



BUCKINGHAM TOWN COUNCIL

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

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www.buckingham-tc.gov.uk
Town Clerk: Mr. P. Hodson

Think Mask, Think Lateral Flow Test

Wednesday, 30 March 2022

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 4th April 2022 at 7.00pm at the Town 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. The Council is trialling the use of video conferencing to enable the public and guests to address Council meetings virtually. If you would like to address the meeting in this way, 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/>

Mr. P. Hodson
Town Clerk

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.

3. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 7th March 2022 and received at the Full Council meeting held on Monday 28th March 2022.

[Copy previously circulated](#)

Buckingham



Twinned with Mouvaux, France; Neukirchen-Vluyn, Germany



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

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

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

To receive the notes from the BNP Working Group meeting held on 23rd March 2022.

[Appendix A](#)

5. Action Reports

5.1 To receive action reports as per the attached list.

[Appendix B](#)

5.2 (603/21; 19 Bridge Street decision) to receive and discuss the reply

[Appendix C](#)

5.3 (401.2/21) West End Farm archaeology: to receive a verbal update from Cllr. Stuchbury

5.4 (398.2/21) To receive for information the Highway Obligations pages from the Walnut Drive s106 agreement

[Appendix D](#)

6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 6th April and 4th May 2022 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 21st April and 12th May at 2pm.

Additional information provided by the Clerk

[PL/131/21](#)

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

- | | |
|-----------------|---|
| 1. 22/00663/APP | 23 Deerfield Close, MK18 7ET
Householder application for erection of a single storey rear extension
<i>Ani</i> |
| 2. 22/00742/AAD | Ring Road Garage, Gawcott Road MK18 1DR
Display of 2No totem signs, 1No advertisement board, 1No freestanding signboard and 5No flags (retrospective).
<i>James [Ring Road Garage Ltd.]</i> |
| 3. 22/00797/APP | 23 Woodlands Crescent, MK18 1PJ
Householder application for erection of fence (retrospective).
<i>Stone</i> |
| 4. 22/00804/APP | 12 Bodenham Close, MK18 7HR
Householder application for two storey side extension above existing garage and conversion of garage into habitable accommodation.
<i>Joseph</i> |

The following two applications may be considered together

- | | |
|--------------------|---|
| 5. 22/00812/APP | 12-13 Market Hill, MK18 1JX [<i>M & Co</i>]
External alterations to form new doors and windows to front side and rear elevations. |
| 6. 22/00848/COUAFN | Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of upper floors from retail storage (Class E) to 8 dwellings.
<i>Wong</i> |
| 7. 22/00939/APP | 90 Moreton Road, MK18 1PW
Householder application for part two, part single storey side and rear extensions
<i>Prendergast</i> |

Amended Plans (referred from Full Council 28th March 2022, Min.772/21)

8. 20/00510/APP Land West of Moreton Road and Castlemilk [*Moreton Road Phase III*]
Erection of 130 dwellings, associated access and parking, landscaping, and amenity space and the change of land from agriculture to use for sports pitches/recreational open space and informal open space
Armstrong [Bellway Homes and Avenue Farms Ltd.]

[BTC/129/21](#)

Not for consultation

Members are asked to note that none of the document lists for the following applications contained an application form; that for 22/00694 still had no documents whatever at 29/3/22.

9. 22/00632/ATC 1 Salisbury Cottages, Bath Lane, MK18 1DX
Bramley Apple: crown reduction of 1.5m to prevent contact with power lines that run directly above tree
Parsonage
10. 22/00694/ATC Well House, 35 High Street, MK18 1NU
(Species not given) Reduce crown height and width by 25% which is approx. 2m to even out the tree. Remove Ivy.
Thirlby
11. 22/00929/ATC Chandos Park, Chandos Road
CHS0270 Lime Tilia, Structural Pollard. Reduce Height by 50% and remove any branches from overhanging neighbouring property.
CHS0271 Sycamore Acer pseudoplatanus Fell and Remove due to storm damage. Re-plant with suitable species away from boundary.
CHS0272 Sycamore Acer pseudoplatanus Crown Reduction. 30% crown reduction – removing as much as possible away from neighbouring property. Remove all dead wood, ivy and any damaged stems (pest damaged).
CHS0264 Crack Willow Salix fragilis Pollard Re-pollard to last growth point – remove any damaged or diseased stems.
CHS0265 Crack Willow Salix fragilis Pollard Re-pollard to last growth point – remove any damaged or diseased stems.
Phillips (Buckingham Town Council)

7. Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
21/02819/APP	37 Well Street	S/st. & 2-st. rear extensions and insertion of gate in side boundary wall	Oppose ⁷
21/03808/APP 21/03809/ALB	Rose Cottage, Bourton Road	S/st extension, new windows, internal alterations	No Objections subj.HBO
21/04475/APP	Wipac, London Rd	New storage units	No Objections
21/04489/APP	17 Westfields	S/st rear extension (amendment to approved 20/04055/APP)	No Objections
21/04696/APP	Chicana, 2 Avenue	Rear and side extension and	No Objections

	Road	associated works	
21/04875/APP	5 Bushey Close	Replace detached garage, porch & conservatory with 2-st. side and s/st. rear extension & new side porch	No objections
22/00071/APP	10 Aris Way	S/st. side and rear extension	Oppose ²
22/00188/ALB	Lloyds Bank, 19 Market Square	Replacement external ATM	No Objections
22/00481/COUOR	Chewar House, Market Hill	To determine if prior approval is required for change of use from Class E to mixed use including Class C3	No objections

¹Members opposed the proposed gate, which was out of keeping and would have required the removal of a mature holly tree. The gate proposal was deleted from the application, and only the extensions approved.

²Members objected to the flat roof on the extension; the officer commented: Whilst the flat roof design is not in keeping with the roof of the existing dwellinghouse as noted in the comments received from Buckingham Town Council, given the location of the proposed extension to the side/rear of the property and set-back out of view from the public realm in this instance the flat roof design is considered to be acceptable.

Approved (not in our parish)

Application	Site address	Proposal	BTC response
16/00151/AOP	Land off Walnut Drive, Maids Moreton	Outline application for up to 170 dwellings and associated infrastructure	Oppose & Attend

Withdrawn

Application	Site address	Proposal	BTC response
22/00254/AAD	25 Moreton Road	Wall mounted sign [not illuminated] ³	No Objections

³Heritage Officer said the sign did not comply with the relevant VALP heritage policies BE1 & BE2, but gave guidelines for an acceptable sign should the applicant wish to re-apply.

Not for consultation

Approved

Application	Site address	Proposal	BTC response
22/00070/ATP	20 Waglands Garden	G1 Thuja hedge – reduce to previous points; 1m off top and trim sides	No objections
22/00274/ATC	Stowe Avenue	10-yr maintenance plan – lift limbs and reduce epicormic growth to clear footpath	No objections
22/00287/ATC	20 West Street	Holly – fell (too near building) Apple – remove ivy and prune	No objections
22/00315/ATP	6 Villiers Close	Crown lift/reduce 1 Beech, 2 Horse Chestnut, 1 Oak	No objections
22/00348/ATC	Lido Romeo, 12 Bridge Street	G1 – self set Sycamore & Cherry group Remove 3 trees to tidy area	No objections

Withdrawn

Application	Site address	Proposal	BTC response
22/00635/ATP	Royal Latin Sch.	Fell 1 Larch – internal decay.	None made. Approval not necessary (see 12.4 below)

7.2 Planning Inspectorate

An appeal has been lodged against refusal of 21/01491/ALB, 32 Nelson Street, MK18 1DA
Proposal: Internal works and external render and paintwork
Members' response (24th May 2021) was "No Objections subject to the satisfaction of the Heritage Officer."
The Heritage Officer recommended refusal on the following grounds:

"The proposals due to the loss of historic fabric and plan form would fail to preserve the architectural or historic interest of the listed building and would cause less than substantial harm to the significance of the designated heritage asset. No public benefits have been identified to outweigh the harm identified. The proposal is therefore contrary to section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, policy BE1 of the Vale of Aylesbury Local Plan and paragraphs 190 and 200 of Section 16 of the National Planning Policy Framework 2021".

If Members wish to make any further comments to the inspector, the closing date is 15th April 2022.

8. Buckinghamshire Council Matters

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

8.1.1 **Osier Way (Min 723 refers)**: To receive and discuss the notes taken at a meeting Cllr. Stuchbury held with Wates and their agent [Appendix E](#)

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

9. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (9th March) *No Buckingham applications*
(6th April) *No Buckingham applications*

9.2 Strategic Sites Committee (10th March) *Cancelled*
(24th March) *No Buckingham applications*
(7th April) *No agenda posted at time of printing*

10. Licensing (referred from Full Council 28/3/22, Min. 769/21)

To receive a verbal update from the Town Clerk on the status of the BP Licensing Application.

11. Enforcement

To report any new breaches.

12. Trees

12.1 (Min. 648 refers) "Year of the Tree 2022" - *postponed from 7th March*
Minute read:

Cllr. Stuchbury questioned whether it would be appropriate for the Planning Committee to consider how best to make recommendations to protect Buckingham's trees and to let the community know that the Town Council are monitoring them. Cllr. Cole noted that this was not on the agenda and proposed that '2022 the year of the tree' would be an agenda item at the next meeting.

12.2 To receive an updated list of felling applications. [Appendix G](#)

12.3 To note for information that three of the Lombardy Poplars at Bernardines Way (on the University boundary) are to be felled as they are in an unsafe condition. Replacement planting will be carried out in the autumn (Buckinghamshire Council)

12.4 To note for information that the Royal Latin School intends to fell a Larch in the corner of its land by the Station Road car park. They applied for approval under the impression that the tree was Protected. It is not, neither is it in the Conservation Area, so permission is not

required. The internal decay of this tree was reported in their December 2015 Tree Survey.
(Ms King, Royal Latin School)

13. s106 Quarterly update - postponed from 7th March

To receive and discuss the quarterly update.

[Appendix H](#)

Mr. Rowley also reports that discussions are on-going re the use of the balance remaining for Stratford Fields Car Park.

14. Matters to report

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

15. Chairman's items for information

16. Date of the next meeting: Monday 9th May 2022 following the Interim Council meeting

To Planning Committee:

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

Notes of a meeting of the Neighbourhood Plan Working Group of Buckingham Town Council held on 23rd March 2022 in the Council Chamber, Cornwall's Meadow, Buckingham at 2pm.

Present: Cllr. Cole JP (Chair of Planning Committee)
Cllr. Try
Cllr. Gateley (Mayor)
Roger Newall Buckingham Society

Also attending: Mr. P. Hodson Town Clerk

1. Apologies for Absence

Apologies were received from Cllr. Whyte, Cllr. Stuchbury, Cllr. and Sheena McMurtrie.

2. Staffing Update

The Town Clerk updated the Group on staff capacity and resourcing needs. Progress has not been as fast as was hoped at the last meeting. It was agreed to move forwards with developing the plan with the currently available staff.

It was decided to circulate a summary of all the work and ideas so far discussed for the scope of the revised plan, in order for the next meeting of the group to propose a detailed scope of works. The Town Clerk undertook to provide options and costs for consultants and potential funding to be discussed at the same meeting. This will enable the Group to then ensure that work proceeds at pace.

3. Update on meeting with NDP officer

The Town Clerk updated members that he had had a very positive initial meeting with Buckinghamshire Council's new Neighbourhood Development Plan officer. Buckinghamshire Council have support in place for Council's making and refreshing plans. The process for a detailed refresh of a plan is the same as for the original making of the plan, excepting the additional need for a statement explaining the changes made.

One new area of discussion is how social housing splits between rent and shared ownership. This would be a new option to consider; enabling affordable houses to have up to 30% discount off the market price, where buyers have a local connection. Buckinghamshire Council may set its own detailed criteria. The Town Council may want to highlight or create a policy reflecting this in the revised plan.

4. Any other Business

The Town Clerk agreed to arrange for dates for the next meeting, to be in 4-5 weeks, to be circulated.

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
721/21	6 via Consultee In-Tray 1 direct to officer, for filing 2 direct to Trees			

Other actions

Subject	Minute	Form	Rating [√] = done	Response received
Buckinghamshire Council				
Streetlighting, Tingewick Road	1165/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields	√	Response at Agenda # 5.2, Appendix G Resent to Cllr Stuchbury for OK 26/1/22, and agreed version to Town Clerk for sending 27/1/22
	85/21	Follow up letter	√	
	253/21	Follow up & copy letter to Cllr Stuchbury (& speed limits)	√	
	298.2/ 21	Cllrs. Harvey, Stuchbury & clerk to formulate letter	√	
West End Farm	401.2/21	Letter & press release as minuted	√	Verbal update from Cllr. Stuchbury Agenda 5.3
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	Town Clerk to report any progress
TPO request	524.12/21	Confirm formally the request for TPO on Verney Close yews made on application response	√	

Sale of County-owned land	602/21	Town Clerk to write and ask for policy on sale of land and how much has been sold	√	
Highways response	603/21 (Refused application 21/00583/APP)	Letter as minuted	√	Response received 22/3/22 (see Agenda 5.2)
Call-in included in response; awaiting decision				
22/00220/APP	9 St Rumbolds Lane	Alterations to make 7 self-contained flats	√	<i>Confirmation of acceptance awaited</i>
Enforcement reports and queries				
Walnut Drive s106	398.2/21	Respond to Cabinet Member's reply to July letter	√	Application has been approved, with our suggested amendments and corrections (hand)written into the s106 agreement. Agenda 5.4
Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)	√	Awaiting officer's return from leave Update requested 29/7/21 and 7/9/21 and 21/10/21 Neighbour reported further breaches and concerns 8/2/22, forwarded to RS for action
	478/21	Unauthorised work and pavement hazard	√	
	Public Session 29/11/21	Cllr. Stuchbury to pursue complaints	√	
Neighbourhood Plan Review				
NBPPC	362./21	Town Clerk to write to BC asking for criteria for statutory consultees & list	√	
Other (including items postponed from last meeting)				
	648/21	"Year of the Tree"		Agenda 11.1

Stratford Fields car parking	652/21	Relay Members' decision to Mr. Rowley	√	
Applications to fell trees	726.1	Postponed to April meeting		Agenda 11.2
S106 quarterly update	727/21	Postponed to April meeting		Agenda 12
Care Home access, Cornwalls Meadow	729/21	Review after Care Home open		

[Back to AGENDA](#)

Katharine McElligott

From: Jo Thornton <jo.thornton@buckinghamshire.gov.uk>
Sent: 22 March 2022 15:08
To: Paul Hodson <townclerk@buckingham-tc.gov.uk>
Cc: Steve Bambrick <Steve.Bambrick@buckinghamshire.gov.uk>; Gareth Williams (Cllr) <gareth.williams@buckinghamshire.gov.uk>
Subject: FW: [EXTERNAL] 19 Bridge Street 603-21

Thank you for your letter dated the 10th March 2022 regarding planning application 21/00583/APP at 19 Bridge Street, Buckingham. In assessing the highway impacts of the proposed takeaway and drycleaners, the Highway Authority acknowledged that a pedestrian crossing is located close to the existing access, however, the traffic signals are clearly visible to drivers when entering and exiting the access. There is also inter-visibility between drivers and pedestrians using the crossing. Furthermore, peak periods at the takeaway would be during the evening which is unlikely to coincide with the peak use of the crossing point during the school peak periods, for example.

The Planning Officer raised concern that the required visibility splays at the access may possibly require third party land. However, the highway comments note that visibility of 2.4m x 43m in line with guidance stated in Manual for Streets is achievable from the access. Furthermore, these splays fall entirely within land under the applicant's control or land forming part of the publicly maintained highway and do not cross third-party land. This level of visibility was secured by a condition that required anything within the splays to be below 0.6m in height, therefore the fence mentioned in your comments would not obstruct visibility and would have to comply with this restriction or otherwise be in breach of their conditions:

"Condition 1: Prior to the occupation of the development minimum vehicular visibility splays of 43m from 2.4m back from the edge of the carriageway from both sides of the existing access onto Bridge Street shall be provided in accordance with the approved plans and the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access."

The Planning Officer raised concern with the restricted site access and therefore the likelihood of on-street parking arising. However, the Highway Authority recommended that the existing access be upgraded, which would improve access to the site and provide easier access to the on-site parking. It was also noted that the area surrounding the site benefits from parking restrictions to ensure that vehicles do not park on the street, and should it occur, any unauthorised parking on Bridge Street would be an enforcement issue.

The Highway Authority considered the proximity of the site to the Bridge Street / Bourton Road / Ford Street / Chandos Road / London Road Junction and found there to be no collisions or road safety issues which would be materially worsened by this planning application.

A TRICS® (Trip Rate Information Computer System) assessment has been undertaken which found that the peak usage period of the proposed takeaway would fall outside of morning and evening peak periods on the adjoining highway network, minimising the impact on the local highway network. In addition, due to the location and the use class proposed, the development would attract a number of pass by trips, where customers are already on the highway network and simply pull into the takeaway on their journey. It was noted that there is no TRICS® data for a dry cleaners, however this use would not be expected to generate a material increase in vehicle movements to and from the site, particularly in the morning and evening peak periods on the adjoining highway network.

The proposed takeaway and drycleaners is situated close to Buckingham Town Centre, and there is a nearby residential catchment of customers and staff who could access the site by non-car modes. The proposed development therefore provides appropriate opportunities to promote sustainable transport modes.

Mindful of the above, I am satisfied that the highways consultation response was carefully considered and after thorough assessment concluded that the proposed development would not have a material impact on the operation of the local highway network or an unacceptable impact on highway safety. The Planning Officer is within their rights to not take our comments forward, however given the information that we have before us we would be unable to defend such a recommendation for refusal and therefore could not sustain an objection on highways grounds. The Town Council is welcome to raise highway concerns within their own separate consultation responses, which will be considered by the Planning Authority through the planning process.

Kind regards,

Jo

Jo Thornton

Highways Development Manager
Directorate for Planning Growth & Sustainability
Buckinghamshire Council

Tel: 01296 383611

Jo.Thornton@buckinghamshire.gov.uk

Walton Street Offices, Walton Street, Aylesbury, Buckinghamshire, HP20 1UA



**Buckinghamshire
Council**



*Buckinghamshire
Council*

DISCLAIMER FOR BUCKINGHAMSHIRE COUNCIL

WALNUT DRIVE s106 agreement (16/00151/AOP) selected pages.

APPENDIX H

Highway Works

- Alterations to the junction of Walnut Drive with Main Street to form a mini roundabout junction, as shown in principle on drawing number 1158-01 Rev M, to also take into account the 'Highway Protocol for Conservation Areas' document and include a Quality Audit;
- Alterations to Foscoate Road between the proposed site access on Foscoate Road and the existing footway provision at Manor Park to provide a new 2m footway, as shown in principle on drawing number 1158-02 Rev E;
- A traffic calming scheme in the vicinity of the College Farm Road junction with Church Street as shown in principle on drawing number 1158-F07 Rev D, to also take into account the 'Highway Protocol for Conservation Areas' document, include a Quality Audit and also be subject to public consultation;
- Alterations to the carriageway surfacing and signage on the A422 Stratford Road in the vicinity of the College Farm Road junction as shown in principle on drawing number 1158-F08 Rev A;
- A traffic calming scheme including works to the carriageway surfacing and signage on Towcester Road/Duck Lake in the vicinity of the junction with Main Street on entry to the village, to also take into account the 'Highway Protocol for Conservation Areas' document, include a Quality Audit and also be subject to public consultation;
- A crossing on the A422 Stratford Road, type and exact location to be agreed with the Highway Authority, to link to the cycleway improvements ^{in the vicinity of the football club} ~~at the Lower Wharf junction with the A422 to the east of the football club~~ ^{CS,}
- Junction improvements to the Moreton Road junction with the High Street (Old Gaol roundabout) to include:
 - Lane Markings along Moreton Road at the approach to the existing mini roundabout at the 'Old Gaol' junction to identify two separate approach lanes. All lines and signs to be in accordance with the Department of Transport's current 'Traffic Signs Regulations and General Directions'.

- CS
ysh
- A pedestrian refuge on Moreton Road in the vicinity of the 'Old Gaol' roundabout, to provide safe crossing facilities to town centre services.
 - Keep Clear markings across the junction of ^{of the High Street with Cornwall's meadow} the public car park on Stafford Road in the vicinity of the 'Old Gaol' junction, to assist the bus exiting the High Street and facilitate movements on the network.

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 4th APRIL 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. **22/00663/APP** 23 Deerfield Close, MK18 7ET
 Householder application for erection of a single storey rear extension
Ani



Location plan



No21 ↑ No22 ↑ No 23 ↑ No 24 ↑



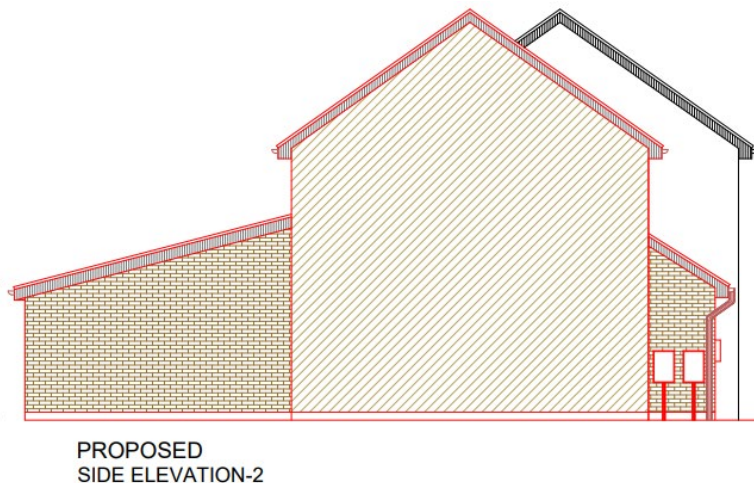
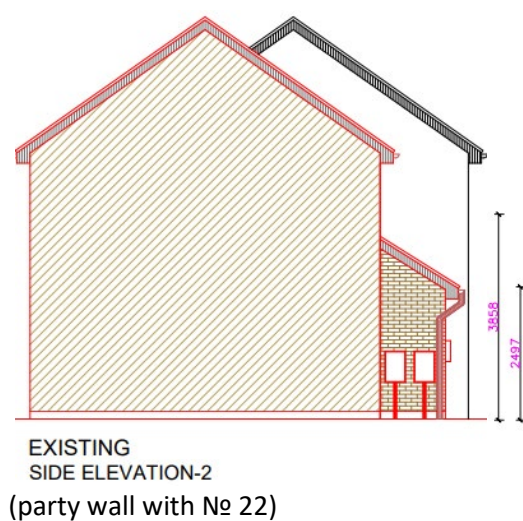
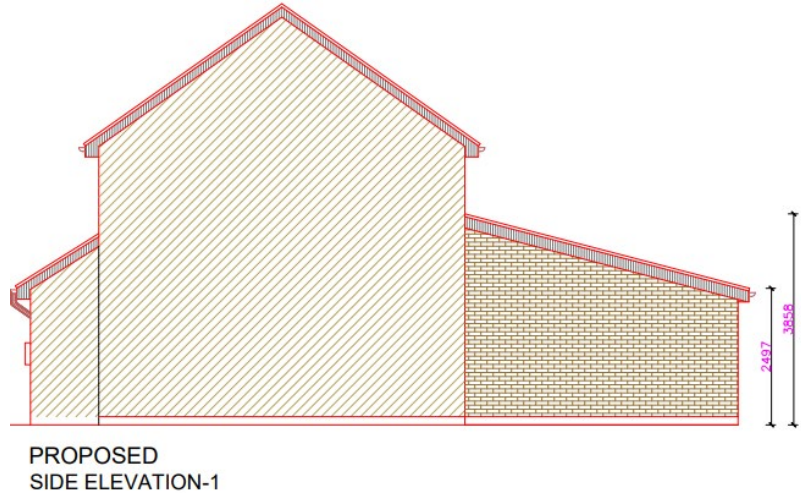
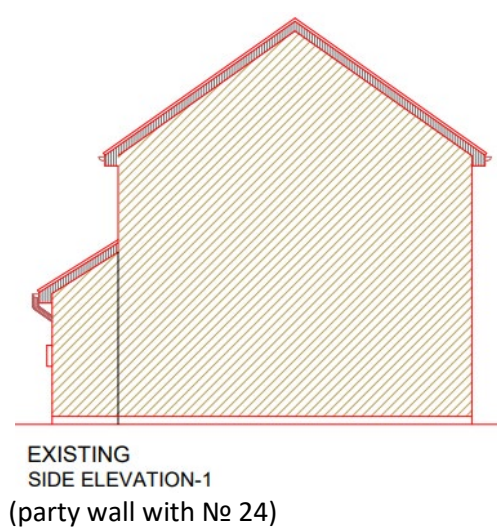
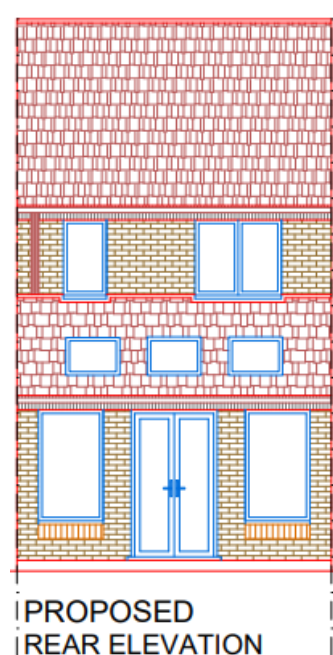
Front of No 23 (no change proposed)

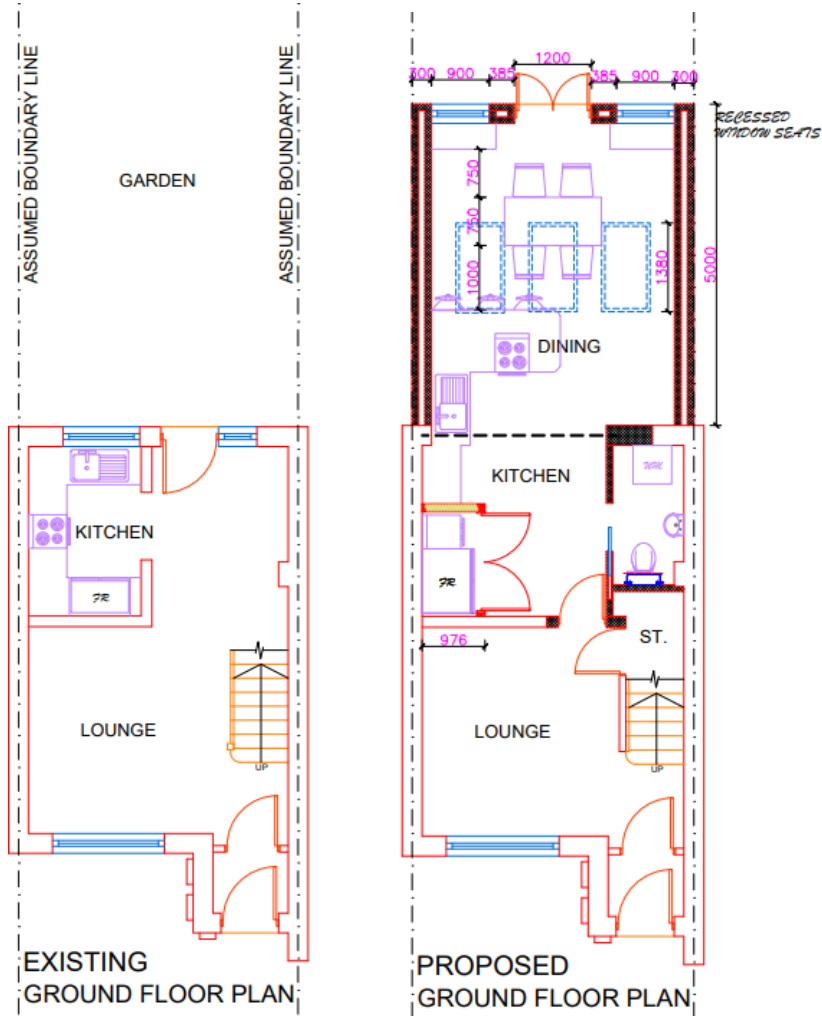


Rear view from parking court (No 23 is second from left)

The site is a two bedroomed house, one of 11 identical houses built in the mid '80s north of a large green (85/01016/AV); this is the third of a terrace of four flanked by a parking court each end. The end houses are stepped forward (No 24) and back (No 21) from the building line of the middle two.

The proposal is to add a single storey extension at the rear, with a single pitch roof with 3 skylights in it, to form a dining room. It is shown as extending to the centreline of the party walls each side. Its depth from the rear wall is 5m; the main house front to back is 7.3m (8.5m including the projecting front porch). The side walls are completely blank, and the height at the house end is 3.9m – up to the first floor windowsills – and at the garden end 2.5m. The garden end has double doors between large undivided windows. Matching brick and tile; white uPVC windows.



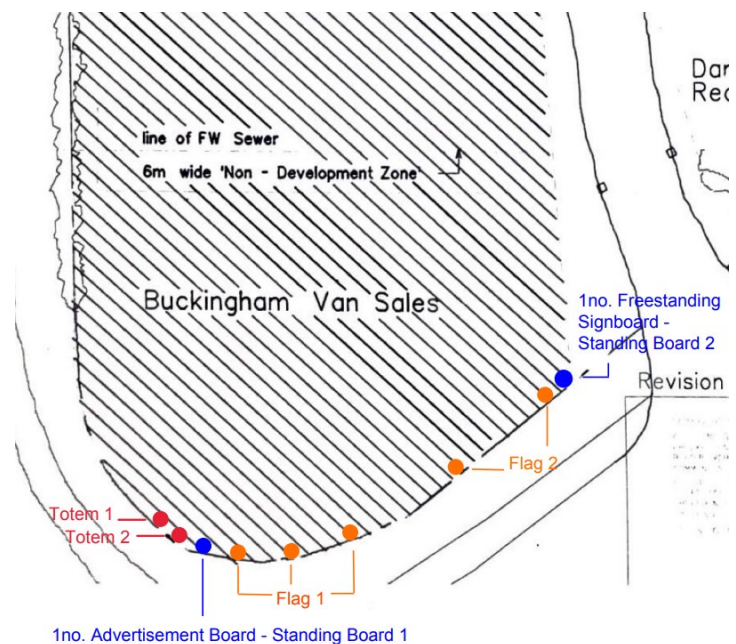
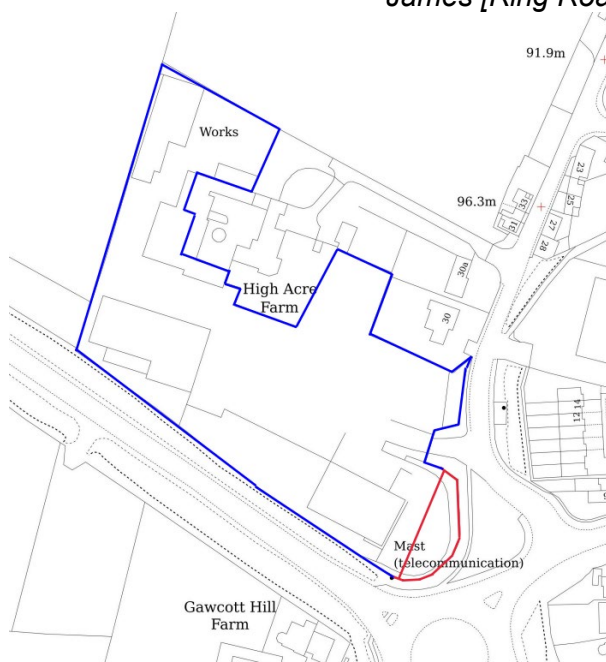


2. 22/00742/AAD

Ring Road Garage, Gawcott Road MK18 1DR

Display of 2Nº totem signs, 1Nº advertisement board, 1Nº freestanding signboard and 5Nº flags (retrospective)

James [Ring Road Garage Ltd.]





Photos 21/3/22



The signage August 2021.

The site is the HGV garage on the corner of Gawcott Road and the bypass, and its plethora of signs facing the roundabout. As most – notably the vertical banners – did not have permission and close to a roundabout is a sensitive site the signage was reported to Enforcement resulting in case file 21/00307/CONA and (presumably) this application to regularise the position. Whether the storms or Enforcement resulted in the disappearance of the banner signs, is unknown. Highways have no objections, and ask for a condition that the non-illuminated sign has non-reflective paint.

Planning history (signage only)

1	06/00947/AAD	Display of illuminated fascia signs, pylon signs and logo boxes	Split Decision ¹
2	06/01552/AAD	Non-illuminated pylon sign	Advert Consent
3	22/00742/AAD	Display of 2no. totem signs, 1no. advertisement board, 1no. freestanding signboard and 5no. flags (retrospective)	Pending Consideration

¹Fascia signs and logo boxes approved, pylon signs refused

Totem 1



Totem 2



Standing Board 1



Standing Board 2



Flag 1

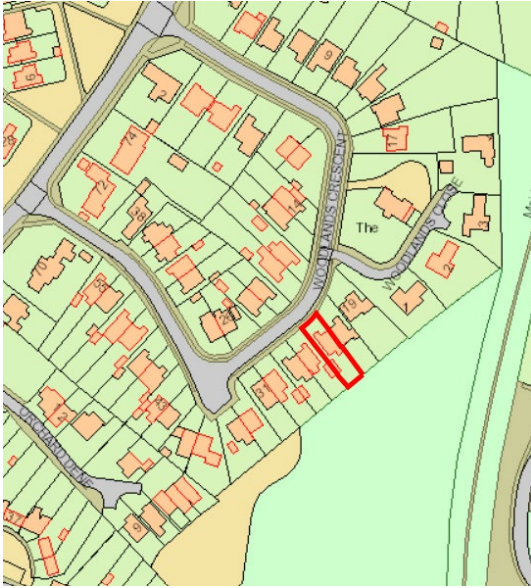


Flag 2



3. **22/00797/APP**

23 Woodlands Crescent, MK18 1PJ

Householder application for erection of fence (retrospective)
Stone

Website map used as the submitted Location Plan is less clear and so old it doesn't have Woodlands Close on (built 1993)

Frontage of Nos 21 (with dormers) and 23 (with new fence)

The submitted Site Plan does not have the site boundary marked

The site is the more southerly of a pair of semi-detached bungalows on the east side of Woodlands Crescent; the housing both sides of the southern part of the Crescent is bungalows, though a few have had loft conversions. The houses back on to the public open space above the cadet huts.

The applicant is seeking retrospective permission for a standard height lapped wood panel fence both sides of the property, with two lower panels across the frontage, leaving a gap for the drive. The fence to the north and front has a scalloped trellis topping. The 'existing' side view submitted appears to indicate that the fence is a replacement but if it is the previous fence predates the photos below.

The application is not the result of a report to Enforcement by this Council, though we did pass on complaints from a neighbour in 2018 that work was being done on this bungalow without approval (it included the replacement of the front window with two smaller ones, and damage to the front wall, see picture below) but the main complaint was the mess and inconsiderate behaviour of the builders).



May 2018 building work



The original front garden and boundary (2011) ...



... was typical of the rest of the street



The south side fence does not come quite as far forward as the post-and-rail fence of №25, and has a higher section at the rear with a gate to the garden.

The neighbour at №21 took the opportunity of my camera trip to approach me and complain that his vision of the street was being restricted, and let me take the photos below; also stated that the fence made his living room very dark (there is apparently a similar fence at the rear on the dividing boundary, which shades his rear window). I advised him how to register his comments on Buckinghamshire's planning site, which he has done, and included the following clause from his deeds: 'The Transferee shall not become entitled to any right to light or air or easement of light or air or otherwise which would restrict or interfere in any manner with the free user of the adjoining or neighbouring property of the Transferor for building or any other purpose'.



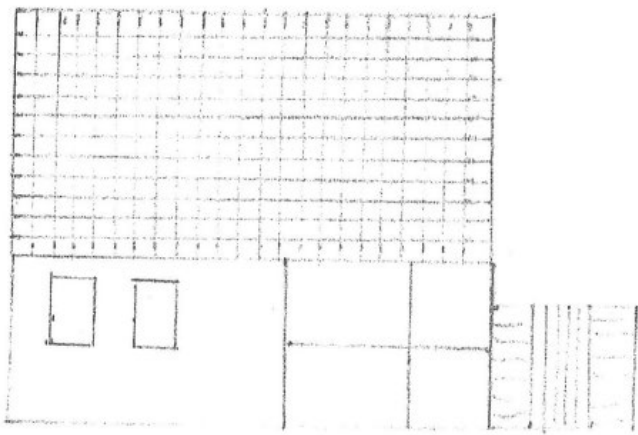
The height of the fence shades the front room of No 21 (photo taken c 9am, 24/3/22)



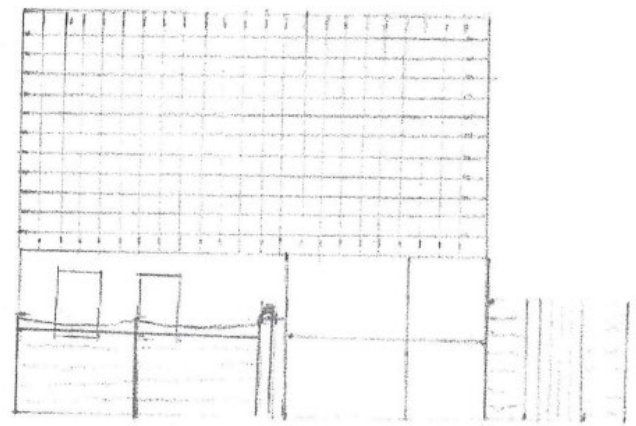
The fence stretches back along the side of the house (view from outside No 25)



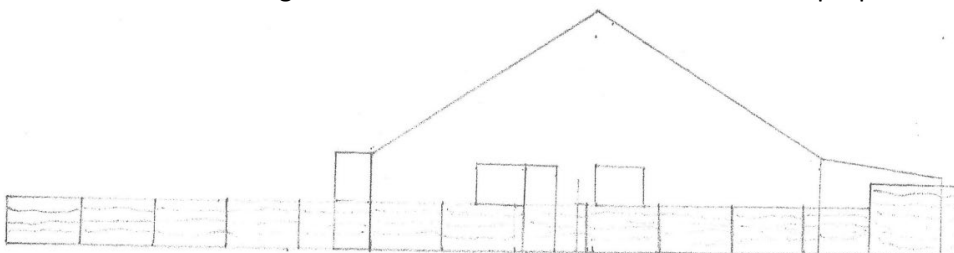
The neighbour at No 21 permitted photographs of the driver's view from his two parking spaces



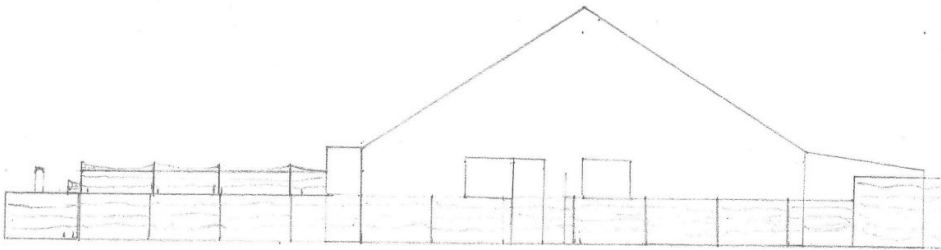
Front elevation - existing



and proposed



south side elevation, existing



south side elevation, proposed

4. 22/00804/APP

12 Bodenham Close, MK18 7HR

Householder application for two storey side extension above existing garage and conversion of garage into habitable accommodation

Joseph



Location Plan



Nos 14 (left) and 12 (rendered front) Bodenham Close 25/3/22

The site is a four-bedroomed semidetached house on the north side of Bodenham Close on Linden Village, adjacent to the turning head. The two semis are set across the corner plot but are not similar; as with other versions of this house style on the close, one has a projecting rendered gable section with individual roofing for the bay window and the door, the other has a flat front with a continuous sloping roof over both; the proposal will not affect a uniformity of street scene as houses further down are of a different design. There is a garage court behind the houses. The garage opening is 2.5m wide, and the floor area widens to 3.75m a little over 2m in, making an L-shaped space. The existing 3rd bedroom is over the garage, its usable area very restricted by the roof slopes front and back, and has a small skylight at the rear but no other window. The roof is asymmetric and its ridge is not in line with that of the main house.



The gap between Nos 12 and 10 narrows towards the rear

The proposal is (1) to retain the narrower front area of the garage as such (it could house cycles or gardening equipment) and turn the wider rear area into a kitchen, so that the existing kitchen/diner can become a dining room; and (2) to remove the garage roof and take the walls up vertically to make a larger 3rd bedroom with en-suite bathroom with matching large windows front and rear, and a smaller window for the en-suite. There will be no windows on either floor in the side wall, and the new roof will be parallel to and subsidiary to the existing gable end eaves. There is no change to the footprint of the building or the number of bedrooms.

The applicant acknowledges the loss of a parking space in the garage but says the drive is big enough for three vehicles, but in my view this would have to include some of the lawned area.

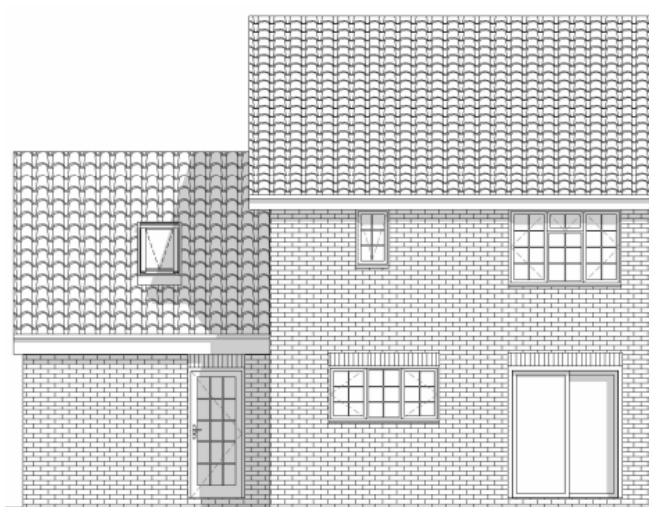
Matching bricks, tiles and uPVC doors and windows.



Existing front elevation (neighbour is to left)



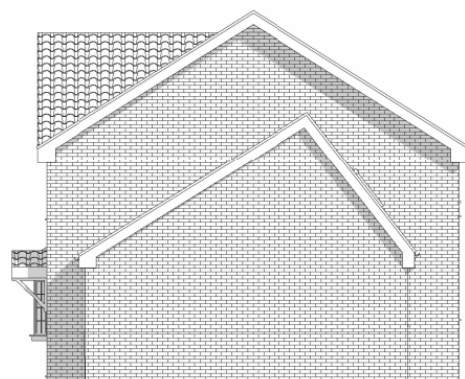
Proposed front elevation



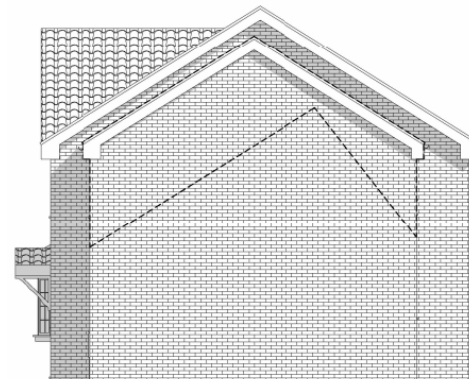
Existing rear elevation (neighbour is to right)



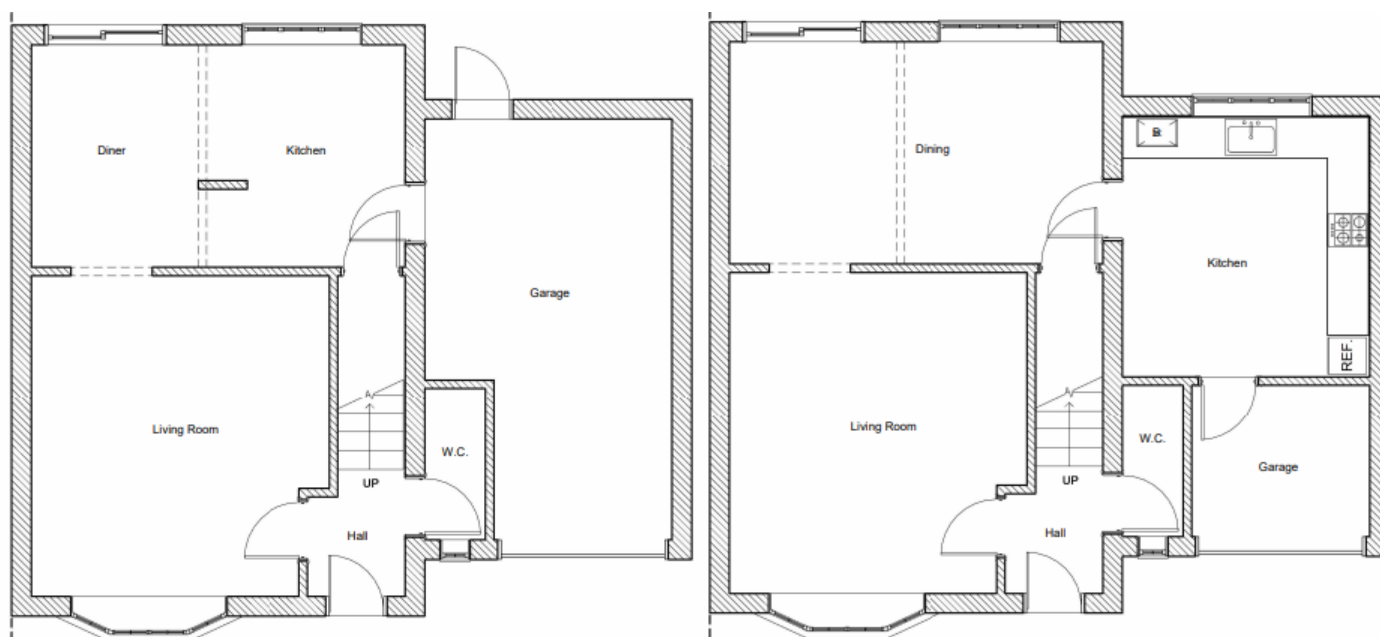
Proposed rear elevation



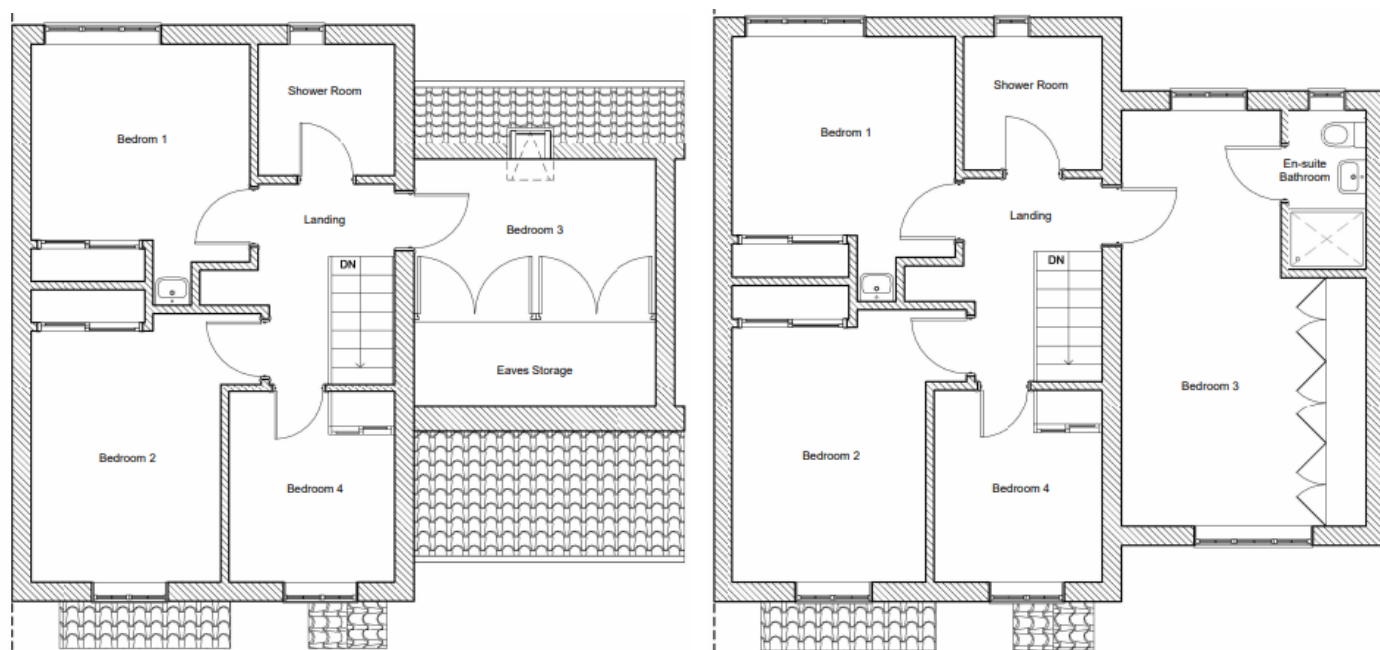
Existing side elevation (towards No10)



Proposed side elevation



Existing and proposed ground floor plans



Existing and proposed first floor plans

The following two applications may be considered together:

5. **22/00812/APP** 12-13 Market Hill, MK18 1JX [M & Co]
External alterations to form new doors and windows to front side and rear elevations
6. **22/00848/COUAFN** Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of upper floors from retail storage (Class E) to 8 dwellings
Wong

The site is the two upper storeys of the M & Co shop in Market Hill (the top one extends over approximately the front one-third of the area of the middle floor). The building is not Listed, but it is in the Conservation Area.

It is proposed to change the use of these two floors to residential by turning the first floor into 4 one-person flats and 2 two-person (1 bedroom) flats, with access corridor, and the second floor into a one-bed/2 person flat and a two-bed/3 person flat. The windows overlooking Market Hill will be retained, and those on the rear wall and the side wall overlooking the Whale's outdoor seating area will be changed to a more residential design, see drawings. There are no windows on the side wall facing north over the three Bryant Court flats over Boots-Tesco. Access will be via a new door at the southern end of the shop frontage, which will give on to an existing staircase serving all the floors.



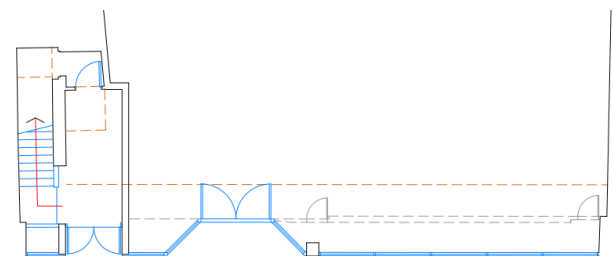
Location plan



Front of shop. Proposed access will be made at left hand side



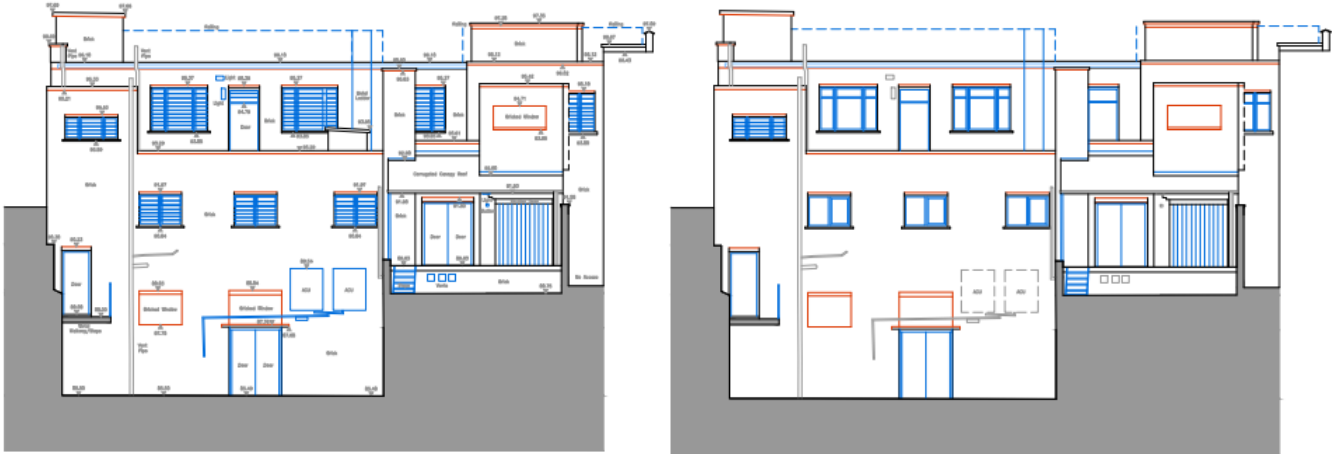
Market Hill elevation, existing and proposed. The only change is the insertion of the new door at the left hand side.



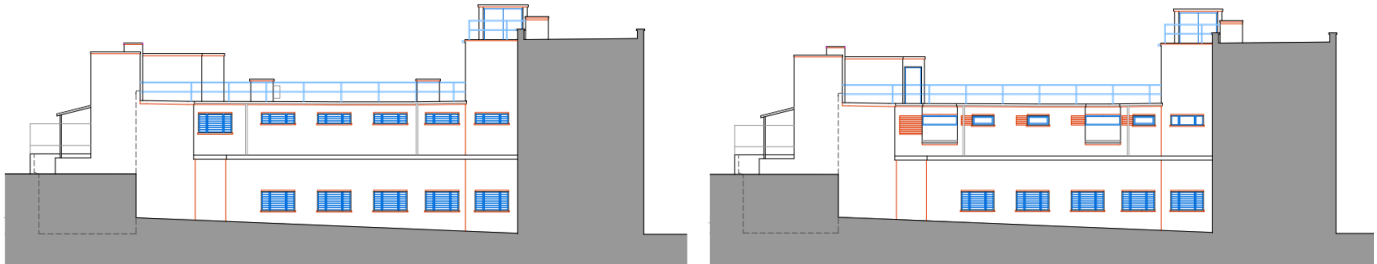
Partial plan to show the layout and location of the new door, lobby and existing stairs. The remainder of the ground floor is not accessible from the upper storeys. There is no adequate space for 2 wheelie bins x 8 flats.

22/00812/APP: is only for the changes to the exterior appearance, and thus the application form does not contain any details of, for example, refuse disposal. It does however confirm the materials to be timber, as existing, but under Foul Sewage the box for 'main sewer' is ticked (as it is for Surface Water), but so is 'no' in answer to the question "Are you intending to connect to the existing drainage system". Drawings for all

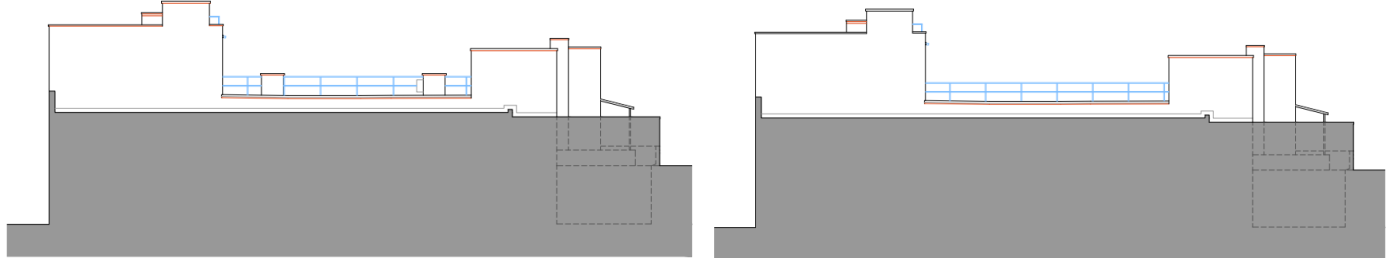
elevations are submitted, as below, but only one other – the floor plans as existing. The only part of these of interest is the door area, reproduced above.



The rear elevation, facing the delivery yard: existing and proposed. The windows currently have security bars over.



Side elevation towards The Whale (south). The two 'voids' on this side with the internal window are shown, but there is nothing similar for the opposite wall, below, where there are also voids in the same places. There is no explanation of the orange patches.



Side elevation towards Boots etc. to the north Existing and Proposed. The small boxes by the railing are accompanied by vents on the flat roof according to the 'existing' plans but there is no indication of what is vented, or whether other arrangements are being made for the venting of it, from whatever floor they are connected to. They do not appear on the 'proposed' floor plans submitted with the other application.



The rear of the building from the delivery yard



The south side of the building from the Forge Cottage access. The wooden building and furniture belongs to The Whale.



The north side of the building from Market Hill The north side of the building from the delivery yard (Photos 22/3/22)

22/00848/COUAFN: a COUAFN application is part of the latest initiative to turn redundant town centre retail premises into housing. It is essentially a tick-box exercise to check if a full application is required. A Design and Access Statement is provided which lists the criteria for this new-style change of use application, and answers each point. Of those applicable to this application some are incontestable – e.g. there are already quite a number of over-shop flats in the town centre, so residential use is established. Some are debatable or subjective – whether the amount of noise nuisance from, for example, the twice-weekly market setting up in the early hours, not to mention the Fair and other Events, is acceptable; or the difficulties involved with the storage of 16 bins and the emptying of 8 of them, on a market day, which might be considered a 'locational consideration'.

The only drawing submitted is a floor plan for each storey, and this shows 4 'voids' on the first floor, which appear to be balcony areas (they are hatched, perhaps to represent tiling) – 3 of the four have a door each end and a window across the rear. The fourth has only one door and the window as the other end butts up against a stairwell wall. It is possible that the ones for flats 3 and 4 are a sort of rectangular sun-pipe behind the existing side wall - there is nothing on the elevation drawing to show a new opening to the exterior. If so, the view is of the rear face of the existing brick wall. Flat 1 has one window facing south, Flat 2 has two, in addition to the one across the back of the void. These voids are definitely new – crosschecking with the more extensive submission for the 2020 application shows no hint of an existing void in these positions.

The amount of natural daylight for a living room provided by the window on to the 'void' (floor area 2m wide x 1.2m deep) with no details on the size of the window, or whether the side doors are glass or wood, might not satisfy clause 2(f) "the provision of adequate natural light in all habitable rooms" – and the bedrooms of flats 3 & 4 only have whatever light is transmitted by the door to the void, they have no windows. The other south-facing windows are high and narrow. The D&A Statement says (¶5.10) "All bedroom and living spaces within the proposed flats will have access to natural light via the existing windows of the building which will be retained for this purpose. As such none of the bedrooms and living spaces will be without appropriate levels of natural light." but without any elevation drawings of the proposal it is difficult to verify this.

Planning history (excluding shop and signage applications):

1	19/01564/APP	Formation of new entrance to upper floors over existing shop off Market Hill; in-fill and cover of rear yard to form delivery area at first floor and staff and stock facilities to ground floor; to create 8 No, 1 bed flats and 1 No 2 bed flat to second floor and additional floor over existing shop; to create 23 No 1 bed flats to the rear of 12-13 Market Hill on vacant land with access off Summer Hill; provision of parking spaces, turning area for deliveries and new ramp to first floor of existing building at rear. Demolish the existing flue and lift to the rear of the existing	Refused
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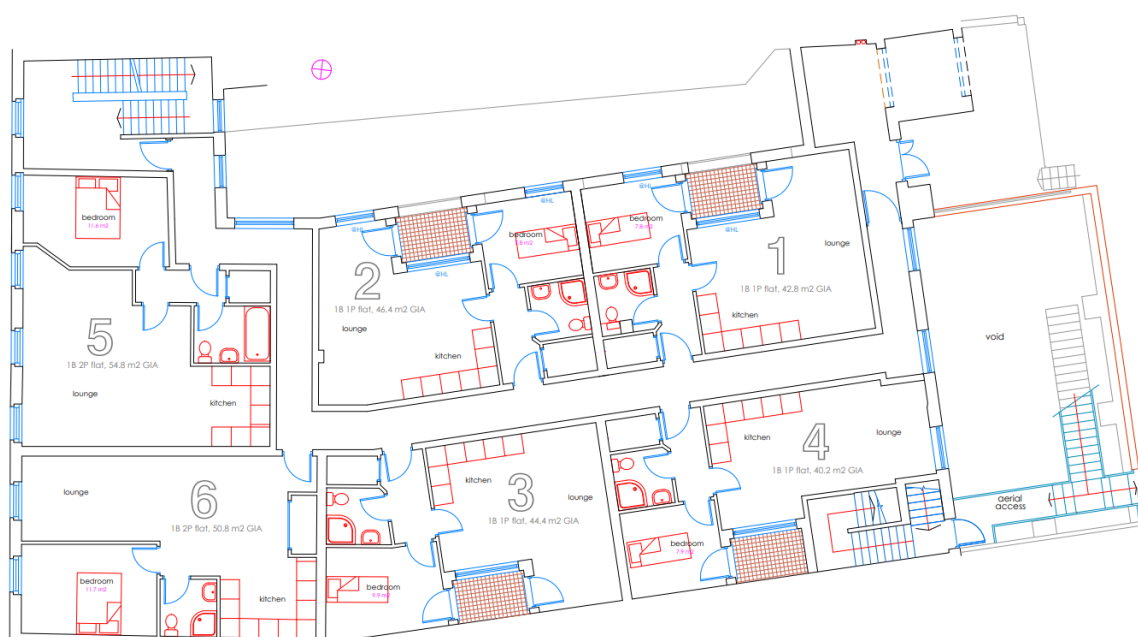
		building together with 2 No roof maintenance cupboards and extract pods located on the roofs of the existing building	
2	20/02752/APP	Alterations to the ground floor retail unit and change of use of upper storeys to 9 flats	Refused
3	22/00812/APP	External alterations to form new doors and windows to front, side and rear elevations	Pending Consideration
4	22/00848/COUAFN	Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of upper floors from retail storage (class E) to 8 dwellings	Pending Consideration

Members opposed both earlier applications. Their comments are not included here as the current application differs in many ways from each of them, but the meetings in question were Full Council 30/5/19 and Planning 14/9/20 if Members wish to refer to the full responses.

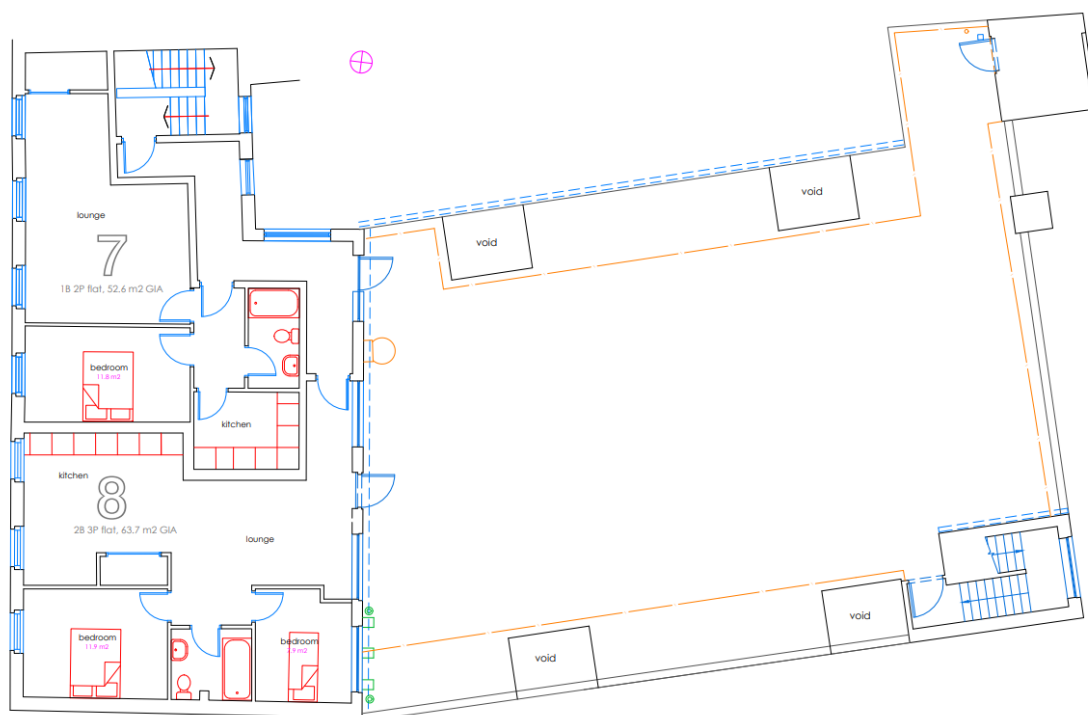
Accommodation proposed; the recommended minimum gross floor area for a 1bed/1 person flat is 39m² with bathroom (37m² with shower); 1 bed/2 person flat 50m²; and 2bed/3person 61m²; all comply with this

Flat	Gross internal floor area	Single/double bedroom	Bath/shower room	Windows
1	42.8 m ²	single	shower	Lounge (to void); bedroom (existing)
2	46.4 m ²	single	shower	Lounge (to void); bedroom (existing)
3	44.4 m ²	single	shower	Lounge/kitchen (to void) northfacing
4	40.2 m ²	single	shower	Kitchen (to void, northfacing); lounge (existing) rear facing
5	54.8 m ²	double	bath	4 (existing) facing over Market Hill, 1 to bedroom, 3 to lounge *
6	50.8 m ²	double	shower	2 (existing) facing over Market Hill, 1 to bedroom, 1 to lounge
7	52.6 m ²	double	bath	4 (existing) facing over Market Hill, 1 to bedroom, 3 to lounge
8	63.7 m ²	1 double 1 single	bath	3 (existing) facing over Market Hill, 1 to double bedroom, 2 to kitchen; 3 (existing) facing to rear, 1 to passage, 1 to single bedroom and 1 and a door (to the flat roof) to lounge

* Avoiding a room divider against a window requires an angled partition wall in Flat 5, see below.



First floor



Second floor

A Flood map is also provided, which (unsurprisingly) shows that the site is not liable to river flooding. However the third (of four) reasons for refusing the 2020 application was that insufficient information had been provided to prove that surface water could be disposed of without flooding adjacent property or the sewer network (contrary to policy I5 of the BNP and I4 of VALP). The ambivalent statement in the other application document about the main sewer (detailed above, p12) might be related to this.

The other reasons for refusal were

1. Only one 1-bed flat was not an 'adequate mix of dwellings' contrary to HP4 of BNP and H6a of VALP – *this application has a better mix of sizes;*
2. No provision for car parking; cycle storage inadequate and contrived; *(there were cycle stands in the corridors, and the cycle would have had to be carried up and down stairs as the existing lift was to be removed)*. This application merely states that this is a (¶5.3) "highly sustainable location where modes of transport other than the private car should be encouraged. It is therefore considered that more than adequate opportunity for use of sustainable transport methods exists within the vicinity of the site and that the proposed development would not result in any parking that would be detrimental to highway safety". *Tenants would therefore not be able to work in – say – Silverstone, or anywhere else out of cycle reach or without bus services. Even if some parking was permitted in the rear yard out of shop hours, there is no apparent direct access to the yard from the upper floors (residents and visitors would have to walk round via Moreton Road).*
4. Inadequate information on waste and recycling storage and collection. *There is no indication in this application of bin storage (at ground level, for 16 bins) nor where bins could be placed for collection (bearing in mind the main doors are in the market area, and bin day is Tuesday. 8 bins take up a lot of pavement, and could well be out from early morning to late evening, depending on when the tenant was home to take them in).*

7. 22/00939/APP

90 Moreton Road, MK18 1PW

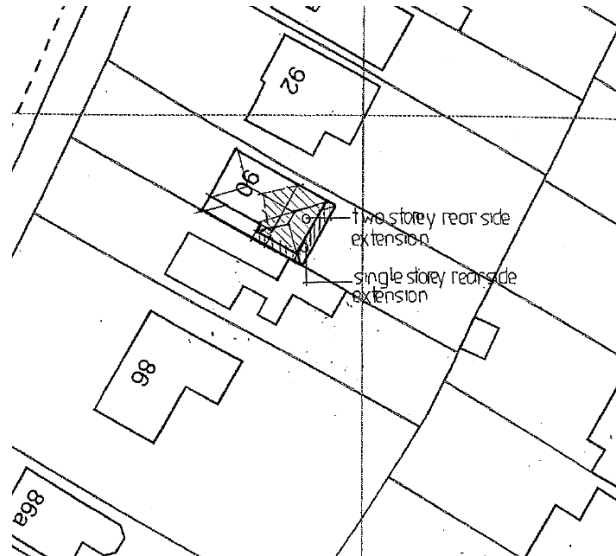
Householder application for part two, part single storey side and rear extensions
Prendergast

The site is a 3-bedroom 1930s detached house on the east side of the Moreton Road, north of the Highlands Road junction and almost opposite the southern entrance to Whitehead Way. It is one of a mirror-image pair with № 88, with a projecting bay window through ground and first floor level, with a gable over, and a small dual aspect oriel window at first floor, which has a corbel support. The front door is recessed inside a shallow arched porch. № 90 has an attached garage on the south side with a single-pitch sloping tiled roof and extensive paved parking to the front of the house; № 88 has no garage but it does have a 2013 garden room

extension set back behind the house and up to the fence line (see site plan below) There also appears to be a fence and gate across the side passage in front of this which does not feature on the drawings but visually fills the gap between the houses. There are two skylights shown in the existing roof, near the ridge, but there is no clue as to the use of the roof; however property websites show the house as being 3-bed, and there are no previous planning applications attached to this address. The property has a sizeable area of land front and rear, and backs onto gardens of Highlands Road.



Location plan



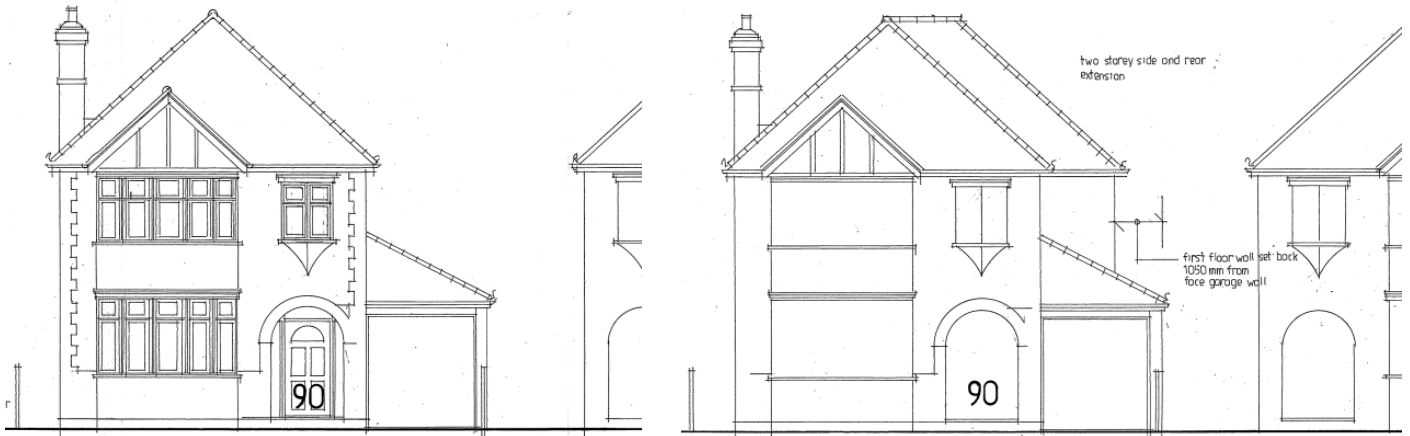
Site plan



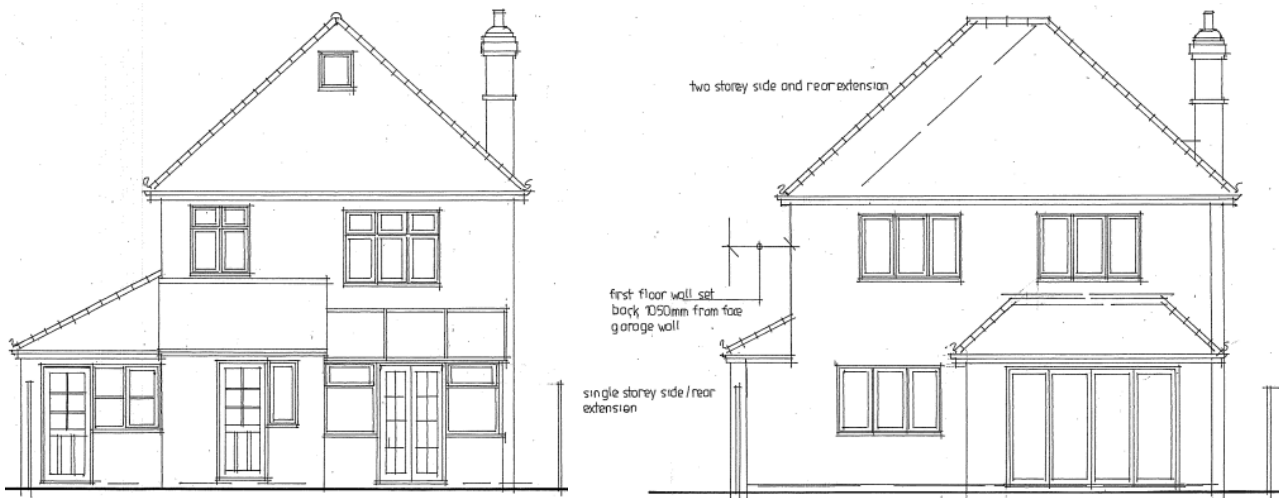
(L-R) Nos 92, 90 & 88. Pictures from Google due to pressure of time (2021 streetview, 2022 satellite)

The proposal is to turn the garage into a store, utility room and cloakroom, and extend across the whole rear of the house to form a new kitchen and dining room, demolishing the existing room walls and extending the dining room part approximately 1m further than the existing building line. The extension is narrower than the house at both sides. The first floor side extension is over about half the garage outline in width and over the rear third of the garage and the new ground floor rear extension, but not the dining room projection. It is thus stepped in considerably on the side next to No. 88, and makes a complex roof pattern with the existing garage roof. The first floor will house a third and fourth bedroom, with the bathroom partially over the new utility and cloakroom (with a small window, obscure-glazed), enabling a corridor access to the two new bedrooms, and one of the existing bedrooms will become a dressing room and ensuite shower-room off the master bedroom. The ensuite is showing on the elevation as also having a small window, obscure-glazed, but this is not shown on the floor plan. There are no other new side windows. The roof ridge of the extension is not subsidiary.

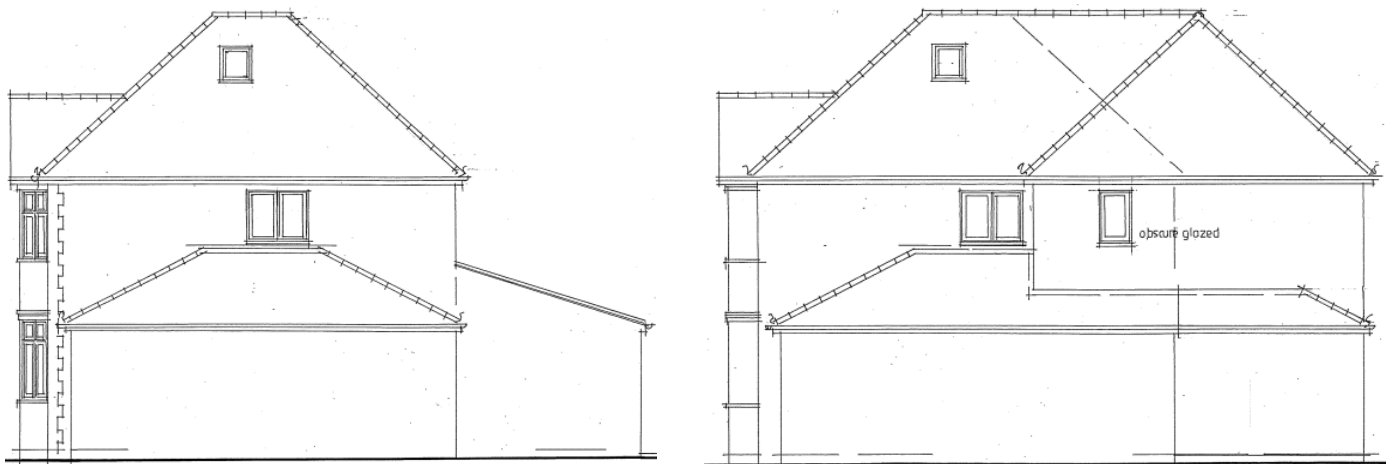
Materials to match existing, including render finish



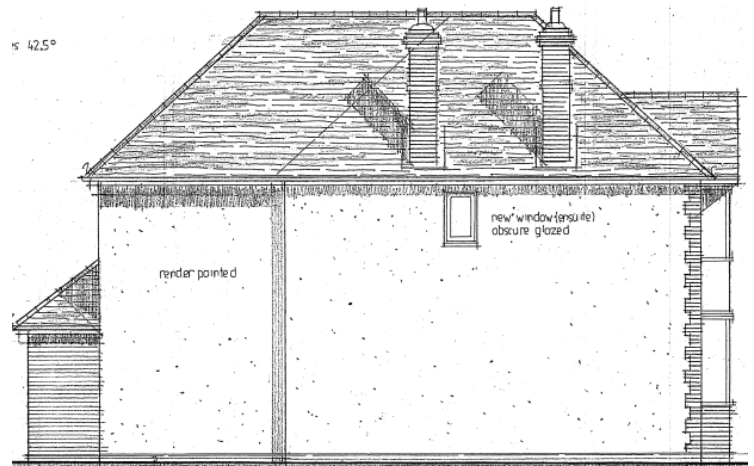
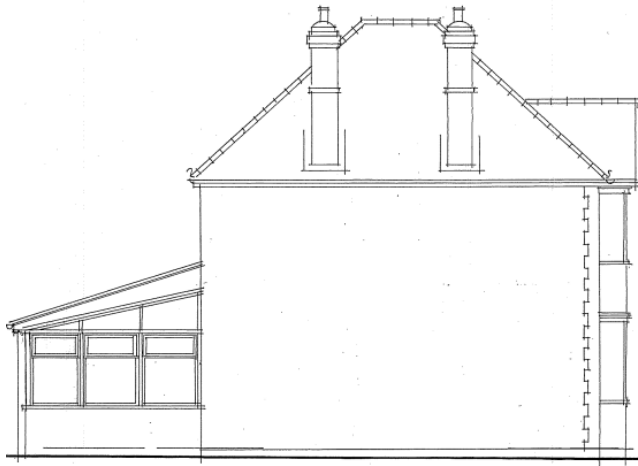
Existing and proposed North West facing elevation (front). Part of № 88 shown to show separation.



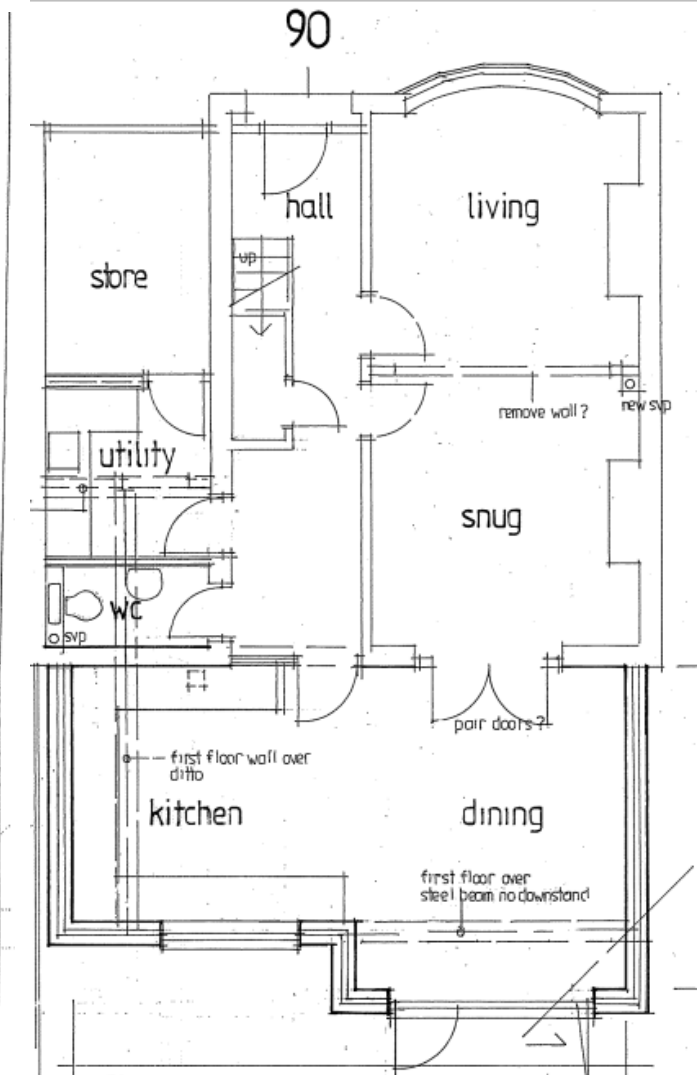
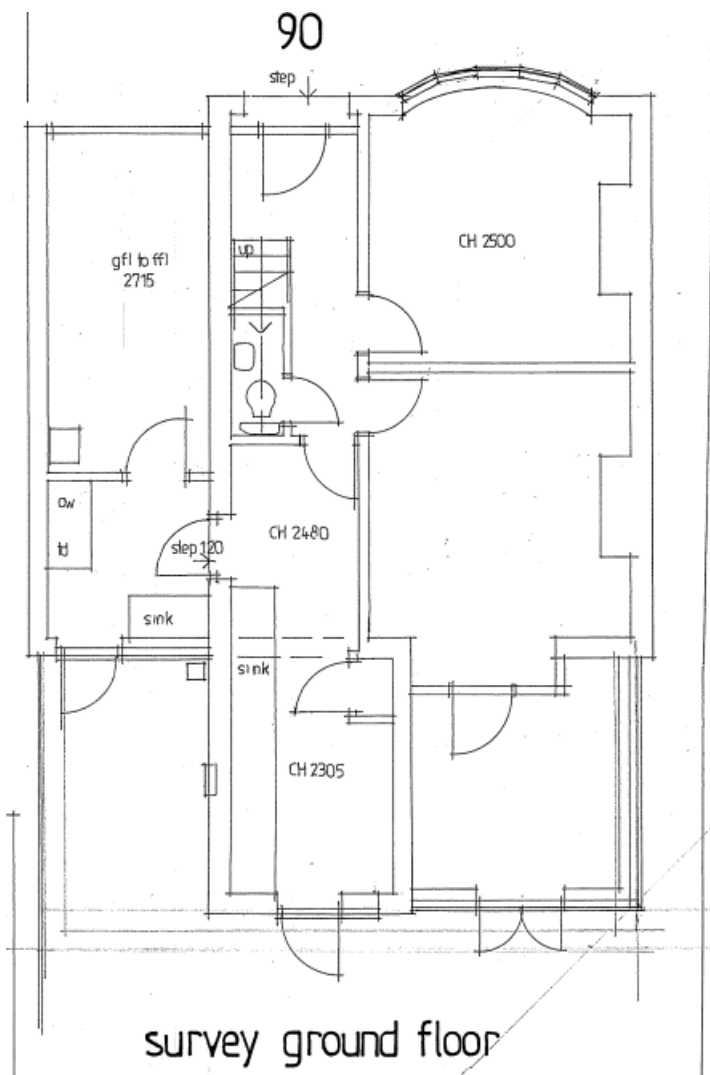
Existing and proposed South West facing elevation (rear)

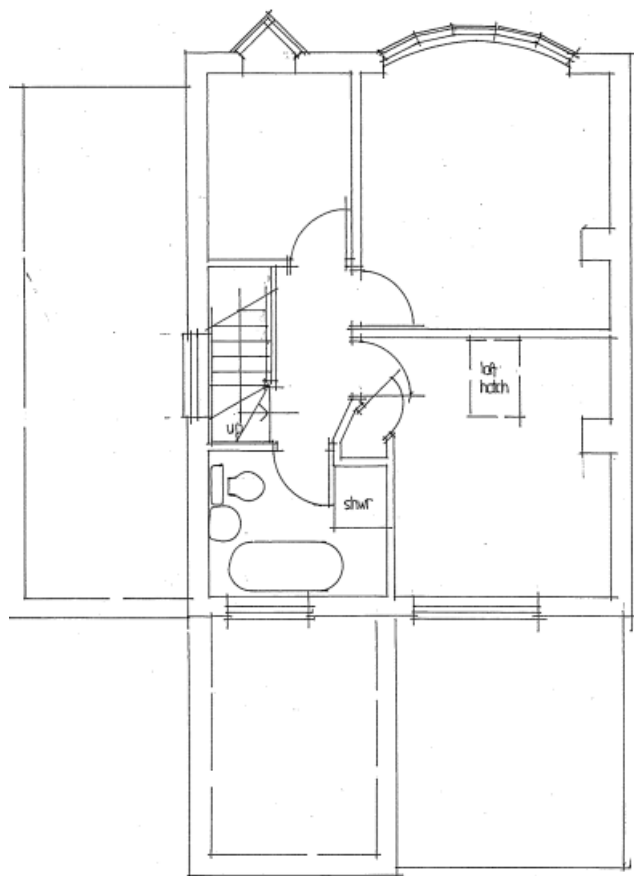


Existing and proposed South West facing side elevation (towards № 88)

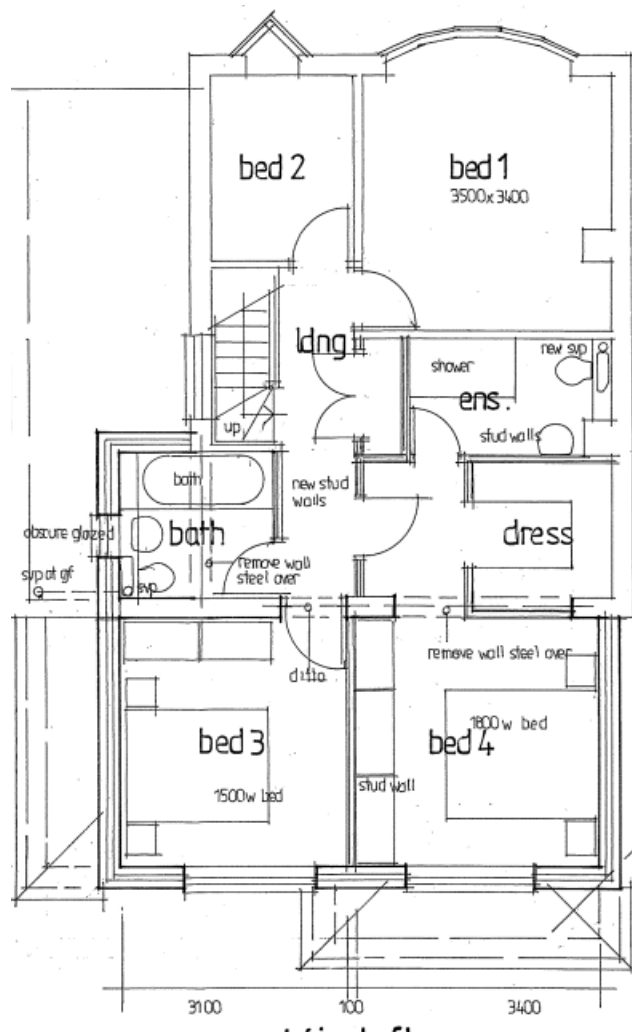


Existing and proposed North East facing side elevation (towards No 92)





survey first floor

**Amended Plans (referred from Full Council 28th March 2022)****8. 20/00510/APP**

Land West of Moreton Road and Castlemilk [Moreton Road Phase III]
 Erection of 130 dwellings, associated access and parking, landscaping, and amenity space and the change of land from agriculture to use for sports pitches/recreational open space and informal open space
 Armstrong [Bellway Homes and Avenue Farms Ltd.]

The report as submitted to Full Council is available via this link

[BTC/129/21](#)

Not for consultation (summary only; circulated separately due to time constraints)**9. 22/00632/ATC**

1 Salisbury Cottages, Bath Lane, MK18 1DX
 Bramley Apple: crown reduction of 1.5m to prevent contact with power lines that run directly above tree
 Parsonage



10. 22/00694/ATC

Well House, 35 High Street, MK18 1NU
(Species not given) Reduce crown height and width by 25% which is approx. 2m to even out the tree. Remove Ivy.
Thirlby



Map from website

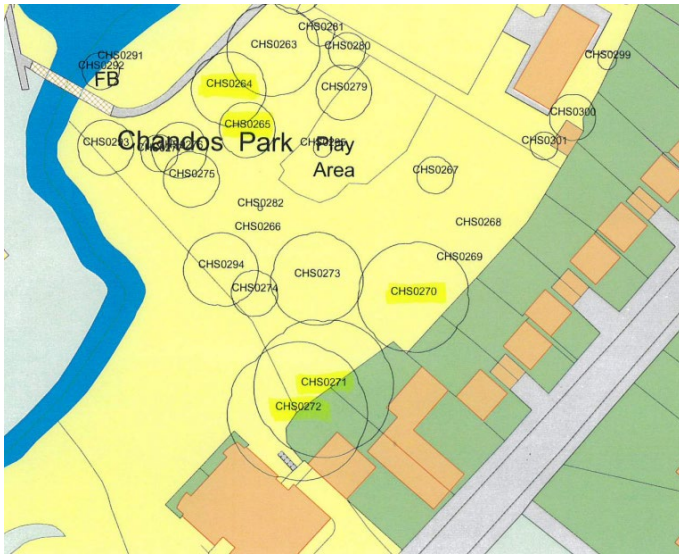


Photo supplied by Mr. Pasmore.

11. 22/00929/ATC

Chandos Park, Chandos Road
CHS0270 Lime Tilia, Structural Pollard. Reduce Height by 50% and remove any branches from overhanging neighbouring property
CHS0271 Sycamore Acer pseudoplatanus Fell and Remove due to storm damage. Re-plant with suitable species away from boundary.
CHS0272 Sycamore Acer pseudoplatanus Crown Reduction. 30% crown reduction – removing as much as possible away from neighbouring property. Remove all dead wood, ivy and any damaged stems (pest damaged)
CHS0264 Crack Willow Salix fragilis Pollard Re-pollard to last growth point – remove any damaged or diseased stems

CHS0265 Crack Willow *Salix fragilis* Pollard Re-pollard to last growth point – remove any damaged or diseased stems
Phillips (Buckingham Town Council)

**KM 30/3/22**

BUCKINGHAM TOWN COUNCIL
FULL COUNCIL
MONDAY 28TH MARCH 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

20/00510/APP – AMENDED PLANS

Land West of Moreton Road and Castlemilk [*Moreton Road Phase III*]

Erection of 130 dwellings, associated access and parking, landscaping, and amenity space and the change of land from agriculture to use for sports pitches/recreational open space and informal open space

Armstrong [Bellway Homes and Avenue Farms Ltd.]

The site is the field to the west of Moreton Road Phases I & II with vehicle accesses (north to south) from Twickenham Road on Phase II, serving the pitches and play space; from Castlemilk opposite Shetland, and from Lincoln, on Phase I. Footpath connections are proposed eastward to Hill Radnor and southward to Bradfield Avenue and the Rights of Way Officer has suggested a pedestrian link from the Public Open Space to Whitehead Way (Phase I) and Rogers Lane (Phase II):



Members will be aware that despite the Secretary of State's decision, this site was included in VALP, and this supersedes the Neighbourhood Plan.

Note that the detail drawings reproduced on pages 7 & 8 do not include the Public Open Space area which is to accommodate junior rugby pitches, a play area, a BMX pump track and small (10 spaces) car park.

The plots have had to be re-numbered due to the replacement of houses on plots 25 & 29 with (respectively) flats and maisonettes. The plot boundaries are largely as before except where parking arrangements have been changed.

No 'cluster' of Affordable Housing exceeds 15 dwellings (the maximum permissible is 15 for houses, 18 for blocks of flats).



Members looked at the original application at Interim Council on 24th February 2020, and Opposed:

Members would have appreciated acknowledgment from both the applicant and the supporting specialist professionals that the Buckingham Neighbourhood Plan currently prevails over the emerging VALP, and therefore the Secretary of State's 2017 decision remains valid.

The site is still within the town boundary even if it is outside the built envelope and Plan boundary. The Built Heritage document barely recognises this, and makes no reference to Buckingham's Vision & Design SPG retained policy or its Conservation Area, concentrating on Maids Moreton, which is a separate parish, as are [Radclive-cum-] Chackmore and Stowe.

A Travel Plan from 2014, even when lightly amended, is not a Transport Assessment. It was felt that a fully researched TA should be submitted, taking into consideration the 170 houses at Walnut Drive (16/00151/AOP). A total of 300 new dwellings would generate significant pressure on the Market Hill/Moreton Road/High Street junction, already agreed to be at or over capacity, with a lesser but significant effect on the Mill Lane/A422 junction.

Members would like to see evidence from the Phase I & Phase II Travel Plan Surveys that 'trip crediting' is an effective stratagem for mode shift before proposing its application to Phase III.

It would be interesting to learn how a safe cycle route into the town centre is to be implemented, presumably along the Moreton Road.

The 'alternative traffic-free route towards the town centre' is apparently Maids Moreton Avenue running from the Buckingham Primary School to the Stratford Road; it should be noted that this is an unpaved and undrained woodland track.

For the record the #32 and #134 bus services have not existed since November 2014. The #60/X60 does not serve the Moreton Road at all. Only one of the bus routes that do has any Saturday service, and there is no Sunday service. The #83 runs on Silverstone UTC term-time weekdays only.

Such buses as still serve the Moreton Road are not well-timed for ordinary work hours, even within the town (and there are no bus stops for the industrial areas south of the bypass), and this implies car use, especially in bad weather, for work and school travel.

Pedestrian and cycle timing has to take account of the lengthy steep hill between the town centre and the site.

Aylesbury also has a direct train service to London and is the same journey time from Buckingham town centre (30 minutes) by bus as Bicester North.

¶s 4.11.2 – 4.11.4 take a very narrow view; Buckingham is a hub for the surrounding villages, many of which have no facilities or public transport. Removal of parking spaces or increasing charges would penalise the residents of the hinterland unfairly, and damage the economic viability of the town centre as those who could, would go elsewhere rather than search for a parking space.

It was noted that no Affordable Housing was provided with a garage, and the majority of its parking spaces were kerbside rather than driveway; this does not comply with the principle of tenure blindness.

The proposed bin store does not seem adequate for the 12 bins (1 general, 1 recycling, per flat) required.

There is no tracking diagram for the refuse collection lorry.

This Council is opposed to Shared Surface streets, and would like assurance that all roads will be tarmacked and not block-paved.

Verney Park is a University campus not a public park like Bourton and Chandos Parks.

The NEAP and LEAP should be separated so that residents in the southern part of the site (and of Phase I) have a nearby playground. The kickabout area is too small and could well be extended to the north east towards the rugby pitches. Using a large number of different suppliers – including one just for a sign – makes maintenance and repair more difficult. Should the Town Council be asked to take on these play areas, it should be noted that some of these suppliers are not on the BTC approved list. The proposed grass surfacing between the wet-pour areas in the playgrounds was also not acceptable.

Members assume the details of the pitch drainage, composition and lighting have been agreed by the Rugby Club. However 10 parking spaces is not enough and will lead to on-street parking in Phase II streets, to the annoyance of the residents. Furthermore no changing or toilet facilities are proposed for players and spectators; the clubhouse is a good distance away.

Members reviewed Amended Plans at the Planning Committee of 22nd March 2021:

Members noted that if the Examiner decided against inclusion of this site in VALP, the Secretary of State's refusal decision on 14/02601/AOP – that it was located beyond the settlement boundary identified in the Buckingham Neighbourhood Plan, and therefore a policy conflict to which he applied very substantial negative weight - would hold.

The additional traffic generated by the proposed development – in the absence of any evidence from Phases I & II of the value of 'trip crediting' on calculated vehicle movements – taken together with other developments adding to the pressure on the Old Gaol junction would cause considerable delays throughout the town centre. The Travel Plan had not had its errors corrected, particularly in respect of bus services which no longer exist, or no longer serve the Moreton Road. The statement "Route 151 also provides direct access to Buckingham Town Centre, and presents opportunities to interchange with a number of other bus services" is risible when the 151 makes one journey c.9am. There is no recognition that the hill from the town centre is steep, so residents will drive, whether to the town centre or through it to the supermarkets on the bypass, rather than walk back carrying shopping, and the Moreton Road is single carriageway width in part and does not (and cannot) have a footway both sides, so a safe cycleway is unfeasible, meaning that mode transfer from personal vehicles is less likely.

The Recommendations in ¶4.11 still take no account of the position of the town as resource centre for the surrounding settlements, few of which have any medical services, shops, regular public transport or other infrastructure, and would lead to the commercial death of the town centre.

This Council is not in favour of Shared Surface streets.

No Tracking diagram is provided for the refuse wagon or other large/long vehicles such as removal vans, and the bin store for the maisonettes should accommodate 6 general and 6 recycling bins – and the cycle storage assumes that only one resident from each maisonette owns a cycle.

For these reasons and previous comments which have not been addressed Members saw no reason to change their OPPOSE response.

Between April and November 2021 the following consultees posted responses :

- Affordable Housing Officer (prefers original mix which had 75% affordable rent and 25% Shared Ownership, and requires wheelchair adapted housing to be to Category 3 rather than category 2 – to include wet-rooms rather than baths);
 - Ecology Officer (proposed conditions for Construction Environmental Management Plan and Landscape and Ecological Management Plan);
 - Highways (2 responses) corrects figures used in the Transport Assessment; considers that the proposed mode shift is attainable; still advocates a cycle lane down the Moreton Road into town and the left turn slip at the Old Gaol roundabout (which he calls the Moreton Road/Market Square/Stratford Road junction); lists his proposals for the s106 provisions;
 - Parks & Recreation (2 responses) expresses concerns at the proposed construction methods for the BMX pump track (a drawing was submitted in June 2021); *[see pages 12-13]*
 - Rights of Way Officer (suggests an additional path from the public open space to Whitehead Way); *[see page 1]*
 - SuDS Officer (concerns about surface water drainage and lack of proposals for rainwater harvesting)
 - Thames Valley Crime Prevention Officer (concerns about lack of surveillance and parking);
 - The Gardens Trust requesting a 'wire frame' outline be added to the 'view from the Bourbon Tower' at Stowe; *[this will be more necessary given the changes to roof pitch, see below – "House types/finishes"]*
- and the Buckingham Society and Maids Moreton PC.

New documents submitted in 2022 are:

- A cover letter detailing the changes as follows:
 - Design/Layout Changes
 - A review of allocated on-plot parking has been undertaken with a reduction in on-plot parking and the provision of unallocated on-street spaces as advocated by officers.
 - Garages have been pulled forward to reduce driveway lengths.
 - Disabled parking spaces have been re-located adjacent to the properties they serve.
 - A rear parking court introduced at the rear of plots 117 and 118
 - Amended parking court to the rear of no. 82 to provide wider spaces and incorporate green space into garden of plot 80.
 - Parking to plots 128-130 rearranged.
 - House Type/Finishes
 - Roof pitches amended according to roof material as requested to introduce variety. 35 degrees for slate, with 40-45 degrees for other tiled roofs.
 - A reduction in the amount of slate roof proposed as requested with greater use of plain tile.
 - Chimneys added to larger house types.
 - Amended mix of elevation materials with less use of light stock brick as requested. Amended mix comprises 50% Reigate medium multi brick, 35% Surrey orange and 15% Bradgate light buff.
 - VALP Policy/Allocation
 - EVC charging points will be provided in accordance with prevailing standards.
 - Cycle parking is provided by garages or sheds/cycle stores where no garage is provided.
 - Contours added showing depths of ponds to demonstrate they will appear as naturalistic features as requested.
 -
- Adoption Layout *[Road and perimeter parking areas for adoption and new building outlines; does not include parking courts]*
- Affordable House Types (8) *[Plans & Elevations]*
- Amenity Check Layout *[Public Open Space; reproduced below, p.8]*
- Revised Flood Risk Assessment

- Landscape & Visual Technical Note *[To address the comments made by The Garden Trust; includes photos from various viewpoints towards the site, but no indications of building heights or wire-frame outlines]*
- Materials Layout *[additional materials as per letter above, and changes to building outlines; reproduced below]*
- Planning Layout *[cropped copy on p.2]*
- Planting Plans 1 - 8 and overview
- Private House Types (20) *Plans & Elevations*

And responses from:

- Affordable Housing Officer *(updating previous comments to reference VALP policy)*
- Crime Prevention Design Advisor *(nothing to add to previous comments)*
- Heritage Officer: *satisfied no heritage assets will be harmed*
- Internal Drainage Board *(out of area, no comments)*
- Rights of Way *(nothing to add to previous comments)*

and

- Maids Moreton & Foscoate Action Group *(cumulative effect of Walnut Drive traffic)*
- Simon Mallett *(traffic)*
- Roger Newall *(design)*

Flood Risk Assessment (Update to the 2014 FRA):

The first section of the document comprises responses to 7 questions posed by Buckinghamshire Council Flooding/SuDS officers.

Although flooding within the existing Phase I houses has been recorded, this is 'anecdotal' and is not recorded on EA maps. There are periodically active springs in the field, and the ditch along the north of Bradwell Avenue is a well-known source of surface water run-off excess.

The Flood officers advocate grey water re-use as one means of reducing the amount of surface water to be disposed of.

Infiltration tests have proved that drainage into the soil is only a reliable disposal method in some areas of the site.

SuDS officer has requested that the pitch drainage be into a surface water pond rather than the proposed underground cellular storage tank, and a series of swales and a detention basin will now discharge into the existing ditch at Greenfield Run-off rates.

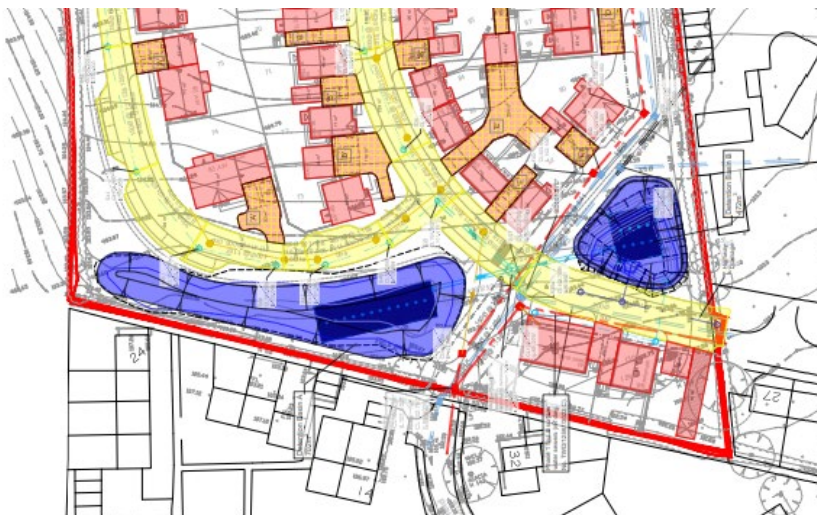


The parking area drains to a soakaway



- m² Self Drain driveway
- m² Impermeable area discharge to Private Soakaway

This central area of the site will have self-drain driveways (blue) and private soakaways (green)



Detention basin at southern end of site and ditch along southern boundary adjacent to Bradwell Avenue

See also the Clerk's comments on p.14

The major Design/Layout Changes as listed in the letter above are:

Chimneys have been added – to 13 of the buildings only.



2021



2022

New parking court behind plots 117 & 118; note also the newly marked disabled bays for the flats and maisonettes on plots 120 – 125 (blue dots indicate Affordable Housing for rent, there are also yellow dots to indicate Shared Ownership)



2021



2022

The amended parking court to the rear of Plot 82; note also the rotation of the garage serving plots 83 and 84 so that its ridge aligns with the houses to the east; the loss of one visitor bay; and the new layout of plot 80, which allows the parking for the corner unit (now plot 81, was 79) to be placed in the carport instead of tandem parking at the bottom of the garden; the carport previously housed the parking for #82 (previously 80) which is now in the parking court.



Change to plots 128 - 130

2021→



2022: Note that the bungalow (128) has two parking spaces, one at each end; note also the contouring on the two ponds. The pond in the Open Space at the north of the site has not been redrawn with contours.

The following drawings are rotated to save space and are not to the same scale: (N→)



2021



The Amenity Check drawings

The perimeter green space is unchanged except for rearranged parking bays, but the internal green patches have disappeared.



2022 Materials Layout

Planning Clerk's observations:

1. A number of new house designs have been introduced, and new flats and a bungalow added. The size breakdown is now (2021 Revision totals in brackets)

	houses					maisonettes	flats	bungalow
	1 bed	2 bed	3 bed	4 bed	5 bed	2 bed	1 bed	3 bed
Private sale		9 (9)	48 (46)	18 (24)	9 (5)			
Affordable Housing		12 (20)	17 (16)	4 (4)		6 (2)	6 (4)	1
Totals		21 (29)	65 (62)	22 (28)	9 (5)	6 (2)	6 (4)	1

The division remains the same: 130 dwellings in total, 84 private and 46 (35%) affordable.

2. Half the flats and maisonettes are ground floor, the rest are first floor, and there are seven Disabled parking spaces, one for each ground floor dwelling; the maisonettes and bungalow have an additional ordinary parking space.
3. All the roads appear to be block-paved
4. The parking layouts occasionally mean that parking is not adjacent to the dwelling served ...
5. ...and some plots have a very long walk to take the bins out, which will probably mean bins being left at the front of the house in between collections, see the three houses marked up below for an example. A bin shed at the front of the dwelling would be tidier.



6. One would hope that the County Highways Officer knows the difference between Stratford Road and High Street, and Market Square and Market Hill, particularly as Market Square is the site of the other over-capacity mini-roundabout; and that he has taken the trouble to consider how a cycle lane is to be accommodated on Moreton Road (the Travel document contains a photo of the 'shared use' foot/cycleway, but this does not extend further south than the Phase I site boundary).

7. Of our previous criticisms the following remain unaddressed:

- The Travel Plan is unchanged; there are now two buses downhill and one up per weekday past the site, at approximately 9am and 12.15, which is no use at all for those with normal working hours or senior school pupils. The bus back is at 12.00, though if the passenger is willing/able to walk to the site there are a few more buses to Western Avenue, which would take most of the hill out of the walk
- The Travel Plan still considers the town to have 'gentle topography' which will encourage new residents to walk or cycle; clearly they have neither cycled up the Moreton Road, nor carried shopping up it
- None of the Affordable Housing has a garage, which is contrary to 'tenure blindness'
- There is still no sign of a tracking diagram for the refuse collection wagon
- There are still only 10 parking spaces and no toilet or changing facilities by the rugby pitches
- There are still some stretches of Shared Surface street, and though these are coloured blue for adoption on the appropriate drawing, I don't know if Buckinghamshire will be amenable to that, or adopt block paving; the lack of paved footpath is particularly concerning in the vicinity of the play area:



Paved footways are white in the drawing; the brown ones in the perimeter verges and open space are timber-edged hoggin. The playground is along the path going north, top left. The grey shaded road area is charcoal-coloured block paving, according to the key; the other road surface is not in the key. Possibly it is buff-coloured block paving?

- BMX pump track

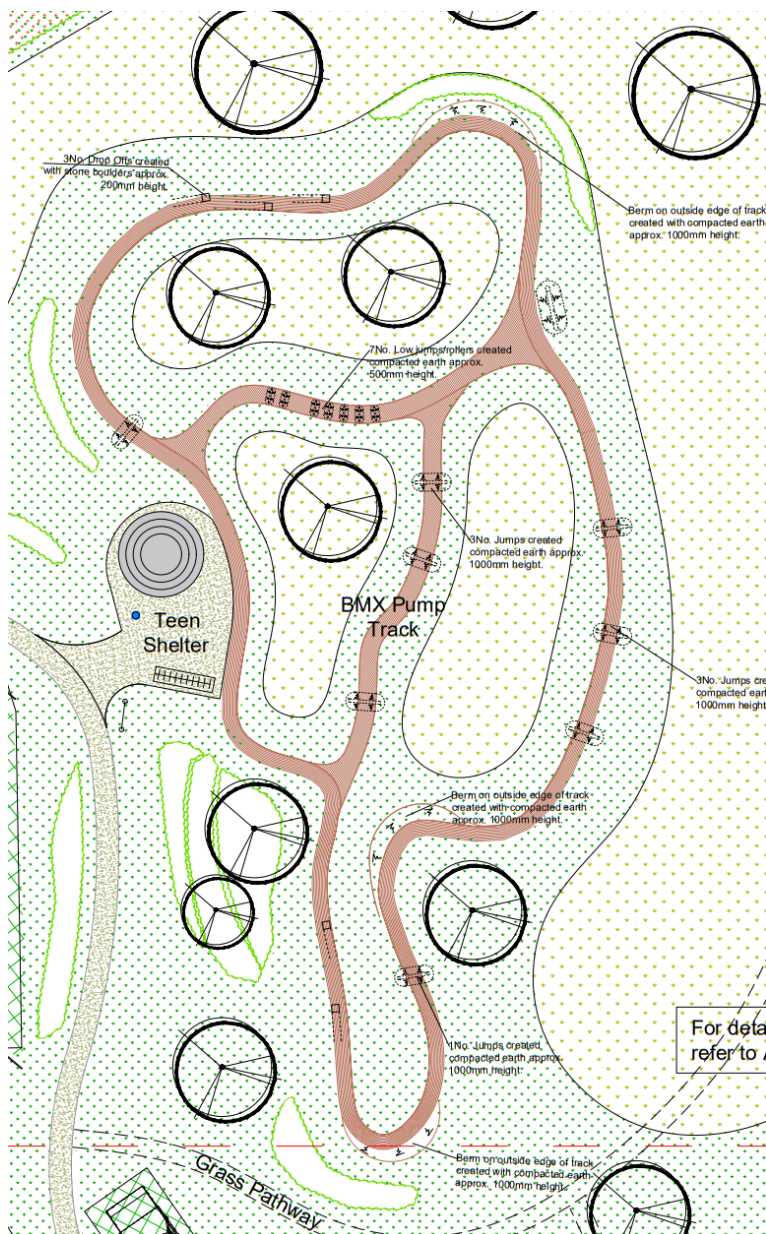
The Deputy Town Clerk has contributed the following critique of the BMX track: "The track appears to have been designed by someone who knows nothing about pump/BMX tracks and is simply a collection of features copied and pasted out of a design guide. It claims to be a pump track put there is no way that it can be ridden without pedalling as the roller sets/jumps are randomly spaced and only some of the corners are bermed. There is no information on how the jumps will be shaped and therefore it is impossible to tell where a rider is likely to land. A facility like this needs to be designed by a specialist.

I don't know if there is a separate document with a full risk assessment? Because the plans don't give any indication that the designer has thought about how the track will be ridden. Just putting in standard features isn't good enough. Thought needs to go into how fast the features will be hit? Where are the proposed landing zones? What are the sightlines like? Why is there a jump in the middle of a bend? If I mess up the third jump on the righthand side, will I hit that tree?

There is nothing to suggest that any thought has been given to wheelchair users. Well-designed pump tracks should be wheelchair friendly; this does not appear to be the case here.

The features (all the jumps and berms) need to be correctly surfaced with MOT1/ tarmac. The current design using compacted earth is unsafe and will fall apart rapidly. “

The Estates Manager has added that compacted earth erodes easily, and needs constant attention, including weed removal.



For those of you unfamiliar with this activity, a key to terms is included:

Pump Tracks: This type of trail consists of a loop of berms, rollers and other trail features that are used to generate speed without pedalling. This type of track is not only fun to ride, but can also teach riders skills that can be applied to all mountain bike disciplines.

Berm: A berm is a banked and curved cornering feature on a trail that provides support for the rider when turning a corner allowing them to turn in a smooth manner. A berm allows the user to maintain speed while cornering.

Drop Offs: A drop off is where the rider will undertake a step down from a high level to a lower level, defined by instantly losing vertical height over a trail edge. Commonly stone is used in drop offs features as it is not subject to rot or erosion and can take continual braking and impacts. At the moderate (blue) end of the scale, a drop off may be no more than a 10cm step down which will cause the rider a minor disturbance in the ride.

Jerm: A jerm is a convexly banked and curved cornering feature on a trail, which facilitates a change in direction in a smooth manner. A jerm allows the user to maintain and possibly gain speed while cornering.

Rollers: A roller is a trail feature where the trail surface rises then falls smoothly, which should be rideable without pedalling. As the name suggests, rollers are designed to be rolled over. Skillful riders can use rollers to gain speed and control by 'pumping' them.

Whoops: Whoops are a technical feature consisting a series of abrupt, yet smooth and regularly spaced mounds. They are designed to be ridden at speed without pedalling, but can be ridden slowly.

- **Flooding**

The FRA was added to the website on 23/3/22 and thus only a cursory reading has been possible.

However, the complaints of flooding from Bradwell Avenue (from before Phase I was built, and ever since) and more recently from Phase I residents themselves, predominately along the eastern and northern boundary mean that consideration has to be given to the greatly increased area of hard surfacing innate to this proposal, its position on a hill-top site, and the possible effects not only in the vicinity, but also the town in general.

It is notable that Moreton Road is mentioned nine times in the County's s19 report on the December 2020 floods, for example:

(p.52) "Retrofitting of SuDS in highways and public open space in specific local catchments draining to surface water hotspots like March Edge, Stratford Road and Wharfside Place, Mitre Street and Gawcott Road and Moreton Road, would be desirable, as they would help to slow down surface water flow routes and remove surface water from highway drainage."

KM
18/3/22

Notes from a meeting held in Buckingham Town Council Chamber on 9th February 2022 at 1pm. (By video link)

Present:

Cllr. Robin Stuchbury Buckingham Town Council
 Buckinghamshire Council (Buckingham West)

Mr. Christopher Roberts Boyer Planning

Mr. Adam Clegg Wates Developments

RS: had 2 concerns:

1. That the developer enter into early consultations with the Town Council about the maintenance of the open spaces, as opposing the employment of a management company, which would mean that residents were paying twice, management fees and Council Tax.
2. The position of the site in relation to the town. If the Town Council looked after the green spaces and play areas, residents would have a feel of being part of the town - a local link if they wanted to report damage, for example or make a complaint.

It's too complicated to be handed over. Besides the Public Open Space, there's the woodlands, the SuDs system, the BioDiversity Enhancement as well, and some off-site provision will have to be arranged to achieve the required 10% net gain. It's not do-able, the management company will have experts in these matters, manage the site holistically.

RS: That's disappointing. Play areas are not complicated. Biodiversity not relevant. The site is split between two parishes. Please look at a halfway house on this. It's important to give residents a connection to the town. Please send information on this, not the whole detail, just the rationale.

*We can set it out, but don't think the housebuilder will do it.
Can link to town with storyboards/history of Buckingham, etc.*

RS: I've posed the question anyway.

When the management company is appointed, can resident become directors?

Can do. But it's unlikely they will split the various things – play area – green space – drainage.

RS: You need to be open about money destinations eg schools. Must specify Buckingham not Buckinghamshire.

There are also elements around access. No-one will use the Gawcott Road route. There is huge flooding on the road, sometimes the path as well, between the access point and the roundabout. Have to build in drainage or there will be a risk of flooding the existing houses. I can send photo proof.

Send photos please. Have to discuss with Buckinghamshire Highways anyway.

RS: Children won't naturally use that way anyway. They will go via the Industrial Estate.

Also Osier Way/Top Angel is a failed road. Construction traffic will make it worse.
Need to pressure TfB to rectify or your people will be blamed later.

Can make sure. Talk to County. Will not affect site.

RS: No, the failed area is between the two accesses. Also it's a clay soil – will lead to mud on road. How much of the roadways will be done to start with so that lorries are not gathering mud to spread?

*Think there is usually a standard condition in the Construction Management Plan. Not in a position now to plan this.
The CMP document will be adapted to whichever access is being used. Will also be wheel-washing facilities.*

RS: Sport and Leisure contribution. Nothing about community space. There are plenty of people who could use a community room. It seems wrong to me that there is nowhere for residents to meet. Perhaps offsite? Also, have to consider that the Tingewick Road estate has no facilities either. Both are well separated from the town. Could you discuss this with Buckinghamshire? Perhaps allocate some land at the end of building?

*There is a contribution for off-site provision.
Perhaps at Embleton Way, that building is quite small, could be expanded.*

RS: There's a covenant on the land which prevents that.

We can engage with the developer and seek some indemnity arrangement.

RS: Need to start talks straight away. No point discussing it if it is going nowhere. If impossible, the contribution will be lost.

*We deal with restrictive covenants all the time,
There are ways to get round them.*

RS: We'll park that then.

There is already a proposal to make Railway Walk a cycleway to link (Tingewick Road housing) to schools. It's a safe route. You should look to link into it – a selling point. Children will take the shortest route, whatever you propose.

*There is a path on the north side of Osier Way.
There will a new footway on Gawcott Road to link to
the new Toucan crossing on the A421.
Osier Way will have a footway and cycleway link
to Mount Pleasant.*

RS: You need to remember more children go to The Buckingham School than the Royal Latin. There is a path from Railway Walk to London Road.

The Travel Plan will include walking routes.

RS: By the time you've done building the Tingewick Road s106 will have upgraded the Walk to a cycleway.

The Travel Plan is continually updated. Can incorporate changes as they occur.

RS: How far forward is the s106 document. I get the impression of not very far. The community is looking for a civic space for an arts centre. Monies from other developments can contribute. The town is short of performance space and other

cultural venues. Would be good PR if you contributed. Plenty of people wanting to build it, so there would be other contributions.

*In terms, the s106 is based on the Committee decision.
It is open to interpretation, but can't promise anything –
it's up to Joe Houston. We want to move forward though.*

RS: (Lace Hill) got post-completion survey of SuDS.

Cllr. Newcombe asked questions (at Strategic Sites Committee) about a Health contribution. By the time VALP was made it was well out of date. We need to communicate openly about this, no making any contribution. I realise there's nothing in your documents but you need to decide how to deal with the expected flak.

We can't, it isn't lawful.

I understand this, but you need a good counter-argument.

*The Council made that decision. We haven't seen any evidence of need.
We can't legally make any provision, it would undermine the whole s106.
If Bucks CCG had responded early in the process it would be different.
But they didn't.*

*The Reserved Matters applications will be handled by the housebuilder – Vistry
Group (formed by the merger of Bovis Homes and Linden Homes)*

RS: Is it your aspiration that Buckinghamshire Council will take over the highways?

We would expect the spine road to be adopted, can't commit on the others.

RS: It would reduce the liability to residents, less management company fees.

Adoption takes years; it's the same all over the country.

RS: But it would make residents feel part of the community.

RS: How are you going to manage the situation with the dormice? Habitat formed elsewhere? Otherwise they'll get eaten by neighbourhood cats.

*We'll provide a habitat elsewhere. Need a Natural England licence – they dictate
amelioration measures.*

RS: What about reducing the carbon footprint?

*There'll be lots of details in the sales literature.
People care nowadays, so it's a selling point.
Have to demonstrate net gain – the site has a high
existing value so achieving +10% is quite difficult.*

RS: Hope you'll choose native trees and drought tolerant species, and manage the trees both during and after the development. Often slips don't survive because they're the wrong species/in the wrong place.

We will have to look carefully at the Design Guide.

RS: Street and estate sale naming: please could you liaise with the Town Council about both? We had a kerfuffle with Lace Hill – the developers called it Windsor Park, which you can't do without the Queen's permission.

That will be down to Vistry, we just do the AOP.

RS: Shall we meet again in 6-8 weeks?

OK – if we're still involved.

Meeting closed at 2pm.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Call-ins Accepted					Shire Councillors							Notes			
2	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
3	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in		
4	2020	00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-	24/2/20				
5	2020	03840	APP	5 The Villas	extension	-	-	-	-	-	√	30/11/20				
6	2021	00479	APP	Oddfellows Hall	variation - rooflights	-	-	-	-	-	√	22/2/21				
7	2020	04324	ALB	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21				
8																
9	Call-ins submitted since Constitution changed July 2021												Notes			
10	Year	Appln	Type	site	Proposal	meeting	date called-in		acknowledged	Accepted?		Later contact if any	Response	Committee Date	Decision	
11				all those previously submitted have been decided without recourse to Committee												
12	2021	04241	APP	60 Moreton Road	2-st front extension & garage	29-Nov	01-Dec		02-Dec							
13	2021	04886	APP	The Workshop, Tingewick Road	New shed & fence (Retrosop)	24-Jan	26-Jan				WW has called in; BTC request to speak at Committee					
14	2022	00220	APP	9 St Rumbolds Lane	conv to 9 selfcontained flats	07-Mar	08-Mar									

Applications to fell trees 2020 onwards
Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
2021	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved
	03259	Buckingham Primary School (<i>mainly Maids Moreton Avenue</i>)	1 x English oak 1 x Common Hawthorn	Bad form, limited potential. Falling distance of playground and sheds. Almost completely ivy with limited live growth visible. Leans over public footpath	Approved
	04300	2 London Road	1 x White Fir	Fell; in decline, potential hazard of falling branches (also 21/04413/ATP to trim back)	Pending Consideration
	04603	Maids Moreton Avenue [<i>rear of Carisbrooke Ct</i>]	T1 Lime T2 Beech T3 Horse Chestnut	T1 Lime – risk of failure T2 Beech - leaning over footpath T3 Horse Chestnut - in decline	Approved
2022					

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Deemed approval (out of time)

2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Deemed approval (out of time)
	01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved
	02421	Adj. 1 Bone Hill	Ash	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	02904	5 Moreton Road	1 x conifer	None given	Approved
	03115	7 Chandos Road	1 x larch	None given	Approved
	03123	Island behind 1 School Lane	1 x ash	Leaning over river, roots exposed by floodwaters; threat of collapse into houses	
	03652	1 Church Street	5 x conifers	None given	Approved
2022	00287	20 West Street	1 x holly	Too close to building	Approved
	00929	Chandos Park	Sycamore	Fell (storm damage) replacement scheduled	Pending Consideration

[Back to AGENDA](#)

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