



Buckingham Town Council

Town Council Office, Buckingham Centre,
Verney Close, Buckingham, MK18 1JP

01280 816426

office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 03 January 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 8th January 2024 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

The minutes of the Planning Committee Meeting held on 18th December 2023 will be presented at the February meeting.

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

To receive any update.



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. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 17th January and 14th February 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 18th January and 15th February at 2pm.

Additional information provided by the Clerk.

[PL/128/23](#)

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

The following three applications may be considered together. 23/03862/AAD (response 'Deferred' from the December meeting) is also relevant.

- 3 Castle Street [*Villiers Hotel*], MK18 1BS
1. 23/03861/APP Management system for 2 car parks consisting of 1 x ANPR camera, 1 x camera cabinet and 11 non-illuminated signs.
 2. 23/03862/AAD *has changed its description since the December agenda*
From Display of 1 x sign 1 – 600x800mm wall mounted
 1 x sign 1 – 600x800mm mounted on a camera column
 3 x sign 2 - 600x800mm mounted on new signage poles
 5 x sign 2 - 600x800mm wall mounted
 1 x sign 3 - 600x600mm wall mounted
To Display of 11 non-illuminated signs
 3. 23/03877/ALB Listed building application to install 7 x signs on the walls of the Building.
Laheer [ParkingEye Ltd.]
 4. 23/03897/PAPUB Chandos Road Building, University Of Buckingham, Chandos Road
 Application for prior approval for the extension and alterations of Chandos Road building, University Of Buckingham - schedule 2, part 7 class M of the Town and Country planning (General Permitted Development) Order 2015 (as amended).
Sheridan [Delta Planning]

The following two applications may be considered together:

5. 23/03912/ALB Villiers Conference Centre, Old Town Hall, Market Square MK18 1NJ
 Listed Building consent for the installation of illuminated fascia signage, window canopies and external lighting on the Old Town Hall. (Retrospective)
6. 23/03919/AAD Display of illuminated fascia signage above the entrance of the Old Town Hall (Retrospective).
Villiers Hotel Ltd.
7. 23/03914/APP 122 Moreton Road, MK18 1PW
 Householder application for first floor side and rear extension, alterations to front elevation and render to whole dwelling.
Pettefer
8. 23/03928/APP 31 Highlands Road, MK18 1PN
 Householder application for raising the roof and addition of first floor to form a one and a half storey dwelling, demolition of conservatory and erection of single storey rear extensions, and fenestration alterations .
Sanders

9. 23/03977/APP Well Street Centre, 61 Well Street, MK18 1EN
Change of use of rear part of the building from Use Class E(f) (Day Centre) to Use Class F1(a) (Sixth Form School), external alterations comprising new ramped entrance, replacement front door, the removal of existing vehicular access gates, proposed new vehicular access and pedestrian gates and the provision of two storage sheds and polytunnel.
Warner [for Buckinghamshire Council]
10. 23/04001/APP 40 Western Avenue, MK18 1LN
Householder application for single storey rear extension.
Hawking

6. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
23/01677/APP 23/01678/ALB	1 Well Street (not shop)	Ch/use rear ground and upper floors into 5 self-contained flats	Support in principle, subj HBO
23/02396/APP	4 Nursery Place	Hot tub in terrace extension	No objections
23/03327/AAD	10 Cornwall Place <i>[Drycleaners]</i>	Signage (retrospective)	No objections
23/03351/APP	12 Valley Road	1 st floor side extension over garage	No objections
23/03356/ALB	Cross Keys House 21 West Street	Replace C20 th windows & French door with Heritage timber style and cement render with lime render	No objections subj. HBO

7. Buckinghamshire Council Committee meetings

7.1 N. Bucks Area Planning Committee (15th November 2023) *No Buckingham applications*
20th December 2023) *No Buckingham applications*

7.2 Strategic Sites Committee (23rd November 2023) *Cancelled*
(15th December 2023) *No Buckingham applications*

7.3 Growth, Infrastructure and Housing Select Committee (23rd November 2023)
To receive a response to the Town Council's Written Question addressed at this meeting.

[Appendix A](#)

7.4 Transport, Environment & Climate Change Select Cttee. (next meeting 1st February 2024)

8. S106 Quarterly update

To receive for information the Quarterly update.

[Appendix B](#)

9. Enforcement

To report any new breaches.

10. Matters to report

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

11. Chair's items for information

12. Date of the next meeting: Monday 5th February 2024

To Planning Committee:

Cllr. M. Cole JP Chairman
Cllr. F. Davies
Cllr. L. Draper
Cllr. J. Harvey
Cllr. A. Mahi
Cllr. J. Mordue
Cllr. L. O'Donoghue

Cllr. A. Ralph Vice Chairman
Cllr. A. Schaefer Town Mayor
Cllr. R. Stuchbury
Cllr. M. Try
Cllr. R. Willett
Mrs. C. Cumming Co-opted member

BUCKINGHAM TOWN COUNCIL

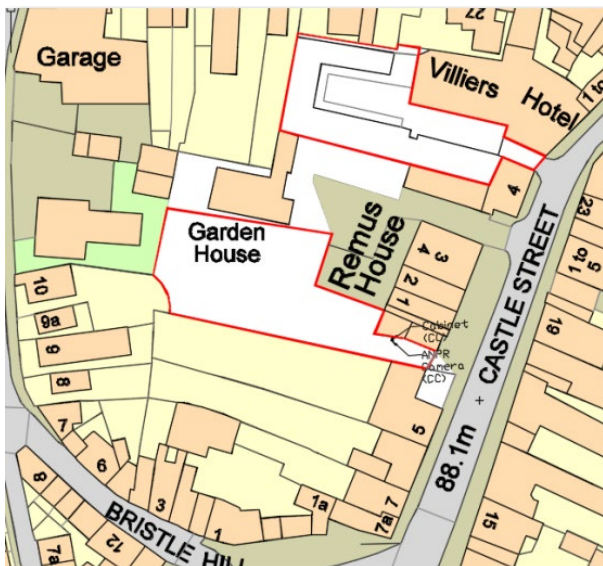
PLANNING COMMITTEE

MONDAY 8TH JANUARY 2024

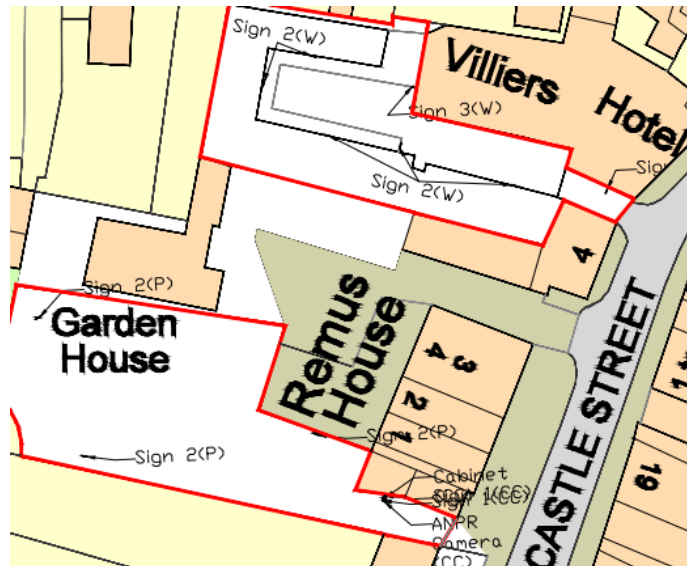
Additional information on Planning Applications

The following three applications may be considered together. 23/03862/AAD (response 'Deferred' from the December meeting) is also relevant and its description has been amended as below. Members may wish to change their previous response to this application in light of the new information supplied with the other two applications.

1. **23/03861/APP** 3 Castle Street [Villiers Hotel], MK18 1BS
Management system for 2 car parks consisting of 1 x ANPR camera, 1 x camera cabinet and 11 non-illuminated signs
2. **23/03862/AAD** Description has been changed to "Display of 11 non-illuminated signs" from "Display of 1 x sign 1 – 600x800mm wall mounted; 1 x sign 1 – 600x800mm mounted on a camera column; 3 x sign 2 - 600x800mm mounted on new signage poles; 5 x sign 2 - 600x800mm wall mounted; 1 x sign 3 - 600x600mm wall mounted
3. **23/03877/ALB** Listed building application to install 7 x signs on the walls of the building Laher [ParkingEye Ltd.]



Location plan



Signage locations (W) = wall mounted; (P) = pole mounted;
(CC) = Camera column mounted

The site is in two parts – the courtyard parking within the Villiers hotel complex, and the car park to the south in front of Garden House. The proposal is to install a new parking management system using ANPR cameras. Apart from the sizes of the three types of sign, and that they will be white with black lettering, there is little further detail. The signs will not be illuminated and will be made of recyclable materials of no scrap value.

Drawings and dimensions of the poles, cabinet, etc are in the document lists for applications 1 & 2 and in the D&A Statement for application 3. There has been no pre-application advice sought, so these will have to be cleared by the Heritage Officer.

The best I can offer at the moment for the detail of the signs is this, from the ALB documents (at maximum inflation available) - the officer has been asked to request better illustrations.



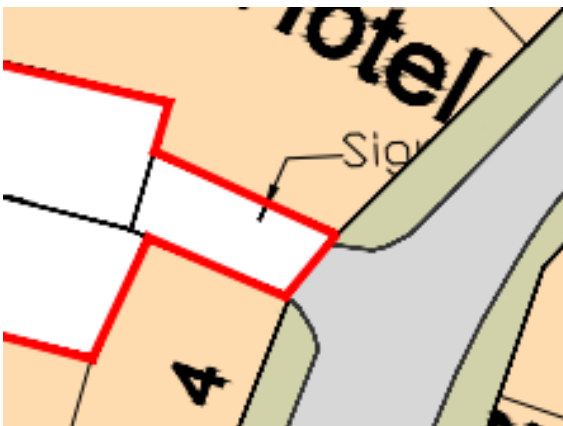
Sign 1



Sign 2



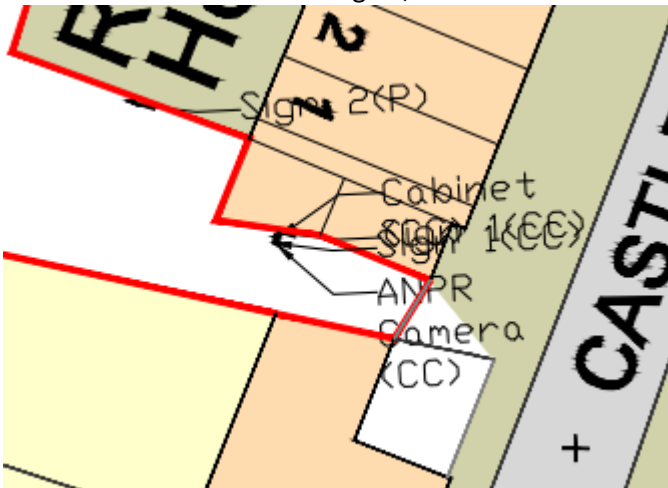
Sign 3



Deduction shows this to be Sign 1, wallmounted

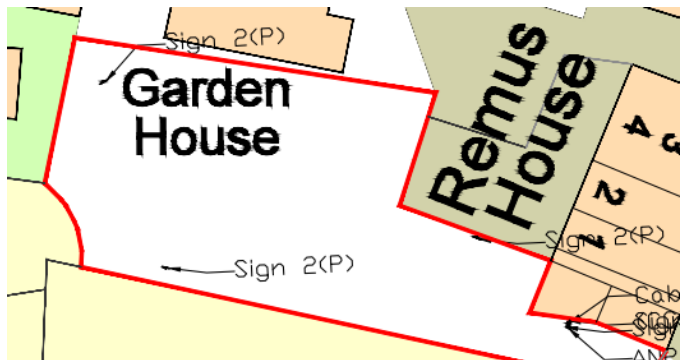


These are the existing signs in the archway



Sign 1, mounted on camera pole, camera and equipment cabinet, presumably by the barrier support





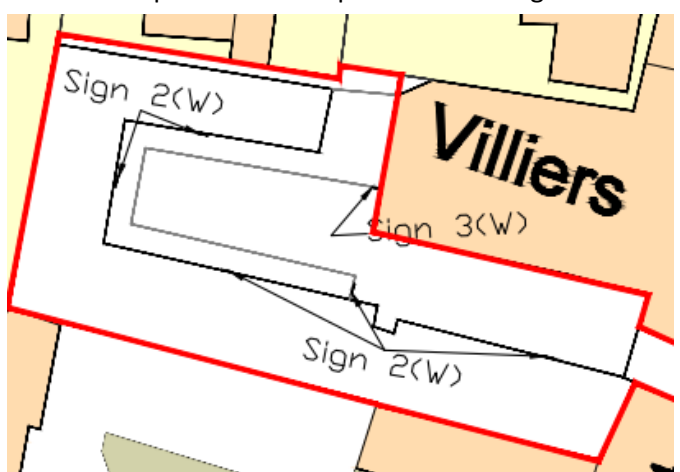
Sign 2, three all pole-mounted (the 3rd is on Remus House) NW corner of parking area



SW corner - possible site of pole mounted sign



The existing sign on the southern wall



Sign 2, five wall mounted; and sign 3, wall mounted ... three along this side of the courtyard



Two in this corner



and sign 3 here

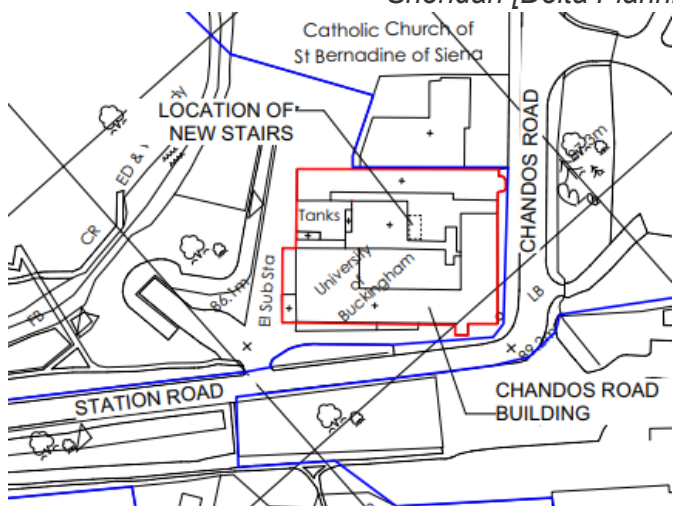
Property History (signage and parking applications only)

1	89/00406/AAD	DISPLAY AN INTERNALLY ILLUMINATED SIGN	REFUSE
2	89/01305/APP	USE OF LAND FOR CAR PARKING IN ASSOCIATION WITH VILLIERS HOTEL (FORMER SWAN & CASTLE)	APPROV
3	89/01332/ALB	ILLUMINATED SIGN	REFUSE
4	91/01240/APP	3 STOREY REAR EXTENSION TO HOTEL COVERED PARKING AND FORMATION OF HOTEL CARPARK (RETENTION OF WORKS ALREADY CONSTRUCTED OR UNDER CONSTRUCTION)	Approved
5	23/03861/APP	Management system for 2 car parks consisting of 1 x ANPR camera, 1 x camera cabinet and 11 non-illuminated signs	Pending Consideration
6	23/03862/AAD	Display of 11 non-illuminated signs	
7	23/03877/ALB	Listed building application to install 7 x signs on the walls of the building	

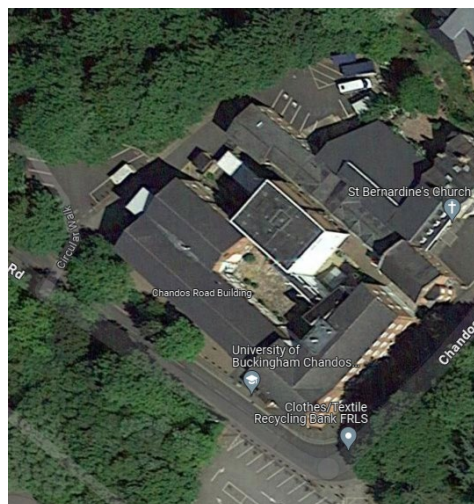
4. 23/03897/PAPUB

Chandos Road Building University Of Buckingham, Chandos Road
 Application for prior approval for the extension and alterations of Chandos Road Building, University of Buckingham - schedule 2, part 7 class M of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)

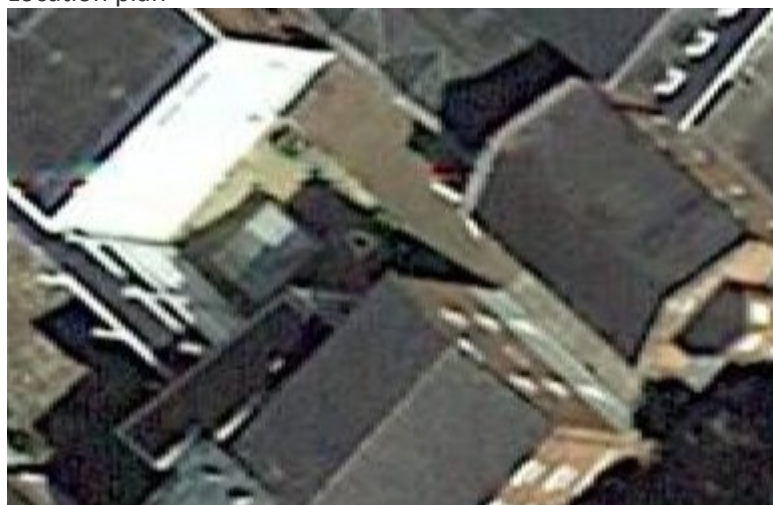
Sheridan [Delta Planning]



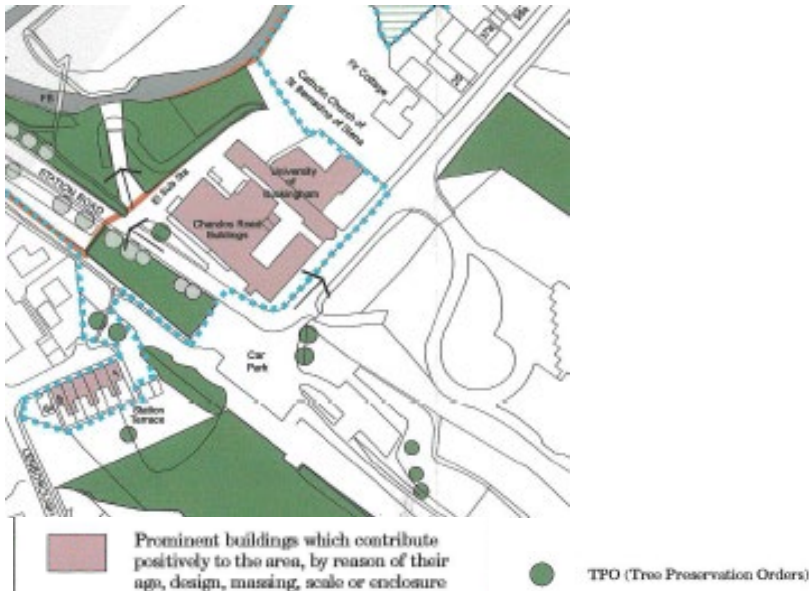
Location plan



Satellite view of building complex



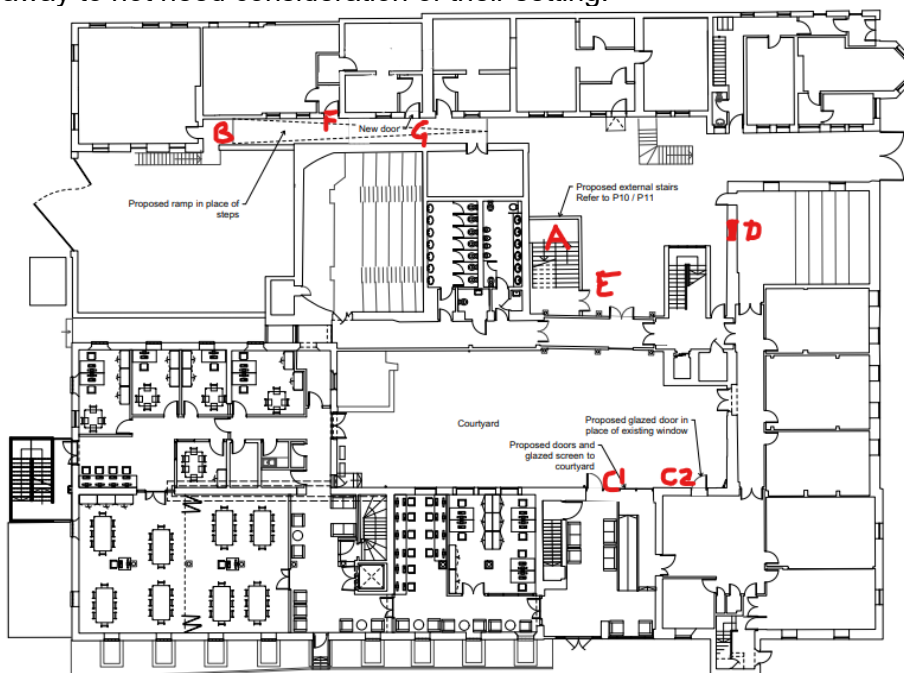
None of the drawings show the actual position of the existing shed in the courtyard (in the angle of the white walls); the satellite photo does, and also that the new staircase will not be visible through the Chandos Road entrance



Conservation Area (white) & its boundary.
“Station Road” is incorrect

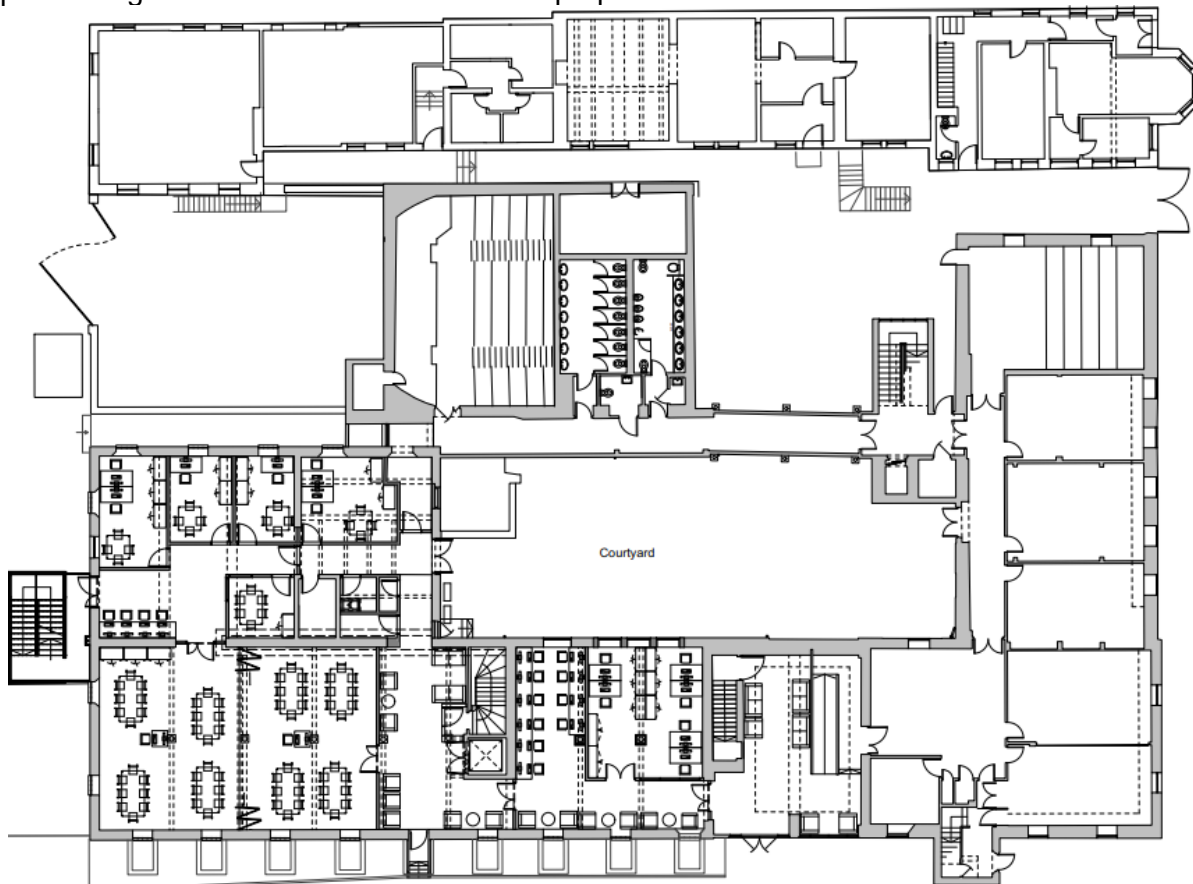
The site is the “Chandos Road Building” on the corner of Chandos Road and Station Road. It was built in the mid-1800s as a foundry, and later became a dairy, and a canned milk factory, with extensions to the existing building including a second floor. The University acquired it in 1989.

The building is rectangular with inner courtyards, partially infilled with newer buildings, with a rear range along the boundary with the Catholic Church to the north.. The main entrance is on Station Road and is shared with the carpark to the west of the building, with a second, gated, vehicle access on Chandos Road. It is a building of note, but not Listed, and it is (just) within the Conservation Area. There are many Protected trees in the surrounding area, but none will be affected by this proposal. The nearest Listed Buildings are either south of the railway embankment or across the river and island car park, far enough away to not need consideration of their setting.

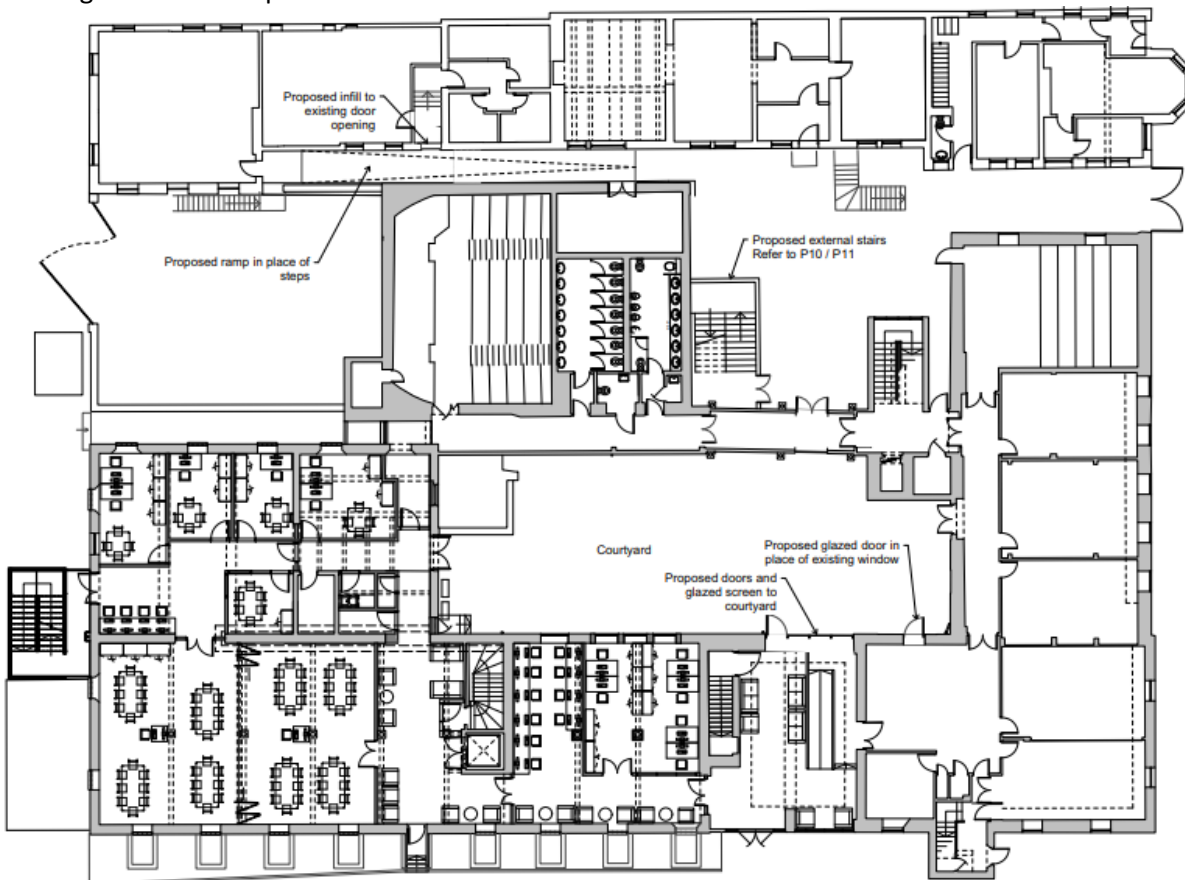


The proposal is seeking Prior Approval for a University Building (a class we haven't seen before, although we have had other PA applications – PAHAS, additional storey on a house; PAPCR, change of use from commercial to residential). The primary project is to add another external staircase and ground floor fire exit in the courtyard off Chandos Road (A), replace a path with steps along the rear range with a long ramp (B), insert two new doors and a glazed screen into the north-facing wall of the internal courtyard (C1, C2), and reopen an infilled window in the west-facing wall beside the existing stairwell (D). None of these will be visible from the public domain. An existing shed will need to be demolished (E). There was also a proposal to infill a doorway in the rear range (F), but that left a suite of rooms with no access; amended plans retain the doorway and a new door (G) a little further along is to be opened up. Some alterations to the

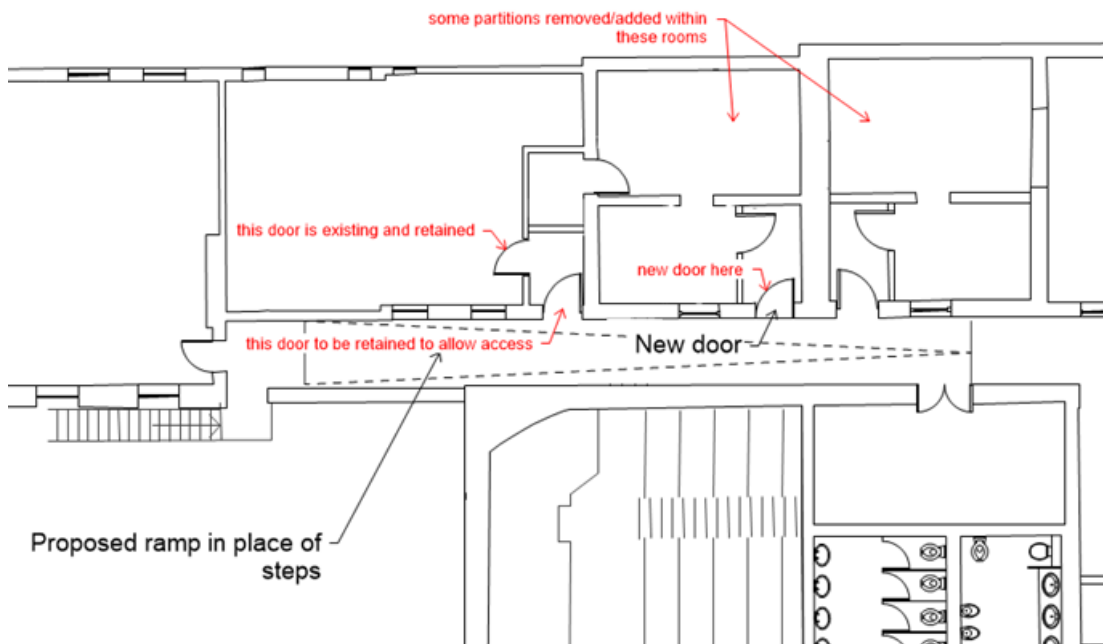
partitioning in the rooms to the rear is also proposed.



Existing Ground Floor plan



Ground floor plan as originally proposed



Amended proposal for north range supplied by applicant direct to the Town Council. An amended ground floor plan has since been posted on the website.

The new stairs will aid evacuation from the upper part of the lecture theatre, as will the new door from the lower part. It will be steel with a roof and cladding to protect it from the weather, and very similar to the adjacent existing enclosed stairwell and lift shaft. There is no parking in the courtyard, so parking provision will not be affected.

Applicant's photos, Clerk's notes:



Station Road frontage; the window over the righthand part of the entrance replaced a large boarded-over gap which may have housed a gantry; a window from the rear of the building was used, to match the others.

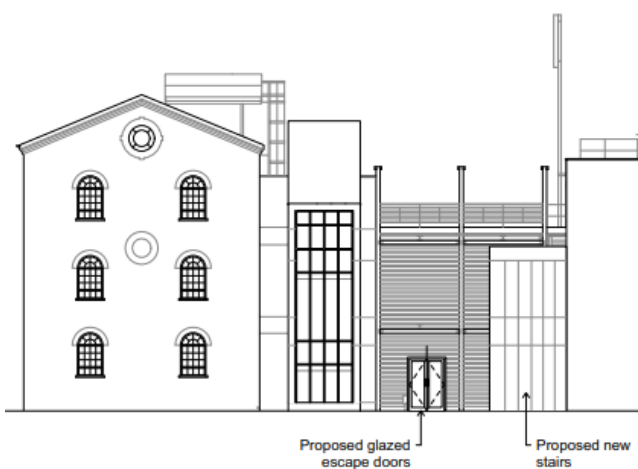
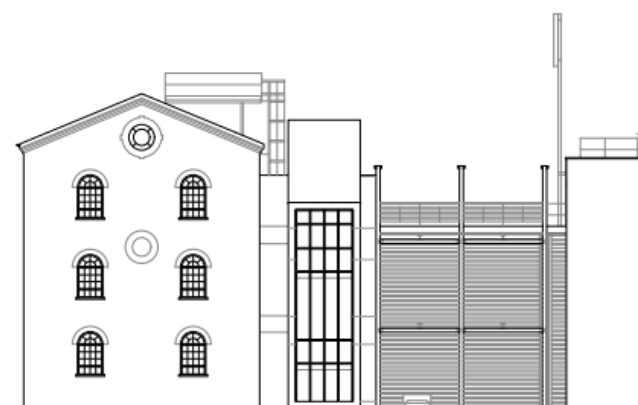


The gated entrance to the maintenance yard on Chandos Road. Its narrowness prevents any view of the proposed works from the public domain.

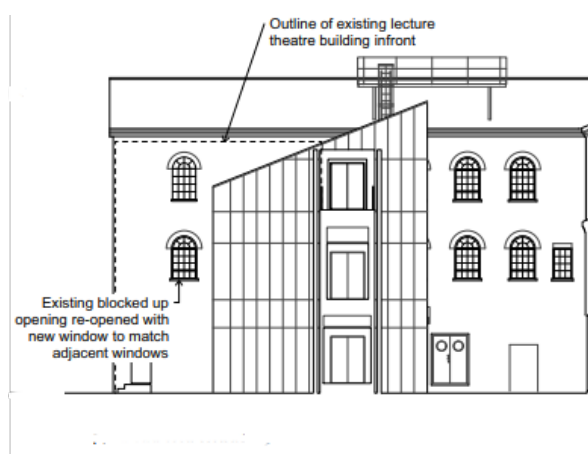


Location for the new stairwell and the shed to be demolished and the existing stairwell/lift shaft in the other corner of the courtyard with (just visible under the render) the infilled window next to it, below the remaining glazed one (see drawing below right).

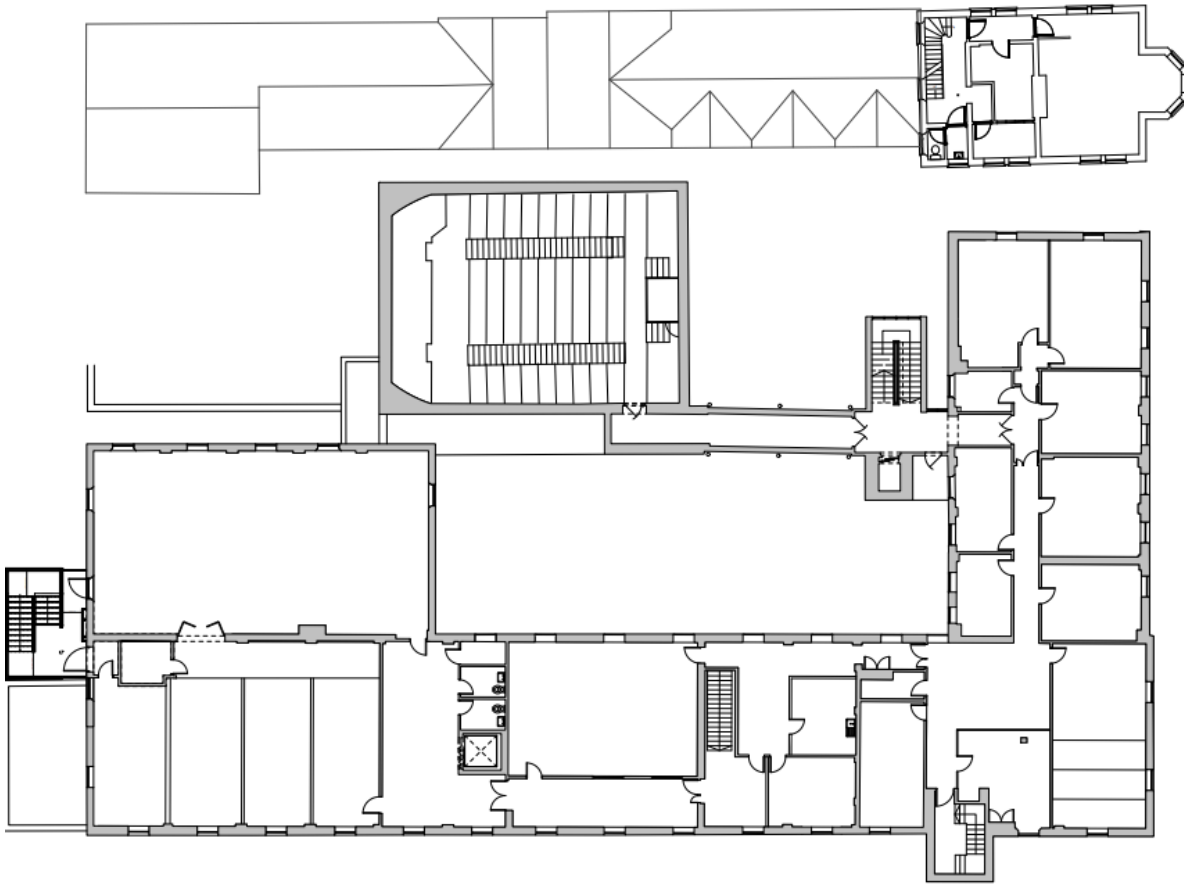
The shed will be demolished, and the window will be reopened, retaining the semicircular brick arch at the top and having a glazing pattern matching the existing windows. It is likely that this was the window frame (only described as 'at the rear' in the 2014 application) which was used when the gantry aperture was bricked up in the Station Road elevation (see top left photo).



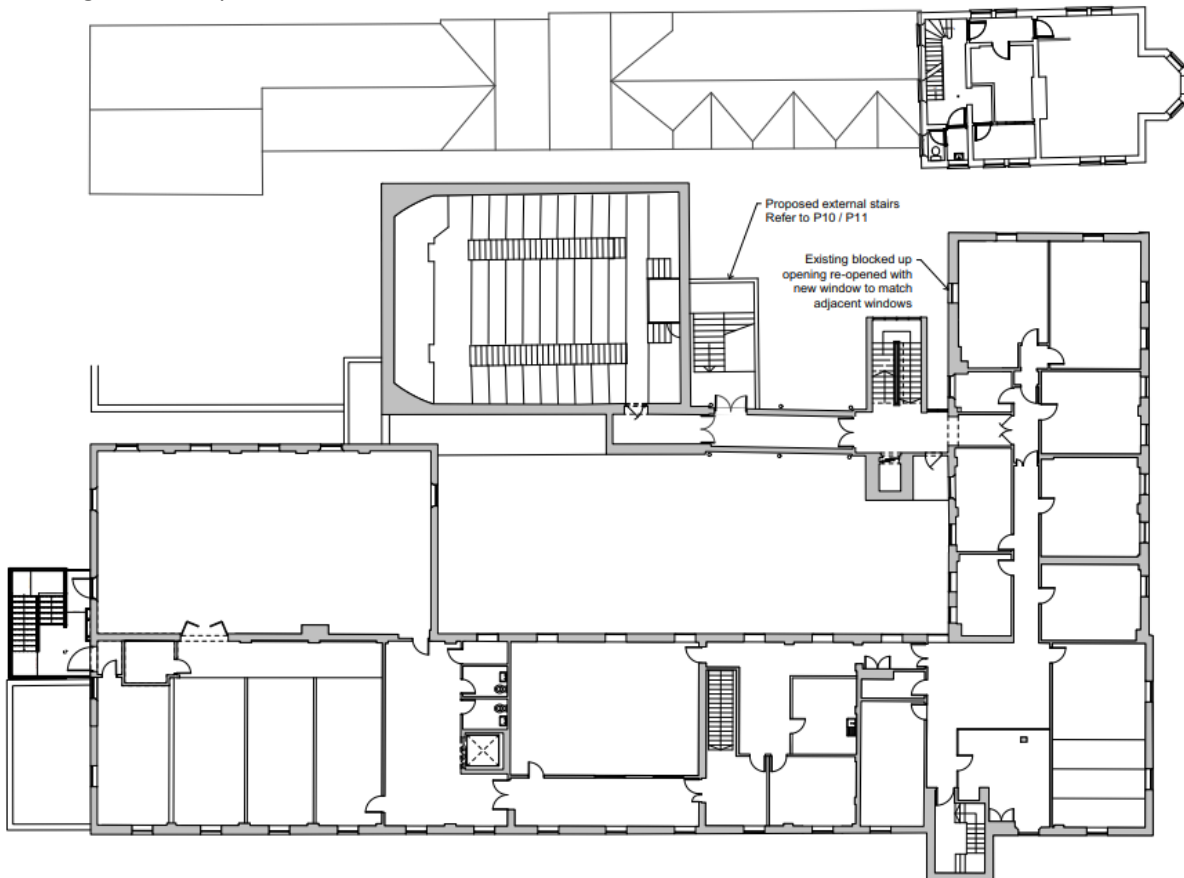
Existing and proposed view southward into the courtyard



View eastward, with the existing staircase and position of window to be reopened



Existing first floor plan



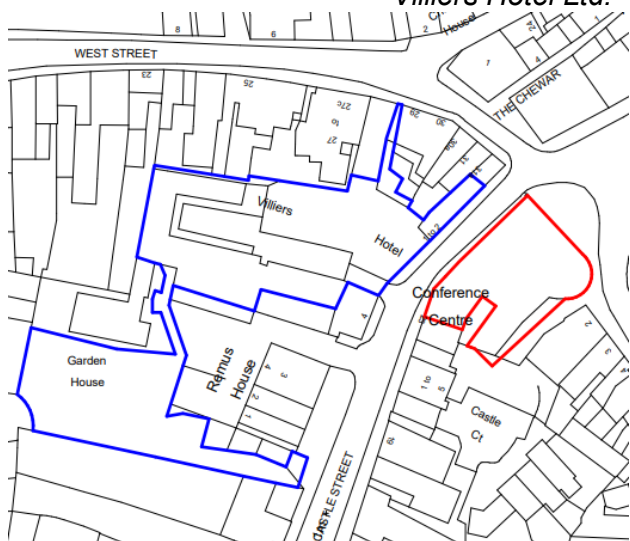
Proposed First Floor plan (changes only the staircase and the window, as labelled)

Property history (University use only; and not trees or telecoms)

1	89/01472/APP	CONVERSION OF EXISTING PREMISES TO ACCOMMODATE UNIVERSITY FACILITIES PRIMARY OF AN ACADEMIC FUNCTION	APPROV
2	90/01270/APP	ALTERATION AND EXTENSION OF EXISTING BUILDING FOR ACADEMIC USE AND WORKSHOP AND STORES FOR THE UNIVERSITY MAINTENANCE DEPARTMENT	APPROV
3	91/01340/APP	EXTENSION TO PROVIDE PLANT ROOMS AND YARD	APPROV
4	92/00525/APP	NEW ELECTRICAL INTAKE AND GAS METER HOUSING	APPROV
5	05/01468/APP	Change of use from academic use to commercial cinema building and academic use	Approved
6	05/02714/APP	Replacement of wooden gates with screen and double door to entrance	Approved
7	12/02348/APP	Internal refurbishment of building to create new education room and event space. Single storey infill extension and insertion of new side fire escape and new door opening	Approved
8	14/01134/APP	Removal of cladding on first floor front elevation and replace with one window.	Approved
9	21/03030/APP	Installation of a log building to provide a multi-faith prayer room, together with associated drainage works.	Withdrawn
10	23/00894/APP	Application Construction and operation of a micro energy storage facility	Withdrawn
11	23/02026/APP	Application Construction and operation of a micro energy storage facility and associated works	Approved
12	23/03897/PAPUB	Application for prior approval for the extension and alterations of Chandos Road building, University Of Buckingham - schedule 2, part 7 class M of the Town and Country planning (General Permitted Development) Order 2015 (as amended)	Pending Consideration

The following two applications may be considered together:

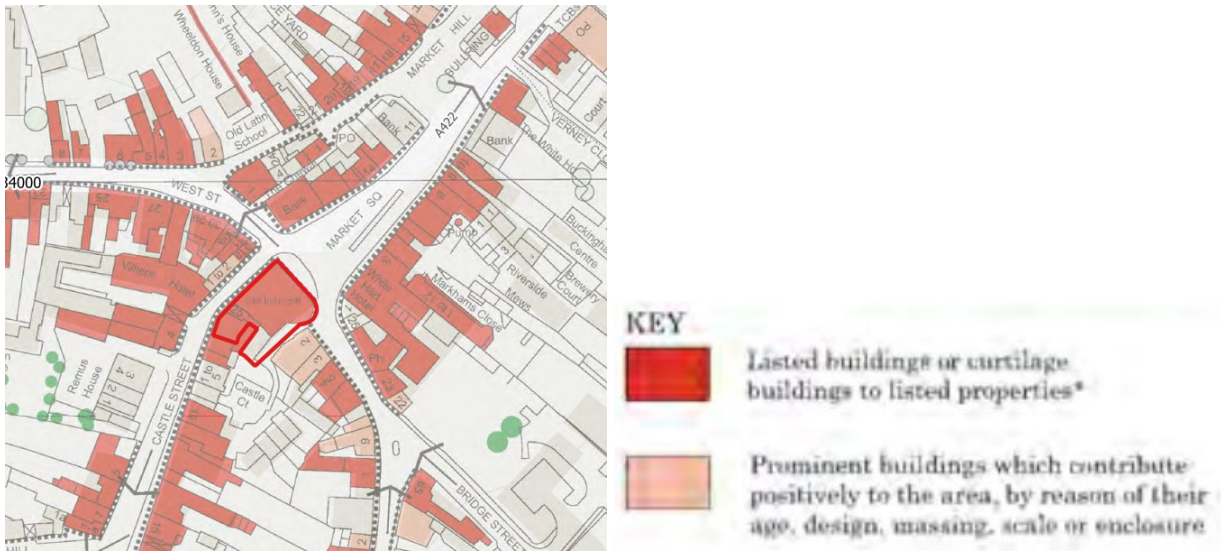
- 5. **23/03912/ALB** Villiers Conference Centre, Old Town Hall, Market Square MK18 1NJ Listed Building consent for the installation of illuminated fascia signage, window canopies and external lighting on the Old Town Hall (Retrospective)
- 6. **23/03919/AAD** Display of illuminated fascia signage above the entrance of the Old Town Hall (Retrospective)
Villiers Hotel Ltd.



Location plan & other premises in the same ownership (blue outline)



Front of Old Town Hall (28/12/23)

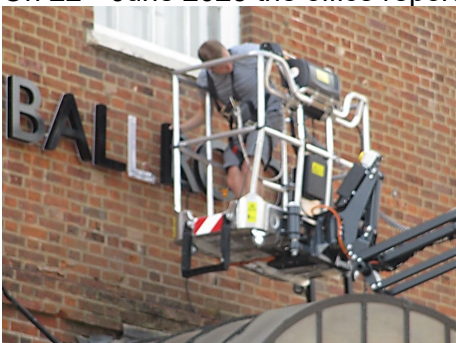


Listed buildings in the area, and other important buildings in the streetscape

The site is the Old Town Hall, a Grade II* Listed building facing up Market Square from the southwestern end. The Official Listing goes into some detail of the appearance of this elevation:

“Former town hall and court. Built c 1783, incorporating the staircase of the earlier Town Hall of 1685 which was situated to the north of the present building, altered C20. Red brick in Flemish bond, large hipped plain-tile roof: Rectangular main block with semicircular apsidal projection to left and wings to rear left and rear right. 2-storey, 5- window range. Wide central doorway approached by 2 stone steps, with C20 double-leaf doors, fanlight, round-arched head and C20 semicircular iron canopy on wrought-iron brackets. 24-pane sash windows to ground and 1st floors with limestone sills. Ground floor windows are recessed in blank arcade with elliptical arched heads. Wood lintels to ground floor windows, flat-arched heads to 1st floor windows. Rendered plinth, stone cill bands within arches of blank arcade, impost bands to arcade, storey band and dentilled brick eaves. Roof oversails right side wall and has central square, lead-covered oak bell turret with illuminated clock face inserted 1882 and copper ball finial, surmounted by painted copper Swan of Buckingham, the borough crest, which was under restoration at time of survey. 2-storey, rendered apse to left hand side, around which blank arcading and storey band are continued. Within arches curved tripartite sashes at basement level and 12-pane sashes at mezzanine level. Central 6-panel door to basement in pier rising full height of apse and originally continued by a chimney stack. 2-storey wing to rear left has giant niche beside main block, now partly blocked, framing 1st floor window lighting main stair. Right side elevation of main block facing Castle Street has deep timber cove below oversail on moulded rail with dentilled cornice. 2-storey wing to rear right has 3- bay elevation facing Castle Street with central 6-panel double-leaf doors approached by The Old Town Hall, Market Square, Buckingham 16 Heritage Statement 3 stone steps, with overlight and flat-arched head, flanked by tripartite sashes with similar heads. Blank window to 1st floor above door flanked by 24-pane sashes, all with flat-arched heads. Plinth, cellar windows either side of steps to door, storey band and dentilled brick eaves.”

On 22nd June 2023 the office reported the unauthorised work to install the lettering on the Town Hall:



and this proved to be internally lit, so on 18th July an Enforcement file was opened (23/00267/LB). The canopies had already been added to the lower windows. These applications are the result of the report.

The lettering is in two rows, the upper one below the eaves and above the top row of windows is **VILLIERS BOUTIQUE HOTEL** and the lower one, between the rows of windows and above the door canopy, **BALLROOM**. The individual letters are black with white halo lighting. In addition, on the brick 'storey band' above the downstairs windows and glass canopy, up/down lighters have been placed between the windows, with another pair under the canopy, one each side of the door.

In addition the downstairs windows have had blue fabric Dutch canopies fitted within the arched recess.

The applicant's reasons for the lighting and canopies (pp6-7 of the Cover Letter) are

The minor alterations to the Old Town Hall come as part of the Applicant's wider strategy to enhance investment at the Old Town Hall Ballroom. The Applicant's aspirations are reflective of the objectives of the Core Strategy, Buckingham Neighbourhood Plan and Buckingham Regeneration Strategy, all of which seek to foster economic growth in the districts key towns, which includes Buckingham.

Although the works are only minor, the Applicant has succeeded in increasing the visibility of the hotel business, and has contributed to an increase of custom. This has served to secure the current use of the building, which is sympathetic with its long term conservation. In turn it is hoped that these alterations will trigger wider economic benefits for Buckingham Town Centre including further employment opportunities at the Ballroom.

And

The design of the canopies, lighting and signage also reflect the aspirations of Local Plan Policy BE12, as well as the Vale of Aylesbury Design SPD and Conservation Area SPD, in that the alterations reflect the materials and detailing of buildings in the surrounding area. The Heritage Statement from Landgage Heritage confirms that the works have the effect of highlighting the main frontage of the Old Town Hall, signalling that the building is in use, is accessible and serves to activate this frontage, as it would have originally been the case when it was first built.

Applicant's photo of the lighting (the 'proposed' should be read as 'installed' – it is not a mock-up):



Plate 4 Nighttime photograph of proposed signage, window canopies and external lighting



(11/5/23)

The entrance in May 2023 before the works were carried out. Note the two benches, since removed.

In July a new sign was fixed to the front right corner, and reported to Enforcement as a possible distraction for drivers at a difficult junction:



(20/7/23)



(20/7/23)



(28/12/23)

This sign has not been included in these applications, and was still in place at 28/12/23, though not shown on the submitted drawings below, dated 12.23 and posted on 15th December.



Canopy details (28/12/23)

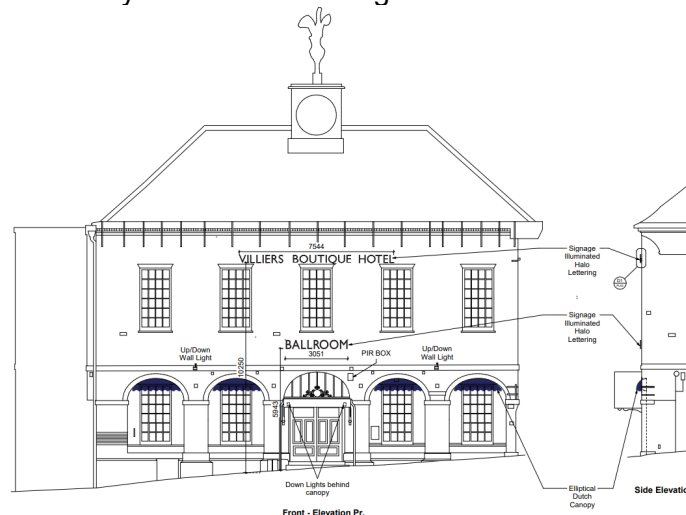


The PIR (Passive InfraRed) sensor box

The canopies have no practical purpose, as the front of the building faces north-east and any early morning sunshine that does fall on these windows will not be blocked by such shallow fittings.



Previous front & side elevations



Front & side elevations as currently augmented

Planning history, signage only. Note that none of the recent approved applications are for the Town Hall use. The 2014 applications were withdrawn following negative comments from English Heritage, and the stated intention was reapplication following negotiations on a compromise, but clearly none was reached. Historic England's consultee response on these applications (dated 18/12/23, posted on the document list 20/12/23) includes

"Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application."

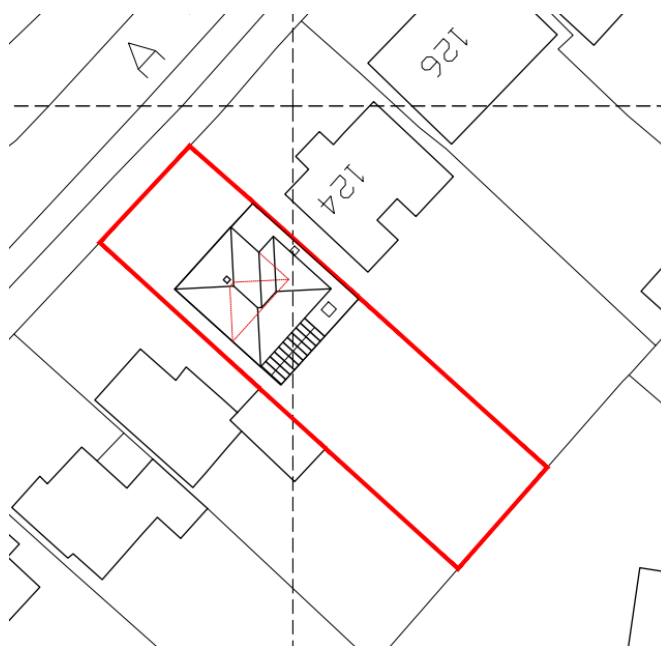
1	87/02375/APP	CHANGE OF USE TO SHOP OFFICES AND BUILDING SOCIETY USE OF GROUND FLOOR AND SEMI BASEMENT TO OFFICES ON MEZZANINE FLOOR AND SNOOKER CLUB AND ANCILLARY USES ON FIRST FLOOR	APPROV
2	87/02376/ALB		APPROV
3	90/01625/APP	CONTINUED USE UNTIL 31 ST DECEMBER 1990 FOR ACCOMMODATION FOR BUILDING SOCIETY OFFICE	APPROV
4	90/01626/ALB	CONTINUED DISPLAY OF NON-ILLUMINATED SIGNS UNTIL 31 ST DECEMBER 1990	APPROV
5	90/01627/AAD		APPROV
6	07/03279/AAD	Erection of fixed signage [<i>for Hampton's Estate Agents; entrance on Bridge Street in the curved end wall</i>]	Approved
7	07/03450/ALB		Approved
8	14/00256/AAD	Erection of Gilded metal lettering and No.4 Lights on East [<i>Market Square</i>] elevation	Withdrawn
9	14/00269/ALB		
10	19/02627/AAD	Installation of fascia signage 1 no. Non illuminated sign above reception door, 1 no. Non illuminated sign above shop window and 1 no. Non illuminated sign on brick pillar of Old Town Hall (retrospective) [<i>for Spratt Endicott in the Hampton's office as above, and one sign mounted on the Market Square façade at the southern end</i>]	Approved
11	19/03624/ALB		
12	23/03912/ALB	Listed Building Consent for the installation of illuminated fascia signage, window canopies and external lighting on the Old Town Hall (Retrospective)	Pending Consideration
13	23/03919/AAD	Display of Illuminated fascia signage above the entrance of the Old Town Hall (Retrospective)	

7. 23/03914/APP

122 Moreton Road, MK18 1PW
 Householder application for first floor side and rear extension, alterations to front elevation and render to whole dwelling
Pettefer



Location plan



Site plan (as proposed)



View from street (23/12/23)



Satellite view

The site is a post-war house, originally 3-bed detached on a square footprint, on the east side of Moreton Road almost opposite the northern entrance of Whitehead Way. It looks as though there was a garage on the northern side at the rear, overlapping approximately 1/3 of the house and extending into the back garden, but by 2015 this had become an attached utility room with a front window and door much as the existing flat-roofed extension now has, see photo. The remaining space beside the other 2/3 of the house wall stayed as driveway.

The frontage has been made into a large parking area, as have the frontages of its neighbours (see satellite photo) and there is more than adequate space for 3 bays of current standard dimensions, the requirement being the same for any house of 4 or more bedrooms.

In 2015 a large single-storey flat-roofed extension was approved, which brought the utility room block forward to the front house wall, and back another 3.5m into the garden, and this new building line taken across the whole rear of the house, though only part of this was 'house' – a dining room with a large lantern skylight - and the remaining part a covered terrace. The side extension seems to have been a self-contained granny annexe, and had no windows in its side wall (which is very close to the side boundary fence). It was also proposed to divide the large sitting/dining room into a sitting room and study, with a new window in the south side wall for the study, but only the insertion of the window appears to have been implemented.

In 2016 some modifications and clarifications were approved: The ground floor windows in the north side of the original house were added to the drawings, and marked for infilling; small square skylights were added to the roof of the new bathroom and kitchen; the folding doors to the terrace were replaced by sliding doors; dimensions of all the new build were added. This extension has been marked on the 'existing' ground floor plan below.

The new owner proposes to reincorporate the annexe into the main house and add a partial second storey to the extension area. This will not extend the full width of the side extension, and only the depth of the dining room at the rear, leaving the terrace (with a sloping roof) and the rear part of the new kitchen as single-storey. The annexe bedroom will become a study, and lose its front door, allowing a larger window to be installed; its shower-room will remain, but its skylight will be moved outward into the remaining flat roof; and its kitchen/sitting room will become a new kitchen, with the skylight moved to the remaining flat roof at the rear. The original kitchen behind the entrance hall will become an inner hallway.

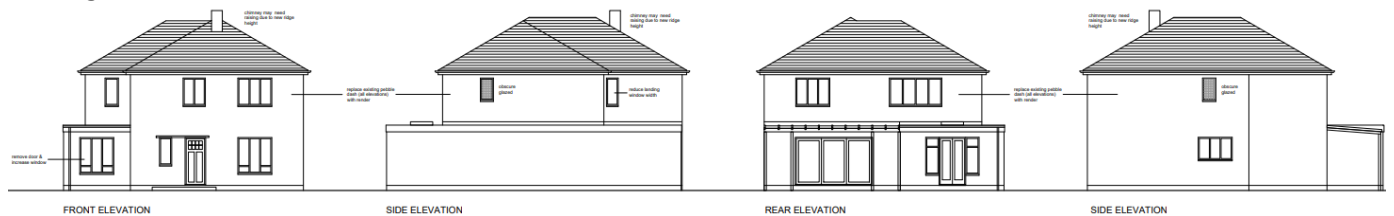
The first floor extension will allow the creation of a two new upstairs bedrooms, one with an en-suite shower-room, and an enlargement of one of the original bedrooms. The two front bedrooms will remain as existing, and a family bathroom will be created between the front and back bedroom on the south side.

There will be new windows in the side walls, one for the new bathroom and one for the ensuite shower-room, but these are small and obscure-glazed. The new back bedrooms will have windows similar to the existing, so there will be no increase in overlooking, and the new side bedroom will have a small forward-facing window only; the adjacent window to the landing will need to be reduced to accommodate the new side roof. The extension ridgeline is lower than the existing roof 'summit' point.

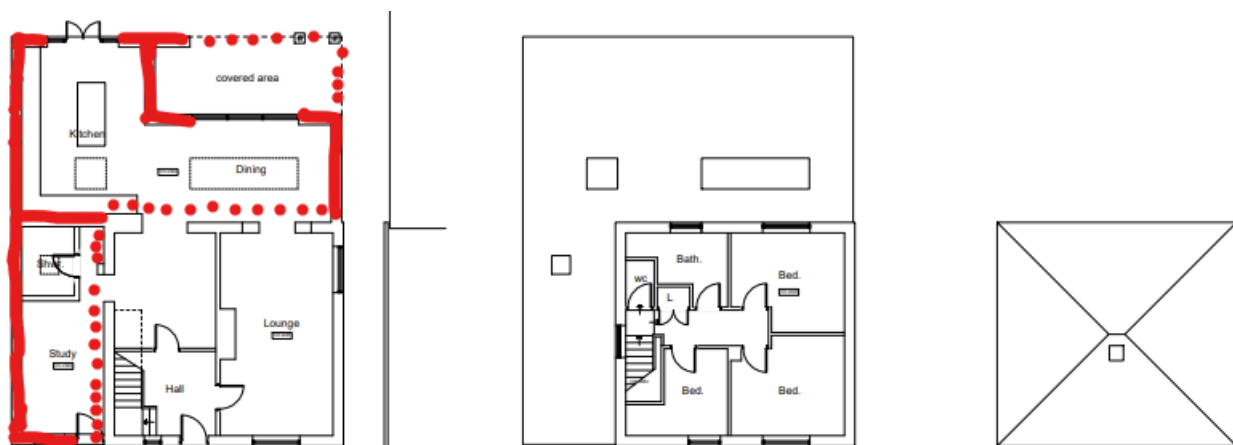
The applicant also wishes to render the walls – the existing finish is pebbledash – and it may be noted that render was approved in 2015/2016, and is not unusual in this part of Moreton Road; the roof tiles will match the existing, and the doors and windows will be uPVC but of a navy/grey colour rather than the existing brown.



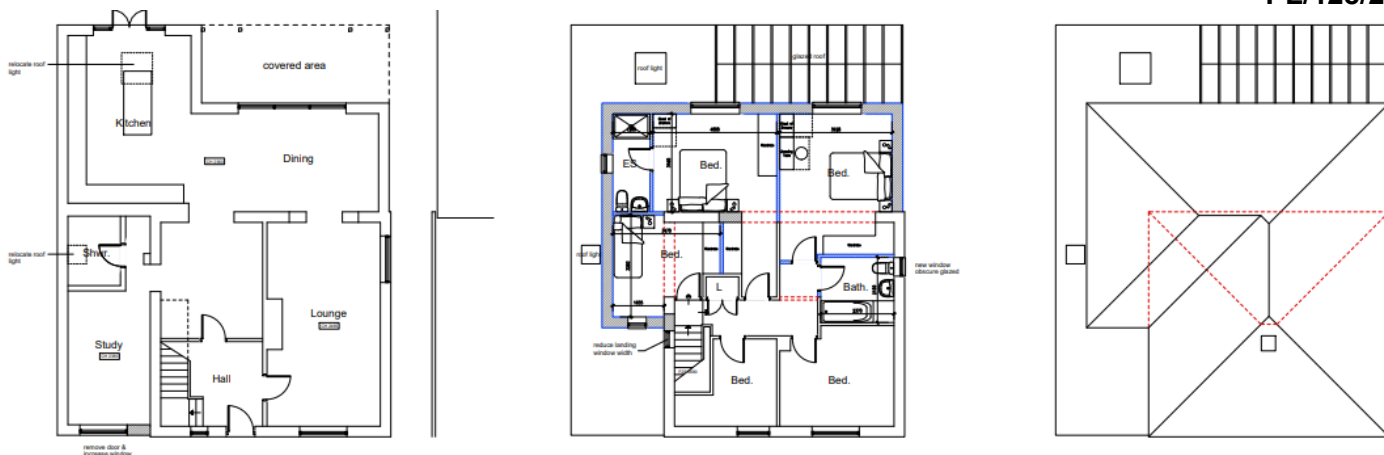
Existing front – north side – rear – south side elevations



Proposed front – north side – rear – south side elevations



Existing ground floor, first floor and roof plans. Previous extension outlined in red (new walls solid)



Proposed ground floor, first floor and roof plans

1	15/02274/APP	Removal of existing utility room, erection of single storey side/rear extension to provide annexe accommodation and single storey rear extension with lantern rooflight, incorporating covered terrace to rear.	Approved
2	16/00657/APP	Single storey side and rear extension (amendment to 15/02274/APP)	Approved
3	23/03914/APP	Householder application for first floor side and rear extension, alterations to front elevation and render to whole dwelling	Pending Consideration

8. **23/03928/APP**

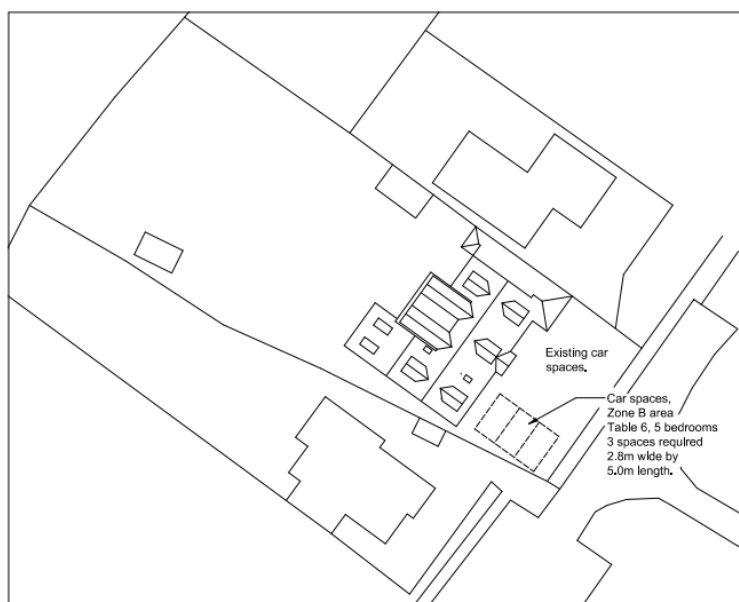
31 Highlands Road, MK18 1PN

Householder application for raising the roof and addition of first floor to form a one and a half storey dwelling, demolition of conservatory and erection of single storey rear extensions, and fenestration alterations

Sanders



Location plan



Site plan as proposed, and existing parking

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. At the time of the previous extension application (23/01280/APP, May 15th meeting) it was surrounded by a high evergreen hedge and several mature trees which screened the existing building well; all greenery was removed while decision on this application was pending, and the whole frontage paved, with a new garden wall on three sides with trellis inserts, see photo below, which gave rise to a retrospective application (23/02456/APP, reviewed at the August 21st meeting).



Satellite view shows amount of greenery previous to clearance in May 2023 Front view (23/12/23). The front wall was built in August 2023

Property History

1	83/01696/AV	EXTENSIONS <i>[no details 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 raising the roof and addition of first floor to form a one and a half storey dwelling, demolition of conservatory and erection of one and a half storey rear extensions, and fenestration alterations	Refused
5a	APP/J0405/D/ 23/3329569	Appeal lodged	Dismissed 16/11/23
6	23/02456/APP	Householder application for replacement front boundary wall (retrospective)	Refused
6a	APP/J0405/D/ 23/3331576	Appeal lodged	Awaiting hearing
7	23/03928/APP	Householder application for raising the roof and addition of first floor to form a one and a half storey dwelling, demolition of conservatory and erection of single storey rear extensions, and fenestration alterations	Pending Consideration

23/01280/APP: Members' response was No Objections (15th May), reasoning that the additional height was largely hidden by the evergreen hedge around the frontage.

It 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 fail 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).

The refusal was taken to appeal, and dismissed (16th November 2023):

I therefore conclude that the proposed development would materially harm the character and appearance of the local area. As such, it conflicts with Policy BE2 of the Vale of Aylesbury Local Plan and the advice in Residential Extensions Design Guide. These policies and guidance broadly aim to ensure that new development respects and complements the scale and context of the site and its setting. It is also at odds with the National Planning Policy Framework (the Framework), which states that development should be sympathetic to local character and add to the overall quality of the area.

23/02456/APP: Members' response was Oppose (1st August): Members had raised No Objections to the previous application (23/01280, refused on 17th July) partly on the grounds that the proposed extension was largely hidden by the tall evergreen hedge, and thus deplored the complete loss of the hedge and trees in front of the dwelling, contrary to the statement on the previous application form, and the replacement with a stark brick wall completely out of keeping with the street scene, where a low brick wall is the norm. Should the LPA be minded to approve the proposal, Members asked that the wall be reduced to a height and style matching the front garden walls of the rest of the street.

It was refused on 9th October 2023 for the following reason:

Highlands Road is characterised by low boundary treatments and soft landscaping to the fronts of properties, contributing to a sense of spaciousness and verdant character of the locality. The boundary wall, by virtue of its height, scale, design, and prominent position to the front of the site, fails to respect the existing prevalent forms of boundary treatment within the street scene and detracts from the character and appearance of the area. The boundary wall would appear unduly prominent and as an incongruous feature within the street scene, undermining the general character of Highlands Road. This has resulted in harm to the character and appearance of the area and therefore the proposal is contrary to policy BE2 of the Vale of Aylesbury Local Plan (2021), principle DES39 of the Vale of Aylesbury Local Plan Design Supplementary Planning Document (2023), section C1 and I1 of the National Design Guide, and Section 12 of the National Planning Policy Framework (2023).

An appeal against refusal was lodged 29/10/23 and awaits a hearing date.

Nothing could be done about the loss of the trees because they were not Protected or in the Conservation Area. A neighbour comment for 23/01280 states that the applicants had reduced the number of trees and evergreens in the rear garden; this comment is no longer on the website, of course, but it is referenced in the Officer's Report. The Officer also noted that cream render is not a common finish in the locality, and the applicants have not pursued this, and the walls will be facing brickwork with tile-hung areas; the roof, windows and doors will be of the same materials as existing.

The current proposal eliminates the gables which were higher than the main roof ridge, and replaces them with gabled dormer windows, and the two-storey rear extension over the entire length of the new kitchen has been reduced to an area matching that of the northern section of the first floor. The 1½ storey central projecting section is retained. There will be a door and two new windows in the side facing No 29 – the door is to the utility room and the windows in the kitchen (one is not shown on the floor plan; it is above the end of the worktop in the new part of the side wall). The layout of the ground floor is unchanged, and includes an accessible bedroom and bathroom. There are four bedrooms on the first floor; Bedroom 1 is in the central rear projection, and has a bathroom and dressing room; the other three (one at each end, and one at the front) all have en-suite shower rooms.



Existing SE Elevation Scale: 1/100

Existing front elevation



Existing NW Elevation Scale: 1/100

Existing rear elevation



Proposed SE Elevation Scale: 1/100

Refused front elevation



Proposed NW Elevation Scale: 1/100

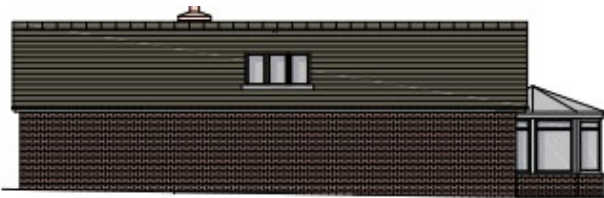
Refused rear elevation



Front elevation - current proposal



Rear elevation - current proposal



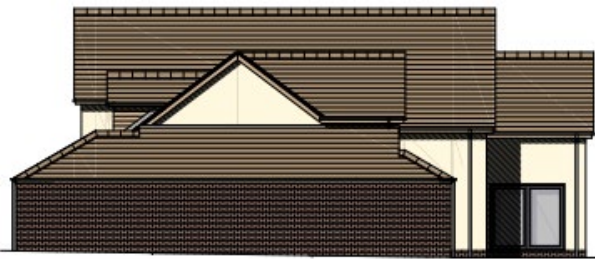
Existing NE Elevation Scale: 1/100

Existing side elevation towards N033



Existing SW Elevation Scale: 1/100

Existing side elevation towards N029



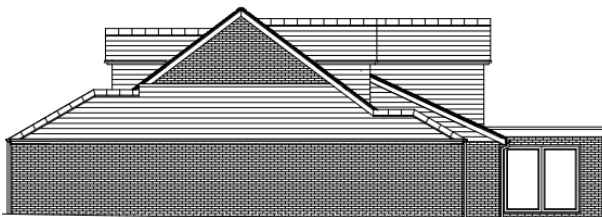
Proposed NE Elevation Scale: 1/100

Refused side elevation towards N033

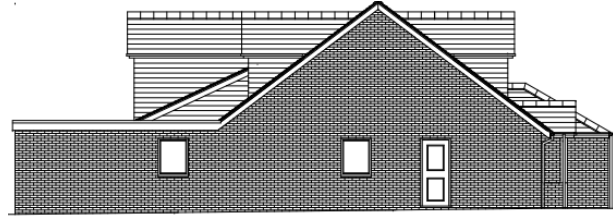


Proposed SW Elevation Scale: 1/100

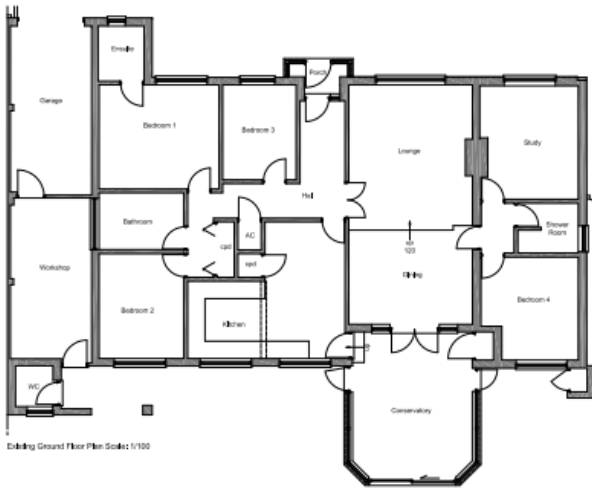
Refused side elevation towards N029



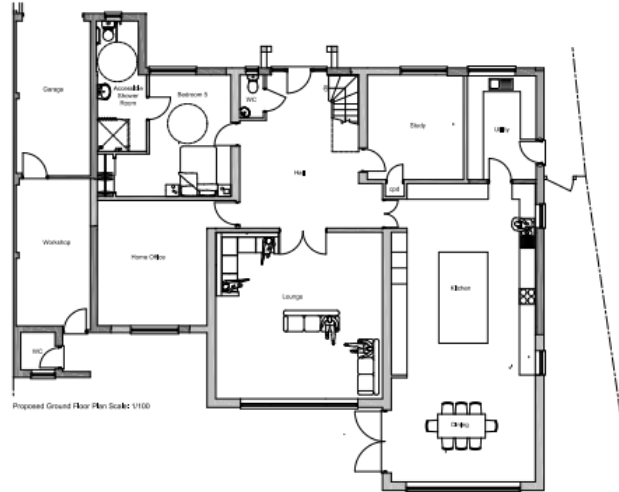
Currently proposed side elevation towards N033



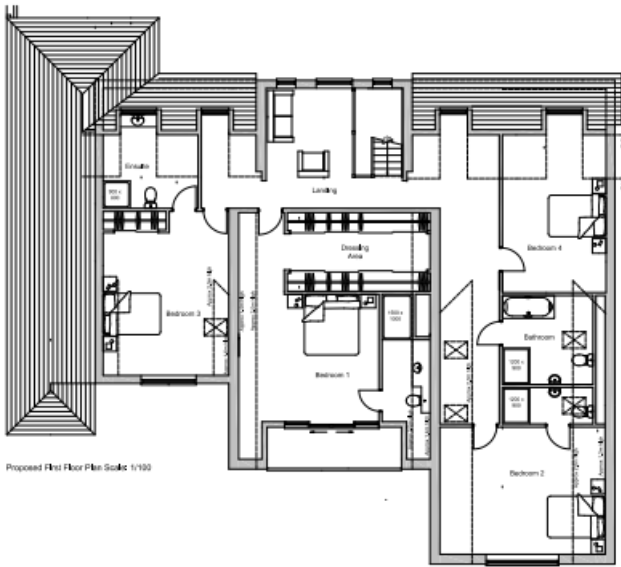
Currently proposed side elevation towards N029



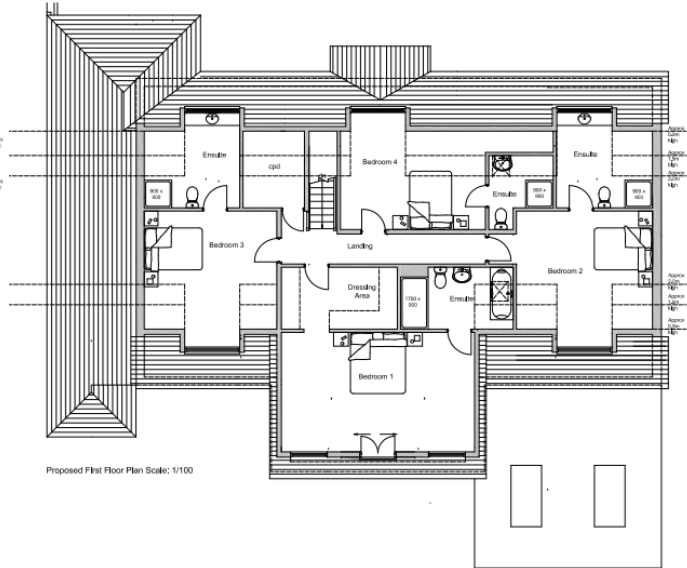
Existing floor plan



Proposed ground floor plan (no change from refused design)



Refused first floor plan



Currently proposed first floor plan

9. **23/03977/APP**

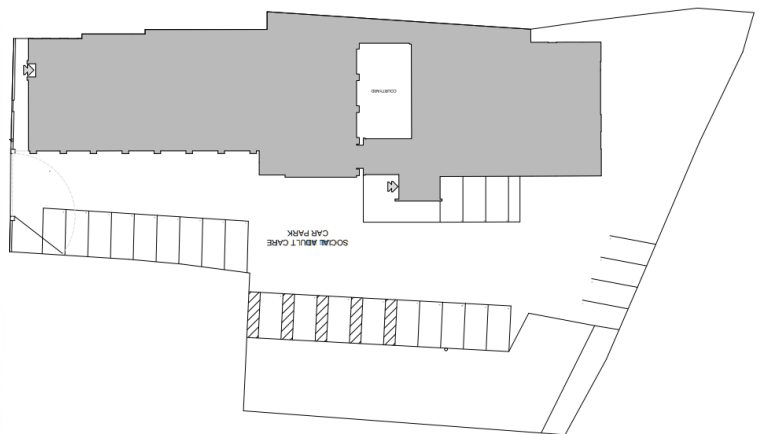
Well Street Centre (61 Well Street)

Change of use of rear part of the building from Use Class E(f) (Day Centre) to Use Class F1(a) (Sixth Form School), external alterations comprising new ramped entrance, replacement front door, the removal of existing vehicular access gates, proposed new vehicular access and pedestrian gates and the provision of two storage sheds and polytunnel

Warner [for Buckinghamshire Council]



Location plan



Existing site plan (rotated to roughly match location plan)



The site is the buildings and yard of the former primary school on the east side of Well Street, and bounded by Well Street and the rear of Nos 59 & 60, the Riverside Works, the river, and the row of garages on Ford Street. The school building is currently used as a day centre for adults with learning disabilities and other mental health needs and run by Buckinghamshire's Adult Social Care Team, and the building has been adapted in various ways to their requirements. It has 3-6 clients.

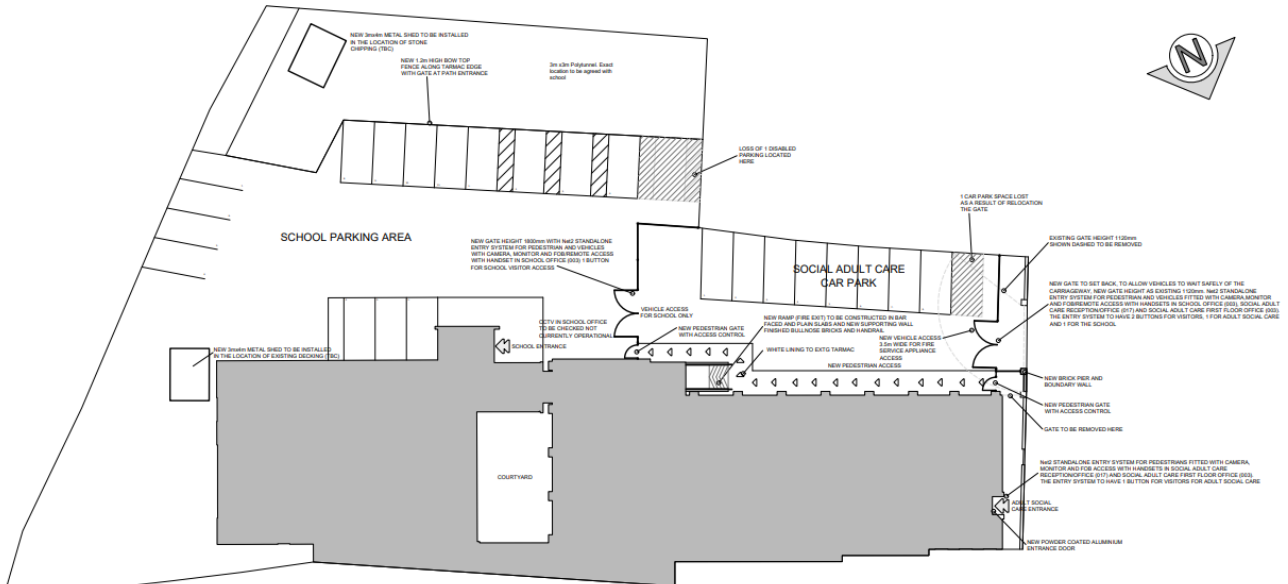
The building is not Listed, but it is a building of note and in the Conservation Area.

There is an increasing need for SEND accommodation, and following consultation it has been decided that part of the building can be used for VIth form pupils from Furzedown, while the existing users will use the rest. The street end of the building will remain for adult use, while the rear part and the adjacent yard will be for school use. The parking bays on the southern side behind the Ford Street garages will house two sheds and a polytunnel.

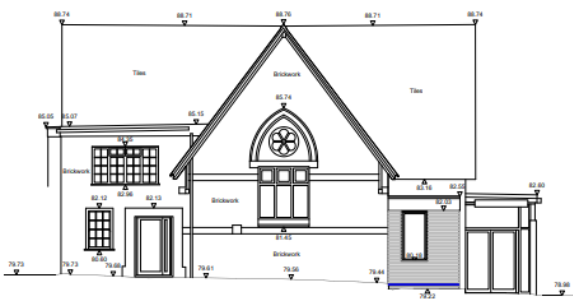
Externally, a number of changes and works to improve access and security are proposed:

- the installation of a new 1.2m black metal gated entry system at the main entrance set back from Well Street with an additional internal 1.8m black metal vehicular and pedestrian gate system separating the Adult Social Care site from the school within the site. The new gates are required to improve security of the site due to the mixed educational/care use, as well as ensuring the car parking spaces are protected against unauthorised public use.
- a slight extension to the existing frontage brick boundary wall and the removal of the existing 1.2m front gate
- a new separate entrance door on the north west elevation of the building for the school with a ramped entrance with 0.9m high railings. The existing entrance to the building will be used for the Day Centre
- the replacement of the existing front door with a new powder coated aluminium door
- changes to the existing parking layout to provide 15 parking spaces for the school including 3 disabled spaces and 8 spaces for the retained day centre use
- installation of two 3x4m metal storage sheds and a polytunnel in the external area for uses associated with the school
- a new 1.2m high bow top fence along the southern site boundary to separate the school parking and amenity area

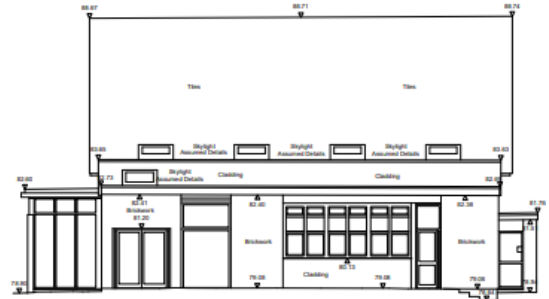
There will be other minor alterations to the building to facilitate shared use which do not need planning approval.



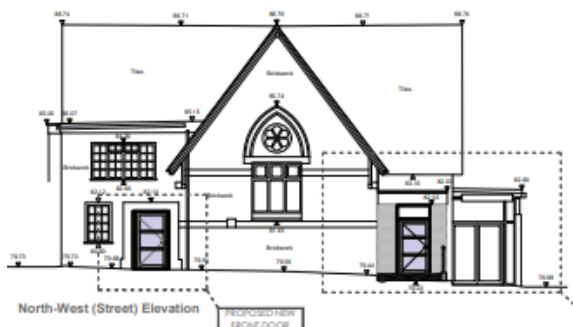
Proposed site plan



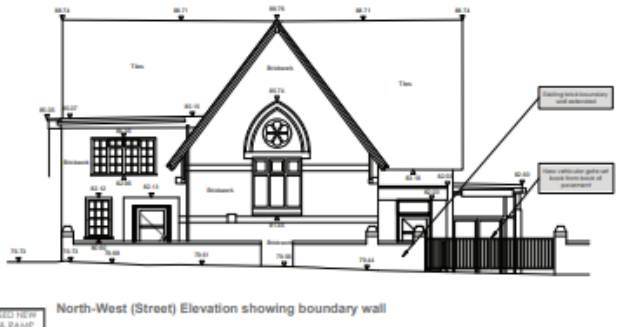
Existing street elevation



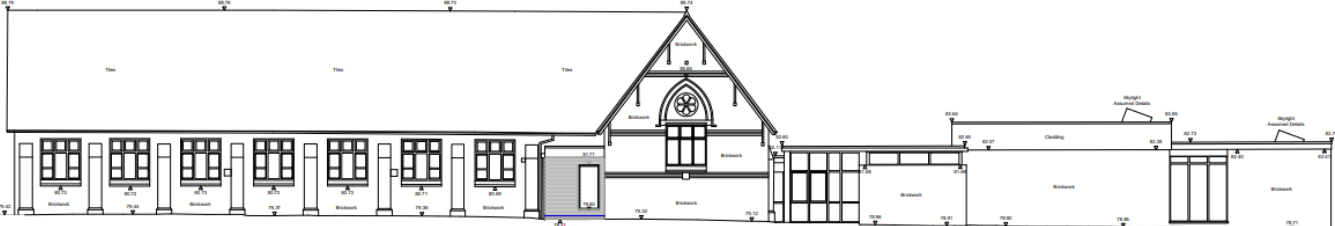
Existing river end elevation (no change proposed)



Proposed street elevation – building



Proposed street elevation, boundary wall & new access gate



Existing and proposed yard elevation



South-West (Car Park) Elevation

10. 23/04001/APP

40 Western Avenue, MK18 1LN
 Householder application for single storey rear extension
 Hawking



Location plan



Site plan (proposed)



Front view of house (3/1/24). A small metal gate at the end of the fence gives access to the passageway



Front elevation (unchanged by proposal)

The site is a mid-terrace 3-bed house on the western side of Western Avenue between the lane to Castle Fields and Adams Close, backing on to the Protected Woodland belt between the estate and the farmland. The houses on this side of Western Avenue are markedly lower than the other side, and the ground continues to slope from the front boundary through to the garden.

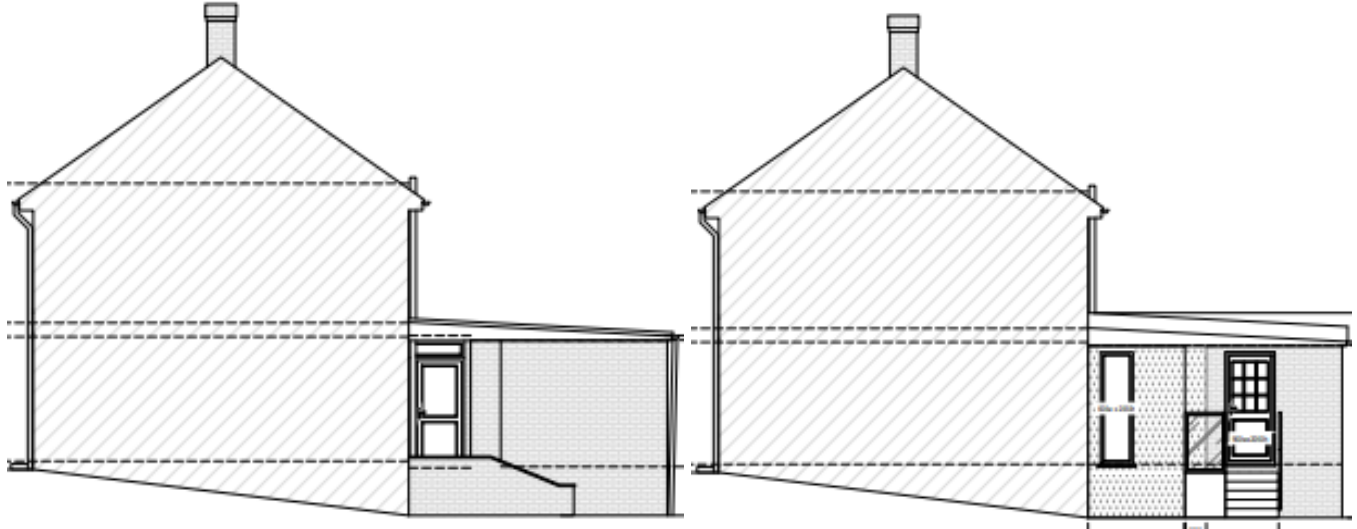
A covered passageway separates No 40 from No 42 (labelled 'courtyard' on the ground floor plan) and this gives access to a single storey rear projection, containing a large storage room, and allows access to the back door and steps down to the garden. It has a slightly sloping roof and walls that follow the slope of the ground.

The proposal is to alter this projecting part of the ground floor, extending the house back from the kitchen to form a breakfast area, utility room and cloakroom; the steps to the garden will be rebuilt opposite the utility room's external door. The slope of the roof will be retained, and the existing door to the passage. The existing kitchen window will be removed. There will be a new window to the breakfast area and a new door to the utility room, but these are respectively 3m and 4.5m from the common boundary with No 38.

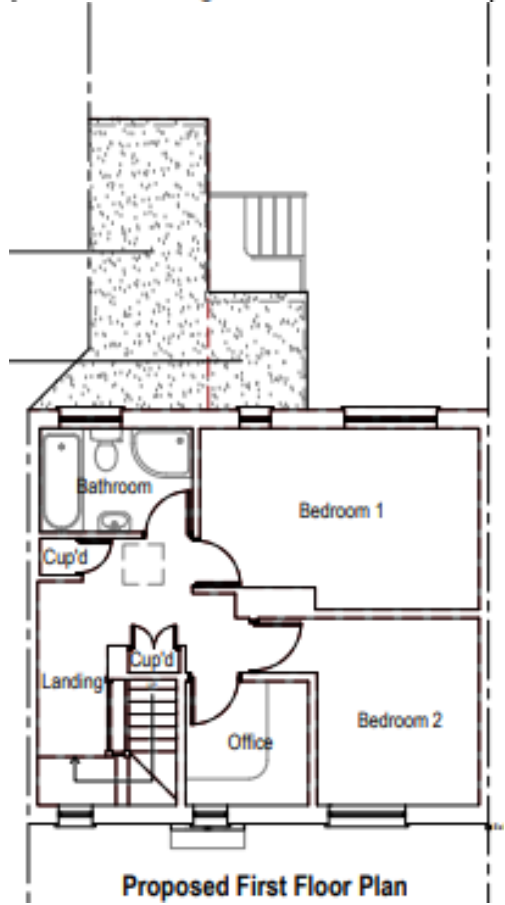
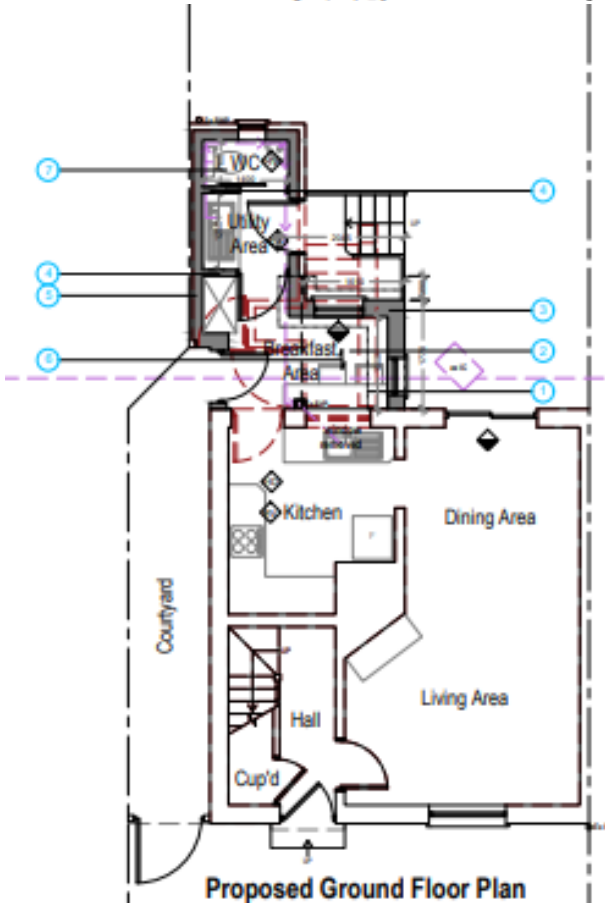
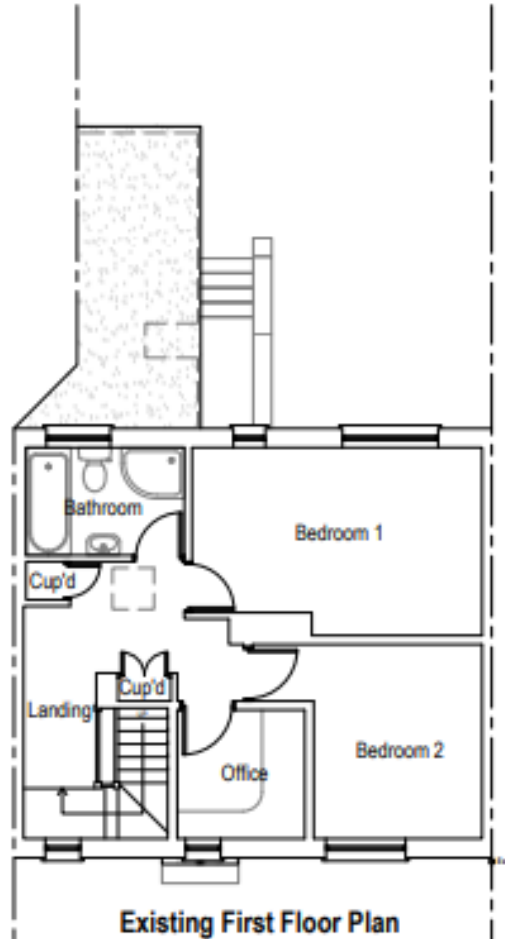
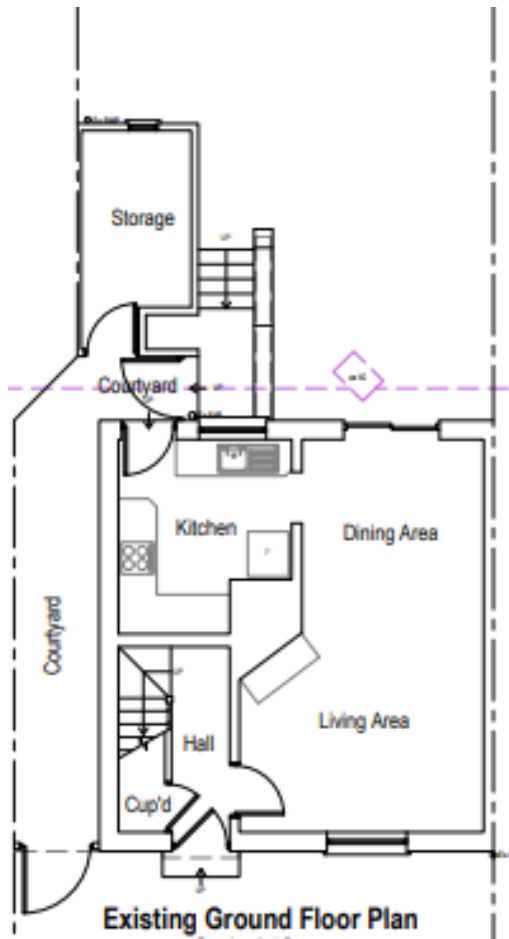
Detailed drawings are available on the website indicating materials and construction methods, insulation thickness etc. The walls will be rendered and the roof a flat-roof membrane; doors and window to match existing.



Existing and proposed rear elevation (lowest dashed line is front elevation ground level)



Existing and proposed side elevation to garden (and №38)



The blue numbers refer to construction and materials detailed on other drawings submitted

Public Question**Growth, Infrastructure & Housing Select Committee 23rd November 2023**

Agenda item 5:

Planning Performance Review

Including determination of applications (delegated and committee), extension of time and appeal numbers/decisions (including committee)

Buckingham Town Council Planning Committee would like to ask:

Q1. Whether the system of referral to area committees is to continue; there are 150 – 180 Buckingham applications per year, some of which we or Shire councillors have called in, and yet none have been judged deserving of a public airing since February 2020.

So far 9 of the scheduled 13 meetings this calendar year have been cancelled, so it isn't pressure of business.

Planning Committee provides a very important scrutiny role over planning officer decision making. The current referral system has been flexibly designed to ensure that any planning application can be subjected to Planning Committee consideration as appropriate.

This system has been in place since Buckinghamshire Council was formed and has always worked well. It has also been extended to allow Town and Parish Councils to request such scrutiny for certain deserving applications.

As the Growth, Infrastructure & Housing Select Committee report explains the role of Planning Committee is to focus on those planning applications which would benefit from scrutiny, such as reviewing officer recommendations where the weighing and balancing of the issues is considered to be finely balanced.

To ensure consistency, all requests are considered in consultation with the relevant Planning Committee Chairman. Taking any planning application to a Planning Committee means more cost and more delay in making a decision. This process ensures that only those applications that would benefit from scrutiny are taken to Committee, while the others are decided more efficiently under delegated powers. The cancellation of these planned meetings was therefore due to lack of business, i.e. applications that were not considered necessary to be considered by the planning committee meeting.

The case officer report can be seen after all deleted decisions. Parish or Town Councils can see how the matters were handled and can ask the case officer or their Team Leader about anything they are unclear about.

So, in response to the specific question raised, "referral" is part of the Council constitution and is intended to remain so.

Q2. Why we are not always advised of applications in a timely manner; in former times we were allowed the first three weeks of the statutory eight, and this allowed us:

- a) To extend the response time by a few days by agreement with the officer if that date was before the next meeting. Our meetings are alternately at three and four week intervals, so it may be necessary for any application received for the latter. Recently we have received some so late in the eight-week period that the officer has not been able to grant an extension and meet their own target date. *Example: 23/02259/APP was received and validated on 26th July; we received the advice email on 21st August (the day of our August meeting) with response date 18th September (the day of our September meeting) and a determination date of 20th September. Our meetings are held in the evening, so responses are not typed up until the next*

day and have to be confirmed by the Chairman and Town Clerk before submission so an extension was requested, and refused, because the officer would not have our response before he wrote the pre-decision report. In the event we made special arrangements to turn this one round by the end of Tuesday, but this would not have been necessary if we had received notification on the day of validation, rather than nearly a month later.

- b) To revisit an application before determination. If the site notice is posted so late that there is no overlap between our consultation period and that for residents, that they cannot make representation at our meeting, and we do not have the benefits of their comments, which may reveal matters of concern we cannot observe from the public domain. *Example 23/02792/APP; response date 17th October and on the agenda for 10th October. Site notice not posted until 25th October running to 15th November which is 6 days after the determination date.*

Parish and Town Councils have a legal requirement to be notified 21 days before a decision is made; but this effectively changed to 28 days when the Council constitution was amended to allow requests for applications to be referred to Planning Committee.

In fact, the Council will consider any representation made up until an application is determined. The later the comment is made however the greater the risk that the application may be determined before it is received.

Parish and Town Councils play a valuable role bringing to our attention any particular local issues and constraints that might not be immediately obvious to the planning case officer. Local residents are also notified for the same reason.

It does not matter whether specific issues are raised by either Town & Parish Councils, residents, or both. The purpose of public consultation and notification is simply to allow all the relevant issues to be highlighted. Then, irrespective of the number of representations in support or against a development, planning decisions must be made in accordance with:

- current legislation,
- development plan policy, and,
- all material considerations identified.

Parish and Town Councillors are not expected to be planning experts. It is for the planning officer to decide if the issues raised are “material considerations” or not. They will then list them and test them against the relevant policies in a report, concluding in a recommendation.

The planning authority are required to make their own objective appraisal to ensure that robust planning decisions are made.

Q3. Why an undated draft site notice is added to the document list well in advance of the actual posting of the notice(s) which gives us a false impression of when the neighbours may become aware of the application; *The site notice for 23/02792/APP above was added to the document list on 3rd October but not posted until 25th.*

The most cost-effective way to display Site Notices is for the planning case officer to do so when they make a site visit. So undated Site Notices are printed as part of the generation of initial consultation documentation. These are collected by the case officer and dated when they are displayed. For efficiency officers usually try to visit groups of planning applications near to each other at the same time. Hence the display date can vary from the time the application is received. At the time the Case officer visits the site the date of posting (the notice) is then added to the notice by way a permanent marker pen. The date that the notice is posted on site is then

entered into our system such that this date, and that of the expiry of the notice, are available to view on the 'Applications Dates' tab for the application on the web site (link provided below to that for 23/02792/APP)

<https://publicaccess.aylesburyvaldc.gov.uk/online-applications/applicationDetails.do?activeTab=dates&keyVal=S1104QCLIBY00>

At the moment the majority of neighbours are consulted by letter, not site notice. This practice only occurs in legacy AVDC and will stop some when we swap over to neighbour letters across the whole Buckinghamshire Council area. This will resolve any issues this may be inadvertently causing.

Q4. Why some applications never have a notice posted at the site all? Many of these do fall within the statutory classes of Conservation Area/close to a Public Right of Way/for a Listed Building, but often the only public advice is a listing in the back pages of the local paper, which has a very small circulation, prints the Public Notices in a tiny typeface without even the Parish in bold for easy identification? (It is also issued on a Wednesday; it is noted that the website lists a Friday date, which makes response 'within 21 days' an ambivalent phrase).

Planning legislation sets out what notification and consultation is required for planning applications and when:

Neighbour Notification:

For the avoidance of doubt neighbour notification (usually individual letters sent to owners/occupiers of properties that immediately adjoin the site) takes place for all forms of planning permission; full, outline, reserved matters, householder, Permission in Principle, Technical Details Consent and various Prior Approval notifications.

Council Website:

The Council is required to publish certain information on their website, including details of planning applications received. This is published for all planning applications on Public Access.

Site Notice and Press Advert:

Separately there are several reasons why a statutory site notice can independently be required, and these generally coincide with the requirement for a press notice:

- Planning application accompanied by an environmental statement.
- Departure from development plan.
- Affecting public right of way.
- Major Development.
- Development affecting the setting of a listed building.
- Development affecting the character or appearance of a conservation area.
- General Locality or "Wider Interest" Notification.
- Technical Details Consent (notice only, no press advert required).

Publishing public notices in the print versions of local newspapers remains a statutory requirement; despite most moving to an online business model. The notices will usually appear in both the print and online versions of the paper.

The relevant local paper for each notice depends on the area that the paper covers and where the application site is located; Slough and Windsor Express, Bucks Free Press, The Bucks Herald, Milton Keynes Citizen, Bucks & Winslow Advertiser or Leighton Buzzard Observer.

If the Town Council would like to provide details of which applications they consider have not had a site posted then Officers will investigate further.

Q5. It also would like to point out that the cancellation of the Quarterly Forum leaves us with no contact for a period of at least six months and makes it increasingly difficult to fulfil our roles as planning consultees without the support of the Shire Council, and such postponements go against the Council's own Town and Parish Charter.

Apologies that we had to cancel this event. It was due to the change in senior management arrangements in the service. The new Service Director for Planning and Environment is starting in the new year and forum dates will be re-scheduled.

Development	Appln No.	AVDC/ BCC/BC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comments
LACE HILL	09/01035	AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall	
		BCC	£50,000			£250,000				Footway/Cycleway contribution	Lace Hill (cycleway) – The scheme is proposed to be delivered in two phases. For the latest, please visit: https://www.buckscc.gov.uk/services/transport-and-roads/road-projects-and-improvement-schemes/a413-
		BCC	£95,000			£380,000				Bus/Public Transport subsidy	Funding to be drawn down by BCC Passenger Transpot team depending on service requirement
STATION ROAD/STATION TERRACE (THE SIDING)	14/02685	AVDC	£29,547	11701	0	£17,846		12/06/2025	SPORTS AND LEISURE C	Committed to skatepark project	
MARKET HILL (SUMMERHOUSE HILL)	12/02104	AVDC	£138,863	121,043	0	£17,820		03/11/2025	SPORTS AND LEISURE C	£13.3k committed to skatepark project £121,043 spent on Bourton Park Junior Play area May 2023	
		AVDC	£77,358	0	0	£77,358		03/11/2025	AFFORDABLE HOUSING	Provision of Affordable Housing within Aylesbury Vale	
TINGEWICK ROAD (CLARENCE PARK)	11/02116	AVDC	£345,344	0	0	£345,344		09/12/2026	SPORTS AND LEISURE C	£73.3k committed to skatepark project	
POLICE STATION, MORETON RD	14/03316 & 1	AVDC	£29,975	0	0	£29,975		12/05/2027	SPORTS AND LEISURE C	Stratford Fields Play Area improvements	
MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	0	0	£367,056		n/a	SPORTS AND LEISURE C	not yet known	
		BCC	£166,207		£166,207					transport contribution	TfB are progressing a scheme comprising of footway improvements along Moreton Road, RTPi bus shelter opposite Balwen and at Market Hill and cycle parking facilities in town centre. Local BCC councillors consulted as part of scheme development.
LENBOROUGH ROAD (additional house behind The Siding)	16/00145	AVDC	£4,812	0		£4,812		28/09/2027	SPORTS AND LEISURE C	equipped play facilities at Embleton Way Open Space	
HAMILTON PRECISION, TINGEWICK RO	16/02641	AVDC	£135,590					31/01/2029	SPORTS & LEISURE CONTRIBUTION	Skate Park	
LAND REAR GRAND JUNCTION PH (CLARENDON HOUSE care home)	16/03302	AVDC		£34,650		£34,650		04/01/1931	SPORTS & LEISURE CONTRIBUTION	Stratford Fields Play Area	Contributions received 4 January 2021 (to be used within ten years).
		AVDC	£13,000						FOOTPATH CONTRIBUTION	footpath/cycleway extending access to Riverside Walk along Great Ouse	Note; the footpath/cycleway works were undertaken and funded in Oct 2017 so this Contribution will be used to offset those works in full.
VERNEY CLOSE FLATS	20/00483	BC	£11,500	0	0	£11,500	RECEIVED	2032	SPORTS AND LEISURE C	not yet known	
ex-LITTLE CHEF (STARBUCKS)	23/01498 & 9	bc	£8,653			£8,653	RECEIVED		BIODIVERSITY OFFSETTING CONTRIBUTION		
MONIES TO BE PAID LATER IN DEVELOPMENT											
NORTH OF A421 TINGEWICK RD (ST. RUMBOLDS FIELDS)	15/01218	AVDC	£1,086,725			£601,665 £669,694		22/10/2032	SPORTS & LEISURE CONTRIBUTION	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	First 50% instalment paid Second 50% received, with interest
		BCC	£239,000					10 YEARS FROM LAST PAYMENT DATE	SUSTAINABLE TRANSPORT	For a 3m wide pedestrian route with street lighting along the line of the old railway	To be paid in 3 instalments. All 3 now received
MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD											
(SUMS SUBJECT TO INDEXATION)											
ODDFELLOWS HALL, WELL STREET	19/03398		£12,375					26/04/2033	SPORTS & LEISURE CONTRIBUTION	Chandos Park improvements - payment received	
LAND ADJ 73 MORETON ROAD	19/00902/AD	AVDC	tbc						SPORTS & LEISURE CONTRIBUTION	Overn Avenue Play Area	
WEST END FARM, BRACKLEY ROAD	16/00847	AVDC	£160,600						SPORTS & LEISURE CONTRIBUTION	mitigating impact of development	Appeal indicates monies to be used for improving access or street furniture, provision of pedestrian/cycling bridge and linking hard surfaced paths at Heartlands/Bourton Park and/or Landscape Masterplan for Castle House POS and car park
WALNUT DRIVE, MAIDS MORETON	16/00151		TBC								
OSIER WAY	19/00148		TBC						SPORTS & LEISURE CONTRIBUTION		
			£840,000						TRANSPORT STRATEGY	Bypass dualling, LH slip A422, cycle network improvements, increase bus frequency to Winslow station	to be paid in 4 tranches of £210,000
			£500,000						PUBLIC TRANSPORT	New bus service to site, and assoc infrastructure	to be paid in 5 tranches of £100,000
			TBC						EDUCATION	tbc when housing numbers/sizes approved	