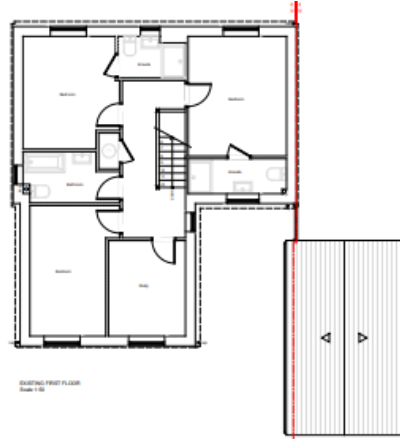


Proposed rear elevation

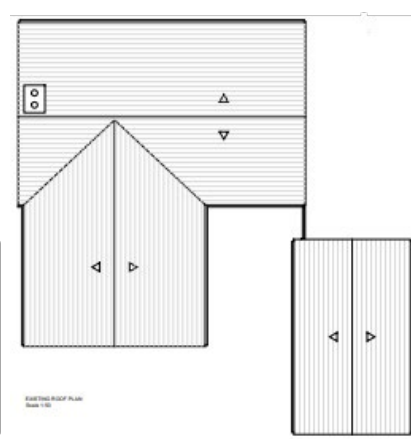




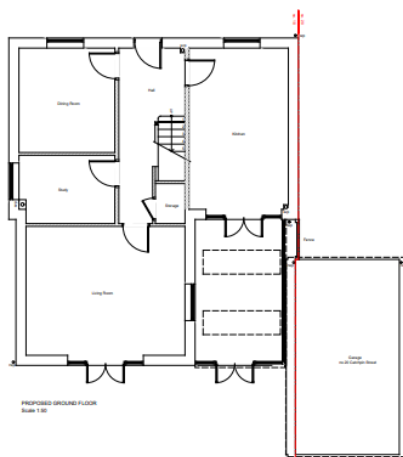
Existing ground floor plan



Existing first floor plan



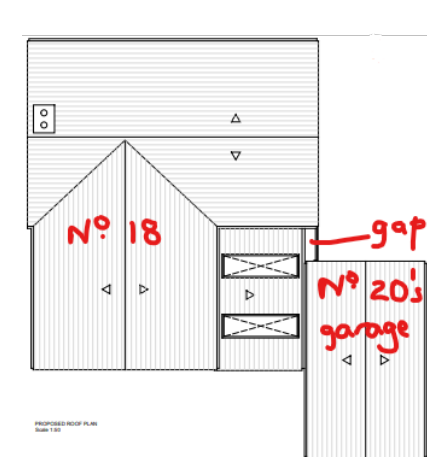
Existing roof plan



Proposed ground floor plan



Proposed first floor plan



Proposed roof plan

4. 23/01280/APP

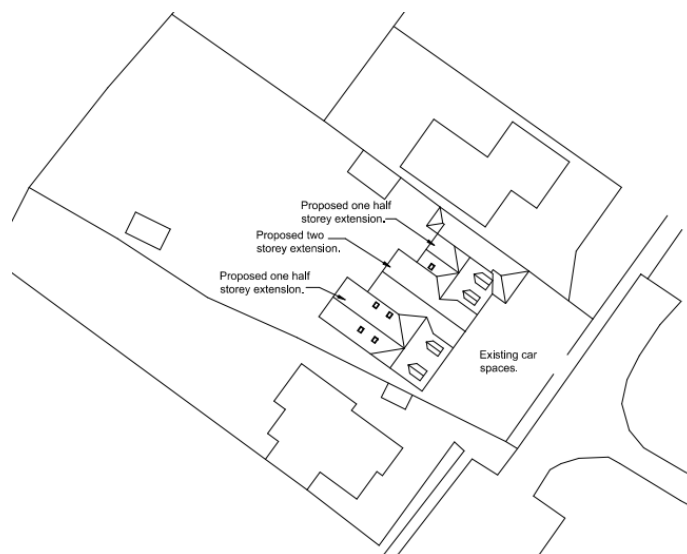
31 Highlands Road, MK18 1PN

Householder application for two storey central extension and one and half storey side extensions

Sanders



Location plan



Block Plan; Nº 29 to south-west, Nº33 to north-east



Front of existing bungalow – southern end



and northern end

The site is a much-extended 4-bed bungalow at the northern end of Highlands Road opposite the Buckingham Primary School access road, at the end of a line of small bungalows with pyramid roofs and low front walls. It is surrounded by a high evergreen hedge which screens the existing building well, and most of the frontage is paved.

The previous application was refused on 25th January 2023 for the following reason:

The dwellinghouse is situated within a row of existing bungalows which are uniform in appearance and contribute to the character of the area along the northern/northwestern side of Highlands Road. The proposed development, by way of the creation of an additional storey which would increase the height, scale and bulk of the roof of the existing bungalow, would result in a dwellinghouse which would appear at odds to the prevailing character of single storey dwellings along the northern/north-western side of Highlands Road and would be detrimental to the character and appearance of the area. The proposed development would therefore fails to respect and compliment the context of the site and its immediate setting and would detract from the character of the area, contrary to Policy BE2 of the Vale of Aylesbury Local Plan (2021), the Residential Extensions Design Guide (2013) and Section 12 of the National Planning Policy Framework (2021).

Members had had No Objections at their 9th January meeting.

Property History

1	83/01696/AV	EXTENSIONS <i>[No detailed description or drawings available]</i>	Approved
2	22/00275/APP	Householder application for conversion of loft space including roof raise to create new first floor, insertion of first floor level balcony in the north west elevation, single storey rear extension, two storey front light well and improvements to insulation	Withdrawn
3	22/02336/PAHAS	Prior approval application (Part 1, Class AA) for construction of additional storey to create first floor living accommodation; height 7.94 metres (increase ridge height by 2.889 metres) and the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0 metres, for which the maximum height would be 4.0 metres, and for which the maximum height of the eaves would be 2.3 metres	Withdrawn
4	22/04055/APP	Householder application for conversion of loft space and creation of new first floor with creation of accessible bedroom space to ground floor. Erection of single storey rear extension. Improvements to insulation and energy efficiency.	Refused
5	23/01280/APP	Householder application for two storey central extension and one and half storey side extensions	Pending Consideration

The new proposal is still to add a first floor, full height at the centre and half-height with dormers at the north and south ends, extending over both storeys at the rear and replacing the polygonal conservatory with a two storey brick extension.

The existing bungalow has to the left (south) of the porch and hallway: a living/dining room divided by a step, with the conservatory behind it, a study, shower room and bedroom; and north of the hallway three bedrooms (one with ensuite bathroom in a front projection aligned with the front garage wall), another bathroom and kitchen, and at the north end of the building a single storey garage, workshop and outside WC (no access from within the living accommodation). It is proposed to:

- Raise the central section of the house to full height with a gable front and back and its ridge at right angles to the existing one which runs along the length of the building;
- Raise the roof each side of this to provide a first floor with front dormers and rear gables with a considerably lower ridge height to each;
- Reworking the interior room divisions on the ground floor to form a large hall and central square lounge, study, utility and kitchen/diner to the south of these (with double doors to the garden), and a 5th bedroom with accessible bathroom, home office and cloakroom (just inside the front door) to the north;
- there will be two new windows to the kitchen and a door to the utility room on the side facing Nø29;
- On the first floor there will be a large master bedroom with en-suite shower-room, large dressing room and a balcony overlooking the garden; a landing with seating; bedrooms 2 & 3 with ensuite shower-rooms, a bathroom and bedroom 4. There are two skylights over the bathroom and the ensuite to Bedroom 2 and two further skylights over the corridor leading to these rooms, but these will be hidden from view by the north gable roof;
- The garage/workshop/WC will be unchanged except for a new door and matching roof;
- The chimney will be lost (it is in the wall between the lounge and study);
- The walls will be cream render with light oak uPVC soffits and fascias; the roof tiled, the door and window frames grey and the guttering white.



Existing SE Elevation Scale: 1/100

Existing front elevation



Existing NW Elevation Scale: 1/100

Existing rear elevation



Proposed SE Elevation Scale: 1/100

Proposed front elevation



Proposed NW Elevation Scale: 1/100

Proposed rear elevation



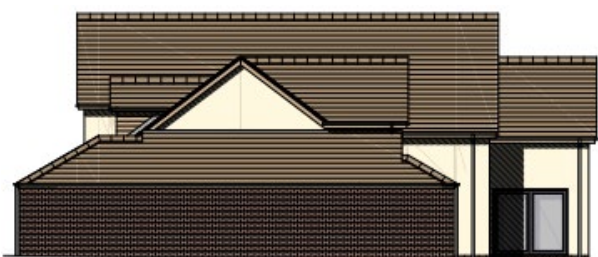
Existing NE Elevation Scale: 1/100

Existing side elevation towards Nø33



Existing SW Elevation Scale: 1/100

Existing side elevation towards Nø29

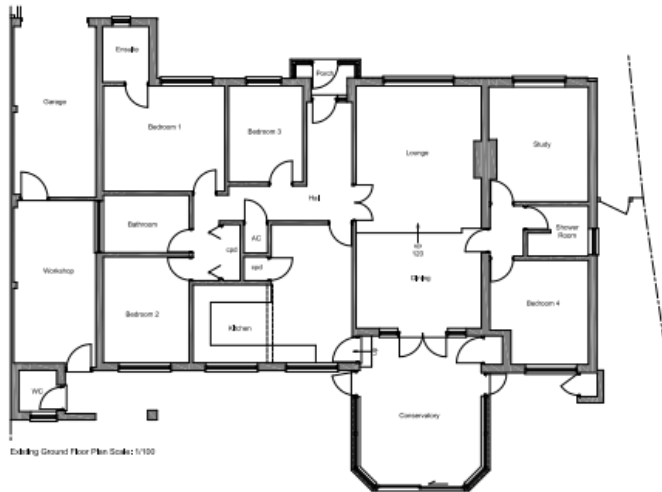


Proposed NE Elevation Scale: 1/100



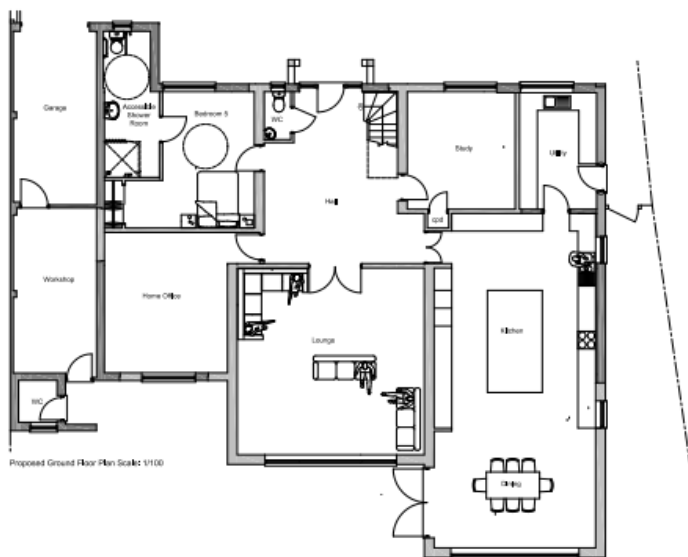
Proposed SW Elevation Scale: 1/100

Proposed side elevation towards №33

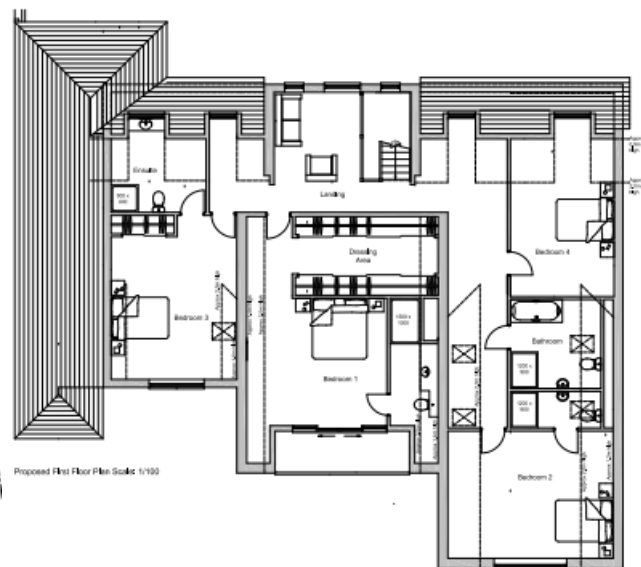


Proposed side elevation towards №29

Existing floor plan



Proposed ground floor plan



Proposed first floor plan

5. 23/01347/APP

7-11 Homestall, Buckingham Industrial Park, MK18 1XJ
 Replacement of existing from single storey extension to units 7-11
 (amendment to approval 22/01262/APP)



Location plan



Existing front of Units 9 & 11 (24/4/22)

The site is the middle three units on Homestall on the Industrial Estate. They back on to the larger units on Homeground and have large parking areas in front.

The approved proposal is to replace the conservatory with a more substantial front extension extending across units 7 and 9, with a canopy extending the roof over the whole width, so that access to the end unit (11) is rain-proofed. There will be windows in all three sides of the new build, and a single front door (there are existing double doors in unit 11). The front extension of Units 7 & 9 has already been demolished – the remains of its plinth are visible in the photograph.

The current proposal is to:

- Bring the front wall of the extension in front of units 7 & 9 forward by c.1m keeping the same design; the canopy in front of unit 11 will remain as approved;
- There are no additional windows in the extension sidewalls
- Install an extractor fan in the WC cubicle and hang the door to open outwards and put a sink and draining board beside it;

Materials : walls, brickwork; flat roof, rubber; fascia, timber boarding; windows uPVC; doors, composite.

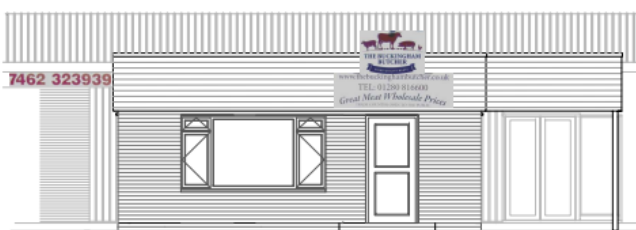
Property History

1	98/00718/APP	CONSERVATORY TO FRONT OF BUILDING *	Approved
2	22/01262/APP	Replacement of existing front single storey extension to units 7-11	Approved
3	23/01347/APP	Replacement of existing front single storey extension to units 7-11 (amendment to approval 22/01262/APP)	Pending Consideration

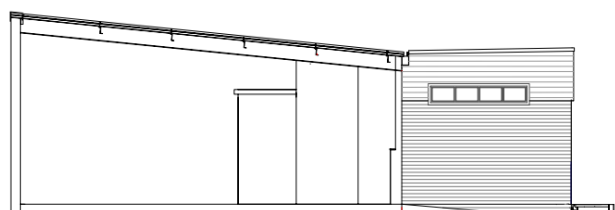
* Occupants at the time were a double-glazing firm



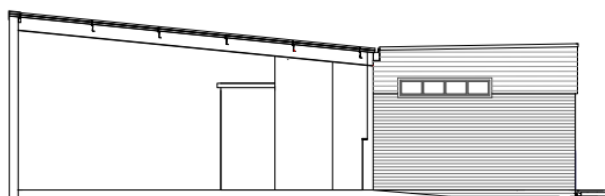
Front elevation as approved



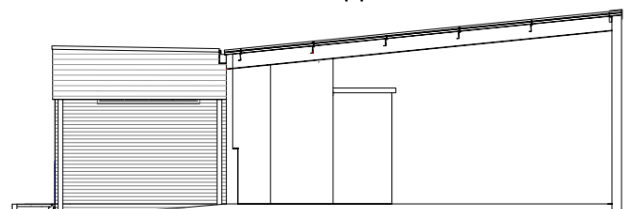
as proposed



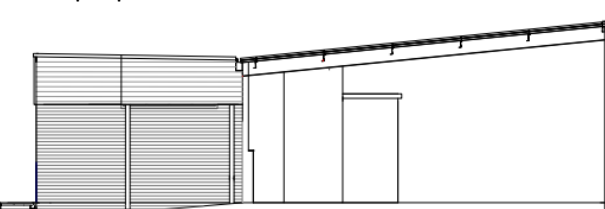
Northern side elevation as approved



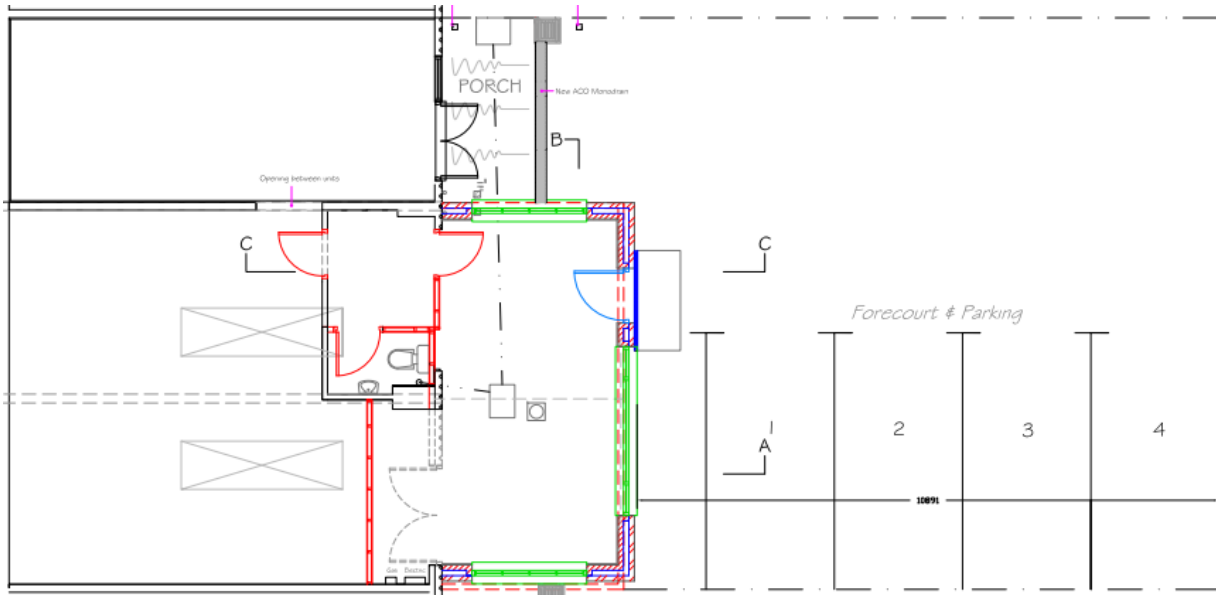
as proposed



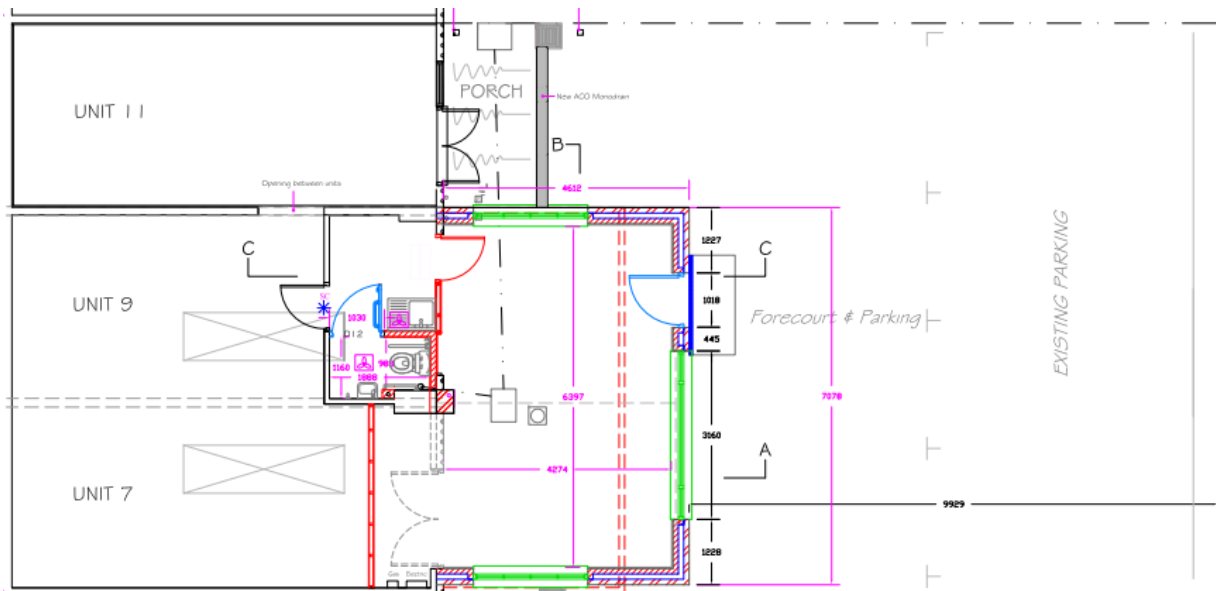
Southern side elevation as approved



as proposed



Floor plan as approved



Floor plan as proposed

The following two applications may be considered together:

6. **23/01415/AAD** New Inn PH, 18 Bridge Street, MK18 1AF
7. **23/01418/ALB** Display of illuminated and non-illuminated signs
Red Oak Taverns



Location plan



Listed Buildings (red) and Conservation Area boundary



Existing Bridge Street elevation



Existing Signage (5/5/23)



The existing raised-letter sign has two floodlights below it.



Each doorway has a single polygonal lantern beside it and a pillar on the other side. The proposal is to put a lantern each side of the door, inner ones behind the pillars.

The site is the New Inn on the corner of Bridge Street and Ford Street. It is a Listed Building at the end of a terrace of Listed Buildings with others in the neighbourhood, and it is in the Conservation Area.

The building is brick with rendered areas: the Ford Street side wall, the pilasters at each end of the Bridge Street frontage, the ground floor up to the canopy over the bay windows, and a strip of brickwork between the first and second storey windows. The white and grey render seems to date from the 2014 renovation; previously these areas were all a uniform colour – dark red similar to the bricks, and previous to that an orange/ochre colour.

There is a sign on the Bridge Street front made of individual letters mounted proud of the brickwork which dates from 2014, though this replaced a smaller sign of individual letters in a different font. The lanterns beside the two doors are not in good condition, but are of a design consistent with the age of the building (early 19th century)

Red Oak Taverns own over 200 pubs from Cornwall to Yorkshire, and their company livery is black, white and granite grey (RAL7026 on the drawings).

Planning history

1	85/01200/AV	DISPLAY OF SIGN BOARDS	Advert Consent
2	85/01201/AV		
3	14/03212/AAD	One double sided hanging sign illuminated by down facing trough light; two set of individual locator fixed timber letters illuminated by up facing floodlight; one aluminium amenity sign; one aluminium chalk board sign; one sign written display to front elevation; four lanterns and three flood lights.	Advert & Listed Building Consent
4	14/03213/ALB		
5	23/01415/AAD	Display of illuminated and non-illuminated signs	Pending Consideration
6	23/01418/ALB		



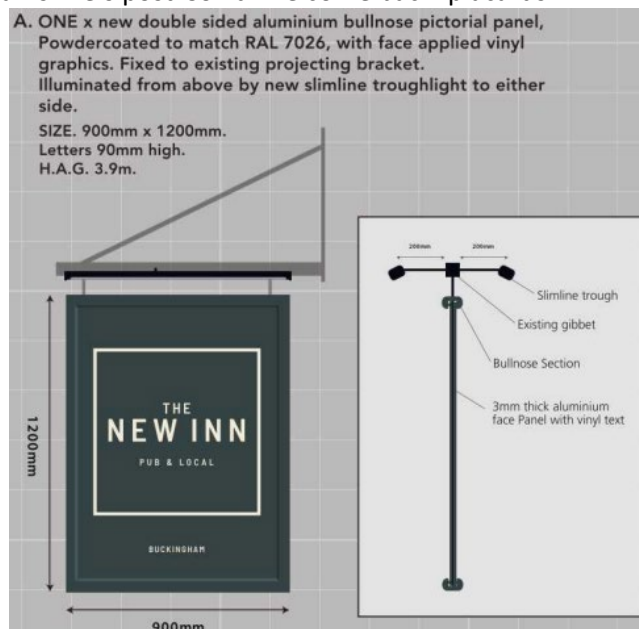
2014 approved signage – note the signboards flanking the bay windows and the 4 half-lanterns by the doors. The former have been removed and the inner two of the latter. ‘THE *New* INN’ signs were both individual timber letters in the application, but only the Bridge Street one seems to have been installed. There were 3 floodlights, one under the Ford Street sign, one under the hanging sign (which also had trough lighting at the top) and one under the 3-D sign on the front.



Placing of signage (A-D & G) and lighting (E,F). The A-board is not included in the application. This is an old photo, the blue vertical sign is one of Buckinghamshire's post-Covid 'welcome back' placards.



Existing sign (5/5/23)



Proposed hanging sign, also with trough lighting, but a less fancy bracket.



Existing sign. Note that it is painted onto the rendered brickwork; there is no timber section for the new one to be fixed to, as the photo below shows, but the specification below that indicates.



B. ONE x new set of 10mm perspex letters powdercoated to match DH Ochre White .
Fixed onto timber section of building via brass locators to rear
Illuminated from above via new slimline troughline powdercoated RAL 7026
SIZE. 4440mm wide. Letters 450mm high. - H.A.G. 5.7m.

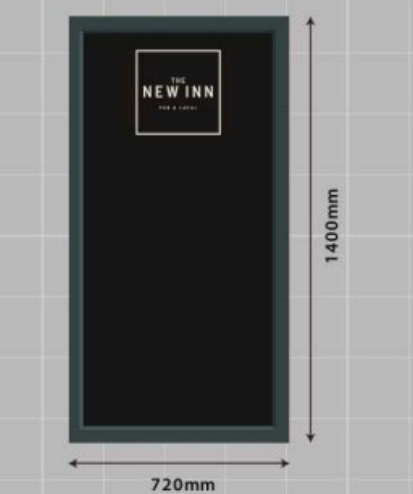


Proposed sign. It will have a trough light (similar to a strip light with shade) over it.

C. ONE x new aluminium bullnose trim
Amenity Board panels
Powdercoated to match RAL 7026,
with face applied vinyl detail
SIZE. 720mm x 1400mm. - H.A.G. 0.7m.



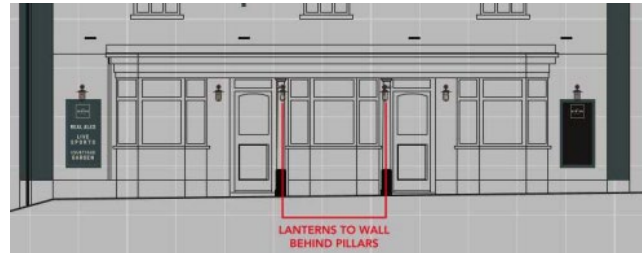
D. ONE x new aluminium bullnose trim
Amenity Board panels
Powdercoated to match RAL 7026,
with chalkboard area & face applied
vinyl detail
SIZE. 720mm x 1400mm. - H.A.G. 0.7m.



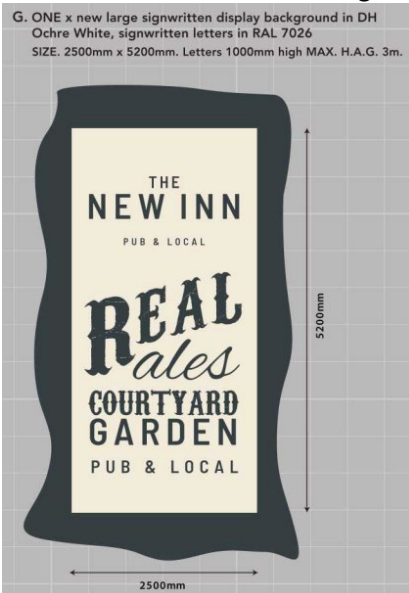
These are new boards, to go in the space between a bay window and the edge pilaster, in the same place as the earlier ones. Each will have a new lantern hanging over it.



Four of each, evenly spaced along the Bridge Street elevation (see below) plus a lanterns over each of C & D and two floodlights below G



Existing and Proposed lanterns and floodlights on front elevation



with 2 x F floodlights below

Existing and Proposed Ford Street elevation. The NOW OPEN sign is a banner pinned to the wall; the two uplighters above it are to be replaced below the new sign about level with the top of the bay windows.

The street nameplate has been omitted from the mock-up.



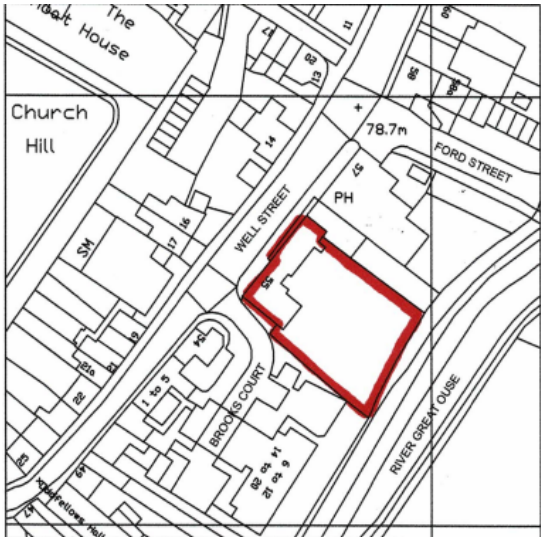
An existing lantern



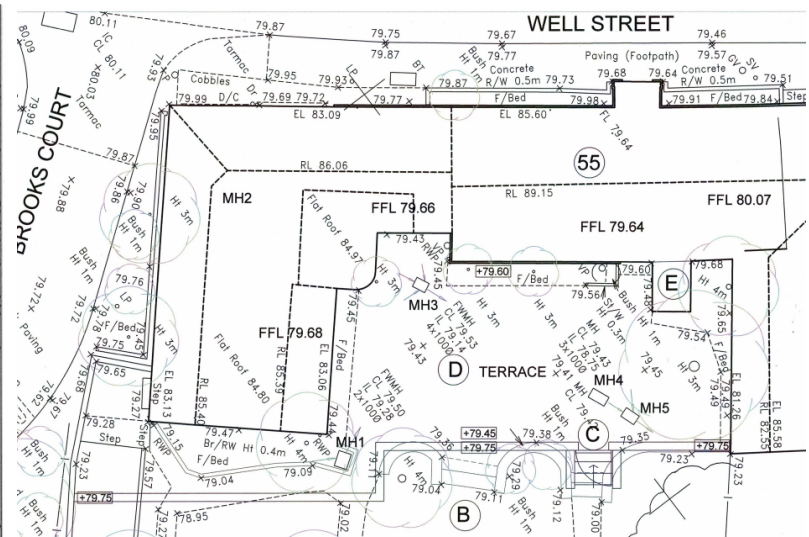
The existing floodlights



Location and site plans, site description and planning history for applications 8, 9, 10 & 11:



Location plan



Site plan (building only)



56 and 55 Well Street. The double door at the right is to the garage (to be retained as such); the carriage door is also to be retained with the smaller door within it fixed shut (23/01452) or opening inwards instead of outwards (23/01453) and the rooms behind it remodelled (see 23/01453 below).

The mortar of the 2010 repair is to be made more compatible with the existing, and the chimney in the right hand photo demolished if the flue is found to be redundant.

The site is a large 2½ storey house with outbuildings on the eastern side of Well Street, flanked by Brooks Court to the south, No.56 (formerly part of the property) and The Woolpack to the north, with a garden running down to the river. It is Grade II Listed (dating from the early/mid 18th Century) and in the Conservation Area. Part of the first floor of no.55 overlaps the ground floor of No.56. The rear of the house cannot be well seen, due to the planting along the river bank.

The new owner has embarked on an extensive renovation of the house and garden (applications 4-13 below) and this includes the routing out of the modern mortar in the 2010 brickwork repair and replacement with a more appropriate colour.

The work on the four proposals will have to be co-ordinated – for example, when the tiles are off the roof, it is proposed to add insulation to the attic floor.

Note that some drawings do not belong with the application being described, as the document lists are not identical for the four applications, and other lists have a more helpful drawing.

Property history

1	76/00430/AV	Extension and general alterations	Approved
2	77/00997/AV	ERECTION OF A CHIMNEY STACK TO SERVE GAS FIXED CENTRAL HEATING BOILER	APPROV
3	10/02375/ALB	Repair damage to North West corner of property. Replace failing Oak Beam with Oak and steel beams rebuild in lime mortar	LB Consent
4	22/01692/APP	Householder application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier Appeal against refusal Appeal against refusal	LB Refused
5	22/01693/ALB		
4a	23/00009/REF		No decision yet
5a	23/00010/REF		
6	22/02980/ATC	T1 Mulberry The existing tree is an old, stunted specimen that has been heavily pollarded in the past and is now propped up by two timber posts. This is to be felled and the roots grubbed out to avoid further damage to the Listed Building and the adjacent, existing terrace and drainage pipes.	Trees - Proceed with works
7	22/03118/ATC	T2 Strawberry Tree : Removal to allow access to the highway from the rear garden <i>Note that the tree is in Brooks Court land, and agreement has not yet been achieved with Fairhive</i>	Trees - Proceed with works
8	23/00946/ALB	Listed building application for removal of existing cupboards from upper rooms and reinstate of walls	Pending Consideration
9	23/00964/ALB	Listed building application for construction of flood barrier	Pending Consideration
10	23/01450/ALB	Listed building application for refurbishment of roofs (erect temporary cover)	Pending Consideration
11	23/01451/ALB	Listed building application for removal of existing double glazed polymer frames and installation of new double glazed hardwood frames in the rear elevations and front dormer	Pending Consideration
12	23/01452/ALB	Listed Building application for removal of existing polystyrene insulation and installation of new breathable insulation and render. Installation of mineral fibre insulation in existing floors.	Pending Consideration
13	23/01453/ALB	Listed building application for erection of new stair and partitions	Pending Consideration

8. 23/01450/ALB

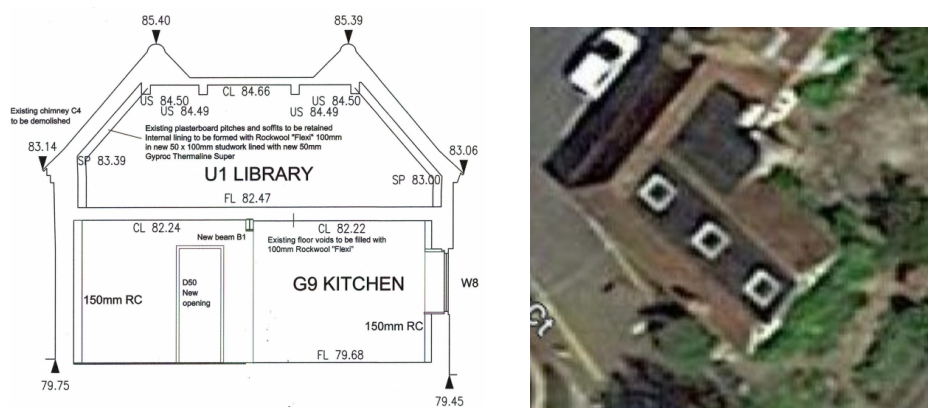
55 Well Street, MK18 1EP

Listed Building application for refurbishment of roofs (erect temporary cover)

Olex

The proposal is to erect a full bonnet scaffold over the main roof and strip off all the tiles (for re-use if possible) to allow removal of any rotten timbers and replace or reinforce the remainder, and install insulation. New or reused battens will be added and the tiles rehung.

The flat roof in the middle of the wing (referred to as the Coach House in the applications) is of failed bitumen felt and is to be replaced with a single ply membrane and new rooflights (there are currently three in the trough, see aerial photo below). It is not visible from the public domain.



The Coach House wing in section and from above

9. 23/01451/ALB

55 Well Street, MK18 1EP

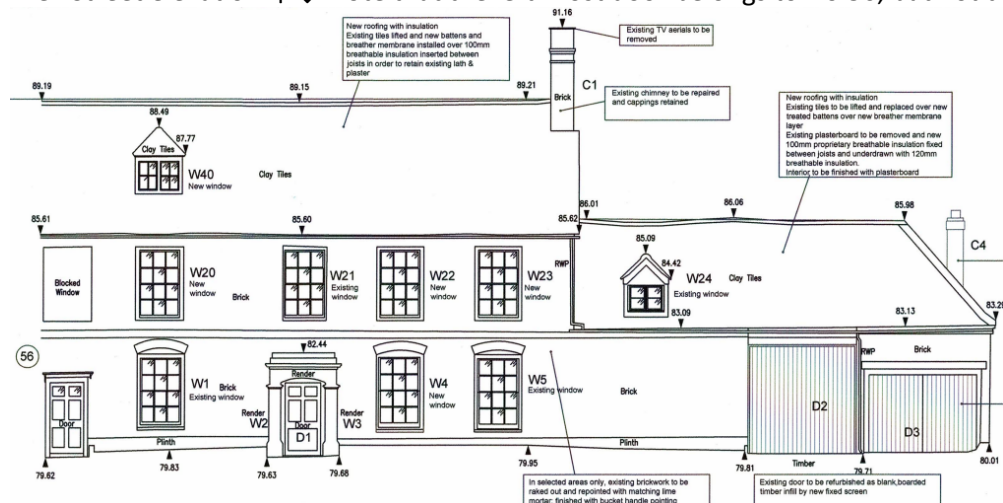
Listed building application for removal of existing double glazed polymer frames and installation of new double glazed hardwood frames in the rear elevations and front dormer

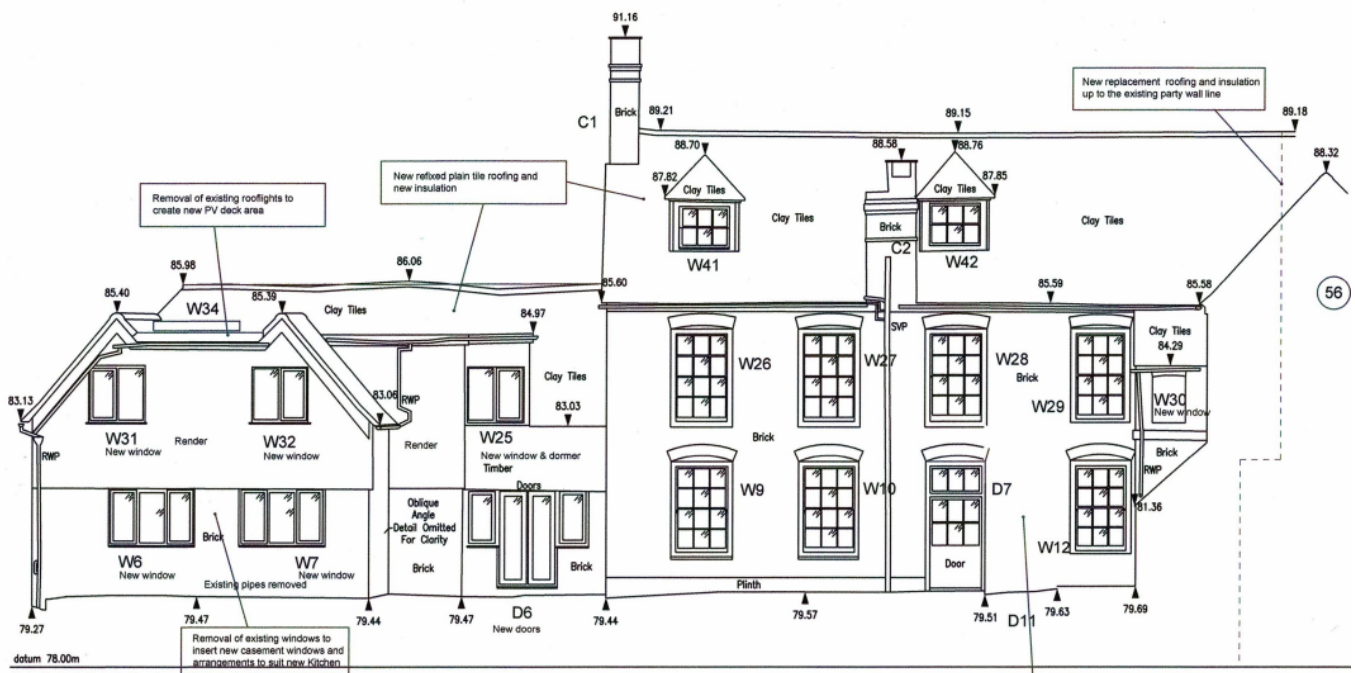
Olex

The existing windows have PVC double glazing or aluminium-framed secondary glazing. This is to be replaced with laminated glass, hardwood frames with conventional putty, and painted in an off-white colour.

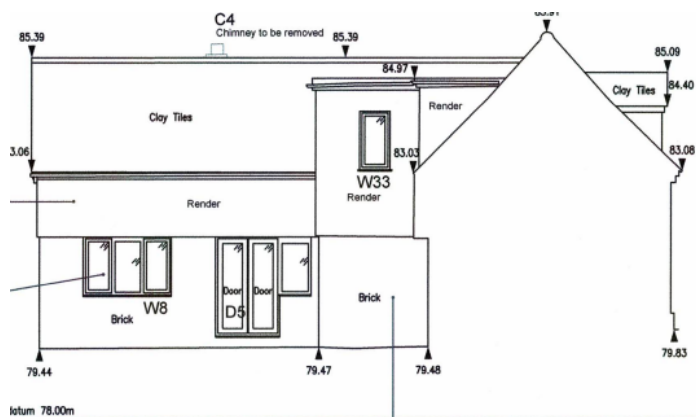


Well Street elevation ↑↓ Note that the left-most door belongs to No.56, but not the blank window over it.



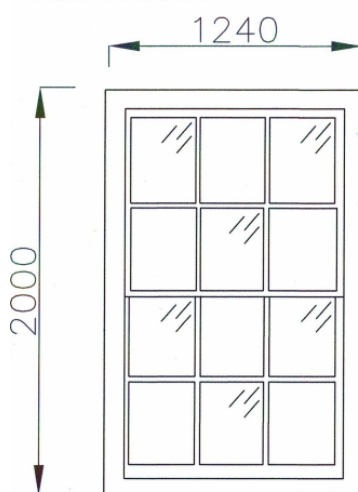


Rear elevation (to garden)

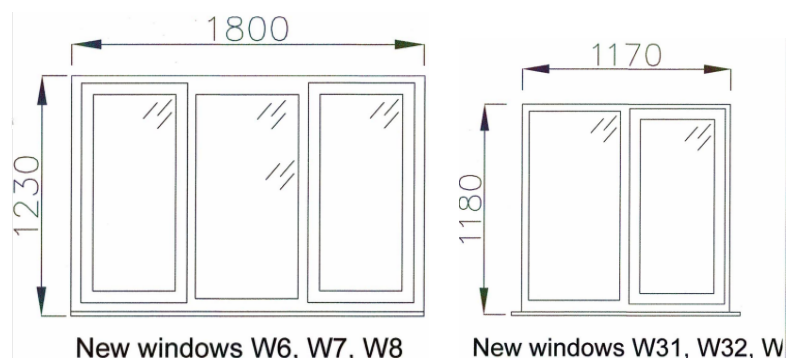


Garden elevation of wing

W4, W20, W22, W23
New windows



New sash windows to replace the three blank first-floor windows and the bricked-up one to the right of the portico. Bricks to be cleaned for re-use.



Casements on the rear (W6, W7) and garden face (W8) of the wing; and at first floor (W31, W32) of the wing and (if the missing number is 25) the rear of the house above the french doors to the dining room. New softwood shutters are to be installed to existing windows, of a suitable design with brass fittings.

10. 23/01452/ALB

55 Well Street, MK18 1EP

Listed Building application for removal of existing polystyrene insulation and installation of new breathable insulation and render. Installation of mineral fibre insulation in existing floors.

Olex

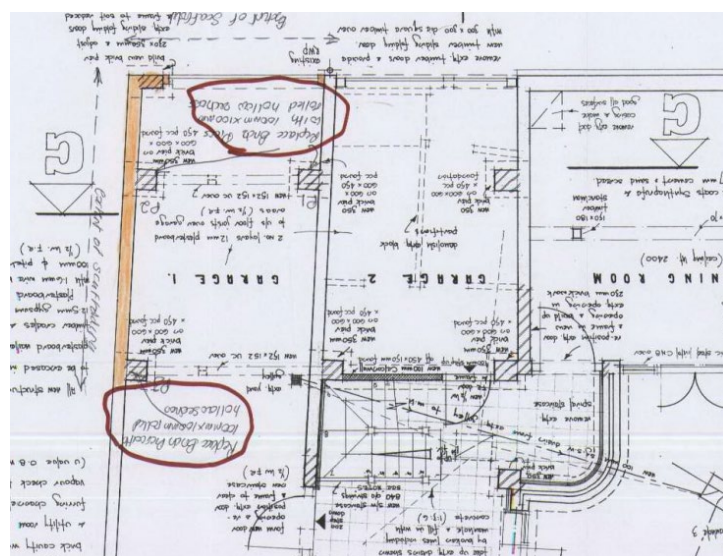
The existing insulation and plasterboard on the walls is to be replaced with a breathable membrane, and insulation between the garage and the house can be added when the staircase (see below) is remodelled. The attic space cannot be accessed from the house to install insulation as the ceilings below are historic lath-and-plasterwork, so the application includes access via the roof, when the tiles have been removed (see above).

11. 23/01453/ALB

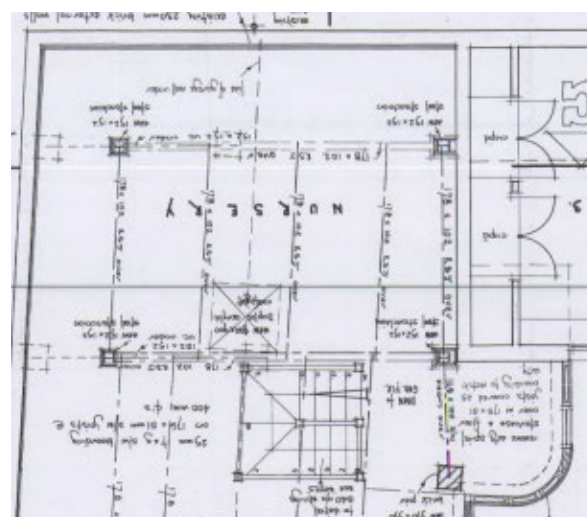
55 Well Street, MK18 1EP

Listed building application for erection of new stair and partitions

Olex

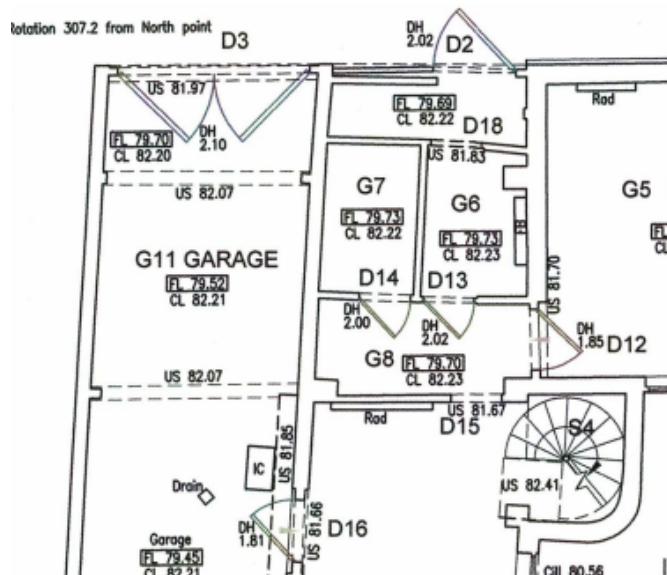


Ground floor

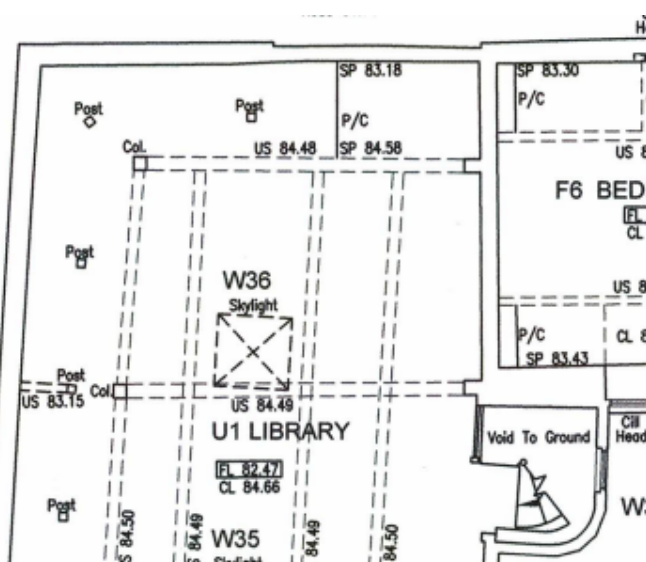


First floor

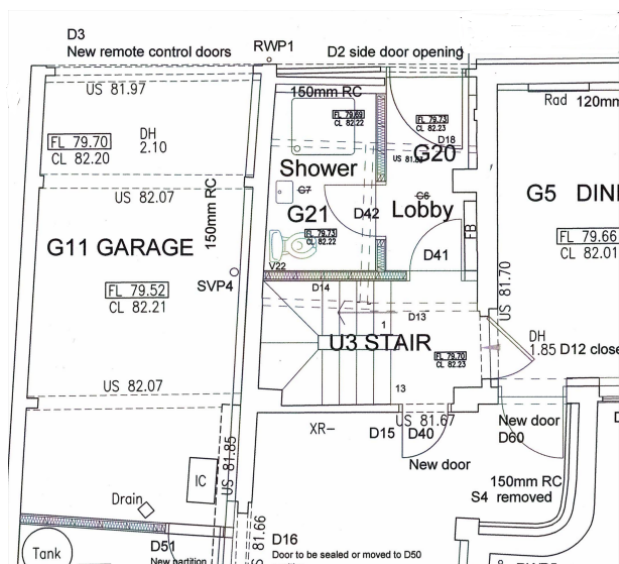
The drawings from the 2010 application showing the wall to be repaired, and the approved position of the staircase (rotated to match the drawings for the current application below). The red rings are on the drawing as filed in the document list. The staircase was not built according to these approved drawings, see below.



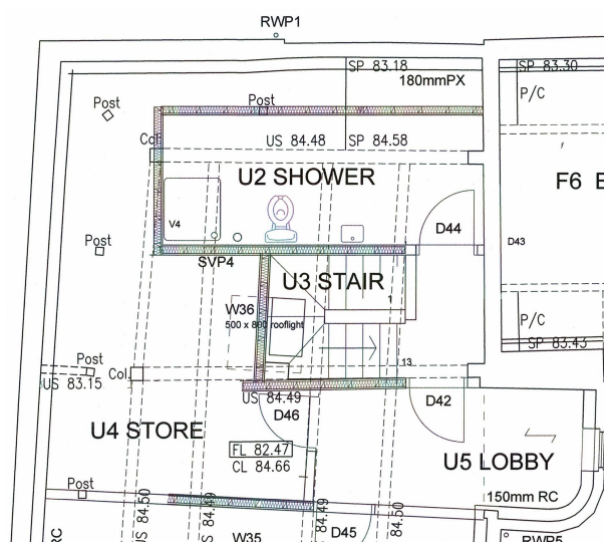
Existing ground floor (this application)



Existing first floor (this application)



Proposed ground floor (this application)



Proposed first floor (this application)

Not for consultation

Discharge of Conditions

12. 22/A3990/DIS

19 Bridge Street, MK18 1AF

Submission of details pursuant to Condition 4 (parking) 5 (EV point) 6 (cycle parking) 8 (landscaping) 10 (bin store) relating to Planning Permission 22/03990/APP

Godhania

Members commented when they reviewed the original application (9th January 2023):

"Members welcomed a proposal to make use of this building, especially if this meant tidying up the frontage, which was not an asset to the surrounding Listed Buildings or to a principal entrance to the town."

However, the internal layout, constrained as it is by the steep slope of the land, is not satisfactory - the kitchens and bathrooms being small and without ventilation; limited natural light at the rear of rooms, particularly the bedroom of 19B; the use of plastic instead of natural materials such as timber; the new windows on the ground floor not matching the size or style of the existing first floor windows; and the lack of any indication of replanting in the front area. Members asked that 'before' and 'after' photos of the frontage be supplied with their response."



The agent addressed the points raised, and on 27th March Members responded: "*Members noted the additional drawing [which altered the existing small-paned windows to match the proposed large-paned windows], and the comments of the agent on their original response. However they disagree with*

5) The front garden proposals are not subject to planning determination. as the garden is on a principal entrance to the town, and adjacent to the Conservation Area and several Listed Buildings, and its present condition and future layout thus affects their setting."

The officer's report for the application included:

- 5.25 Policy DHE6 of the BNDP states that new development will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes.
- 5.31 Whilst it is acknowledged that the proposed flats would not benefit from separate private outdoor space, in this instance, there is a large outdoor area to the front of the building which would provide shared amenity space to the future occupiers of the proposed flats. It is therefore considered that a sufficient level of amenity can be provided.
- 5.41 Given that the front boundary of the application site adjoins the conservation area, it is considered necessary to secure a hard and soft landscaping scheme by condition to ensure that the details proposed for landscaping would not have an adverse impact on the appearance of the site nor on the setting of the CA and nearby listed buildings.

The conditions to be discharged are:

- 4. The parking and manoeuvring indicated on the approved drawing number 1733-08 shall be laid out prior to the first occupation of the dwellings hereby permitted and that area shall thereafter be retained as such in perpetuity and shall not be used for any other purpose.
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, and to comply with policy T5 and T6 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.
- 5. Prior to the first occupation of the dwellings hereby permitted, one electric vehicle dedicated charging point for the dwellings shall be provided on site. The vehicle charging point shall be a minimum of a 7.4 kW 32A or higher Type 2 electric vehicle dedicated charger. All other parking spaces shall be provided with

passive wiring to allow future charging point connection. The electric vehicle charging point shall be retained thereafter in perpetuity to a working standard.

Reason: To ensure adequate provision is made for electric vehicles to promote their use as a more sustainable mode of motor vehicle transport and to accord with the National Planning Policy Framework and Policies T1 and T8 of the Vale of Aylesbury Local Plan.

6. Prior to the first occupation of the dwellings hereby permitted, details of covered and secure cycle parking for at least two bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be made available for use before the dwellings are occupied and shall be retained as such in perpetuity and shall not be used for any other purpose.

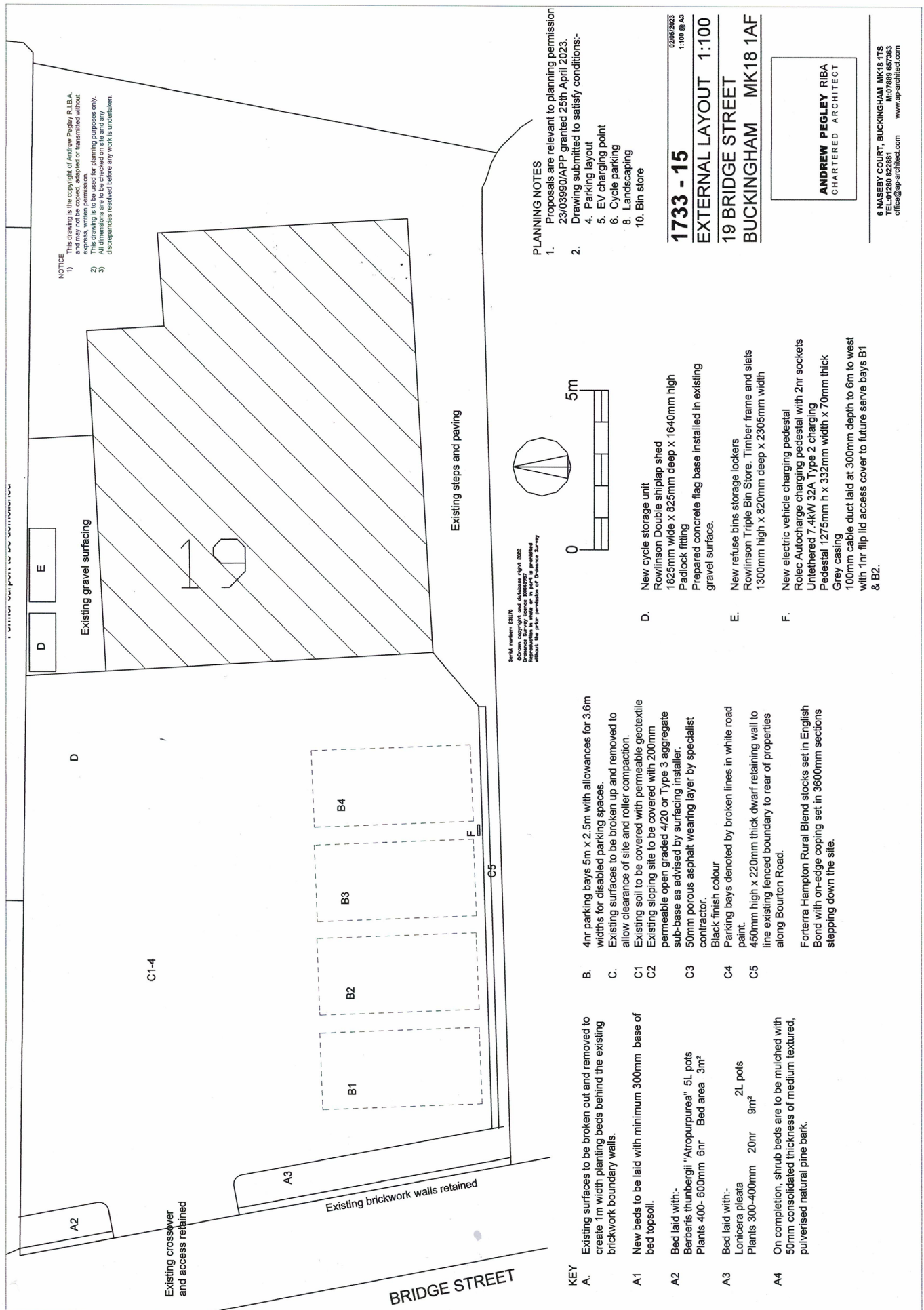
Reason: To provide secure, covered cycle storage in the interest of promoting the use of sustainable travel to and from the development in accordance with Policy T1, T5 and T7 of the Vale of Aylesbury Local Plan.

8. Prior to the first occupation of the dwellings hereby approved, full details of both hard and soft landscape works shall be submitted and approved in writing by the Local planning Authority. For hard landscape works, these details shall include; means of enclosure within and around the application site and hard surfacing materials. The hard surfacing materials shall be made of porous materials or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling to which the hard surface relates to be shown on a plan. For soft landscape works, these details shall include any new trees showing their species, spread and maturity, planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The landscaping works shall be carried out as approved prior to the first occupation of the dwellinghouse hereby permitted in so far as hard landscaping is concerned and for soft landscaping, within the first planting season following the first occupation of the dwelling.

Reason: To ensure a satisfactory appearance to the development, in the interest of visual amenities of the Conservation Area, to ensure the proposed works can be carried out without detriment to the special architectural and historic interest of the setting of the nearby listed buildings and to comply with policy BE1 and BE2 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.

10. Prior to the first occupation of the dwellings hereby approved, details of the proposed bin storage shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the bin store provided prior to first occupation of the dwellings. The bin store shall thereafter be retained as such in perpetuity.

Reason: To ensure a satisfactory form of development, to ensure satisfactory bin storage can be achieved, and to comply with policies S5, BE1 and BE2 of the Vale of Aylesbury Local Plan, and the National Planning Policy Framework.



Questions on notice Full Council meeting 26 April 2023

Question to Councillor Steve Bowles, Cabinet Member for Communities from Councillor Robin Stuchbury in relation to the Public Spaces Protection Order (PSPO) extension for Buckingham Town Centre

A decision was made in September 2022 to extend the PSPO in Buckingham Town Centre for a further three years until 2025. I have a number of concerns around the extension, including the wording of the order, the subsequent impact on future events due to be held in the town centre, and how the Town Council's consultation response has been dealt with by the Council. Please can I ask for an update on this PSPO and be given assurance that Buckingham Town Council's views and consultation response were taken in to consideration, and if their views were not accurately reflected in the wording of the order, what opportunity is there to address this?

Response

This PSPO was approved by the Council on 5th October 2022 - the results of the consultation and the subsequent report were published on the Council's website on 27th September 2022.

It is the case that Buckingham Town Council's consultation response was not included in the consultation report.

The Council provided an explanation for this omission and apologised, which was reported to the Town Council's meeting on 23 March 2023. However, the consultation on the PSPO was in respect to an extension of the existing order. The Town Council's consultation response was in respect to the wording of the PSPO, not the extension. The wording of the PSPO cannot be changed as part of the extension process. To change the wording of an order would require a new order to be made which is a much lengthier and more complex process with a higher threshold of evidence required than for an extension. Therefore, we could not have considered amending the order as part of this consultation process. 67% of respondents wanted the PSPO to be extended, and the views of the Police *"Our officers advise that the PSPO is used in the management of street drinking as well as behaviour of the public, particularly within the night-time economy. In addition, an increase in homelessness/begging and related anti-social behaviour within Buckingham means that the PSPO is again an important part of our response, although the lack of signage is a barrier to this in Buckingham"* were compelling.

We note the Town Council's concerns about the signage used and, due to the variety of orders across the county, we need to keep these consistent. The signs are required to be placed on the land or adjacent to which the order applies. This is a legal requirement, and the Council is obliged to abide by this.

With respect to the concern about the impact on events in the town centre, as previously advised, the Town Council can inform Buckinghamshire Council of proposed outdoor events and we can arrange for the PSPO signs to be covered and a temporary suspension of the order for the duration of the event.

We anticipate a full review of all PSPOs across Buckinghamshire in 2024 which will include creating new orders where existing orders merit amendment. This will be the opportunity for the Town Council to engage with amendment of the PSPO wording and variations of restrictions.

Questions on notice Full Council meeting 26 April 2023

Question to Councillor Peter Strachan, Cabinet Member for Planning and Regeneration and Councillor Gareth Williams, Deputy Leader and Cabinet Member for Climate Change and Environment from Councillor Robin Stuchbury in relation to sewage in Buckinghamshire's waterways and chalk streams and sewage infrastructure for new developments:

In 2021, the Council approved a motion to lobby Government regarding water companies dumping sewage in Buckinghamshire waterways. Since then, in November 2022, a group of Members of the Transport, Environment and Climate Change Select Committee undertook a rapid review of pollution in Buckinghamshire's Rivers and Chalk Streams and in January 2023 I attended a Cabinet meeting to express my concerns and ask a question regarding new developments sewage infrastructure and the powers held by the Council as the Local Planning Authority.

Following on from the detailed response I received at Cabinet, please can I ask for an update on whether there has been any further investigation or feedback received as a result of lobbying Government around the powers the Local Planning Authority has in respect of sewage entering our waterways and in ensuring appropriate sewage and drainage capacity and infrastructure is included in development plans prior to planning consent being granted?

Response

Thank you for your question – we want to start by restating how important this issue is and we continue to be concerned by the discharges of untreated sewage into our waterways. The Councillor will be aware that the regulation of such activities, indeed the regulation of water pollution overall, rests with the Environment Agency. This is why the Council's approach has needed to be one of exerting pressure where we can, as we do not have direct control over such issues.

In terms of progress, yes there has been some. Recommendation 9 of the Transport, Environment and Climate Change Select Committee (TECC) rapid review published in November 2022 was that ***"The Deputy Cabinet Member for Environment lobbies further regarding the enactment of Schedule 3 to the Flood and Water Management Act 2010 with further support from the Council if necessary."*** Lobbying of Government regarding this issue continued during Winter 22/23 and in January 2023 DEFRA announced that a review had been completed into the enactment of this part of legislation.

The recommendation from Defra's review is that the Government must act and implement Schedule 3 to the Flood and Water Management Act 2010 with an indicative timeline of 2024 for implementation. This will ensure a consistent and more effective approach in using Sustainable Drainage Systems (SUDS) to help address the impacts of climate change, urbanisation and increasing population while achieving multiple benefits such as reducing surface water flood risk, improving water quality, and harvesting rainwater to meet current and future needs.

Schedule 3 provides a framework for the approval and adoption of drainage systems, an approving body (SAB), and national standards on the design, construction, operation, and maintenance of SuDS. Also, it makes the right to connect surface water runoff to public sewers conditional upon the drainage system being approved before any construction work can start. Whilst we understand the key aims of enacting Schedule 3, nearly all of the detail is to be developed still – the Council already is, and will continue to, engage with Defra on the development of this detail.

It is worth restating that the Water companies will remain the authority responsible for the discharge of sewage as detailed in the previous response to Full Council (January 2023), and the LPA/LA has no responsibility nor powers for sewage or sewage discharge.

A 6-month update on the full range of recommendations contained in the TECC Select Committee's report will be provided at the June meeting.