



BUCKINGHAM TOWN COUNCIL

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

Wednesday, 25 November 2020

PLANNING
COMMITTEE

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 30th November 2020 at 7pm online via Zoom, Meeting ID 871 2899 7691.

Residents are very welcome to ask questions or speak to Councillors at the start of the meeting in the usual way. Please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for the password to take part.

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

Mr. P. Hodson
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

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

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 send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

3. Minutes

To receive and approve the amended minutes of the Planning Committee Meeting held on 12th October 2020, and the minutes of the Planning Committee Meeting held on Monday 2nd November 2020 to be put before the next Full Council meeting.

Copy previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

4.1 To receive a report from the Town Plan Officer.

4.2 "Buckinghamshire Council has withdrawn from a group of local authorities covering the Oxford-Cambridge growth corridor because it says it wants to avoid having housing and economic development decisions imposed on it and has labelled the area a false geography."

To discuss the possible implications of Buckinghamshire Council's withdrawal from the Knowledge Arc

5. Action Reports

5.1 To receive action reports as per the attached list.

[Appendix A](#)

5.2 (762.1/20) To receive and discuss a response from Mr. Essam

[Appendix B](#)

5.3 (762.1/20) To receive a verbal report from the Town Clerk on listing the North End and Verney Close GP Surgeries as Community Assets

6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesday, 16th December 2020 and 13th January 2021 at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

Additional information provided by the Planning Clerk is attached

[Appendix C](#)

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

Members should note that application #1 is proposed for the garden of the premises of application #2 but consider the applications as separate entities.

1. [20/03677/APP](#) 32 Bradfield Avenue MK18 1PR
Erection of dwelling
Mills
2. [20/03784/APP](#) 32 Bradfield Avenue, MK18 1PR
Single storey rear extension, two storey front extension, removal of porch and repositioning pf front door
Mills
3. [20/03840/APP](#) 5 The Villas, Stratford Road MK18 1NY
Single storey side extension
Davis
4. [20/03873/AAD](#) Buckingham Colour Press, Unit 1 Osier Way, MK18 1TB
2 elevation signs
Churchill
5. [20/03950/APP](#) Land between 38 Moreton Road and the Old Police Station (50 Moreton Road) MK18 1LA

Erection of nine detached dwellings

Grewal [Romdox UK Ltd]

Amended Plans

6. [20/00886/ADP](#) Land at Tingewick Road
Variation of condition 10 of planning permission 17/04668/ADP – to vary drawing references within condition 10 to allow amended distribution and give effect for 10 additional homes
Barratt David Wilson North Thames

Not for consultation

Tree applications

7. 20/03689/ATC University of Buckingham Hunter Street Campus
Located Directly on the Edge of the Hunter Street Student Car Park:
T1 and T2 Willow Pollards - remove as close to ground level as possible.
T3 and T4 D2 Willow Pollards Located Adjacent to the Brook - coppice at approximately 18" above ground level.
All trees have fungus and are decayed and at risk of failure in a public area.
Cross [University of Buckingham]
8. 20/03738/ATP Oakwood, 2 Manor Gardens MK18 1RJ
Partial crown reduction of 2 Common Ash
Bull
9. 20/03742/ATP Sandmartin Close, Stratford Road, MK18 1SD
1m crown reduction of 12 field maples
Dowson
10. 20/03831/ATP 15 Moreton Drive, MK18 1JG
T1 Beech. DBH – 1.1m; Height – 24m; Crown spread – 16m
Work required: 6m crown reduction. See survey for further information
Moffat
11. 20/03839/ATP Open space fronting Nos 2-16 Bernardines Way
Oak on open space. Propose crown lift up to 3m to allow mower under tree and above car parking spaces. Cut back crown no more than 3m away from properties No2 and No4 to prevent damage
Pasmore [Buckinghamshire Council]
12. 20/03994/ATC Land to rear of 22 Nelson Street *[on Tingewick Road]*
T2 (Scots Pine) Fell and remove roots T4 (Scots Pine) Fell and remove roots H1 (Conifer hedges) Cut out sections to allow formation of new access and parking bays
[EP Construction Ltd]

7. Planning Decisions

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

BTC response

Approved

19/00391/APP Workshop, Tingewick Road Ch/use to office and new access		Oppose & Attend
19/02627/AAD } The Old Town Hall, Market Square [Spratt Endlicott]		
19/03624/ALB } Install ⁿ of fascia & other signage (retrospective)		Oppose & Attend*
19/03531/APP Hamilton Precision site		
	Variation of conditions of 16/02641/APP	Oppose & Attend
20/03066/APP 2 Jacob	Single storey front extension	No objections
20/03256/APP 29 Plover Close	Extension of existing conservatory	No objections
20/03287/APP 4 Castle Street	Installation of cast iron vents	No objections
20/03412/APP 15 Chandos Rd.	S/st. rear garden room	No objections

**Members should note that AAD & ALB applications cannot now be called-in.*

Refused

20/03130/ATN Market Hill	Notification to remove payphone	Oppose
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Withdrawn

20/03139/COUC 6 Cornwall Pl.	Determination of impacts	No Objections
20/03676/ACL 32 Bradfield Ave.	Single storey rear extension	<i>Withdrawn before meeting – 20/03784/APP substituted</i>

Not Consulted on:

Approved

20/03495/ATP 20 Waglands Gdn	Trim Thuja hedge	No Objections
20/03373/ATP Watchcroft Drive	Fell dying and diseased sycamore	No Objections
20/03375/ATP M. Moreton Ave.	Hedge-lay trimmed prunus, fell dead trees	No Objections

Prior Approval not required

20/03545/HPDE 23 Overn Ave.	S/st.rear extension within permitted dimensions	n/a
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8. Buckinghamshire Council Committee meetings

- a. N.Bucks Area Planning Committee (18th November 2020) *No Buckingham applications*
- b. Strategic Sites Committee (19th November 2020)
To receive a report from Cllr. Cole on 16/00151/AOP, Walnut Drive [Appendix D](#)

9. Buckinghamshire Council Members

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

9.2 To receive, discuss and agree a motion from Cllr. Cole:

"That Buckingham Town Council questions the Constitution of Buckinghamshire Council with regards to planning applications, and the manner in which they are now dealt, which were sprung on it in the Call In Process Note of October 5th 2020.

BTC believes it is undemocratic to erode the role of town and parish councils as stakeholder consultants, in denying them the right to oppose an application and request that it go before the Committee so that the reasons for opposition can be put in person, and questions from the Committee answered without them first being called in by a Shire

Councillor, then vetted by the Service Director for Planning in consultation with the relevant Planning Committee Chairman. If the application is called in, town and parish council representatives are then permitted only 3 minutes to put their case to the relevant Planning committee.

As a consultant, BTC ensures that all applications which come before it meet national and local planning policies, guidelines and standards, and brings local knowledge and expertise when dealing with those applications. Our objections are never spurious; we have a professional planning clerk, councillors experienced in planning matters and input from the Buckingham Society, and accordingly all our decisions are carefully considered.

BTC has found a marked reluctance on the part of some Shire Councillors to call in applications on our behalf, citing in some instances no planning reason for them to be called in, only for officers to refuse them on planning reasons. When the Unitary Council was being formulated, it was presented to town and parish councils as giving them more say in local issues; the Constitution, has eroded, not enhanced that say. We ask that Buckinghamshire Council reconsiders its new planning applications policy, which we believe as it currently stands is undemocratic and wrong."

9.3 To discuss applications to be called-in, as decided above, and which Buckinghamshire Councillor wishes to volunteer for this

9.4 An updated list of undecided OPPOSE & ATTEND applications and call-ins, is attached for information [Appendix E](#)

Postponed from last meeting:

10. (768.2/20) To receive for information Milton Keynes press release on their response to the White Paper (via NBBPC) [Appendix F](#)

11. (768.3/20) To receive a response from Mr. Greg Smith MP [Appendix G](#)

12. (769/20) Draft Milton Keynes Planning Obligations SPD)

"Members noted the Draft Milton Keynes Planning Obligations Supplementary Planning Document. Cllr. Harvey proposed, seconded by Cllr Stuchbury that a copy of the protocol document between MKC and local parish councils be brought back to a future meeting of the Planning Committee for discussion." <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/draft-planning-obligations-supplementary-planning-document-spd>

13. (771/20) Tree Felling

To receive the updated list of applications to fell Protected or Conservation Area trees.

[Appendix H](#)

14. Enforcement

To report any new breaches

15. Matters to report

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

13. Chairman's items for information

14. Date of the next meeting: Monday 21st December 2020 at following the Interim Council meeting

To Planning Committee:

Cllr. M. Cole JP (Vice Chairman)
Cllr. G. Collins (Town Mayor)
Cllr. J. Harvey
Cllr. P. Hirons
Cllr. A. Mahi
Cllr. Mrs. L. O'Donoghue (Chairman)

Cllr. A. Ralph
Cllr. R. Stuchbury
Cllr. M. Try

Mrs. C. Cumming (co-opted member)

Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
763/20	16 via Parish Channel (6 Trees via Comments tab)	773/20	Draft only at present – changes to 20/00886/APP	

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Call-in system	69/20	Town Clerk to forward WW response to MP		
Policy on Neighbourhood Plans	70/20	Cllrs. Cole & Stuchbury to formulate Written Question	√	
Housing need survey	240.2/20	Town Clerk to enquire if basis will be changed to reflect post-Covid circumstances		
Trees	715.1/20	Town Clerk to set up SubGroup Town Clerk to contact Beaconsfield Soc. as minuted Planning Clerk to create list of applications tp fell trees	√	See agenda 12
Tingewick Rd roundabout signage	308/20	Contact Highways re previously reported sign damage etc. not yet repaired	√	Sign repaired
	723.3	Suggest 'New Road Markings' warning sign	√	See agenda 5.2
	762.1/20	Ask for 'Cemetery' to be covered until operational and warning of new road markings	√	
Moreton Rd Temp Crossing	304/20	Ask about survey	√	
Town & Parish	722/20	Town Clerk to circulate when		

ACTION LIST

Appendix A

Subject	Minute	Form	Rating √ = done	Response received
Charter		available		
Call-in requests				
Call-in Procedure	244.3/20	Town Clerk to seek clarification on timing	√	
Call-ins	766/20	20/03092 & 03439 – CC 20/03387 – WW 20/03494 – HM 20/03602 - CC	√ √ √ √	HM is looking into parking aspect
Enforcement reports and queries				
Administration	244.1	Ask about budget allocation	√	
Evaluation and review	244.1	Ask about formulating base data for evidence-based review and measuring progress	√	
Other:				
Surgery applications	40/20 762.1/20	Town Clerk to investigate whether North End and Verney Close surgeries can be designated Community Assets Environment Committee to set up meeting with Swan Practice		Town Clerk's report at agenda 5.3
Future plans	155.2	Letters to BC & MKC as minuted	√	
Page Hill Footpaths	163.2/20	Report deterioration with photos	√	
Signage for Pegasus crossing	208.1	Report signs for 'new' crossing	√	
Bypass river bridge		Report further deterioration	√	
Lace Hill Health Centre	247/20 299.2	1. Check s106 status 2. Town Clerk to warn practice about use-by date Get answer in plain English	√ √	See agenda 6.2 (17/8/20)

ACTION LIST

Appendix A

Subject	Minute	Form	Rating √ = done	Response received
S106 use	247/20	Town Clerk to check with other Districts re Sport & Leisure projects	√	
Moreton Road parking	296/20	Write to Akeman & AVE re loss of parking	√	Hoardings have gone up around parking area site (18/7/20) See agenda 6.5
Government White Paper consultation	719/20	File response to DCLG & NALC Town Clerk to send to BC & MP	√ √	NALC has acknowledged receipt. MP's response at agenda 11
MK SPG	298.3 & 722/20	Bring back for discussion		See Agenda 12
Neighbourhood Plan Group	714	Town Clerk implement Recommendations as agreed		
Litter	723.4	All Members to encourage public to act		
HGV routes	724.2	Obtain maps used in presentation		E-W Rail received; HS2 awaited
Estate agent signs	762.1	Summerhouse Hill – write to all 4 agents	√	
Planning Inspectorate	765/20	Additional information to be sent re 19/04481/PIP	√	


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13/11/20

Hello Katharine,
Please thank the Council members for their comments.

I have explored the possibility of covering over the ‘cemetery’ text before now, but have not really received a definitive response to my queries. I will ask the question again (for at least the sign facing traffic approaching from the Tingewick direction), but we must be careful to ensure that in covering over the text, there is no possibility of damage being caused to the main sign face.

Insofar as the road markings are concerned, the following is a list of approved wording for signs of this type, as determined by the legislation that covers traffic signage. Therefore, unfortunately, the only answer here, is that there is no such permitted sign!

<p>Diagram 7014</p> <p>Permanent change in road layout ahead</p>		<p>1. “NEW ROUNDABOUT” may be varied to—</p> <ul style="list-style-type: none"> (a) “CHANGED PRIORITIES”; (b) “GAP CLOSED”; (c) “NEW ONE WAY SYSTEM”; (d) “NEW ROAD LAYOUT”; (e) “NEW TRAFFIC ISLANDS”; (f) “NEW TRAFFIC SIGNALS”; (g) “NEW ZEBRA CROSSING”; (h) “SIGNAL PRIORITIES CHANGED”; or (i) “SIGNAL TIMING CHANGED”; <p>2. A distance in yards to the nearest 10 yards may be substituted for, or added before, the word “AHEAD”, on a separate line where necessary, and must be expressed as “yards” or “yds”</p>
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Only the ‘New Roundabout’ signs were appropriate for the circumstances which, if they haven’t already by now, will need to be taken down as they should only really be in place for about 6 months from the time that they are first installed.

Kind regards
Steve

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PLANNING COMMITTEE
MONDAY 30th NOVEMBER 2020

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional Information for applications on the agenda

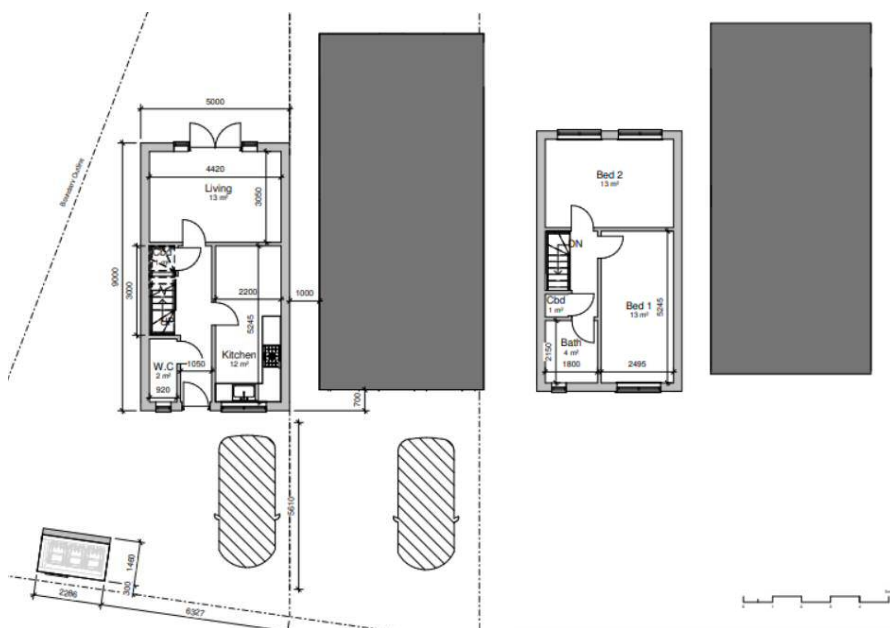
1. 20/03677/APP 32 Bradfield Avenue MK18 1PR
 Erection of dwelling
Mills



The site is the last house on the right-hand side of Bradfield Avenue, and its northern boundary is the hedge along the field that may become Moreton Road Phase III. The site tapers from front to back and has a large side and rear garden. It faces the verge beside 14 Gilbert Scott Road which recently became the subject of an application for parking and a dropped kerb (20/03588/APP, reviewed at the last meeting), and the entry to the garage court for the Gilbert Scott bungalows.

The proposal is to demolish the garage and side porch of №32 ("32A" in the drawing) and insert a new 2-bed detached dwelling (32B) on its side garden leaving a 1m gap between the two.

1	75/01327/AV	Conversion of car port to garage	Approved
2	19/03161/APP	Demolition of existing rear extension and erection of two storey side and single storey rear extension.	Approved
3	20/01716/APP	Variation of Condition 2 relating to application 19/03161/APP - Change all window and door frame colours from white to grey anthracite and render all the external walls in white render, the existing building and the new extension	Withdrawn
4	20/03676/ACL	Application for a Lawful Development Certificate for a Proposed single storey rear extension	Withdrawn, see 20/03784 below
5	20/03677/APP	Erection of dwelling	Pending Consideration
6	20/03784/APP	Single storey rear extension, two storey front extension, removal of porch and repositioning of front door	Pending Consideration



Ground floor

First floor

2. 20/03784/APP

32 Bradfield Avenue, MK18 1PR

Single storey rear extension, two storey front extension, removal of porch and repositioning of front door

Mills



The site and history are as for 20/03677/APP above

The house is semi-detached with №30 which does not have the recessed front and balcony on the front elevation, and has three bedrooms & bathroom upstairs and on the ground floor living room, kitchen and conservatory. It is proposed to demolish the existing conservatory and replace it with a full-width single storey extension to make a larger kitchen with a lean-to roof with two skylights, and insert a window in the side elevation approximately where the existing access into the porch is.

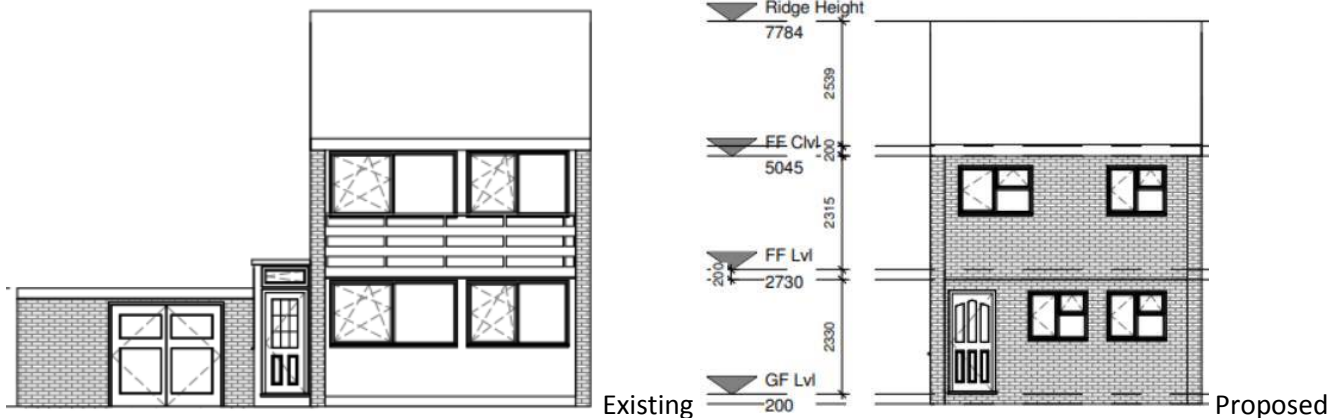
This application was originally for a Certificate of Lawfulness, which would not normally be for consultation. However the drawings showed that it is proposed to re-form the front wall eliminating the balcony and stepped back ground floor, and inserting the front door into it – necessary if application #1 is approved as the side porch and garage will have to be demolished – and the ACL classification was queried, and then withdrawn and this application substituted.

The extra space will enlarge the living room and Bedrooms 1 & 3. The driveway parking for the existing house would be given to the new dwelling, and parking for № 32A will be on the current front lawn area.

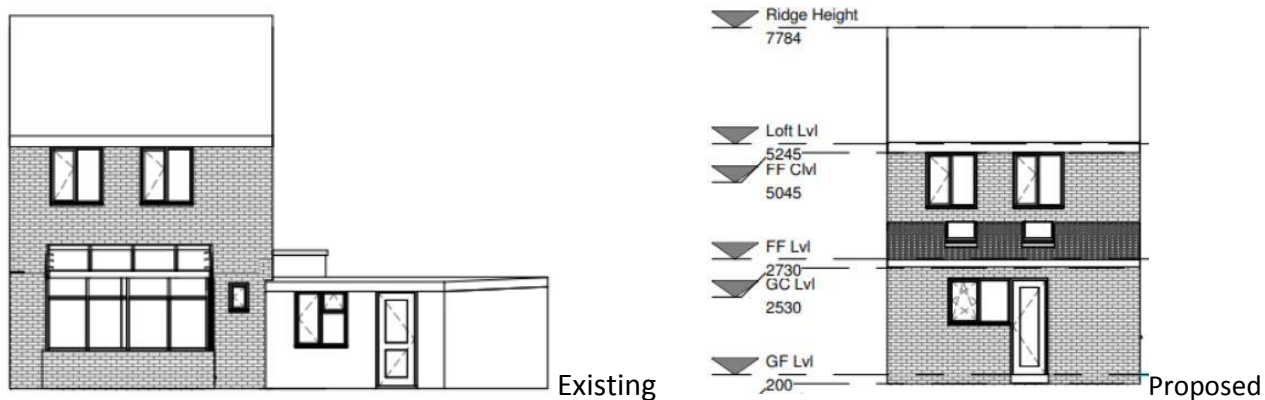
Using the front elevation from an application drawing for the side extension to №30, and the proposed front elevation of №32 the front will look approximately like this (the front of №30 is also brick, see photo above, and its side extension is set back):



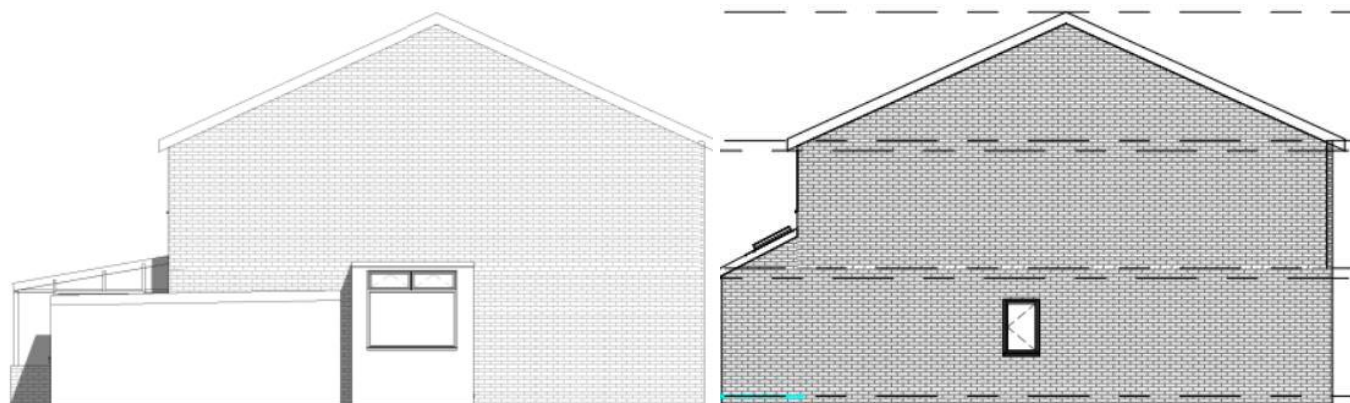
Proposed floor plans. The broken lines show walls to be demolished



Front Elevations



Rear Elevations



Existing & Proposed Left Hand elevation (facing towards proposed new house, see application #1)

3. 20/03840/APP

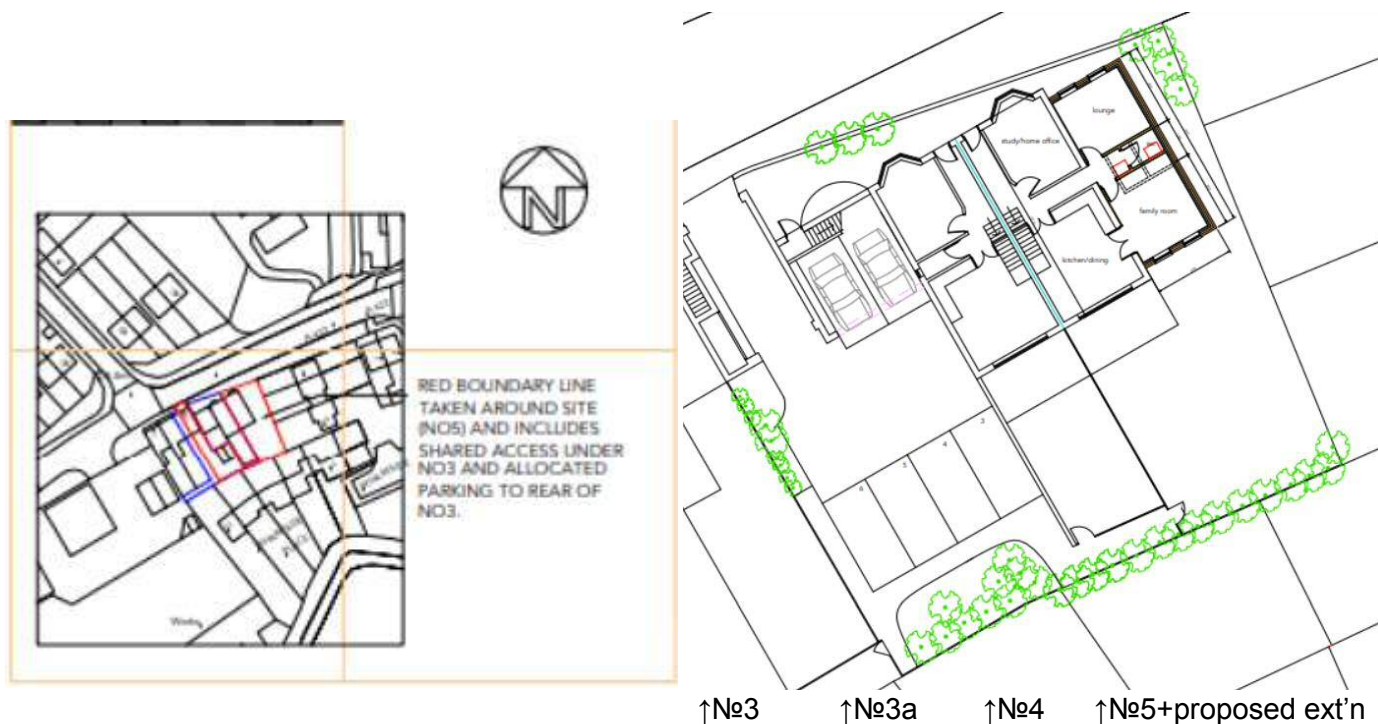
5 The Villas, Stratford Road MK18 1NY

Single storey side extension

Davis



The red line marks the property boundary



Planning History – 3, 4 and 5 The Villas (note that the list on the website is incomplete)

1	08/02503/APP	Erection of No.2 semi detached dwellings and alteration to existing terrace to create vehicular access under and apartments over with rear dormers	Application Withdrawn
2	09/02070/APP	Erection of No.2 semi detached dwellings and additional works to existing terraced dwelling to provide vehicular access under 2 bed apartment over	Approved
3	13/03067/ACL	Proposed erection of rear facing dormer	Certificate Issued - Proposed Develop't
4	14/02882/APP	Erection of double garage	Approved
5	16/03784/APP	Infill development between existing dwellings and above existing parking to provide new one bed apartment	Refused Allowed on Appeal

6	17/01968/APP	In fill development between existing dwellings and above existing parking to provide new one bed apartment	Refused
7	20/01240/APP	Single storey side extension	Withdrawn
8	20/03840/APP	Single storey side extension	Pending consideration

Members reviewed the previous application for this extension on 18th May responding **OPPOSE & CALL-IN**

Members noted that conditions attached to previous applications for this site had not yet been implemented, most notably the matching decorative panel on the bay window of N^o3 over the archway (also noted by the Planning Inspector for 16/03784; ¶3) and the landscaping, and that the garage was unusable as such because of the considerable height difference between its floor and the gravelled yard, contrary to ¶16 of the Inspector's Report. The feeling of the meeting was that these should be remedied before any new applications were considered. Note was also taken that the previous building works had required delivery vehicles to park on the Stratford Road (A422) opposite the junction with Addington Road (at the time a two-way junction) causing a considerable obstruction – because the archway is not high enough to permit even a van through into the parking court. The application was also opposed on the grounds of overdevelopment of an already crowded site; proximity to neighbours (not well shown on the drawings); effect on the flood plain (the whole site from 1 The Villas/22 Wharfside Place to 6/8/10 Wharfside Place was flooded in 2007, leading to the FFL of N^{es} 4 & 5 being raised considerably above the existing ground level) as this sizeable extension will cause displacement of flood waters into neighbouring properties; the lean-to design is out of character with the existing dwellings, affecting the street scene on a principal entrance to the town.

A complete history table was included with the response, as the one on the website was missing several applications, including the 2009 one for the building of the house being extended. Cllr. Whyte called in the application.

and Amended Plans on 22nd June, when the response was **OPPOSE – no change**

Members noted that the drawings had been corrected and the extension reduced slightly, but this did not address their concerns.

Since the May meeting, Cllr. Whyte had called the application in, and also reported that an Enforcement file has been opened (ref 20/00255/CON3) to investigate allegations of non-compliance linked to previous applications for the site.

This proposal is again to add a side extension to the end house of The Villas which has a large side and rear garden. The side garden abuts the rear gardens of 6, 8 & 10 Wharfside Place, and the rear garden the rear fences of 16 & 18 Wharfside Place. It is the same footprint as previously, but now has a double gable roof separated by a level valley with two skylights in it instead of the previous lean-to roof with skylights. It would accommodate a lounge (front) with two windows to the street elevation not dissimilar to the existing first floor windows; a cloakroom (central) with two skylights; and a family room (rear) with two windows in of a pattern matching those on the front elevation instead of bi-fold doors into the rear garden (which matched the doors on the rear of the existing pair of houses). There will be no other windows, so overlooking will not be an issue. Access will be via a corridor constructed from the existing cloakroom between the lounge (to become a study/home office) and kitchen/diner. A double door will open from the new family room into the existing kitchen/diner. The width of the original house is c. 6m and the extension 4m and the extension is almost the same depth as the house. The rear corner is the nearest part to the neighbouring fences and the gap left is c.1m. Materials will be brickwork and slate to match existing. The garage is now usable (gravel has been laid in front of the step at the entrance) but no additional parking is required as there is no increase in number of bedrooms, and the applicant has previously argued that this is a town centre site where parking guidelines need not apply.



Previous scheme



Current proposal

A Flood Risk Assessment is supplied, but it should be noted that this is dated September 2008 and was prepared for 09/02070/APP; the letter from the EA included states that the 1/100year modelled flood levels are taken from 2005 data, and the AVDC Flood Map is dated April 2007. The serious 2007 flood was in July.

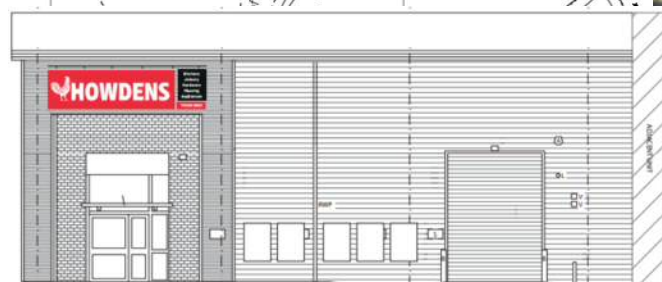
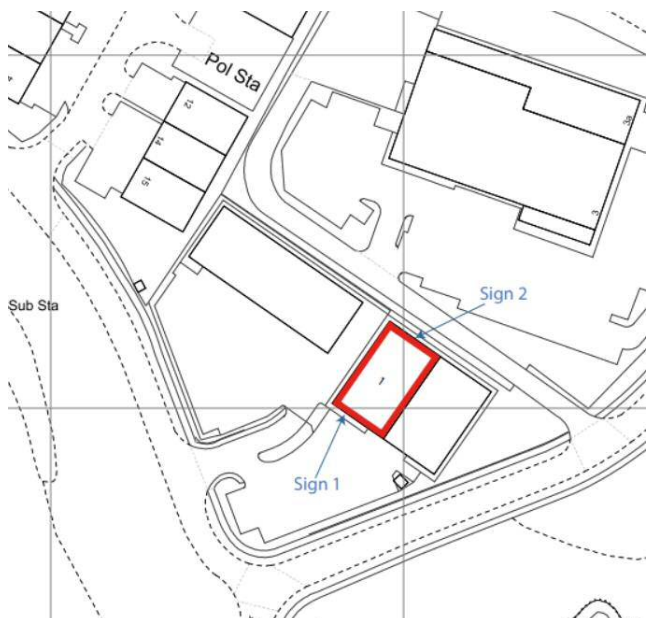
There are now three folders under 'Related Cases' – The Villas, 3 The Villas, 5 The Villas; only the middle one lists the 2009 application to build Nos 4 & 5. The last only contains the extension applications 20/01240 and 20/03840.

4. 20/03873/AAD Unit 1 Osier Way, MK18 1TB

2 elevation signs

Churchill [Howden Joinery Properties Ltd]

Postal address 17 Osier Way; initially confused with Buckingham Colour Press, now amended, but site notices may not have been changed yet



Sign 1 (SW elevation)

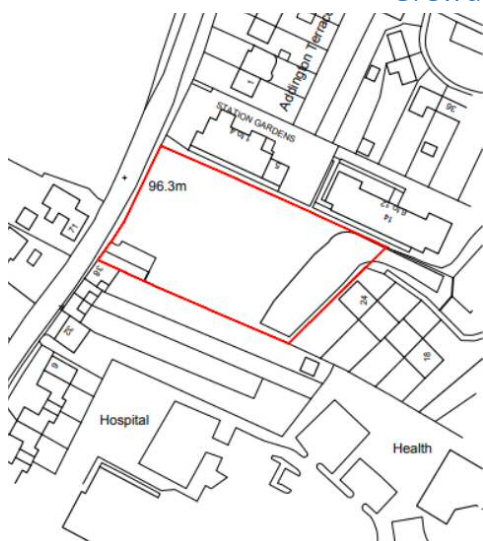
Sign 2 (NE elevation)

The site is the half-building formerly occupied by Topps Tiles, between PureGym and Travis Perkins on Osier Way. Both signs will have external illumination. There is currently no signage on the premises. Confusingly, drawings for Howden’s unit in Calne have also been submitted, for no apparent reason. Howdens supply kitchen units and bathroom fittings to the trade.

5. 20/03950/APP

Land between 38 Moreton Road and the Old Police Station
(50 Moreton Road) MK18 1LA

Erection of 9 detached dwellings
Grewal [Romdox UK Ltd]

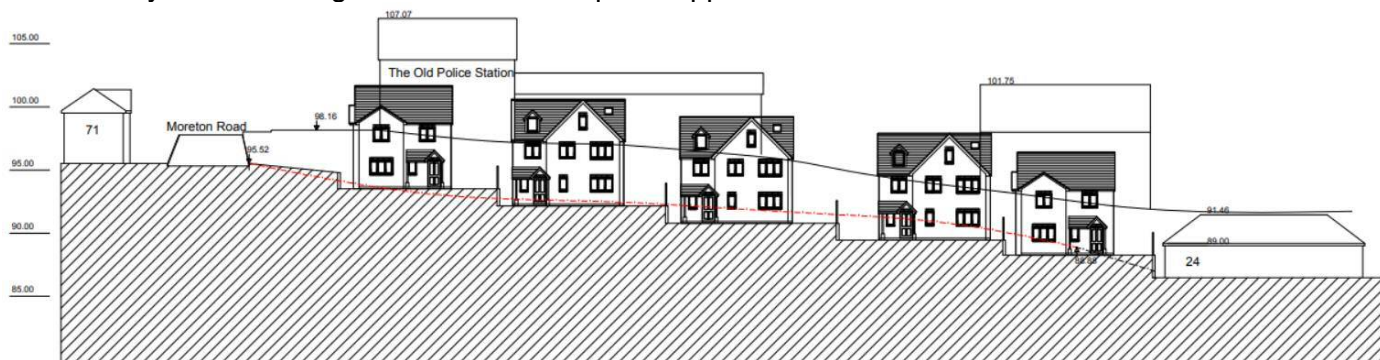


1	03/01289/APP	Creation of new access and two car parking spaces	Approved
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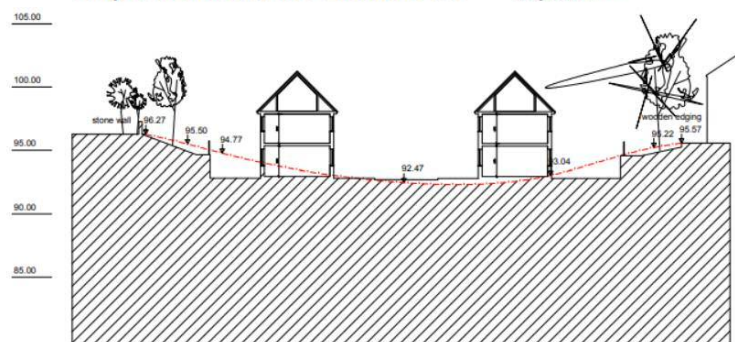
2	20/03950/APP	Erection of none detached dwellings	Pending consideration
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The site is currently largely waste ground between the old Police Station/the new block of flats behind it and №38 Moreton Road, and is above and adjacent to the western end of Mary MacManus Drive. A small corner of the Moreton Road end was tarmacked and used for off-road parking by the owners of №38 Moreton Road on a six-month renewable lease; Members may remember the resident’s appeal to Members at the August meeting (Min. 361/20) because the lease had not been renewed and there is very little alternative to competing for parking on the short piece of Moreton Road without double yellow lines. The Transport Statement indicates that a replacement parking space for №38 is to be provided; this is a single space between the first and second houses on the south side, and an access pathway to a gate into the garden of №38 is on the Site Plan.

The site slopes considerably from Moreton Road to Mary MacManus Drive (6.5m in 69m length) and is rather below the crest of the hill so that the Police Station and flats are noticeably higher than the proposed houses. There is a hedgerow boundary with the Police Station site and a wall along the southern side. The central part of the site, a shallow valley, is to be levelled for the houses and road, and the rear gardens are restricted by the remaining bank which will require support.



Proposed Elevation / Section A-A



Proposed Section B-B

Section across site, looking towards Moreton Road

The new owner of the land is proposing 9 detached houses on the site, with a central access road with turning head. All are 3-bedroom; Some are 2-storey, and the rest are 2½storey with the third bedroom and its en-suite bathroom in the roof space. All have two bathrooms on the first floor, a living/dining room, kitchen and cloakroom on the ground floor. The 2½storey houses also have a basic utility room adjacent to the kitchen. All houses have a front door with porch, and bifold doors to the garden. Types 1 & 2 (2½storey) have a very similar footprint; Type 1 has a narrower gabled front than Type 2 and a straighter staircase; Type 3 (2 storey) has a larger footprint and lower roof ridge – one is positioned on the uphill side of the entrance and one at the lowest point of the site above the bungalows at the top of Mary MacManus Drive. There is a Type 1 on the southern side of the entrance; the other six are Type 2s. Those on the south side have their floor plans reversed so that their gables are opposite the ones on the north side. None have garages; all have two parking spaces beside or behind the house. There is a terrace/patio behind each house. There are two bin spaces within the garden, mostly behind the parking bays (except for one house, but this is probably an error). Because of the slope and the levelling, all the gardens are on two levels, linked by what appear to be steps.

It is not clear whether the existing street lamp (and adjacent bench and bin) on the Moreton Road will have to be moved to allow the new access to be made. The bin and seat are in the verge, but neither they nor

- Preliminary Ecological Appraisal;
- Sections down and across the site showing the existing and proposed ground levels;
- Site Plan & Location Plan;
- Transport Statement

Clerk's comments:

Arboricultural Impact Assessment drawing showing existing trees

Arboricultural and Planning Integration Report

There are 4 sycamores within the site – all are to be removed (one is dead centre on the proposed access). The Report grades them as C1, U, C2 and U. (Category C – Trees of low quality with an estimated remaining life expectancy of at least 10 to 20 years, or young trees with a stem diameter below 150mm. Category U – Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.)

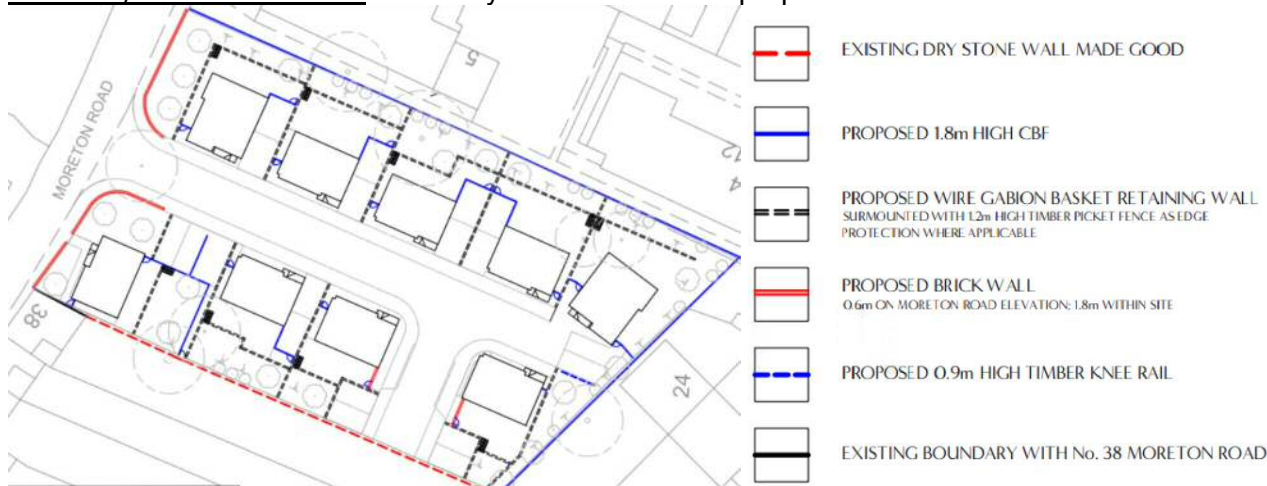
There are 3 existing trees whose trunks lie close outside the site boundary (one by the Police Station flats, two behind 24 Mary MacManus Drive) but their estimated RPAs are mostly in proposed garden areas and should not be affected by building works. The Report lists the usual protection measures.

There is no mention of the 'large mature Lawson Cypress located roughly in the centre of the site' noted in the document below (and photographed in the Ecology Appraisal conducted by the same firm).

BNDP Policy DHE1 – Protect existing trees and provision of trees in developments - is acknowledged in the Planning Statement, but the sycamores are self-seeded, not maintained, and of poor quality, and other planting of native species is envisaged..

Biodiversity Enhancement Strategy Apart from the worrying description of the site as adjacent to 28 Moreton Road (several times) this is a short document mainly listing species to be planted including 20 new trees, native species of trees and shrubs, and bee-friendly wildflowers, and types of bird box and bat bricks and rooftop access.

Boundary Treatments Plan – a variety of treatments are proposed



The gabions are not going to make a great view from the French windows, but they'll soon get grown over.

Design & Access Statement

Materials – bricks to reference 38 Moreton Road and the Police Station in colour and quality; clay tiles; dormer cheeks in lead; windows aluminium PPC in grey; solar array PV panels on the roof; heat recovery system; underfloor heating. SUDs attenuation system for surface water, foul drainage to be designed to limit flow. Parking on the same level as main door for easy access. Several computer-generated views are included such as

the streetlamp is marked on the plans, so it is not possible to gauge whether they are obstructing the proposed entrance.

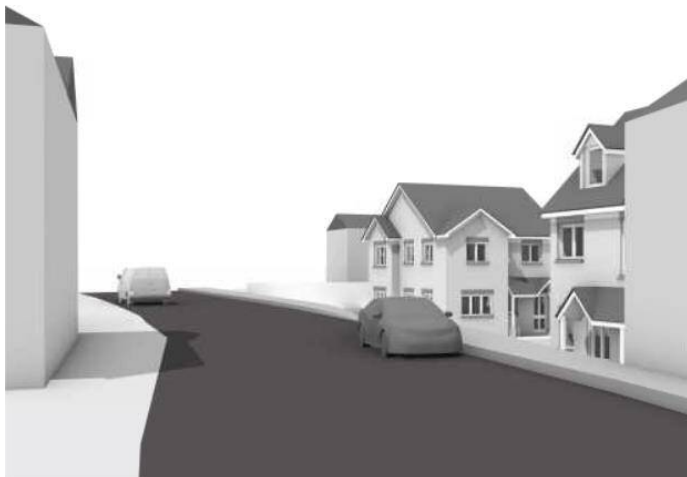


The bungalows at the top of Mary MacManus Drive. The rear of the Police Station is visible above the ones on the right



The application is well-supported with documents:

- Arboricultural Impact Assessment drawing showing existing trees;
- Arboricultural and Planning Integration Report;
- Biodiversity Enhancement Strategy
- Boundary Treatments Plan;
- Design & Access Statement;
- Flood Risk Statement and Surface Water Management Report;
- Heritage Statement;
- House plans and elevations for all three types;
- Landscape Plan;
- Planning Statement;
- Planting Plan;



The view of the Moreton Road frontage; the blank walls are (left) 71 Moreton Road; (right) 38 Moreton Road; (rear) old Police Station. Note how much below street level the houses are.

The Flood Risk Statement and Surface Water Management Report concludes that there is little danger from flooding from the river, rainfall or groundwater. SUDs methods: grey water system ruled out due to cost of dual system; water butts considered; filter strips - permeable strip to take run-off from paths and patio and convey to drains; permeable paving – yes for all driveways, linked to drains; underground storage via soakaways – yes. There is no clue about where this tank is to be situated. (The site for 13 houses across the road was well equipped with attenuation tanks, most of them underneath the driveways). Furthermore, in deluge conditions the shape of the roadway combined with the amount of new hard surface on the site could well give rise to a considerable amount of water flowing down into Mary MacManus Drive. No24 is directly in line with the two parking bays at the bottom end of the street, and a close-board fence is not going to stop rain falling too fast to be absorbed from forming a stream.

The Heritage Statement gives an overview of relevant local and national guidance and the historical background. ¶5.1 describes the proposal as seven houses. The only BNDP reference is to HP7 (Windfall sites of 10 dwellings or fewer), and the design – modest and respecting local vernaculars – makes no reference to the V&D SPG.

The Landscape Plan shows that the gardens are on the small side, with a fair amount devoted to hedge planting, patio and shoring up the back slope. Few have more than a flowerbed at the front. Two houses also have their parking bays in the back garden area as well. All the gardens are less than 10m long (the BNDP Policy DHE6 (Provision of good quality private outdoor space) states *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* and this is followed by ¶7.13 *This Policy seeks to secure development where private external space is demonstrated which could be used for a combination of activities, e.g. the cultivation of plants and vegetables; children to play; washing to be dried and hobbies to be pursued as well as providing an attractive setting for a dwelling and contributing to the overall green space of the area. In respect of proposed family dwellings the Town Council would generally expect to see the provision of private garden space (normally at the rear), of at least 10 metres in length; plot shape may allow for alternative distribution of equivalent amount of private space.* The gardens on the north side will have little sunshine except in the early morning or summer evenings.

It also shows which houses will have bat or bird boxes fitted (total of 10 on 4 houses, and 4 on 2 houses respectively); the 3 nearest the Moreton Road have nothing.

Planning Statement – another document which gives the site address as by 28 Moreton Road; a more detailed document than the D&A Statement above, which goes into the relevant standing of VALP and the BNDP before going into the details of the proposal. It provides an overview of the other documents submitted.

I would take issue with

4.11 Each of the proposed houses will be suitable for home-office working, the importance of which has been highlighted by the Coronavirus emergency.

None of the house types has a study, not even a separate dining room, and there is little space for a conservatory or other additional workroom. Add two children old enough to require separate bedrooms, and

I do not see a private or peaceful workspace in the design. However each house will have Broadband (4.26).

Under 'Promoting Sustainable Transport' it says 'The background to this matter is covered in 4.4 to 4.6'. 4.4 says the site is adjacent to the Town Centre, 4.5 notes the primacy of the BNDP and mentions its policy on windfall sites, 4.6 disagrees with the Pre-application advice that 'any development of the site for residential purposes will result in harm'. The Transport Statement itself is 5½ pages long, and the nearest it gets to Public Transport facilities is giving the walking distance to the Western Avenue and town centre bus stops. There is nothing to tell the Case Officer in Aylesbury about the convenience or timing of the services available, and the feasibility of using them for travel to work or school (and back). I have not seen any useful information on sustainable transport in this submission and I would contest that it complies with VALP Policy S1 in this respect.

Section 8 devotes 3 pages to the BNDP, in particular policies HP1 (Settlement boundary – not relevant); HP7 (Windfall sites – compliant); DHE1 (Protect existing trees – see Arboricultural Report, above); DHE2 (Ecological information – compliant for BNDP); DHE3 (Protection of designated sites – not relevant); DHE5 (Biodiversity – compliant); DHE6 (good quality private outdoor space - "8.23 The key design feature here the provision of quality, useable, private amenity space, in locations which are entirely appropriate, and provide the necessary degrees of privacy associated with a Town location. This feature is, naturally, balanced with the need to make the best use of what is a valuable Town site in housing provision terms"); I3 (rainwater collection – see Flood document above); I5 (sewerage management – Statutory Authority has confirmed there is capacity in the system, and a suitable connection point).

In the absence of VALP, Section 9 addresses special conditions with respect to the NPPF clauses on timely decisions, conditions and planning obligations, removal of PDRs, effective use of land and rural housing.

Preliminary Ecological Appraisal

Well-illustrated which shows they did visit the site. No badger sett was found, and the isolation of the site and heavy shade means it has little diversity of species. The Ecology Officer has submitted his initial comments and requests further information.

Planting Plan All existing trees within the site boundary are to be removed (4 sycamores); new trees will be planted in the hedgeline and on both sides of the access (silver birches). The rest are mainly field maples, bird cherries and apples but there are also two oaks, each within 5 - 6m of the nearest house. Each plot will have a rear boundary hedge with native species of shrubs and trees, and a front flowerbed of herbaceous perennials. The rear garden will be laid to lawn with wildflower planting along the hedge.

Site Plan also shows tracking for a refuse vehicle which shows it can turn and emerge forwards onto Moreton Road.

The Transport Statement estimates 9 peak hour traffic movements for the development and 50-60 movements over a 12 hour period which "will not have a material impact on the safety and operation of the surrounding road network".

The site (pale green rectangle; the 'panhandle' is not part of the site) is not in the Conservation Area (lime green), has no Protected trees (dark green) but is adjacent to a Listed Building (red), the old Police Station:



Amended Plans

6. 20/00886/ADP Land at Tingewick Road

Variation of condition 10 of planning permission 17/04668/ADP – to vary drawing references within condition 10 to allow amended distribution and give effect for 10 additional homes

Barratt David Wilson North Thames

The original plans involved the splitting of the original and approved application 17/04668/ADP for 382 dwellings into two separate applications – 20/00885/APP for the site north of the Tingewick Road, where the insertion of 7 additional houses was approved in July, and 20/00886/ADP for the site south of the Tingewick Road involving the deletion of 1½ streets in order to fit in 10 additional houses mainly by infilling the street ends. These amended plans, Revision E of the Site Layout, reinstate the deleted streets and juggle the house types to still fit in 9 new houses, losing one sale house from the previous proposal but maintaining the same number of Affordable houses thus arriving at a total for the two sites of 398, two short of the maximum 400 in the original application. This is achieved by substituting smaller houses and semi-detached sets on former large detached house plots.

The changed areas are shown on the next pages with tables of the lost houses and replacement types.



Approved version 17/04668/ADP



Previous version 20/00886 Rev C



Amendments 20/00886/ADP Rev E

Current			Changed to			Gain/Loss	
4 bed	Lamberton (L)	2				-3	
	Tamerton (T)	1					
3 bed	Woodcote (W)	2	Moresby (M)	3		=	
	Norbury (N)	2					
				Buchanan (B)	1		
	Type 69 (Affordable)	1	Type 74 (Affordable)	1			
2 bed			Folkestone (F)	3		+3	



Approved version 17/04668/ADP



Previous version 20/00886 Rev C



Amendments 20/00886/ADP Rev E

Current			Changed to			Gain/Loss
4 bed	Tamerton	1				-1
3 bed	Woodcote	2	Eskdale (E)	2		=
	Buchanan	1	Moresby	1		

Other amended drawings submitted are just to conform with the restored street layout (Refuse Tracking, Bus Tracking, Landscape Masterplan, Tree Protection Plan, Drainage Strategy, Permeable Paving Extents, Finished Floor Levels) and have no other changes.

Not for consultation

Tree applications

7. 20/03689/ATC University of Buckingham Hunter Street Campus

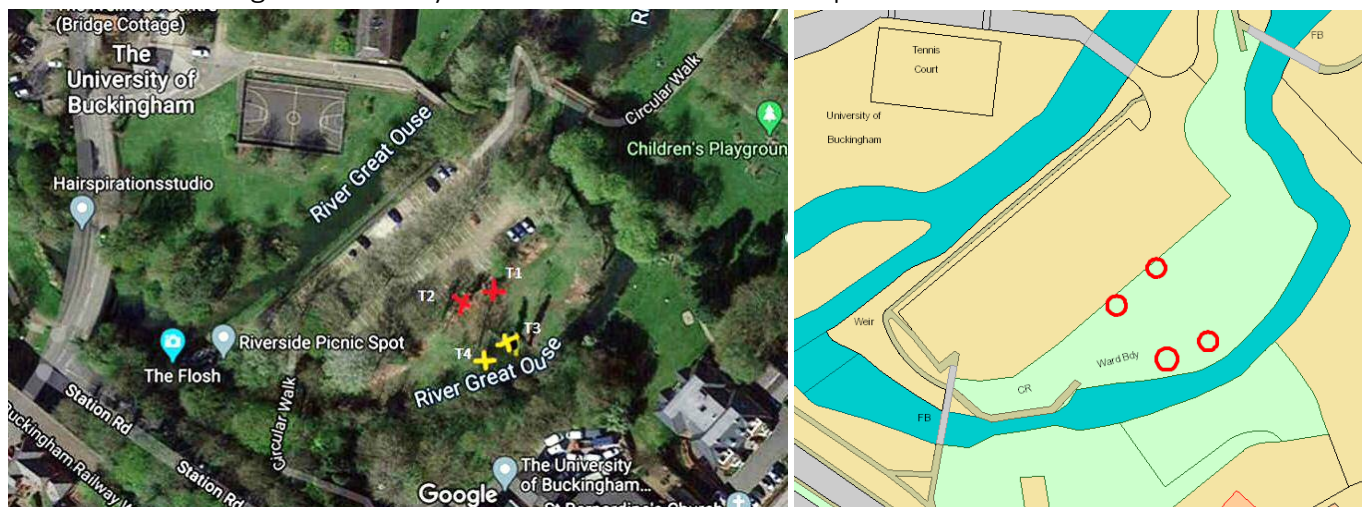
Located Directly on the Edge of the Hunter Street Student Car Park:

T1 and T2 Willow Pollards - remove as close to ground level as possible.

Located Adjacent to the Brook

T3 and T4 2 Willow Pollards - coppice at approximately 18" above ground level.

All trees have fungus and decayed and at risk of failure in a public area.



No record of previous work to these willows found on website

8. 20/03738/ATP Oakwood, 2 Manor Gardens MK18 1RJ
 Partial crown reduction of 2 Common Ash
Bull



The planning history shows three previous applications for tree works, but none involved work to these

particular trees

Details supplied: T1 Common Ash DBH - 35cm Height - 16m Crown Spread - 10m
 Work required : Partial Crown reduction (north facing crown) by 1.5m
 T2 Common Ash DBH - 45cm (MS) Height - 17m Crown Spread - 12m
 Work required : Partial Crown reduction (north facing crown) by 1.5m

No reason is given for the reductions.

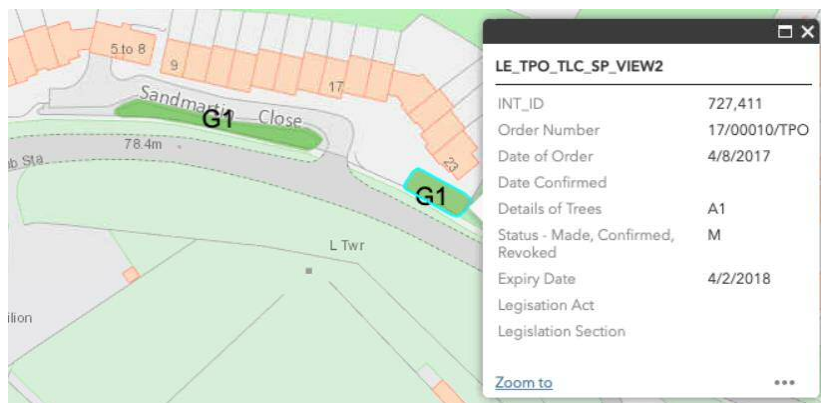


From south of the entrance gate



From north of the entrance gate

9. 20/03742/ATP Sandmartin Close, Stratford Road, MK18 1SD
 1m crown reduction of 12 field maples
 Dowson



G1 (12no.) Field Maple DBH : 20-35 Height : 9-10m Crown spread : 5-6

Work required : 1m crown reduction

Reason : The trees have a fantastic form and structure in their current state. The residents would like to retain the trees at this size. If the trees are allowed to grow further they will start to interfere with the surrounding hard surfaces and cause potential damage to the retaining wall. The crowns will merge into one instead of forming an aesthetically pleasing avenue of trees that they currently are. It is hoped a small reduction can be performed every 5 years to retain the trees in their current state.

10.20/03831/ATP

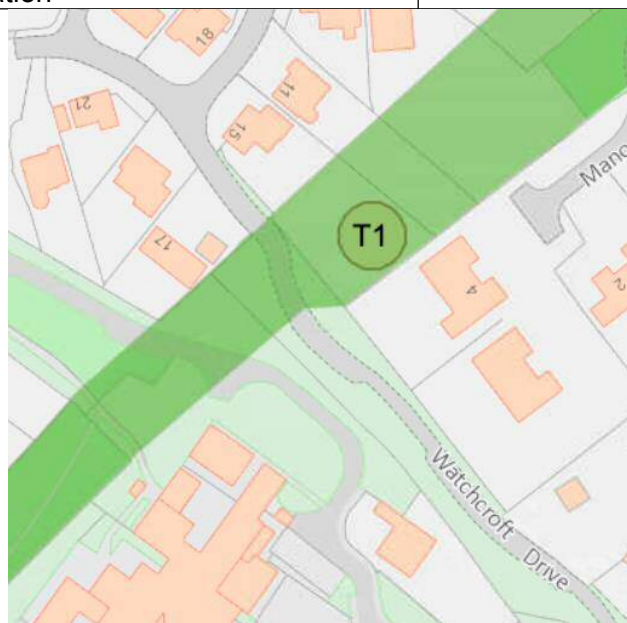
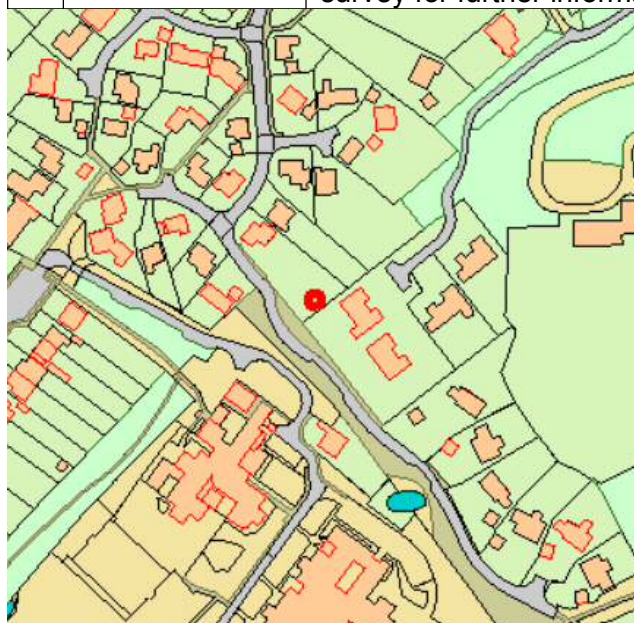
15 Moreton Drive, MK18 1JG

Crown reduction of 1 beech

Moffat

Planning History

1	95/01870/ATP	WORKS TO 2 OAK TREES	Consent Granted
2	01/02025/ATP	Fell one Beech	Consent Granted
3	08/01956/ATP	Fell one sycamore, remove limbs and crown lift one beech and crown thin one oak by 15%.	Pending Consideration
4	20/03831/ATP	T1 Beech. DBH-1.1m Height-24m Crown spread-16m Work required : 6m crown reduction Reason : see survey for further information	Pending Consideration



T1 Beech. DBH-1.1m Height-24m Crown spread-16m

Work required : 6m crown reduction Reason : see survey for further information

The Tree survey includes the following

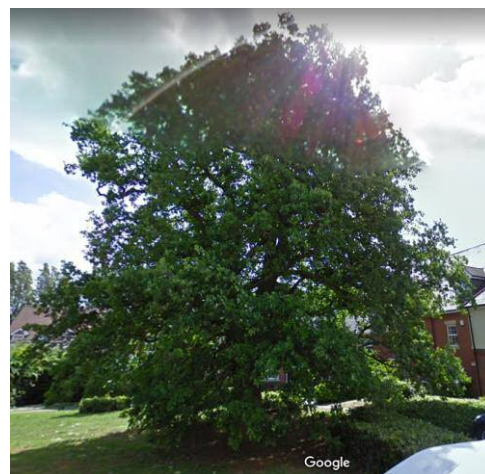
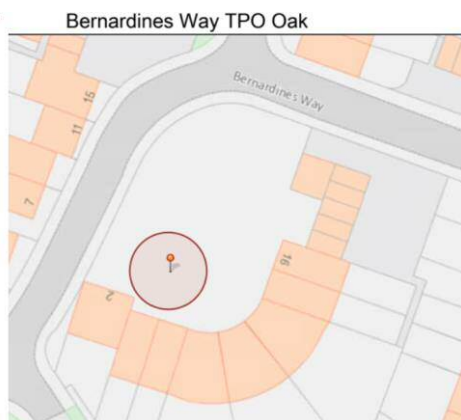
Large internal cavity in the main stem. A historic failed branch union forms the opening to the internal cavity at approx. 8m on the southern side the stem. The opening to the cavity is clearly visible from the ground, a thorough inspection was done whilst climbing the tree. I have taken measurements of the approx. dimensions of the cavity to best ascertain the size/shape and estimate the remaining timber and estimate strength loss of the timber in the area of this defect. The implications of this will have a bearing on the best course of action to keep risk of failure to a minimum.

Approx. 16m of the remaining height of the tree stands above the defect point and the entirety of the crown of the tree. The tree is partially sheltered amongst other trees shielding it from the full force of the wind. The tree has a slight lean towards the north, towards residential property. The cavity opening is south facing. If a failure was to occur at or near the defect point the resulting section would be within striking distance of residential property, historic features and public rights of way causing extensive damage and causing a danger to life.

The owner of the tree would like to retain the tree whilst keeping risk to an acceptable level considering the surrounding targets. Felling the tree would be a last resort, eventually it will have to be felled as the defect will only worsen but the owner would like to buy as much time as possible before this time.

11. 20/03839/ATP

Open Space Fronting 2 To 16 Bernardines Way
 Crown lift of Oak on open space.
Pasmore [Buckinghamshire Council]



(Google maps 2011)

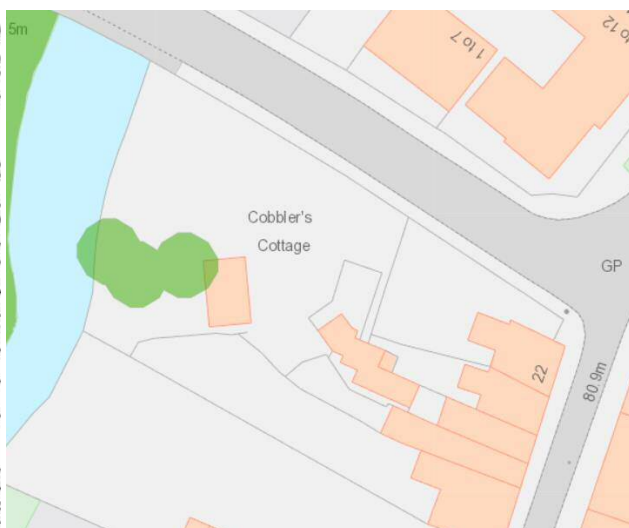
Planning History

1	02/03097/ATP	'Works to trees' included crown cleaning this oak	Consent Granted
2	07/02076/ATP	Crown reduce one oak by 25-30%	Consent Granted
3	20/03839/ATP	Oak on open space. Propose crown lift up to 3m to allow mower under tree and above car parking spaces. Cut back crown no more then 3m away from properties no.2 and 4. To stop early preventative of damage.	Pending Consideration

Propose crown lift up to 3m to allow mower under tree and above car parking spaces. Cut back crown no more then 3m away from properties no.2 and 4. To stop early preventative of damage.

The majority of responses mentioned the foolishness of allowing housing so close to a large tree.

12. 20/03994/ATC Land To Rear Of 22 Nelson Street Buckingham [facing Tingewick Road]
 T2 (Scots Pine) Fell and remove roots T4 (Scots Pine) Fell and remove roots H1 (Conifer hedges) Cut out sections to allow formation of new access and parking bays
 E P Constructions Ltd



None of the trees along the wall are Protected but they are in the Conservation Area

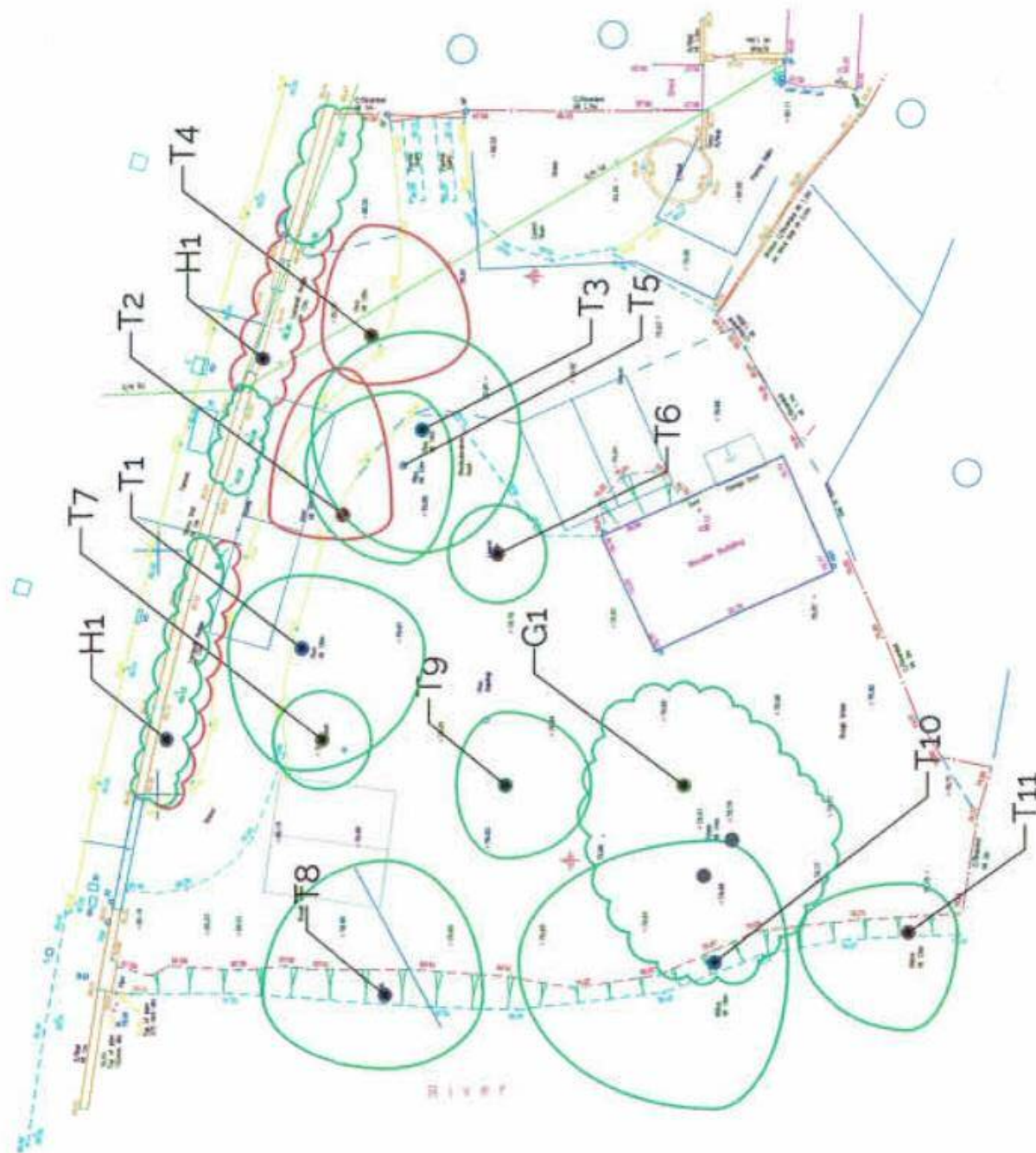


The new access will be between the two shopping bags. The existing access is to be blocked up. 19/00391/APP was approved on 11th November 2020

Photo taken 2019 for the planning application 19/00391. The decorative pillar can be seen to right of the tree trunk

Recent Planning History

1	05/00883/ACL	Certificate for the erection of detached garage/store for domestic storage and car parking	Certificate Issued - Existing use
2	14/01912/ATC	Fell one Willow tree (T1) as shown on drawing; fell one Pine tree (T5); crown reduction by 50% to reduce shading of one Poplar tree (T6) and crown reduction by 60% of one Leylandii tree (T7).	Trees - Proceed with works
3	14/01915/ATP	Crown reduction of two Aspen trees by 50% (T3 & T4 shown on drawing and fell one Aspen tree (T2).	TPO - Consent Granted
4	19/00391/APP	Subdivision and change of use of existing domestic, ancillary outbuilding to a B1 office and creation of new access.	Approved
5	20/03994/ATC	T2 (Scots Pine) Fell and remove roots T4 (Scots Pine) Fell and remove roots H1 (Conifer hedges) Cut out sections to allow formation of new access and parking bays	Pending Consideration

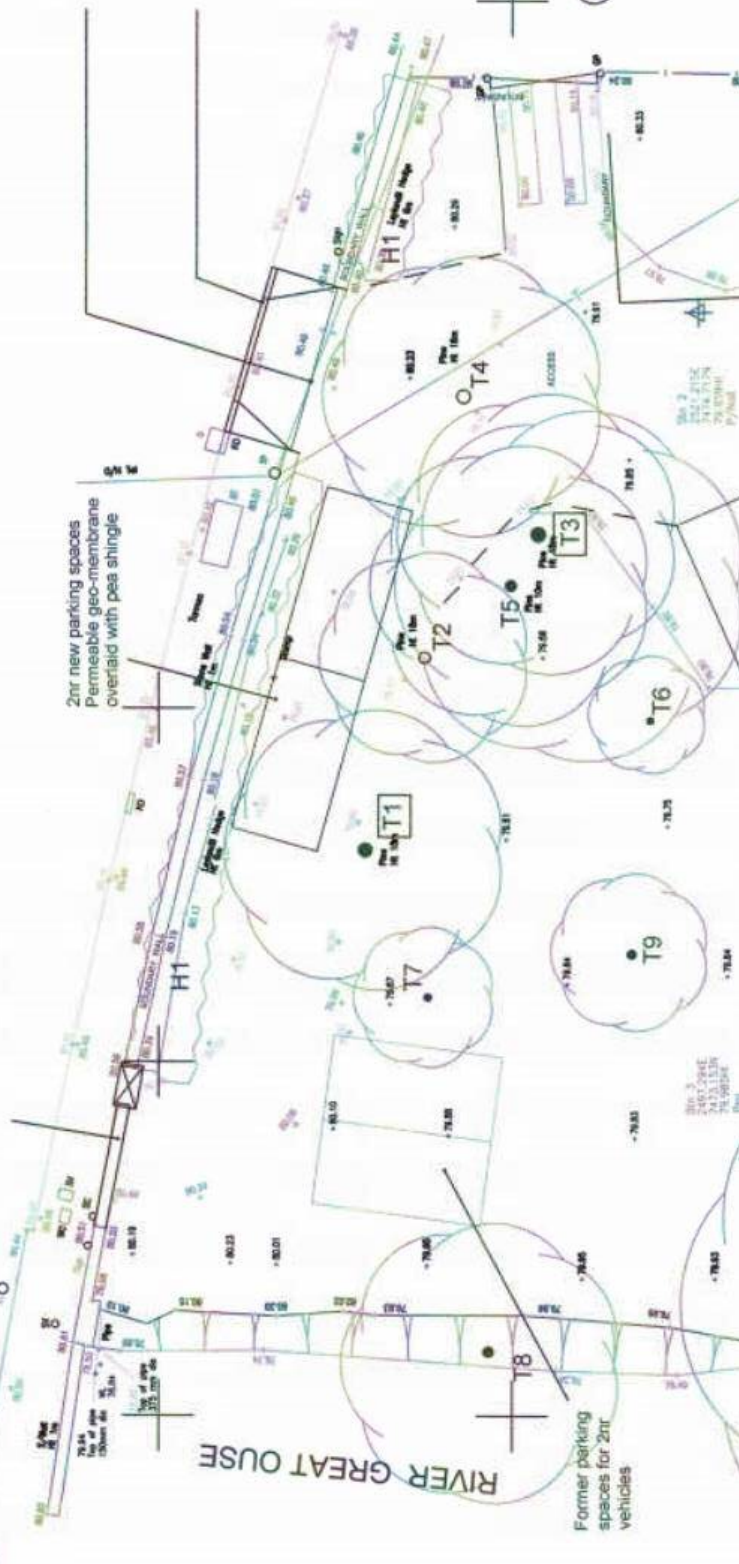


Scale 1:2000 A3
N

- Trees to be retained for development
- Trees to be removed for development

TINGEWICK ROAD

A) Former 4.6m width access across pavement
Infill walling rebuilt to match the existing, adjacent walls with the salvaged pier reassembled at the southern end of the insert



B) New 4.8m width access across pavement
Boundary wall cut out and made good. Stone blocks and copings, including the existing pier with cartouche and capping, are to be carefully salvaged and re-used in the new infill section.
Hedge, stump and shrubs to be cut back and removed

C) New 4.8m width crossover with 900mm drop kerbs to each flank
Kerbing to be formed with the existing granite blocks and re-set and bedded to form the 900mm length drops and 3m wide lower edge.
Pavement to be re-shaped to new profile and resurfaced with asphalt paving as adjacent surfaces.
Works to be conducted by a BCC Highways approved contractor

22 NELSON STREET

16/00151 WALNUT DRIVE, MAIDS MORETON

Following a four-hour meeting, Buckinghamshire Council's Strategic Sites Committee on November 19 approved the 170-house Walnut Drive development at Maids Moreton, despite over 400 individual objections and opposition from Buckingham Town Council; Maids Moreton, Akeley, Leckhampstead and Whittlebury Parish Councils; Foscote Parish Meeting; and both local Shire members Warren Whyte and Charlie Clare.

After a long debate resulted in a 5-5 vote; the chairman, Cllr Alan Turner (Monks Risborough) - who said it was "the most difficult application I have sat on for ages" - made his casting vote in favour. It now remains to be seen if the Maids Moreton Action Group (which put forward a very strong case) will ask for a Judicial Review.

Reasons for opposing it were largely that it went against NPPF policies, and included:

- that it did not constitute sustainable development, relying on Buckingham for its infrastructure
- that it was increasing the housing in a small (not medium as BC classified) village by 60%
- harm to the conservation area
- that the highways calming schemes harm outweighed the benefits
- that the VALP Inspector was still awaiting BC's response to his concerns about including this site in the emerging VALP
- and that 21 months after the applicant was asked for its s106 mitigation proposals, the applicant had still not signed it

I was given three minutes to put Buckingham's case against it, citing the Old Gaol and A422 Mill Lane junction traffic problems, the increased car use to reach schools and employment areas in the town, and the pressure on schools, shops, medical services, culture, sports and parking.

Deferment until the VALP Inspector had decided on the site's inclusion was suggested by Cllr Richard Newcombe (Aston Clinton), but it was overruled by BC's legal officer Lauralee Briggs, who said that "in my view the VALP Inspector has not raised any queries which put the Maids Moreton site in peril, so there is nothing to be gained by deferring it.

"As things stand, you run the risk of a judicial review if you approve it, or an appeal if you refuse it, either of which could be at a cost to the public purse. Does Buckinghamshire Council want to control the fate of this application, or let it take another course?"

Six members spoke against the development, but the Committee was eventually swayed by SPO Susan Kitchen's assertion that housing needs outweighed the objections, and if these 170 houses were refused, they would have to be built on another site within the Vale. She said that the current 5-year housing need to 2023 called for 30,100 houses to be built, and the current supply was 30,333.

She added "we have looked at this site in far greater detail than the inspector, and we believe that it is sustainable, and any elements of harm are outweighed by its benefits towards our five-year housing supply."

It should be noted that an 18-page corrigendum was added to the Planning Portal on the eve of the meeting, which concluded with the officers' recommendation:

"Having reviewed the objections received from various sources, it is considered that on balance and subject to all the extensive mitigation measures proposed, as required by the Section 106 legal agreement and conditions, it is considered that the development would accord with the aims of the relevant Policies of the AVDLP, SPG on car parking and the NPPF.

"Furthermore, it has been demonstrated that the development could be delivered without causing undue harm to highway safety and convenience and indeed brings with it numerous benefits that would serve not only new residents at the development, but be beneficial to the wider local community as well. It can therefore be concluded that all highways and transport matters should be afforded neutral weight."

The proposed s106 mitigation to address Buckingham's concerns are:

- a pedestrian refuge above the Old Gaol in Moreton Road, with left and right turn road markings
- Cross-hatching at the Cornwall's Meadow junction with the High Street to ease access and egress to the car park
- A pedestrian crossing at the Lower Wharf junction with Stratford Road
- Traffic monitoring at the College Farm (Mill) Lane junction with the A422 by ANPR camera for one year after the last house is built

My recommendation is that Buckingham Town Council Planning Committee considers its response to the s106 proposals, which have yet to be finalised, and requests that it be involved in the consultation process as a major stakeholder.

Cllr Mark Cole JP
Buckingham Town Council
November 2020

[Back to AGENDA](#)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Year	Appln	Type	site	Proposal	Shire Councillors						Notes				
2	2016	00151	AOP	Land off Walnut Drive	170 houses								not in our parish			
3						CC	SC	TM	HM	RS	WW	Later contact if any	date of BTC agenda	Response	Committee Date	Decision
4	2018	00932	APP	19 Castle Street	6 flats above shop								amended plans 20/4/20	& 17/04671/ALB; Oppose until HBO satisfied		
5		01098	APP	23/23A/23B Moreton Road	split 3 houses into 6 flats								amended plans 23/03/20 and 6/7/20	no change to original response; deferred for more information		
6		04290	APP	West End Farm	72 flats/Care Home	-	-	-	-	√	-		amended plans 4/2/19	no change to original response	WITHDRAWN 27/2/20	
7		04626	APP	Overn Crescent	4 houses	-	-	√	-	-	-		amended plans 22/6/20	no change to original response		
8																
9	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	√	-					
10		00391	APP	The Workshop, Tingewick Rd	ch/use & new access	-	x	-	-	-	-		amended plans 3/2/20	Oppose & Attend		
11		00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	-	-					
12		001476	APP	Station House, Tingewick Road	11 houses	-	-	-	?	-	-		additional document 27/2/20	no change to original response		
13		01564	APP	12-13 Market Hill (M&Co)	9 flats over and 23 newbuild flats behind	-	-	-	-	-	-			<i>Revised application 20/02752/APP submitted August 2020, see below</i>	Officer decision	Refused 6/7/20
14		02627	AAD	Old Town Hall	signage (retrospective)	-	-	-	-	-	-		amended plans 24/2/20	response changed to No Objections subject to the satisfaction of the HBO		
15		03531	APP	10 Tingewick Road (Hamilton Precision site)	variation 16/02641/APP 50 houses	-	-	-	-	√	-					
16		03624	ALB	Old Town Hall	signage (retrospective)	-	-	-	-	-	-		amended plans 24/2/20	response changed to No Objections subject to the satisfaction of the HBO		
17																
18	Year	Appln	Type	site	Proposal	Shire Councillors						Later contact if any	date of BTC agenda	Response	Committee Date	Decision

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
19						CC	SC	TM	HM	RS	WW					
20	2020	00483	APP	Land behind 2 Market Hill	7 flats	-	-	-	-	-	-	add'l plans amended plans	23/03/20; & 17/8/21	no change; response changed to No Objections		
21		00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-					
22		01018	APP	7 Krohn Close	extensions	-	x	-	-	-	-	amended plans	17/8/20	no change to original response	officer decision	Approved 3/9/20
23		01240	APP	5 The Villas	extension	-	-	-	-	-	√	add'l plans	22/6/20	no change to original response	WITHDRAWN 18/9/20	
24		02013	APP	10 Hilltop Avenue	Fence and shed	-	-	x	-	-	-				officer decision	Refused 23/9/20
25		02506	ALB	50-51 Nelson Street	change #51 to HMO	not possible for ALB							in combination with 20/01830/APP			
26		02511	APP	Pightle Crescent	8 flats, garage area	-	x	x	-	-	-			2 approaches made to SC, no response, TM asked; declined		
27		02752	APP	M&Co	9 flats above shop	-	-	x	-	-	-			declined		

PRESS RELEASE

MK Campaigners Slam Planning 'Reforms'

Issued by MK Forum, Xplain and RoRE 19/10/20

Press enquiries to Tim Skelton (Chair, MK Forum) 07985 100246 or

Linda Inoki (Chair, Xplain) 07704 582393 or David Lee (Secretary, RoRE) 07736 227260

"If adopted, the next twenty years could spell the ruin of Milton Keynes."

Local campaign groups have slammed government plans to rip up the planning system, warning that its so-called 'reforms' will spell the end of MK's green open spaces, turn the landscaped grid roads into choked city streets, and cut local people out of the process.

The city's civic society, MK Forum, and the Fred Roche Foundation have teamed up with campaign groups Xplain and Residents of Renewal Estates (RoRE) to warn residents about threats from the latest government White Paper. If adopted, it would see most of New Town Milton Keynes designated as a 'renewal area', meaning new developments would be given automatic planning permission, without public consultation, while planning 'rules' would be set by national bodies rather than locally.

In a rare alignment of all political parties, Milton Keynes Council has also unanimously voted to condemn these plans. At a recent meeting, Councillors warned that it would put the fate of MK in the hands of a few big house-builders and make affordable homes even harder to find.

"The White Paper aims to streamline the planning process to deliver more homes," says RoRE's David Lee. "But when you drill down there are many alarming aspects. Most of MK would be targeted for infill of residential areas, giving developers the upper hand in building on our open green spaces."

Linda Inoki, chair of Xplain, says "The people of MK have had many debates with the Council and developers, but it's always been about keeping MK special. Localism has been crucial to raising standards in recent years, but it's about to be demolished. Guaranteeing planning consent for infill housing means that protest will be futile. Standards and the quality of life will drop, while corporate profits rise. Unless people oppose this centralised power grab the next twenty years could spell the ruin of Milton Keynes."

Tim Skelton, chair of MK Forum, said "Events of the past few months have shown, more than ever, the value that the residents of Milton Keynes place upon our open spaces. We are concerned that the White Paper offers too little protection for these treasured parts of our city and that they could become an easy target for development".

Campaigners are urging concerned residents to write to their MPs and the Government.

Anyone can respond to the Government's consultation on the new White Paper by going to www.gov.uk/government/consultations/planning-for-the-future or emailing planningforthefuture@communities.gov.uk. A template for a letter of objection can be found on Xplain's website, www.xplain.org.uk. The deadline is Thursday 29th October.

From: SMITH, Greg B
Sent: 26 October 2020 11:48
To: Paul Hodson <townclerk@buckingham-tc.gov.uk>
Subject: Planning

Hi Paul

I am completely committed to maintaining a local democratic planning process and since my election I have made it clear that I am firmly opposed to over development and housing targets in my constituency.

The Planning for the Future White Paper represents a significant change in the planning and development system and should be treated with caution. I have already submitted my response to the Ministry for Housing, Communities and Local Government's consultation on Changes to the Planning System consultation last month. We all agree that the current planning system is far from perfect, but I also have serious concerns regarding some of the proposals in the White Paper, and crucially the resulting impact on the constituency. I am more than willing to take on board suggestions for alternatives to the current proposal from Government, though I am fully aware of the many and varied concerns felt right across the constituency.

I do have some concerns about having a centralised planning system which I have relayed to the Minister. Whilst I agree that the process can be 'speeded up' the time frames proposed mean there is a risk that local voices are not heard. Local Plans do take time to be adopted but they need to be based on local evidence, which can take significant time to gather.

I will continue to campaign to keep the character of Buckinghamshire and will press for brownfield sites to be used first.

Kind regards
Greg

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Applications to fell trees from 2016
Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2016	01890	27 Nelson Street	Scots Pine	Lower stem damage incl. decay; N/E 15% lean, possible root plate movement; Crown decline	Approved
2017	00003	Maids Moreton Avenue	Lime Horse Chestnut Poplar	Significant decay and leaning over access Dead Dead	Approved
	00238	Land off Embleton Way	Ash	Significant decay in stem	Approved
	02010	Waglands Garden	2 x Sycamore	Self-set, growing in cypress hedge	Approved
	02681	Land at Chandos Road		To prepare the land for development	Approved
	03281	Maids Moreton Avenue	Plum	Dead	Approved
	03432	Land at Chandos Road	T3 Yew T18 Yew T25 Yew T26 Portuguese Laurel T48 Yew	Very spindly tree that has almost no amenity value at all Wide spreading tree with a rather one-sided form that will occupy a large portion of the back lawn of the house. Gingko biloba suggested as replacement Small tree of little worth Large shrub of little amenity value Leaning over and may be at risk of collapse	Refused
	04295	Maids Moreton Avenue adj 4 Manor Gardens	Sycamores	Self set sycamores in group	Approved
2018	00370	The Old Surgery, West Street	Common Beech	Tree has become too large for its situation and is of low amenity value	Approved
	01835	Land adj. 3 Orchard Dene	Birch	Advanced state of decline. Replacement to be discussed with residents	Approved
	01836	Land at Fishers Field	Willows 2 x Sycamores	Leaning excessively over river, fell to prevent future blockages With Kretzschmaria duesta present on butts and by road	Approved
	02459	Land at Chandos Road	Yew (previously shown as Portuguese Laurel)	The tree is largely dead and unsightly. Replace with 1 standard sized ash leaved maple (Acer)	Split decision
	03197	Land adj Tingewick Road	Sycamore	Significant basal cavity with Kretzschmaria duesta present	Approved
2019	03832	Maids Moreton Avenue	Hawthorn	None specified; part of a general maintenance work sheet	Approved

	04203	6 Carisbrooke Court	2 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, rear of 3 Carisbrooke Court	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2016	00011	4 Victoria Row	Italian alder	Tree has over-extended form and leans over River	Approved
	01156	10 Chandos Road	Blue Conifer Western Red Cedar Norway Spruce	Shading garden None specified None specified	Approved
	03823	1 Manders Gardens	3 Leylandii Sycamore	None specified None specified	Approved
2017	02681	58 Nelson Street	Leylandii Cherry	None specified None specified	Approved
	03471	Paynes Court	2 x Alder	Roots lifting block paving causing health risk to residents	Approved
	03794	15 Chandos Road	Skyrocket conifer	None specified	Approved
	04160	Cornwalls Centre	False Acacia	The false acacia in the pedestrian thoroughfare is in a dangerous state. Fungal fruiting body of a parasitic fungi is evident around the base of the tree which puts the tree at risk of total failure	Approved
2018	01298	Well House, 35 High St.	Tulip tree Holly	Unhealthy specimen Unhealthy specimen	No decision – timed out
	02414	15 Moreton Road	Conifer	The roots are pushing the retaining wall over and the tree is leaning	Approved

				towards the Moreton Road and the Bungalow opposite.	
	02524	Old Latin House	Leyland Cypress	The tree has structural imperfections and is now exposed to wind loads it was previously not accustomed to. This greatly increases the likelihood of premature failure putting at risk the existing building, a listed wall, the Nightingale Rise access road, parked cars, garden and persons nearby	Approved
2019	01330	Fleece Yard	Sycamore	Growing in wall and will eventually cause wall to fail	Approved
	01467	54 Well Street	Silver Birch Bay	None given Permission not required	Approved
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Pending consideration
	03994	Land adj Tingeiwck Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Pending consideration

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