



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

PLANNING
COMMITTEE

Wednesday, 15 July 2020

Councillor,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on **Monday 20th July 2020 at 7pm** online via Zoom, Meeting ID 871 2899 7691.

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

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

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEldSlfcZC9Q/>

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 22nd June 2020 and 6th July 2020 ratified at the Full Council meeting to be held on 13th July 2020.

Copies previously circulated

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

4.1 (155.3) To receive a report from the Town Clerk.

4.2 To receive a written response to Cllr. Stuchbury's question

[PL/26/20](#)
[Appendix A](#)

5. Action Reports

Buckingham



Twinned with Mouvaux, France

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

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

5.1 To receive action reports as per the attached list.

[Appendix B](#)

5.2 (691.2) To receive a verbal report on redaction of personal names from the Town Clerk

6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 5th August and 2nd September at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

Clerk's additional information

[Appendix C & Appendix D addendum](#)

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

1. [20/02003/APP](#) 9 Fleet Close, MK18 1YN
Single storey rear extension
Gibbard
2. [20/02013/APP](#) 10 Hilltop Avenue, MK18 1TZ
Erection of close board fence ranging in height from 1.6m to 1.8m (retrospective) and erection of a timber shed
Davies
3. [20/02161/APP](#) 14 Gilbert Scott Road, MK18 1PS
New 2m high fence and driveway with a new 4.6m pavement crossover with dropped kerbs
Tomes
4. [20/02258/APP](#) 3 Burleigh Piece, MK19 7BA
Single storey front extension and replacing flat roof element, garage conversion and two-storey rear extension
Gambling

Amended Plans

5. [20/01878/APP](#) Wisteria Cottage, 126 Moreton Road, MK18 1PW
Erection of outbuilding
Smith

Not for consultation

6. 20/01908/ATP 21 Beech Close, MK18 1PG
T1 - Ash, reduce the overall crown by up to 2m to provide adequate clearance from the property whilst maintaining crown symmetry.
Cox
7. 20/01942/ATP 11 Cromwell Court, MK18 1TX
Fell 3 Maples causing subsidence
Thomas [PRI Insurance Services]
8. 20/02216/ACL 64 Bourton Road, MK18 1BE
Application for a Lawful Development Certificate for the proposed single storey rear extension
White

7. Planning Decisions

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

Approved	BTC response	Officer recomm ⁿ .
19/03001/APP 5 Hillcrest Way	Ch/use B1→Beauty Salon (sui generis)	No objections
20/01099/APP 110 Western Ave.	Two storey rear extension*	No objections
20/01141/APP 25 Hilltop Avenue	Ext'ns & pt.conv.garage→habitable use	No objections
20/01334/APP 10 Newcombe Cres.	Loft conv.with rear rooflight windows	No objections
20/01359/APP 23 Hilltop Avenue	Enlarged decking,patio & balcony	Oppose **
20/01407/APP 7 Spindle Mews	Erection of summerhouse	No objections
20/01416/APP 5 Twickenham Road	S/st.rear extn (amend.20/00064/APP)	No objections
20/01497/APP 30 Hare Close	Replacement of porch	No objections
20/01685/APP 59 Moreton Road	Single storey side extension	No objections

**Members noted in their response that the extension was not clearly subsidiary; amended plans were submitted before decision which showed the ridge dropped below the existing roofline*

*** Amended plan; original appⁿ No objections, but extended decking supports breached RPA of Protected oak. Cond.5 states that foundation details must be approved in writing by LPA before development*

Refused

19/01564/APP 12-13 Market Hill [M&Co]	Convert floors above shop plus additional floor into 9 flats; erect 23 flats on land to rear	Oppose & Attend
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Not Consulted on:

Approved

20/01652/ATP 1 School Lane	Pollard willow due to limb failure
20/01908/ATP 21 Beech Close	Crown reduction on ash

Refused

20/01366/ACL 9 Fleet Close	Cert.Lawfulness, s/st.rear extension	No comment; however, it was pointed out to the officer that PDR are withdrawn on this part of Page Hill, and this is the reason the ACL has been refused. The reapplication is above.
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Planning Inspectorate

An appeal against Refusal has been lodged for the following application:

20/00046/APP 4 Foscott Way	Single storey rear extension with roof terrace and extension to the existing front and rear dormers
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This is a Fast-Track Householder Appeal and no further participation is required of this Council, unless Members wish to withdraw their response which was

No Objections in principle

Members had no objections in principle to the extension and terrace, but felt the screens were unnecessarily high and gave a bulky profile to the side elevations which created an impression of imbalance and overdevelopment.

8. Buckinghamshire Council Members

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

8.1.1 To receive for information the Council's Enforcement policy
www.buckinghamshire.gov.uk/planning-and-building-control/planning-enforcement/planning-enforcement-and-monitoring-plan

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

8.3 A list of undecided **OPPOSE & ATTEND** applications and call-ins, is attached for information

[Appendix E](#)

9. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (8th July 2020) *Cancelled*

9.2 Strategic Sites Committee (9th July 2020) *No Buckingham applications*

10. Enforcement

10.1 To report any new breaches

11. S106 Quarterly report

To receive and discuss the June update

[Appendix F](#)

12. (Postponed from 22nd June agenda)

(75.2/20) Buckinghamshire Council – Strategic Sites Committee

To explore the remit of the Strategic Sites Committee at Cllr. Stuchbury's request.

[Appendix G](#)

13. Matters to report

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

14. Chairman's items for information

15. Date of the next meeting: Monday 17th August 2020 at 7pm.

To Planning Committee:

Cllr. M. Cole (Vice Chairman)

Cllr. Mrs. G. Collins (Town Mayor)

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. A. Mahi

Cllr. Mrs. L. O'Donoghue (Chairman)

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 20TH JULY 2020

Contact Officer: Paul Hodson, Town Clerk

Neighbourhood Plan

1. Recommendations

- 1.1. It is recommended that the Committee notes the response to Councillor Stuchbury's question, and agrees to continue the current process of preparing to revise the Neighbourhood Plan as soon as the Vale Plan is in place.

2. Background

- 2.1. At the last meeting of the Planning Committee Members received for information notes on Neighbourhood Planning from MHCLG. Cllr. Stuchbury suggested a future agenda item on Cabinet's response to a formal written question on Neighbourhood Development Plans as discussed the last meeting of Buckinghamshire Council's Cabinet. The Town Clerk agreed to produce a report for the next meeting of the Planning Committee **(155.3/20)**. The response to Cllr Stuchbury's request is provided following this report.
- 2.2. The response provided makes it clear that Buckinghamshire Council is still seeking to have Aylesbury Vale Plan in place as soon as possible, and also to commence with preparing the Buckinghamshire wide plan imminently, to be in place by 2025.
- 2.3. It is likely that the Buckinghamshire Plan will be significantly different, given the rapidly changing economic environment as well as the impact of meeting the needs of the whole county.
- 2.4. The Town Councils intention to revise the Neighbourhood Plan to be in place as soon as possible after the Aylesbury Vale Plan is in place remains the best approach. However, it is now clear that the Town Council will then need to work to influence the Buckinghamshire Plan to best meet the interests of Buckingham in light of the revised Neighbourhood Plan for the foreseeable future.

Question from Cllr Robin Stuchbury for the Cabinet meeting on 7 July 2020.

Following the “significant concerns” highlighted by the Inspector during the examination of the Chiltern and South Bucks Local Plan, and the ongoing delays and uncertainty surrounding the Vale of Aylesbury Local Plan – which looks less than likely to be made plain in the foreseeable future, what will Buckinghamshire Council do by way of protecting Buckinghamshire from excessive development until plans are finally accepted by the inspector? We, Buckinghamshire council, re-engage with communities, including town and parish councils, to draw up new or improved local neighbourhood plans so they are fit for purpose in light of the pressures from outside the county, and the changing demand in housing which could arise now following the Covid 19 restriction. And will the Council be insuring that comprehensive engagement with other local authorities is carried out and undertaken so that unreasonable requests for Buckinghamshire to take on other local authority’s housing demands can be effectively rebuffed or curtailed?

Response

I’d like to thank Cllr Stuchbury for his question.

The Council will very soon be commencing the formal process of preparing the new Buckinghamshire Local Plan. This will provide us, for the first time, with County-wide coverage from a single Local Plan. However the new plan will not be adopted until 2025, so in the meantime our focus very much remains on securing up to date Local Plan coverage across the whole Council area. Having up to date plans is the single most important way of providing certainty to our residents and businesses and which is why I have highlighted these projects as one of my key priorities this year.

As you will know, the Wycombe area has an up-to-date local plan and the Aylesbury Local Plan (VALP), whilst delayed, is also in the final stages of examination. As a consequence, both the Wycombe and the Aylesbury Vale areas are able to demonstrate that they have more than five years’ supply of deliverable housing sites in accordance with Government policy. These measures help to protect communities from inappropriate and unsustainable development. The picture is slightly different in the Chiltern and South Bucks areas where the supply of available housing land equates to less than five years. However, here more than 87% of the land in is in the Green Belt where new housing and commercial development is generally held to be inappropriate.

We already have a number of town and parish Councils who have actively engaged in the planning process by preparing neighbourhood plans and we would support further approaches from town and parish councils interested in promoting some sustainable development in their areas. The preparation of neighbourhood plans is a very important part of the planning framework in Buckinghamshire and I am very happy to re-iterate the Council’s support for any town and parish council wishing to prepare a plan for their area. Following a recent update in Government guidance on neighbourhood planning in response to the coronavirus (COVID-19) pandemic, we are advising town and parish councils wishing to continue to prepare their neighbourhood plans to contact the relevant Planning Policy team for their area for detailed discussions.

Progress on neighbourhood plans continues to be made notwithstanding COVID-19. The Great and Little Kimble-cum-Marsh and Ickford Neighbourhood Plans are at their final stage pending referendums which cannot now be held until May 2021. Consequently, they can be given significant weight in decision-making insofar as the plans are material to a planning application. The Denham Neighbourhood Plan is also currently at pre-submission public consultation stage until 31 July.

In relation to neighbouring authorities, the Council is under a duty by law to have positive and ongoing dialogue with neighbouring councils in preparing our Local Plans. This is known as the 'duty to cooperate'. Therefore, as part of the preparations for the new Local Plan we are developing a strategy for how we respond to requests from neighbouring councils unable to meet the housing needs arising within their own administrative areas.

Our response to such requests will be to say that whilst we are happy to engage constructively, we will not be in a position to discuss our ability to meet development needs arising in other areas until the preparation of the Buckinghamshire Local Plan is at a more advanced stage and relevant evidence has been prepared. We will however be reminding any such Council that in the preparation of the current round of Local Plans, there was no evidence of additional capacity to accommodate housing needs from outside of Buckinghamshire, indeed in the southern parts of the County, there was insufficient capacity to even meet the needs arising locally requiring a significant re-distribution of growth to the north of the County.

Min. 157/20 (22/6)	11 via Parish Channel		Min.	News release	Date of appearance
Min, 207/20 (6/7)	1 via Parish Support			Climate Emergency Action plan (delayed until all Committees have reviewed)	
Call-ins agreed	2 trees via Comments				
	1 via Parish Channel				
	SC: request for 20/00510/APP				

Subject	Minute	Form	Rating √ = done	Response received
AVDC				
Cornwalls Meadow decking	732/19	Report rotten planking for repair	√	
Street nameplate	732/19	Report Toombs Yard sign repair required	√	
Unitary Authority:				
CIL/s106	725/19	Town Clerk to write to Shadow Executive		
Enforcement of use classes	929.1/19	Write as minuted	√	
Neighbour comments	41/20	Write as minuted	√	
Call-in system	69/20	Town Clerk to forward WW response to MP		
Policy on Neighbourhood Plans	70/20	Cllrs. Cole & Stuchbury to formulate Written Question	√	
Strategic Sites Committee	75.2/20	To be placed on next agenda	√	Agenda 10
Call-in	159.2	Cllr. S. Cole to be asked to call in 20/00510/APP (Moreton Road III)	√	Cllr. Cole has declined. Cllr. Stuchbury has volunteered instead.
Enforcement reports and queries				
West End Farm Care	731.2	Write to AVDC, BCC & HE as minuted	√	BC Archaeology still waiting for investigation report (3/7/20)

ACTION LIST

Appendix B

Home				
Summerhouse Hill	162.1/20	Mrs Cumming/Cllr. Stuchbury/Clerk to investigate & report lack of management of landscaping at entrance	√	
Other:				
Redaction of personal names	691.2/19	Town Clerk to confirm policy		Verbal Report Agenda 5.2
Climate Emergency Action Plan	696/19	Town Clerk & Committee Clerk – Develop checklist for applications		Referred to Neighbourhood Plan Review Group
Surgery applications	40/20	Town Clerk to investigate whether North End and Verney Close surgeries can be designated Community Assets Environment Committee to set up meeting with Swan Practice		
ToR	154/20	Committee Clerk to add to FC agenda	√	13th July FC Agenda 11.1
Future plans	155.2	Letters to BC & MKC as minuted		
BNDP	155.3	Town Clerk to report		Agenda 4.1
Strategic Sites Committee	161	Deferred for lack of time to next meeting	√	Agenda 12
Fallen trees	163.1/20	Trees blocking footpath behind hotel on bypass	√	(Neil Pasmore 29/6/20) I will have a look this week and issue the necessary tree works order.
Page Hill Footpaths	163.2/20	Report deterioration with photos	√	
Signage for Pegasus crossing	208.1	Report signs for 'new' crossing	√	
Bypass river bridge		Report further deterioration	√	

ACTION LIST

Appendix B

Bins on West Street	208.2	Report bins left out (again)	√	<p>Originally reported with photos last November. Response received 26/11/19: I have some news for you with regards to the bins. Following on from the first picture [<i>entrance to Fleece Yard</i>], we do service a single site for Veolia so we will contact them directly. Will need to get back on point 2 [<i>West Street, adj. Hamilton House</i>] as we are still investigating this. Picture 3 [<i>Chantry Chapel</i>] is an issue which the team is aware of and have written to all associated properties using the bins advising them bins need to be removed after collection. Recycling and waste team has no enforcement powers as such if residents do not adhere to our advise there is nothing much we can do.</p> <p>An update has been requested.</p>
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In addition Cllr Harvey has asked for information on the reduction of the speed limit on Tingewick Road, to which the following replies have been received:

(Steve Essam, 22/6/20)

As you have pointed out, there are proposals to lower the limit on Tingewick Road, but the reduction will be to 40 rather than 30. This is on the basis that 30 signs can then be erected on all three access roads into the new estates.

In addition it is intended that the 40 be extended up to and possibly include the new roundabout with the A421 and there is also a suggestion being considered that it may be further extended to take in the Radclive roundabout as well.

Initial discussions are ongoing at the moment and I will let you know when sufficient progress has been made for the appropriate Traffic Orders to be promoted to give effect to the changes.

In answer to the further query "Members are hoping to get all the estates, or at the very least the newer ones with Shared Surface streets, to have a 20mph limit; do limits have to step down ie a 20mph limit cannot start from a 40mph main road, there has to be a bit of 30mph in between?"

The following was received (22/6/20):

I'm not certain about the step from 40 to 20, it's a question that would need to be answered by my colleagues in Road Safety who are generally responsible for promoting new speed limits. I'll check and get back to you, although as far as I'm aware, 20 limits have not usually been supported in Buckinghamshire.

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 20th JULY 2020

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional Information for applications on the agenda

1. 20/02003/APP 9 Fleet Close, MK18 1YN
Single storey rear extension
Gibbard



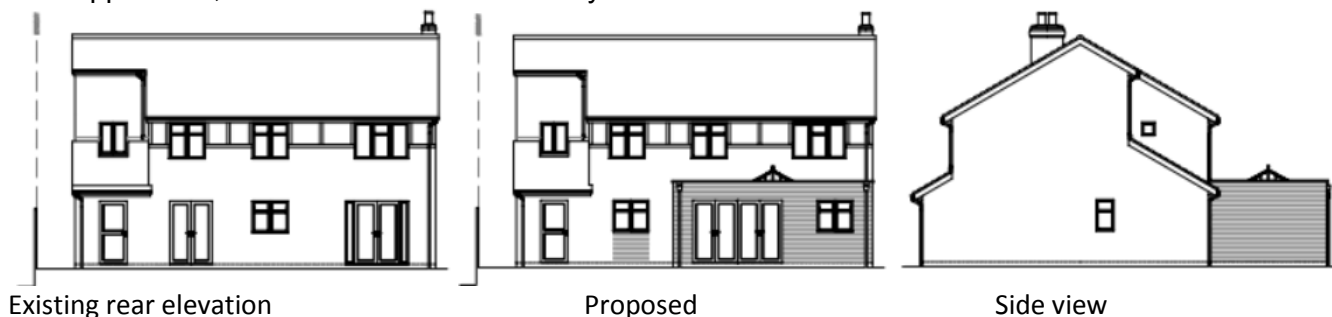
Planning History - 9 Fleet Close

↑ No 9 Fleet Close

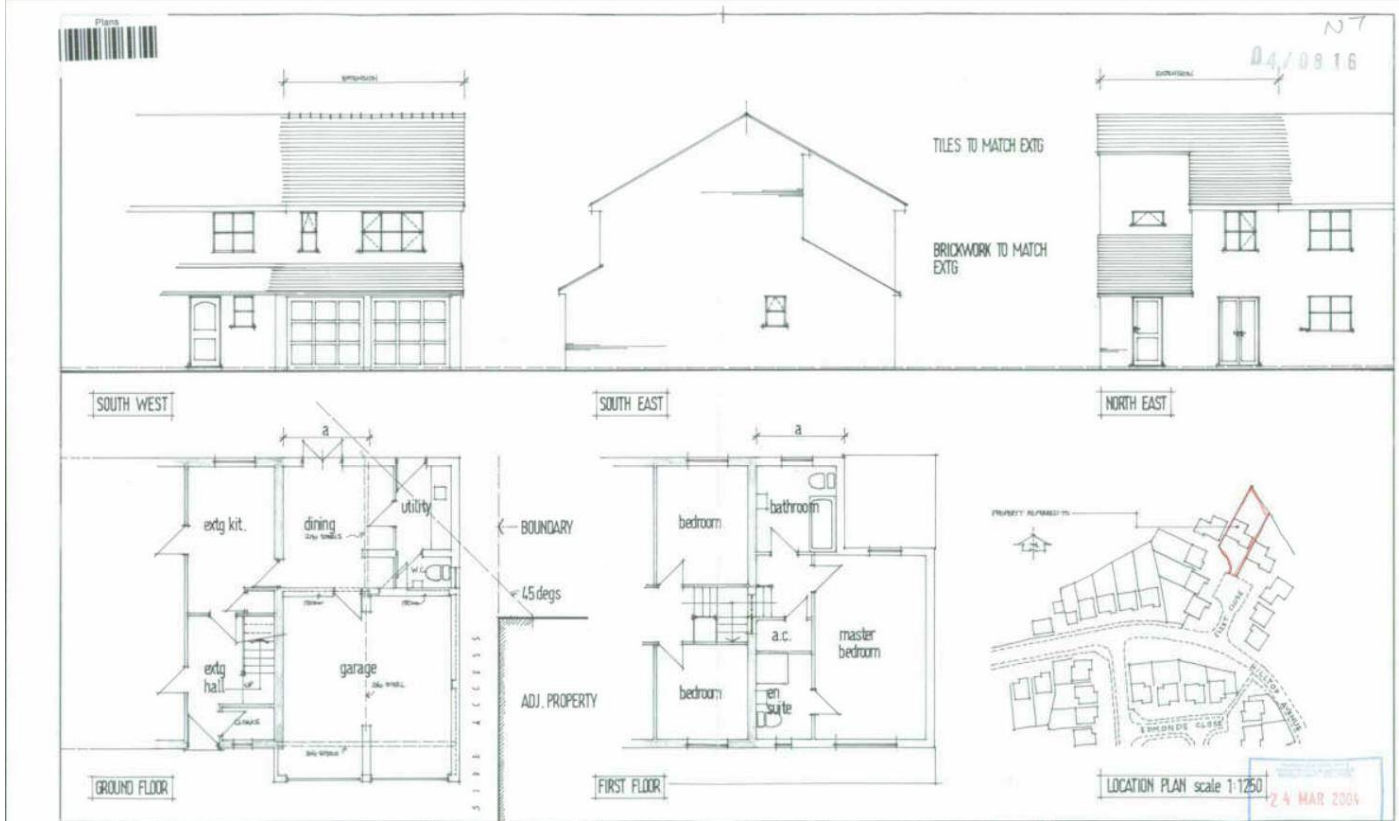
1	83/01138/AV	Erection of nine dwellings	Approved
2	04/00816/APP	Erection of first floor, two storey and single storey side extensions	Approved
3	20/01366/ACL	Application for a Lawful Development Certificate for the proposed single storey rear extension	Certificate Refused - Proposed Develop't
4	20/02003/APP	Single storey rear extension	Pending Consideration

The site is a detached house at the end of a short close off Hilltop Avenue. The rear garden backs onto the Holloway, the track that leads from Stratford Road by the bypass roundabout to Avenue Road in Maids Moreton between the Page Hill housing and the sports pitches. The three houses at the head of the close are staggered and the proposed extension is at the rear and so will not abut the neighbouring house. It will have a flat roof with lantern rooflight, no windows in either side wall, and bifold doors for garden access. The existing French window in the dining room behind the garage will be partly bricked up and a matching window inserted. The extension will form a much enlarged kitchen/diner/family room, and the existing dining room & utility will be remodelled and form a den/office and boot room.

At the 18th May meeting, Members offered no comment on 20/01366/ACL, but reminded the officer that PDR were removed for this part of Page Hill; the ACL was Refused on 19th June. The only difference in the drawings supplied for each application, so far as I can see, is that the proposed extension is shaded in the ACL application, so I have used this for clarity:



See below for previous extension. It is not possible to tell what the original number of bedrooms was, as the file for 83/01138/AV is too old to have more than the decision sheet listed, and the documents for 04/00816 do not include an 'existing' drawing, or a full floorplan, but the extension amounted to the double garage, dining room and utility room behind it and a master bedroom with ensuite on the first floor over it. The left hand side of the garage appears to have been subsequently turned into a study. There is however, more than enough driveway parking space, however many bedrooms there are.



2. **20/02013/APP** 10 Hilltop Avenue, MK18 1TZ
Erection of close board fence ranging in height from 1.6m to 1.8m
(retrospective) and erection of a timber shed
Davies



The site is on the corner of Hilltop Avenue and Catherine Court on Page Hill. The house is detached and has a single storey flatroofed garage on the Catherine Court side which continues part way across the front as a porch. The open space land between the original curtilage and the public footpath has been acquired with the condition that it remain as garden and the existing fence is the new boundary of the premises. The fence erected was 2m high and without permission (PDR removed on this part of Page Hill).

It is proposed to reduce the side fence (facing Catherine Court) to 1.6m to match the height of the wall at the end of it. The front fence facing Hilltop Avenue will remain at 2m. It is also proposed to add a timber garden shed with a single-pitch felt roof behind this fence; the rear of the shed will be approximately the height of the fence, with the side facing into the rear garden some 6" higher so that the sloping roof will be visible from the front. The difference in height will be graded at the corner.



Existing fence with shed panels stacked behind
Photos taken 13-7-20



Fence is to be reduced to wall height

Planning History - 10 Hilltop Avenue

1	12/01328/APP	Two storey side and front extension with new gable extended over new front extension and garage.	Refused
2	18/04112/APP	Erection of 6ft fence on side boundary (retrospective)	Refused
3	20/02013/APP	Erection of close board fence ranging in height from 1.6m to 1.8m (retrospective) and erection of a timber shed.	Pending Consideration

No action was taken to remedy the situation within 6 months of the 17/10/19 Refusal of 18/04112/APP, and the subsequent Enforcement has led to the current application.

3. 20/02161/APP

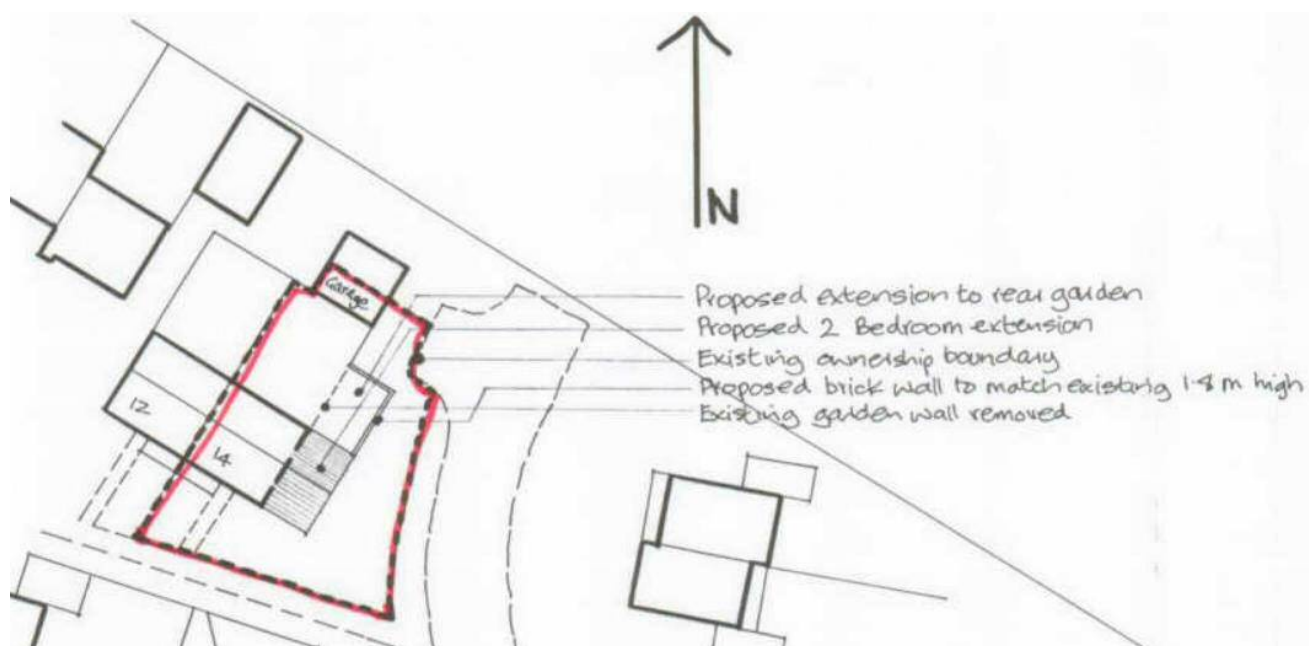
14 Gilbert Scott Road, MK18 1PS

New 2m high fence and driveway with a new 4.6m pavement crossover with dropped kerbs

Tomes



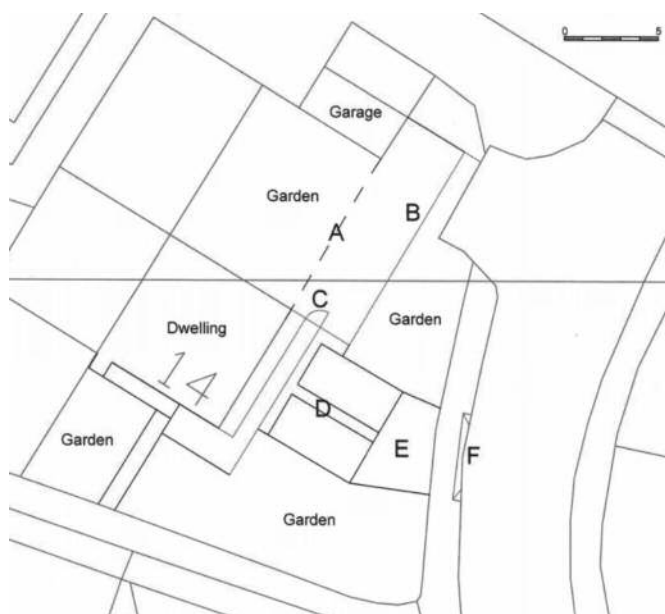
The site is addressed as Gilbert Scott Road but actually lies sideways on to the end of Bradfield Avenue; a footpath joins the two roads, passing along the front of the pair of semi-detached bungalows, Nos 14 & 16. There is a garage at the bottom of the garden accessed from a parking court, and beyond this is the field which may become Moreton Road Phase III. A previous application (01/00539/APP) extended the bungalow to the side and acquired open space land, building a brick wall round the extended curtilage:



Planning History - 14 Gilbert Scott Road

1	01/00539/APP	Single storey side extension and inclusion of open space land within residential curtilage	Refused; Allowed on appeal
2	06/00350/APP	Single storey side extension and inclusion of open space land within residential curtilage - Renewal of planning approval 01/00539/APP.	Approved
3	20/02161/APP	New 2m high fence and driveway with a new 4.6m pavement crossover with dropped kerbs	Pending Consideration

This application seeks to replace the garden wall with a 2m high timber closeboard fence offset 3.6m from the wall line and construct a parking area for two vehicles in the side garden, with a dropped kerb to Bradfield Avenue, as below:



KEY

- A Existing 1.8m high brick wall to be demolished
- B New 2m high, vertical close boarded, timber fence offset 3.6m from former wall line
- C New 2m high, timber gate
- D New, permeable parking area with concrete pavers of 5.6m x 5.6m for 2nr vehicles:- Bradstone Driveway Infiltra Brindle pavers
- E New, permeable driveway with concrete pavers
- F New dropped kerbs for 4.6m width crossover to BC Highways standards by approved contractor

4. 20/02258/APP 3 Burleigh Piece, MK18 7BA
Single storey front extension and replacing flat roof element, garage conversion and two storey rear extension
Gambling



The site is on the south side of the northern entrance to Burleigh Piece from the bypass, and the house is a 3-bed detached with a flat-roofed garage projecting from the front. It is separated by a double garage from No 1 to the east and a narrow gap to No 5 to the west. Approval was granted in March to turn the rear half of the garage (which is within the building) into a utility room and replace the outer part of the garage with a pitched- roof porch; also to demolish the conservatory at the rear and build a two-storey extension. Members had No Objections to this application and there were no neighbour comments; Highways asked for proof of adequate parking and vision splay, as it was so close to the bypass, and withdrew their objections when a revised plan for the frontage area was supplied.

Planning History – 3 Burleigh Piece

1	20/00302/APP	Single storey front extension and replacing flat roof element, garage conversion and two storey rear extension	Householder Approved
2	20/02258/APP	Single storey front extension and replacing flat roof element, garage conversion and two storey rear extension	Pending Consideration

Appendix C

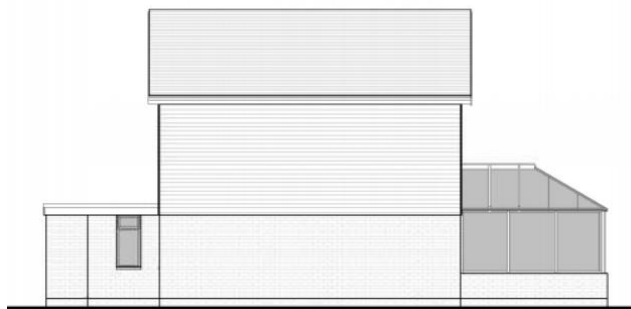
The applicant now wishes to change a window in the west side wall, facing №5, so that it can be used as an emergency exit. The window is in Bedroom 3, and as approved is high and narrow, and a side-opening casement is proposed. The Planning Officer decided this was too much of a change to be classed as a Non-material Amendment, and the larger window would overlook a window in the side of №5, hence this application.



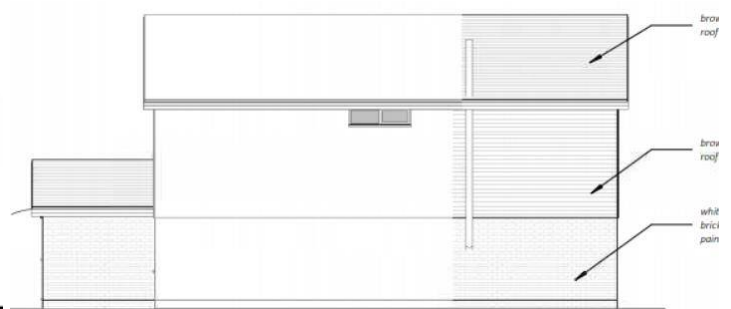
↑№3

↑№5

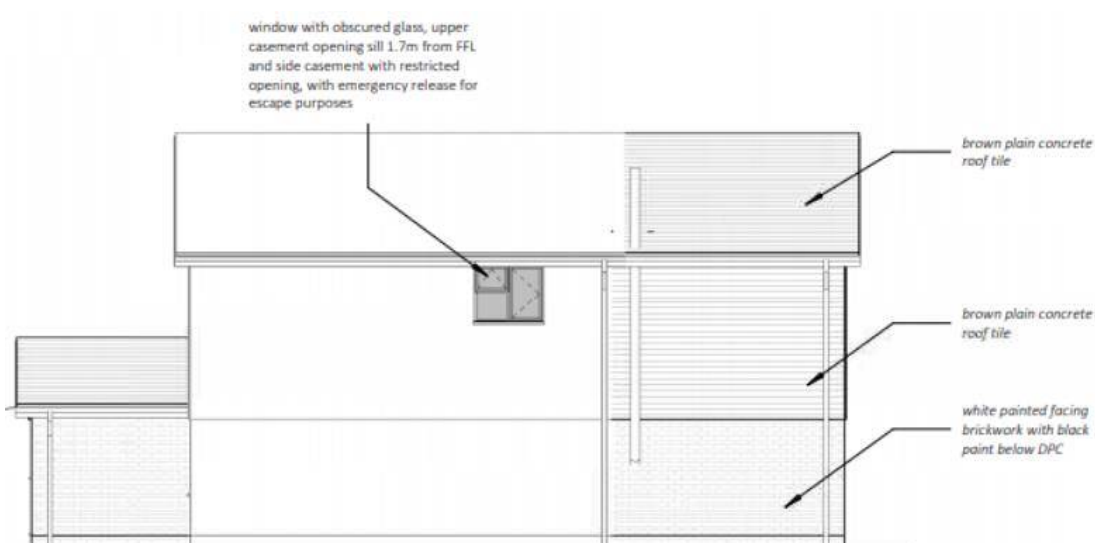
showing the side wall where the new window is to go



West elevation as existing



West elevation as approved



West elevation as proposed; top label reads "window with obscured glass, upper casement opening sill 1.7m from FFL [*Finished Floor Level*] and side casement with restricted opening, with emergency release for escape purposes".

Amended Plans

5. 20/01878/APP Wisteria Cottage, 126 Moreton Road, MK18 1PW
Erection of outbuilding
Smith



For Members' information the new drawing has replaced the original on the website (which makes before-and-after comparisons very difficult).

At the meeting on 22nd June 2020 Members **OPPOSED** this application: *There was no objection to the principle of the proposal, but it was felt that light pollution from the rooflights facing the neighbouring bungalow would be detrimental to the neighbour's amenity; Members would be minded to withdraw their opposition if the rooflights were re-positioned on the roofslope facing the applicant's house.*

Members will note from the amended plan above that the skylights are now facing the applicant's house.

Not for consultation

6. 20/01908/ATP 21 Beech Close, MK18 1PG
T1 - Ash, reduce the overall crown by up to 2m to provide adequate clearance from the property whilst maintaining crown symmetry.
Cox

Property History

21 Beech Close Buckingham Buckinghamshire MK18 1PG

1	95/00430/APP	TWO STOREY SIDE EXTENSION DETACHED GARAGE AND CHANGE OF USE OF PUBLIC AMENITY LAND TO RESIDENTIAL GARDEN	APPROV
2	95/01937/ATP	LOPPING OF ASH TREE	TPO - Consent Granted
3	96/01014/APP	<u>EXTENSION & DETACHED GARAGE - AMENDMENT TO PLANNING PERMISSION 95/0430/APP</u>	APPROV
4	97/01737/ATP	LOPPING OF ASH TREE	TPO - Consent Granted
5	00/00882/ATP	Pruning of lower branches and removal of over hanging limb of 1 Ash	TPO - Consent Granted
6	06/02594/ATP	Lopping of overhanging branches of 1 ash.	TPO - Consent Granted
7	07/02362/ATP	Removal of overhanging limbs of Ash	TPO - Consent Refused

8	08/00065/ATP	Works to No.1 Ash	TPO - Consent Refused
9	12/00499/ATP	Crown reduction of No.1 Ash	TPO - Consent Granted
10	20/01908/ATP	T1 - Ash, reduce the overall crown by upto 2m to provide adequate clearance from the property whilst maintaining crown symmetry.	Pending Consideration
11	20/01920/ATP	T1 - Ash, reduce the overall crown by upto 2m to provide adequate clearance from the property whilst maintaining crown symmetry.	Admin duplication error but application still listed as current and Pending Consideration

A decision has been made (10/7/20) to allow this work.

7. 20/01942/ATP *[land adjacent to] 11 Cromwell Court, MK18 1TX [on Foscott Way]
Fell 3 Maples causing subsidence
Thomas [PRI Insurance Services]*

Property History – 11 Cromwell Court

1	85/00799/AV	EXTENSION	APPROV
2	92/00745/APP	RETENTION OF CONSERVATORY	APPROV
3	20/01942/ATP	Fell and treat x3 Maple trees in Foscott Way verge	Pending Consideration

Statement of Reasons for Tree Preservation Order Application to fell and treat x3 Maple trees (T1, T2 & T3) at: Land On The East Side Of Maids Moreton Avenue, Buckingham

1. The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.
2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance the estimated repair costs are likely to vary between ?7,500 and ?50,000, depending upon whether the tree/s can be removed or must remain.
3. The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property.
4. It is the case that an alternative to felling such as pruning or significant 'pollarding' of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances.
5. We are satisfied that the evidence obtained following completion of our Arboricultural Implication Assessment report completed 14th February 2019, clearly links Maples as the cause of damage to the risk address
6. Insurers understanding the requirement to offer replacement planting in the event consent to fell is granted.

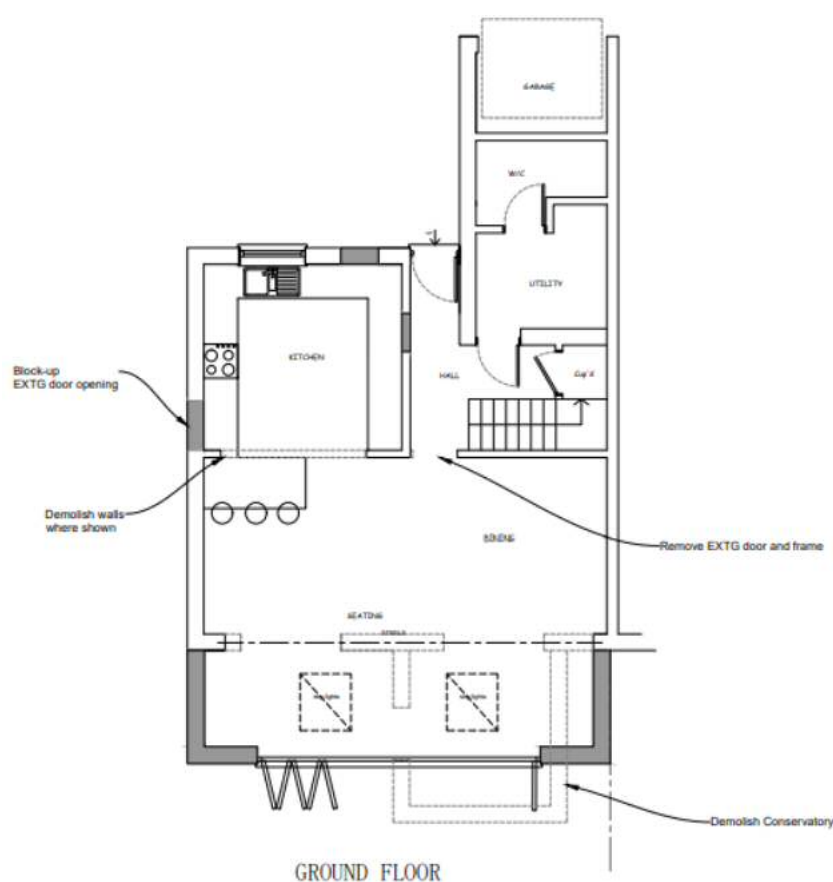
All Members who have responded have opposed this application.

For further information, Members will find an addendum with collated applications on the Foscott Way trees with this agenda.

8. 20/02216/ACL 64 Bourton Road, MK18 1BE
Application for a Lawful Development Certificate for the proposed single storey rear extension
White

The site is at the end of the cul-de-sac off Bourton Road between the Fire Station and Otters Brook play area; the houses were originally built to house the firemen. The house is semidetached with Nos 58-60 and both back onto the playing field behind the Franciscan, and is flanked by the access to Nos 58-60. The garage projects from the front building line, but it would appear from the drawings this has been

converted into a utility room, and cloakroom, leaving the frontmost area (labelled Garage on the drawing but with internal dimensions c2.3m wide x 1.7m deep) still with a garage door.

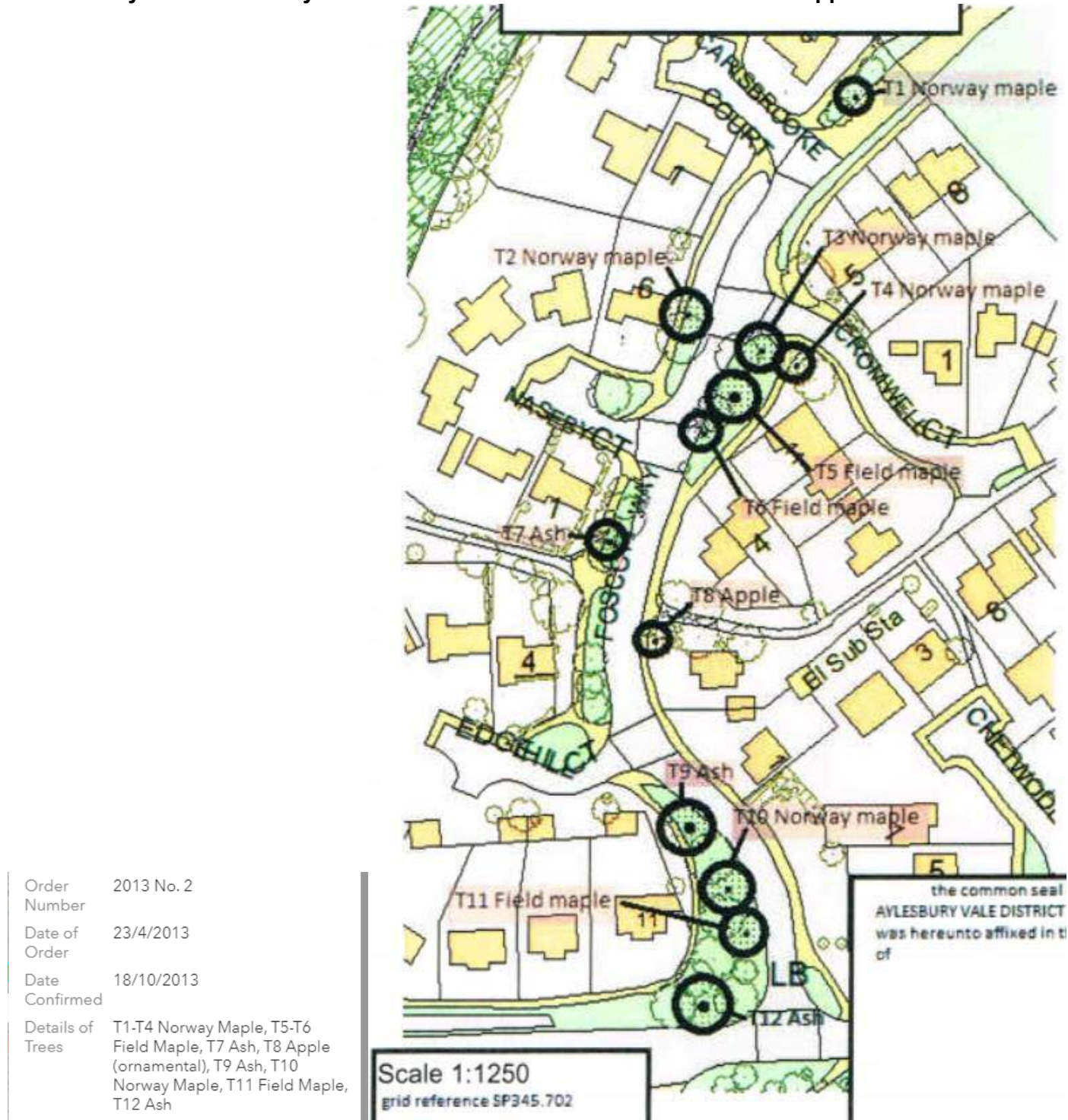


The proposal is to demolish the existing conservatory and add a full width single storey brick extension to the kitchen with a single pitch tiled roof with two skylights and folding doors; block up the side door into the kitchen and the internal door between the kitchen and the hall; remove the door and doorframe between the hall and the back room and most of the wall between the kitchen and the back room. The sides are blank brick walls, and the depth is about $\frac{2}{3}$ of the existing conservatory.

It can be seen from the plan above, centre top, that the neighbour has a rear extension rather longer than the proposed extension; this appears from Google to be a lean-to conservatory.

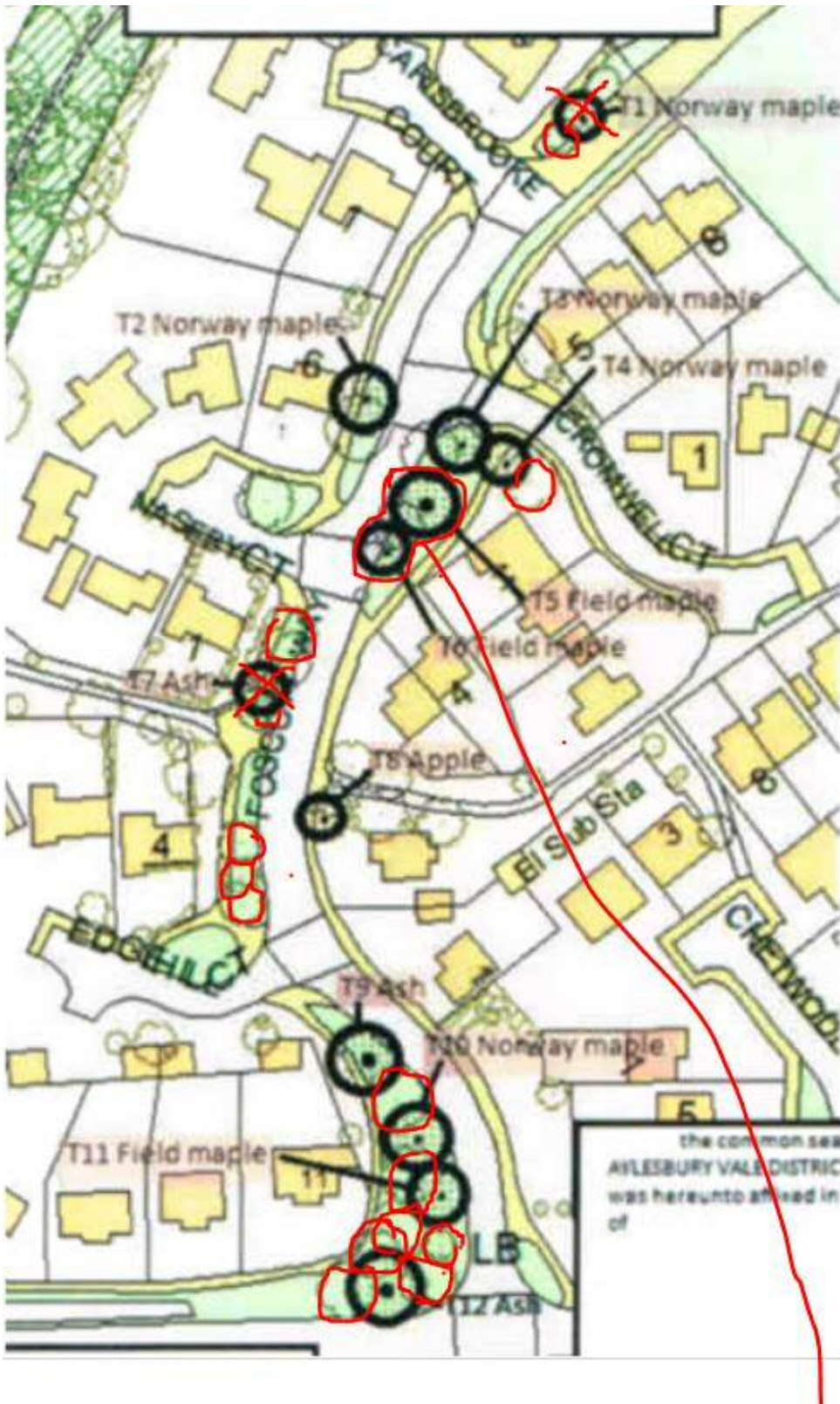
KM

14/7/20



Black circles indicate Protected trees; green outlines other trees without Protection. T8 is in a private garden

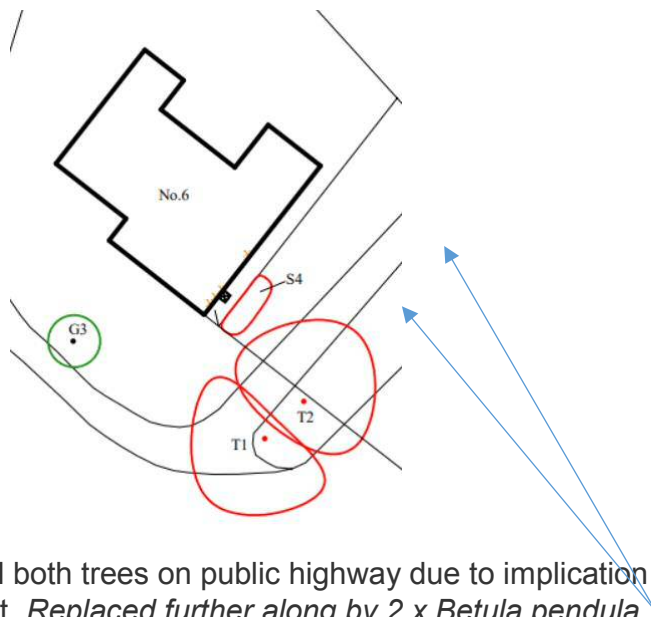
See next page for current status



These 3 the subject of 20/01942/ATP (to be felled)

X TPO tree felled

O Other tree now missing (permission not required)



19/04203/ATP Norway Maple (T1 and another) - Fell both trees on public highway due to implication in a subsidence issue at Number 6 Carisbrooke Court. *Replaced further along by 2 x Betula pendula*



T2 and another

13/02960/ATP Reduction of canopy of No.1 Maple 6 Naseby Court (T2 on TPO plan)

Foscott Way TPO status July 2020



(l – r) T4, T3, T5, T6 (& small tree obscured by T5)

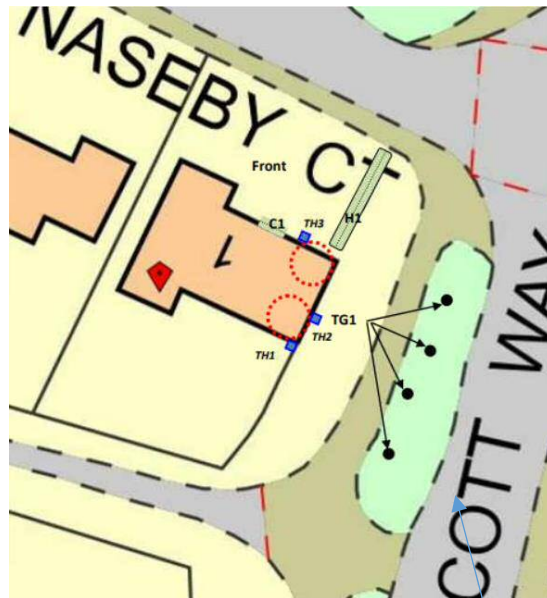
Appendix D



(l – r) T5, another, T6



20/01942/ATP Fell 3 Maples - cause of damage to the risk address Land adj 11 Cromwell Court



verge between Naseby Court & Edgehill Court

14/01563/ATP Crown lift to 2.5m over paths and 5.4m over roads of one Ash tree (T7) and crown lift to 2.5m over paths and 5.4m over roads of one Ash tree (T12) (AVDC); drawing below

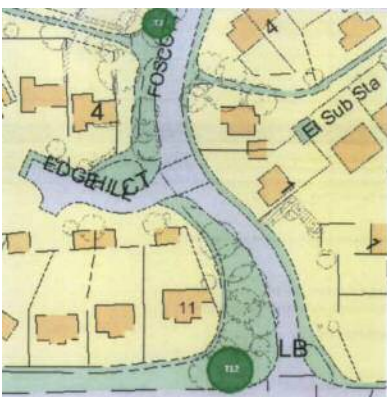
14/01633/ATP T7 Fell one Ash tree [and 3 others] 1 Naseby Court



(l – r) T11 & another, T10, T9



(l – r) T12, T11 and another, T10



14/01563/ATP Crown lift to 2.5m over paths and 5.4m over roads of one Ash tree (T7) and crown lift to 2.5m over paths and 5.4m over roads of one Ash tree (T12) (AVDC)

Year	Appln	Type	Brief address	Brief description	Call-in		
2016	00151	AOP	Land off Walnut Drive	170 houses		not in our parish	
						Later contact if any & date of BTC agenda	Response
2018	00932	APP	19 Castle Street	6 flats above shop		amended plans -> 20/4/20	Oppose until HBO satisfied
	01098	APP	23/23A/23B Moreton Road	split 3 houses into 6 flats		amended plans -> 23/3/20 and 6/7/20	no change to original response deferred for more information
	04290	APP	West End Farm	72 flats/Care Home	RS	amended plans -> 4/2/19	no change to original response
	04626	APP	Overn Crescent	4 houses	TM	amended plans ->22/6/20	no change to original response
2019	00148	AOP	Land at Osier Way	up to 420 houses	RS		
	00391	APP	The Workshop, Tingewick Rd	ch/use & new access		amended plans ->3/2/20	Oppose & Attend
	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses			
	01476	APP	Station House, Tingewick Road	11 houses	?HM	additional document - >27/2/20	no change to original response
	02627	AAD	Old Town Hall	signage (retrospective) variation 16/02641/APP 50		amended plans ->24/2/20	response changed to No Objections subject to the satisfaction of the HBO
	03531	APP	10 Tingewick Road	houses	RS		
	03624	ALB	Old Town Hall Land behind 2 Market Hill	signage (retrospective)		amended plans ->24/2/20	response changed to No Objections subject to the satisfaction of the HBO
2020	00483	APP	Moreton Road III	7 flats		additional plans -> 23/3/20	no change to original response
	00510	APP	Moreton Road III	130 houses	RS		
	01018	APP	7 Krohn Close	extensions		Amended plans in 22/5/20 & 28/6/20June	not consulted on, though yellow notice posted
	01240	APP	5 The Villas	extension	WW	additional plans -> 22/6/20	no change to original response

Development	Planning application	AVDC/ BCC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comment as of June 2019
CHANDOS ROAD	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	
TESCO	10/00360	AVDC	£9,147	9,147	0	£0			POLICING CONTRIBUTION	Spent by TVP - laptops for Neighbourhood Team at Buckingham Police Station	
LACE HILL	09/01035	AVDC	£197,162	3,122	£194,040	£0		01/10/2022	FLOOD ALLEVIATION	flood mitigation for properties at 'medium' risk of flooding	Committed funds to upstream Natural Flood Management measure designed to protect Buckingham
		AVDC	£118,795	100,841	0	£17,954		06/02/2023	EXTRA CAR PARKING AT	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	£60,997		26/04/2021	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised	TVP advised expenditure of approx £150k fitting at the Base at Swan Industrial, ANPR cameras around Buckingham and engagement between PCSOs and Local Community Groups
		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 Transport team depending on service requirement
STATION ROAD/STATION TERRACE	14/02685	AVDC	£29,547	11701	0	£17,846		12/06/2025	SPORTS AND LEISURE C	balance not yet committed	
MARKET 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	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, RTP1 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	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	
MONIES TO BE PAID LATER IN DEVELOPMENT											
NORTH OF A421 TINGEWICK RD	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	15/04106	AVDC	tbc						SPORTS AND LEISURE C	Overn Avenue Play Area	
LAND REAR GRAND JUNCTION PH	16/03302	AVDC	£34,650						SPORTS AND LEISURE C	Stratford Fields Play Area	
		AVDC	£13,000						FOOTPATH CONTRIBUTION	footpath/cycleway extending access to Riverside Walk along Great Ouse	
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
New information highlighted	AVDC										
	BCC										

Buckinghamshire Council Constitution - Strategic Sites Committee

- 3.4. The Strategic Sites Committee will be comprised of 12 members.
- 3.5. The quorum for all meetings of the Strategic Sites Committee will be 7 members or, if different, as detailed in the Strategic Sites Committee Terms of Reference and no business will be transacted if any meeting or part of a meeting is not quorate.
- 3.6. For the Area Planning Committees and the Strategic Sites Committee substitutes will be permitted, provided the substitute has attended the relevant training required in the committee terms of reference and the Planning Protocol. The notice requirements relating to notice of substitutes detailed in Committee Procedure Rule 2.80 above must also be complied with.
- 3.22. The order of speaking and time limits will be as follows:
- a. Area Planning Committees
 - Councillor/Local Member(s) 3 minutes each
 - Parish/Town Council(s) 3 minutes shared
 - Objector(s) 3 minutes shared
 - Supporter(s) 3 minutes shared
 - Agent/Applicant 3 minutes shared

Where speaking times are shared, there is an overall time limit of three minutes in total, not three minutes each. Speakers in the above categories will be encouraged to coordinate with each other so that repetition can be avoided. A speaker may nominate a single spokesperson to speak on their behalf. Members will be permitted to ask the speaker questions/points of clarification based on the points covered in the speakers' presentation and **for the avoidance of doubt** this does not include questions based on matters not addressed by the speaker.
 - b. Strategic Committee

Speaking arrangements for the Strategic Sites Committee will be the same as the Area Planning Committees, however, there may be more flexibility applied, dependent upon the nature of the application, at the Chairman's discretion.

Site Visits

- 3.28. Area Planning and Strategic Development Committees may visit sites at the discretion of the chairman prior to the meeting at which the Planning Application is to be considered.