



BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

Email: Townclerk@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk

Town Clerk: Mr. P. Hodson

Wednesday, 17 February 2021

PLANNING
COMMITTEE

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 22nd February 2021 following an informal meeting of Full Council, online via Zoom, Meeting ID 871 2899 7691.

Residents are very welcome to ask questions or speak to Councillors about any matter relevant to the meeting 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/UC89BUTwVpjAOEIdSifcZC9Q/>

Mr. P. Hodson
Town Clerk

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

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

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

Buckingham



Twinned with Mouvaux, France; Neukirchen Vluyn, Germany

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

All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk 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.

3. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 1st February 2021 to be put before the Full Council meeting to be held on 15th March 2021.

[Copy previously circulated](#)

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update.

5. Action Reports

5.1 To receive action reports as per the attached list.

[Appendix A](#)

5.2 (1017/20) To receive email correspondence re Candleford Court

[Appendix B](#)

6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 10th March and 7th April 2021 at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

A briefing note from the Clerk is attached

[Appendix C](#)

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

1. [21/00294/APP](#) 7 Bartlett Place, MK18 1XB
Part first floor and double storey front extension with front entrance canopy porch
Mansfield
2. [21/00306/APP](#) 5 Turnside Street, MK18 7RZ
Loft conversion with rooflights to rear roofslope
Conway

The following two applications can be considered together

3. [21/00471/APP](#) 15 Market Square, MK18 1NW
4. [21/00472/ALB](#) Replace first and second floor front elevation windows and fit demountable partitioning on ground floor and first floor
Godagama
5. [21/000479/APP](#) Thinkbda Ltd., Oddfellows Hall, Well Street, MK18 1EP
Variation to condition 2 (repositioning of rooflights as approved drawing) relating to application 19/03398/APP
Teff

Amended Plans

6. [20/02511/APP](#) Garage Site, Pightle Crescent
Demolition of the existing 20 garages and the erection of 8 x two-storey apartments of the following configuration: 4 x one-bed apartments, 2 x two-bed apartments, 2 x three-bed apartments. Each apartment would have undercroft parking giving a total of 14 spaces, including 2 visitor parking bays. 5 separate spaces would also be provided just to the east of the dwellings. The existing 12 spaces would be retained at Pightle Crescent, which makes 31 parking spaces in total for the development. A secure communal bin storage area is also proposed, sized for the proposed development from

Not for consultation

The following application has already been decided

7. [20/03260/ATC](#) Stowe Avenue adjacent to 48 Grenville Road
T1 Beech - Crown raise to above property and reduce back to boundary where possible to improve the light to the property. Reduce 6m above the property and reduce back approximately 3m.
T2 Beech - Crown raise to 3m above property.
T3 Beech - Remove lowest lateral limb growing towards the front door of the property

Goode

8. [21/00477/ATC](#) Sandon House, 20 Moreton Road, MK18 1LA
T1 Purple Plum Height - 5m Crown spread - 4m DBH - 350mm
Work required : Fell to ground level
T2 Laburnum Height - 3m Crown spread - 2m DBH - 250mm
Work required : Fell to ground level
T3 Cherry Height - 2.5m Crown spread - 1.5m DBH - 250mm
Work required : Fell to ground level

Butler

9. [21/00492/ATC](#) 1 Bone Hill MK18 1DP
Elder (S1) - Fell 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.

Greener [IG Property Services]

7. Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
20/03494/APP	71 Overn Crescent	Two-storey side and ground floor rear extensions	Oppose
208/03387/APP	14 Glynswood Rd.	Two-storey front extension	Oppose
20/04331/APP	3 Pine Close	Single storey side extension	No objections

Withdrawn

Application	Site address	Proposal	BTC response
20/04229/APP 20/04230/ALB	15 Market Square	Alterations to ground floor front elevation to incorporate a doorway, and internal work to remove existing stairs and replace with new stairs to give separate access to upper floors	(Withdrawn before meeting)

Not for consultation

Approved

Application	Site address	Proposal	BTC response
-------------	--------------	----------	--------------

21/00046/ATP	Dawn Rise, Avenue Road	Remove epicormic growth and lower limbs, 1 sycamore & 1 horse chestnut	No objections
20/03260/ATC	Stowe Avenue	Works to trees (see 6.8, above)	n/a

7.2 Planning Inspectorate – Appeal against non-determination;

7.2.1 19/01476/APP Station House, Tingewick Road, Erection of 13 (amended to 11) dwellings
The Inspector has dismissed the appeal and refused the application.

7.2.2 Cllr. Cole requested that Listing be considered for these premises. A response from Buckinghamshire's Senior Heritage Officer is attached for discussion [Appendix D](#)

8. Buckinghamshire Council Members

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

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

8.3 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is attached for information (Note that there is no change from the last meeting) [Appendix E](#)

9. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (10th February 2021) *No Buckingham applications*

9.2 Strategic Sites Committee (11th February 2021) *No Buckingham applications*
The March meeting agendas are not yet available

10. Consultations

10.1 To receive for information Buckinghamshire Council's response to the Government Consultation *Public Service Infrastructure and Permitted Development* [Appendix F](#)

10.2 To discuss whether to respond to a MK Plan Supplementary Planning Document consultation, closing date 19th April. The covering letter is attached and the link to the document is <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/south-east-milton-keynes-strategic-urban-extension> [Appendix G](#)

10.3 Buckinghamshire Local Plan – Statement of Community Involvement and Brownfield Call for Sites: to note the attached information. The consultation will be on the next Full Council agenda (15th March) for discussion and to agree a response. [Appendix H](#)

11. Enforcement

To report any new breaches

11.1 Cllr. Cole reports there are now two cars for sale, parked at the Bletchley roundabout.

12. Applications to fell trees

To receive the updated list for information. [Appendix I](#)

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 22nd March 2021 at 7pm.

www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

To Planning Committee:

Cllr. M. Cole JP (Vice Chairman)

Cllr. G. Collins (Town Mayor)

Cllr. J. Harvey

Cllr. P. Hirons

Cllr. A. Mahi

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

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)

Page Intentionally Left Blank

Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
1015/20	4 via Parish Channel 1 ACL via Comments tab	856/20	Conservation of trees in town - National Tree Planting Week (combined with release from Tree subgroup & Environment C'ttee)	

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Walnut Drive	851/20	Cllr Harvey to report back on Fol result when received		
VALP Main Modifications consultation	976/20 1013/20	Members' views to be rationalised into responses File agreed response	√ √	
Decisions	1016/20	Query lack of decisions	√	
Call-in requests				
Call-ins				(None agreed last meeting)
Enforcement reports and queries				
Page Hill	857/20	Unauthorised encroachment onto public land? Cllr. O'Donoghue to obtain addresses	√	(983.3) Request for update on 16 Hilltop Avenue made, new photo sent. Enforcement have referred to Park & Open Spaces; response awaited; Cllr. Mordue looking into progress
Well St. bollard	857/20	Replacement of 'temporary' (Feb.20) bollard	√	
Neighbourhood Plan Review				
Other:				
Surgery applications	40/20 762.1/20	Town Clerk to investigate whether North End and Verney Close surgeries can be designated Community Assets Environment Committee to		Town Clerk's report at agenda 5.3 Verbal update agenda 5.4

Subject	Minute	Form	Rating √ = done	Response received
		set up meeting with Swan Practice		
Litter	723.4	All Members to encourage public to act		
Vehicle parked on roundabout	930/20	Send previous reports to Cllr. Stuchbury	√	6/2/21 Cllr. Cole reports two vehicles now, both advertising 
Cornwalls Meadow car park	983.2/20	Request formalisation of desire line by bridge	√	
Sign by Prezzo	985/20	Request removal of sign for temporary crossing	√	
Candleford Court	1017/20	Request report on CO leak incident	√	See agenda 5.2
Summerhouse Hill	1023/20	Photo damage and request structural report; check No Through Road sign	√	No Through Road sign on both sides of entrance from Moreton Road

Subject	Minute	Form	Rating √ = done	Response received
				

Page Intentionally Left Blank

Candleford Court – Carbon monoxide escape and flood event

Cllr. Whyte has sent an email sequence of progress to date, as below, extraneous matter edited out.

He is also arranging a meeting with Guinness to discuss the flooding matter.

14th January 2021; From the Senior Complaints & Quality Advisor, The Guinness Partnership

Thank you for getting in touch on behalf of your constituents at Candleford Court.

I am really sorry to learn about the recent flooding, I can understand this must be distressing for all involved.

Having looked into this, I understand that whilst Candleford Court is known for minor flooding incidents, particularly during bad weather, it has never flooded anywhere near as bad as it did on 23 December 2020. The whole basement carpark was submerged in water in a very little space of time, and to my knowledge a large part of Buckingham town was also affected and a major incident was declared, but as we understand it, the town's flood alert did not activate to give us or others any warning.

The reason there has been a delay to pumping water from the basement, is because it has only just been declared safe to do so, as water levels were still too high to access the area. I know a couple of my colleagues have been working on this hands on, and were at Candleford court over the Christmas holidays and the last weeks, understanding the scale of the problem, communicating with customers and keeping an eye on the water levels.

At the time of the flooding, we arranged for one of our Customer Liaison Officers to visit customers while off duty and notify them so that they could move their cars, but I believe that there were still a number of cars trapped down there, which has of course caused understandable upset, but please know we have had a dedicated team providing reassurance to customers almost daily and we are arranging for a second piece of communication to be sent out this week, with the most recent updates.

We arranged for our Contractors, Water Drop to be on site to manage the water levels and ensure it mirrors that of the reservoir and the river. For safety, we also taped off the stairwells, ensured that the electric supplies (apart from to the basement) were not compromised and that gas and water systems were safe to use and updated Environmental Health so they are aware and updated in real time of our actions.

Whilst I do understand it must be really frustrating for car owners, and I appreciate that they need to arrange for their loss adjusters to be notified, the delay to pumping out the water was done so for the safety of our Contractors and staff, as personal safety is paramount. Nonetheless the pumping of the basement should soon be complete, and whilst it has of course taken a little longer than we might have liked, it has done so with precision and consideration for the safety of others.

I am confident that the right steps have been taken after we were notified of the flood, and I am satisfied with the efforts made by our Customer Liaison and Maintenance teams to reassure customers and to resolve the matter. I do understand that this does not take away from any loss that a customer may have experienced or the inconvenience of it, but I am pleased with the steps we have taken.

In terms of notifying customers prior to moving in, we make them aware of the potential of flooding, encourage them to sign up for flood alerts and the risks due to proximity to the river, but please know that this is an issue with Candleford as opposed to just this building.

I hope this provides you with some reassurances that we have taken this seriously and are continuing to support our customer who are affected.

28 January 2021 from Cllr. Whyte

Thank you for your email regarding the Christmas Eve flooding of Candleford Court. I have not received any further urgent complaints since your email, so hopefully your staff visits post flood have been able to resolve the immediate issues that were brought to my attention.

I am not sure if you are aware, but the development was built above the flood plain, with the car park designed to be water storage in extreme flood events and residents do need to be aware of the very site specific issues of Candleford Court. I recall that this was a very contentious design feature at the time to allow such a large development on this site, so it is of concern that this design feature does not seem to work properly.

Unfortunately it would appear that the Environment Agency was several hours late in issuing the formal flood warning to the upper catchment of the River Great Ouse, but I am surprised as landlord that you do not have your own warning system to manage the "semi-aquatic area" and under crofts for more general flooding events.

I note that under the S106 legal agreement that there are some obligations that don't seem to be currently in operation, and I have copied in Buckinghamshire Council so that these can be urgently reviewed.

I draw your attention to the Eighth Schedule "the flood alleviation scheme obligations" including paragraph 1 where there should be a flood warning system installed in the building, and paragraph 2, referring to proper and efficient operation of the floodwall and any apparatus. I attach a partial extract for your information.

I also note some commentary on the self draining nature of the car park in the original flood report for this development and I wonder if you have a design fault or maintenance issue that caused the significant inconvenience to your residents?

I would be grateful for an update on the current situation with the car park and lifts, review the legal S106 obligations and an assurance that Guinness will take a full an active role in the Buckingham flood group. I attach details from the Town Council for your information. <https://www.buckingham-tc.gov.uk/tag/flooding/>

2nd February 2021; From the Senior Complaints & Quality Advisor, The Guinness Partnership

I am writing to provide you with an update following an incident at Candleford Court on Friday evening.

I believe you are already aware that the Fire Service evacuated residents from homes following a report of carbon monoxide. The Fire Service ventilated the building and confirmed it was safe for residents to return to their homes later on Friday evening.

We are sorry for the concern caused by the escape of carbon monoxide from the contractor's work area in the basement on Friday evening. As the Fire Service reported, it is believed that the carbon monoxide was released from the generator being used by contractors, who were onsite working to dry out the building following the recent flooding. We are still gathering information regarding this. We have suspended works temporarily.

We want to reassure you that when residents were allowed to return to homes on Friday evening, the Fire Service confirmed that it was safe to do so. If the building was not safe for residents to live in, the Fire Service would not have allowed residents to return to their home.

We understand that some residents may still have concerns. We have hand delivered a letter to residents today explaining we are able to provide new carbon monoxide detectors and that these will be delivered to residents who would like them.

Guinness colleagues were on site on Friday evening and are on site again today. We will be sending a further written update to residents when we are able to and will provide you with a further update at the same time.

If would like to discuss this letter or have questions please let me know. With regards to the extra questions you have asked below, please bear with me and I will endeavour to get you an update as soon as possible.

Page Intentionally Left Blank

PLANNING COMMITTEE
MONDAY 22nd FEBRUARY 2021

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. **21/00294/APP** 7 Bartlett Place [Page Hill] MK18 1XB
 Part first floor and double storey front extension with front entrance canopy porch.
Mansfield



The site is a detached three storey house in a side close off Bartlett Place; third of four of originally identical style. The front part is single storey, stepping back in two stages to a two-storey block. There is no planning history on file, but it appears from the drawings that the original flat-roofed garage has been converted into a small store (retaining the garage door) and a utility room; the second stage houses the front door and cloakroom. Of the four houses opposite, two face onto Gifford Place, so it is their garden walls which face the close, and two are a different design to these four. The end of the close is a green space. The front walls of Nos 7, 9 & 11 are more or less in line; No.5 is set back somewhat. The other three houses on the south side have all had extensions; No 5, a two storey side extension making a rectangular floorplan and losing the catslide roof; No 9 a front extension bringing the main house wall and roof forward to match the porch wall and adding a gabled dormer; and No 11 a two storey front extension making an L-shaped house.



↑ № 7

↑ № 9

↑ № 11 Google 2009

Consequently the uniformity of the street scene is already compromised and this proposal (which retains the continuous roof from the gable to the rear of the garage) will have less effect on the general aspect than a lone front extension might have had.

The ground slopes down from left to right, and front to back. There is a gated side passage between Nos 7 & 9 leading to the rear garden. The photo at the head of the report was taken 28/1/21 and shows that the whole frontage has been gravelled, so there is adequate parking according to guidelines (2 per dwelling for a 3-bed house; 3 per dwelling for a 4-bed; at least one within the curtilage).

The proposal is to bring the most set-back wall forward to approximately 1.5m in front of the existing porch so that the new kitchen looks out on the street, and turning the existing kitchen into the dining room and adding folding doors to the garden; and continuing this up to first floor, as № 11 has, forming a 4th bedroom with walk-in cupboard and an en-suite shower room to an existing bedroom. The extension roofline is 15cm below the existing. Openable skylights will be added to the existing roof to serve the utility room and new shower room, and another to the east-facing aspect of the new roof to light the extended landing. The lower part of the wall will be brickwork to match the existing, the upper part timber cladding¹. A timber porch with a gabled roof will be added to the front door, bring it almost as far forward as the front wall of the garage. Its tiles and those of the new roof will match the existing. The small-paned windows will be replaced with uPVC plain casements. The wall facing № 9 has a new window at first floor to serve Bedroom 3 (which currently has a window facing the street), and its ground floor window bricked up. There are no windows in this side of № 9. The other side wall remains blank.



Front Elevation

Existing ↑ ↓

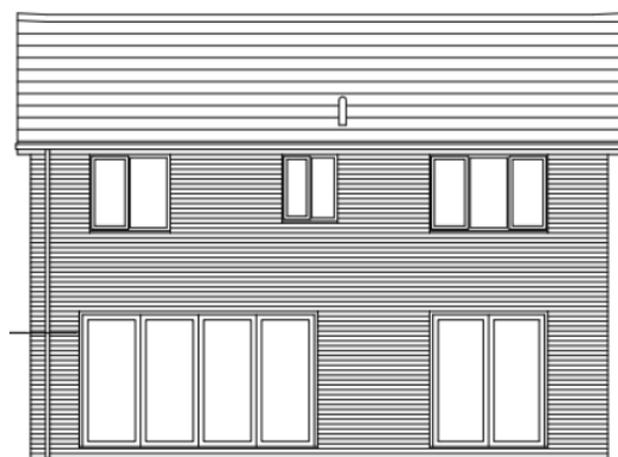


Front Elevation

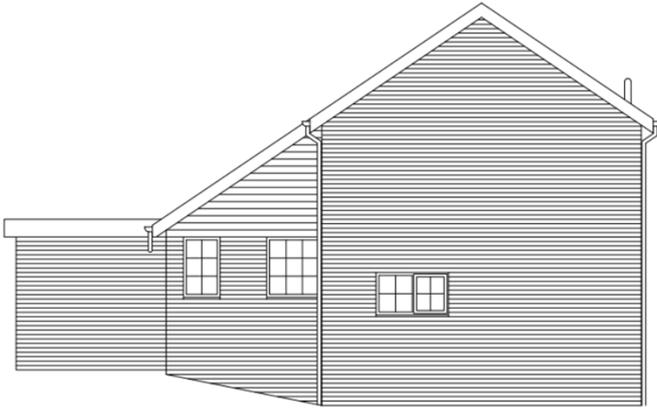
Proposed ↑ ↓



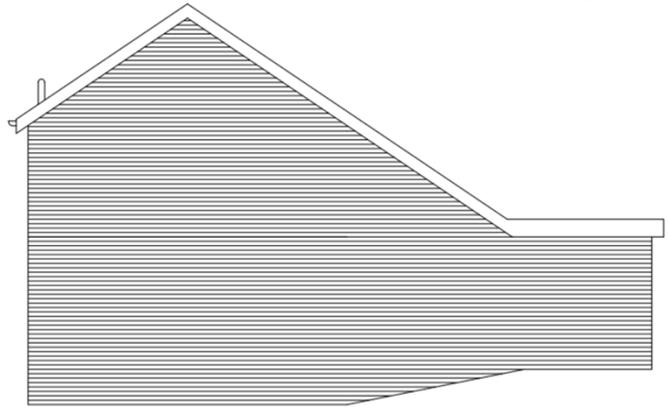
Rear Elevation



Rear Elevation



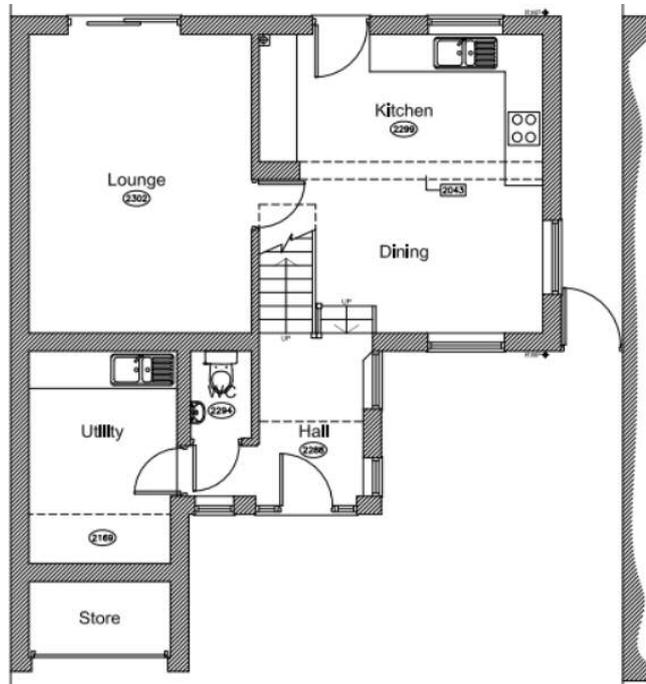
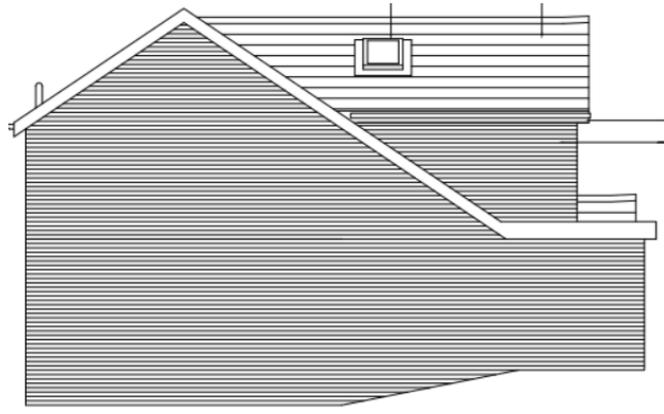
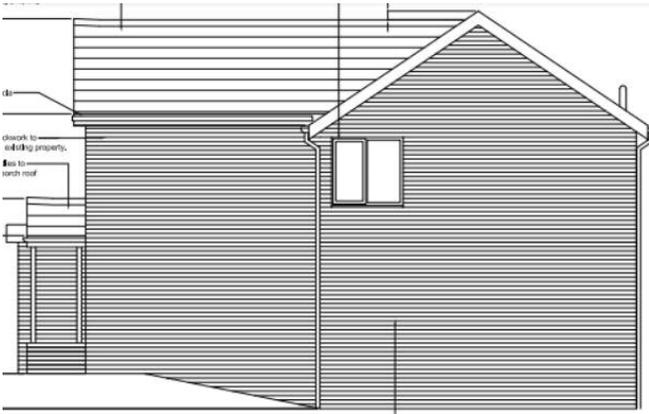
Side Elevation



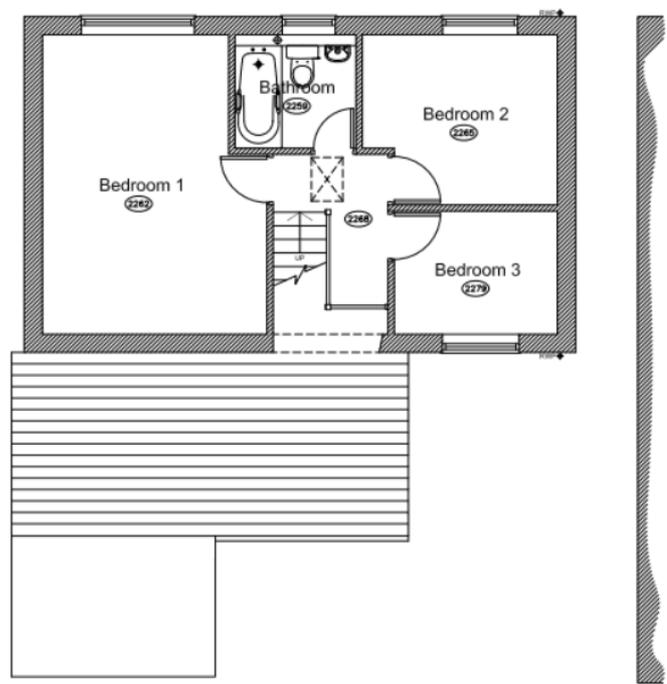
Side Elevation

Existing ↑, and Proposed ↓ facing west (towards № 9)

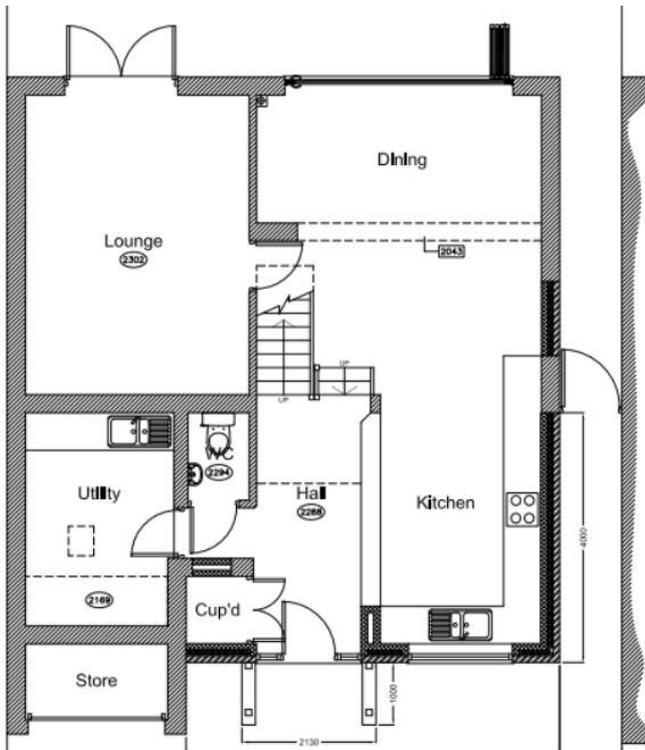
Existing ↑, and Proposed ↓ facing east (towards № 5)



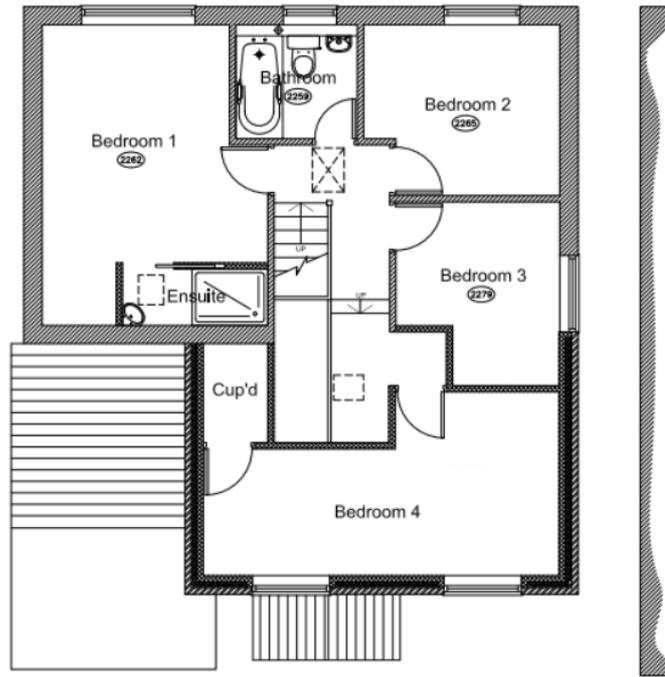
Existing ground floor



Existing first floor



Proposed ground floor



Proposed first floor

¹ Timber cladding is not a common feature on Page Hill, except for small panels in the very oldest part



around Foscott Way – e.g. Edge Hill Court:

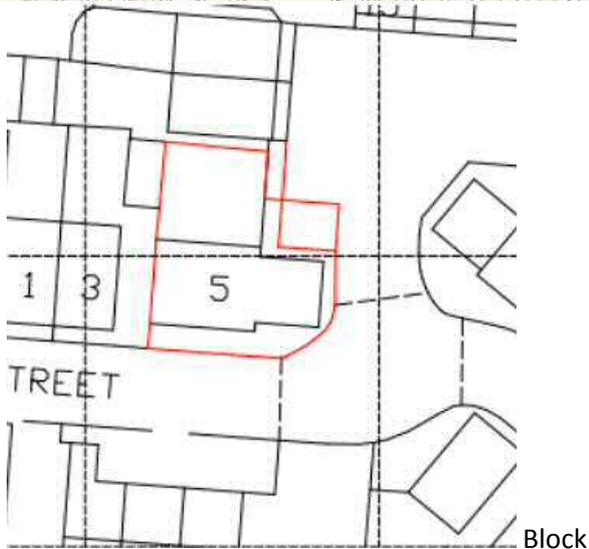
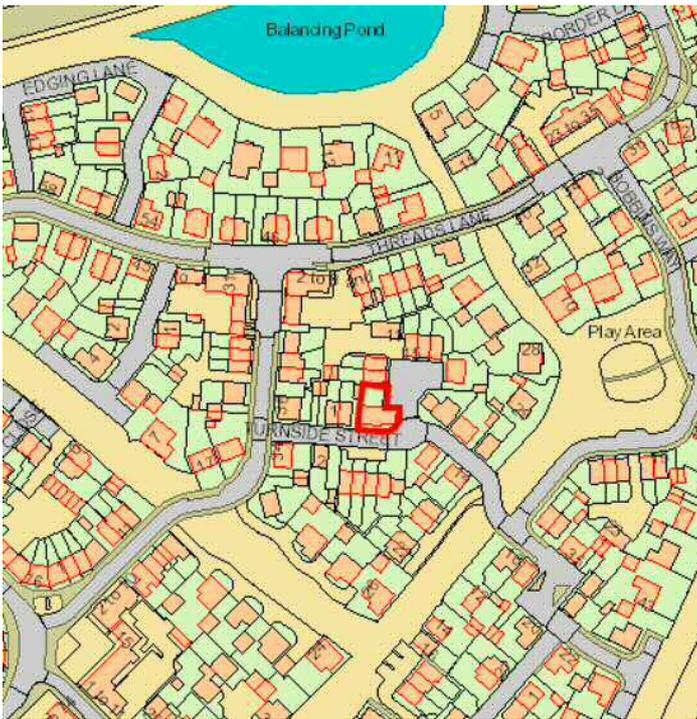
The elevations on the central parts of the estate are all brick; those on the newest parts are brick with white render panels between the upstairs windows.

2. **21/00306/APP** 5 Turnside Street [Lace Hill] MK18 7RZ
Loft conversion with rooflights to rear roofslope
Conway

There is no planning history for this house.

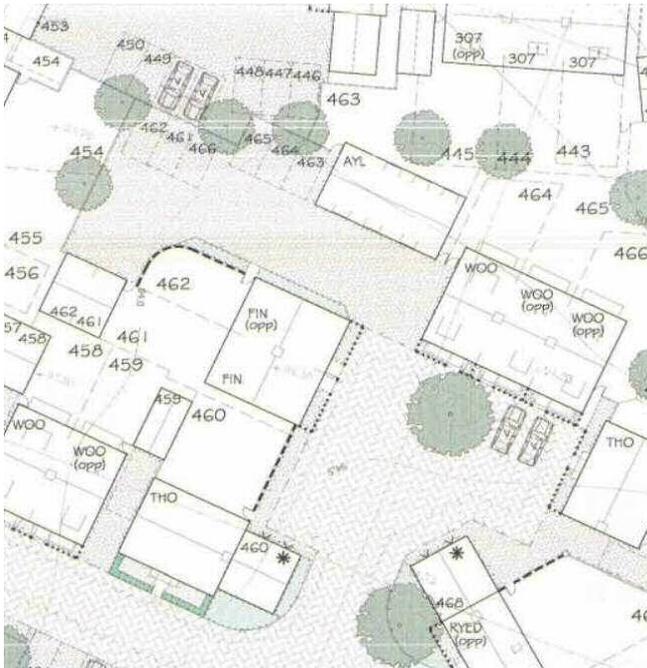
The site is a detached 4-bed detached house on Turnside Street, a street linking Pillow Way with Bobbins Way on Lace Hill, with a courtyard cul-de-sac off the northern side of it. The house is the corner plot on the western side of the courtyard access and has an integral double garage which faces into the courtyard (ie to the north); there is a walled garden to the rear (north) of the house and a paved area outside the garden wall (where the white paddling pool is in the satellite photo) which could be used for additional parking. There is a pair of 2-storey semi-detached houses at the end of the garden, a terrace of three 2½-storey houses across the end of the yard, a house of the same type as №5 at right angles to the terrace, and a

detached 2½-storey house with garage on the east side of the access (their roof windows as seen in the satellite photo are all flat-roofed dormers). There is a parking court off the northwest corner with garage and bay accommodation for the courtyard houses.



Block



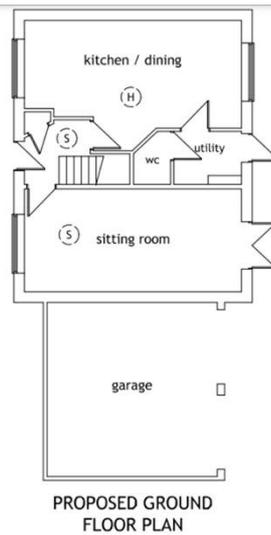
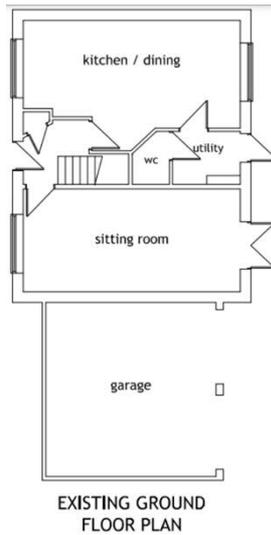
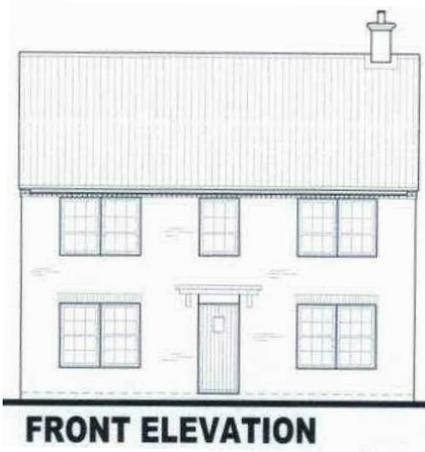


Plan

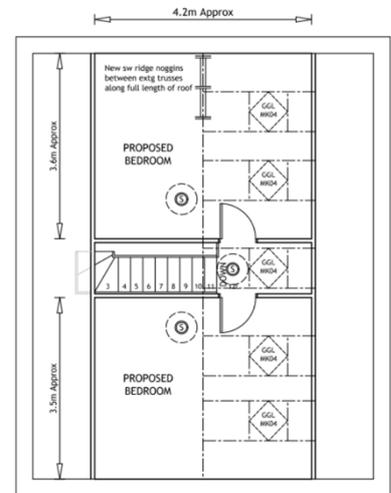
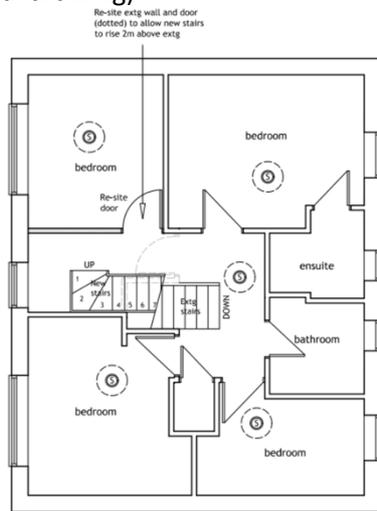
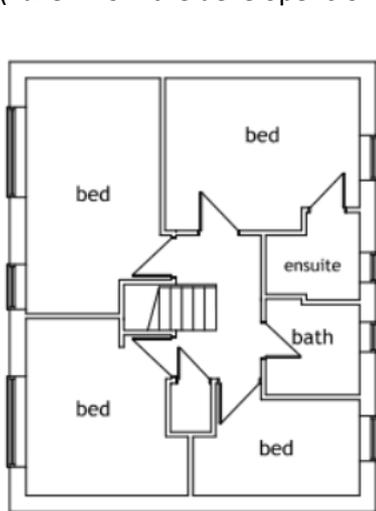
Though there is no separate parking drawing for this phase of Lace Hill (13/01549) the garages, carports and parking bays are shown on the general layout drawings (above left). This shows that Plot 460 has a double garage and (presumably) use of the visitor parking (two bays to the right of the tree in the drawing; this tree does not appear on the satellite photo.). No parking allocation is shown beside the garden wall, so the additional square of red line shown in the Block Plan drawing must be a separate arrangement, or an error.

The proposal is to convert the loft into two bedrooms (making a total of 6) with 5 skylights on the north-facing roof. There is no additional bathroom included (there is a family bathroom and an ensuite on the first floor). Parking requirements are the same for a 4-bed house as for a 6-bed house. The original planning conditions do not mention rooflights, and new windows or dormer windows only matter if facing the street.





(Taken from the developer's original drawing)



The following two applications can be considered together

3. **21/00471/APP** 15 Market Square, MK18 1NW
4. **21/00472/ALB** Replace first and second floor front elevation windows and fit demountable partitioning on ground floor and first floor
Godagama



Planning History (not signage)

1	78/00102/AV	ALTERATION OF SHOP FRONT TO ENABLE TRADE FASCIA TO BE DISPLAYED	Approved
2	08/02057/APP	Change of use of upper floors to Class A1 (ladies hairdressing salon) - Retrospective	Approved
3 4	20/04229/APP 20/04230/ALB	Alterations to ground floor front elevation and internal work including removal of existing stairs and replace on first floor Alteration to existing Ground Floor Shop Front (Construction matching - style, material and appearance of existing) to incorporate a doorway forming independent access to residential (C 3.) First and Second Floors. INTERNAL - GROUND AND FIRST FLOOR: Ground Floor: Remove existing stairs to first floor and install replacement as illustrated on plan (201923-2). Create corridor. First Floor: Enclose landing. Revised internal non load bearing partitions as illustrated on plan (201923-2). Formation of bathroom as illustrated on plan (201923-2).	Applications Withdrawn
5	21/00155/ACL	Application for a Lawful Development Certificate for the proposed use of ground floor and first floor as medical consulting rooms (Use Class E)	Pending Consideration
6 7	21/00471/APP 21/00472/ALB	Replace first and second floor front elevation windows and fit demountable partitioning on ground floor and first floor	Pending Consideration

The site is the former hairdressers between W.H.Smith and the Co-op Funeral Directors.



15-14-13 Market Square

It is a Grade II Listed Building, considered as a group of 13/14/15 Market Square as follows:

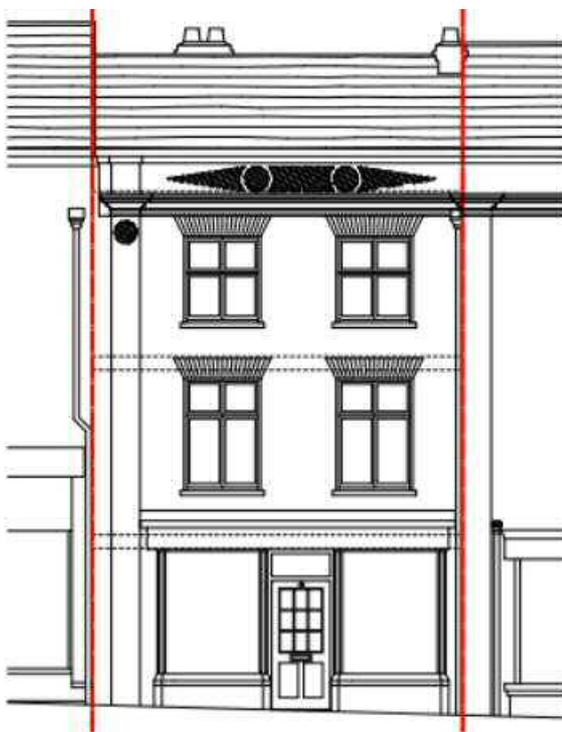
Terrace of 3 shops and dwellings. Early C19 with C20 alterations. Red brick in Flemish bond, concealed roof, brick ridge and end stacks. Double-depth plan. 3-storey, 6-window range. C20 shop fronts to ground floor with some older elements. Each shop front has central door, flanked by shop bay windows, and moulded cornices to continuous fascias. 12-pane sash windows to 1st floor, except for C20 replacement windows to No.15, all with gauged brick lintels. 9-pane sashes to 2nd floor, except for C20 windows to No.15, all with flat-arched heads, those to No.14 rendered. 4 giant rendered pilaster strips either end and between properties, giving a 2.2.2 composition. Pilasters flanking No.13 have capitals with egg-and-dart ornament bearing sections of entablature, octagonal vermiculated panels to top of other 2 pilasters. Moulded, rendered cornice to whole range and coped parapet, concealing roofs. Parapet to No.15 is rendered with long vermiculated lozenge panel.

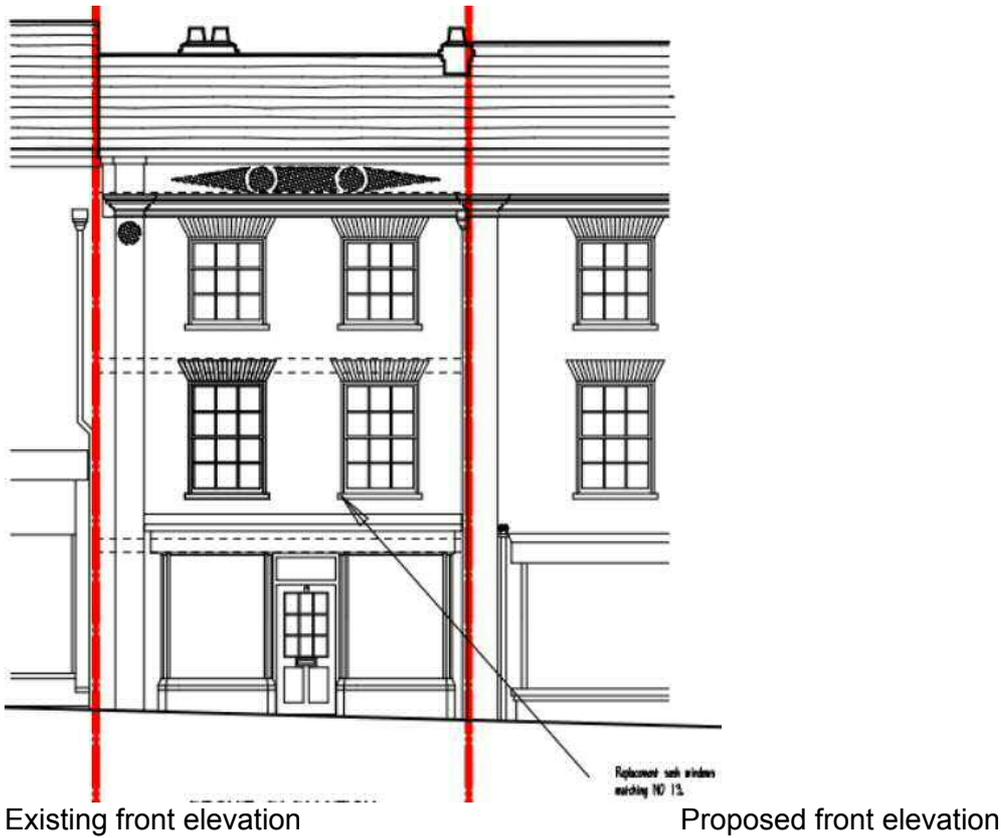
21/00155/ACL was 'Not for consultation' on the 1st February agenda. No decision has been notified at the date of publication of this agenda.

20/04229 & 04230 proposed a separate entrance and staircase for the flat over the hairdressers' shop.

These have been withdrawn and the current applications are for partitioning off the ground and first floors to form consulting rooms and a reception area for the medical use of the premises. The proprietary

partitioning and matching new doors will be removable without damage to the fabric of the Listed Building. In addition the upper windows in the front elevation are to be replaced with sash windows to match those in No.14 and No.13 (as they did originally).

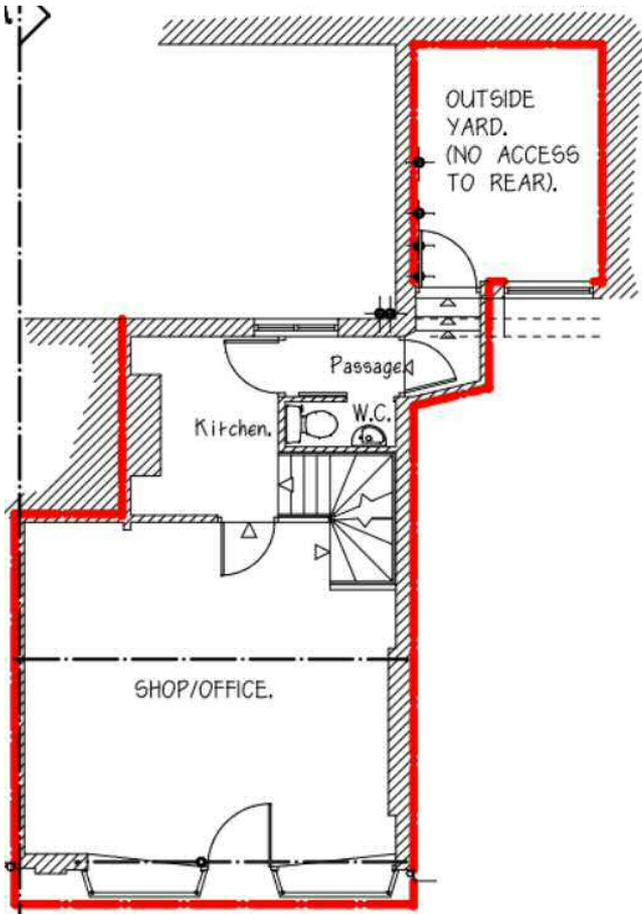




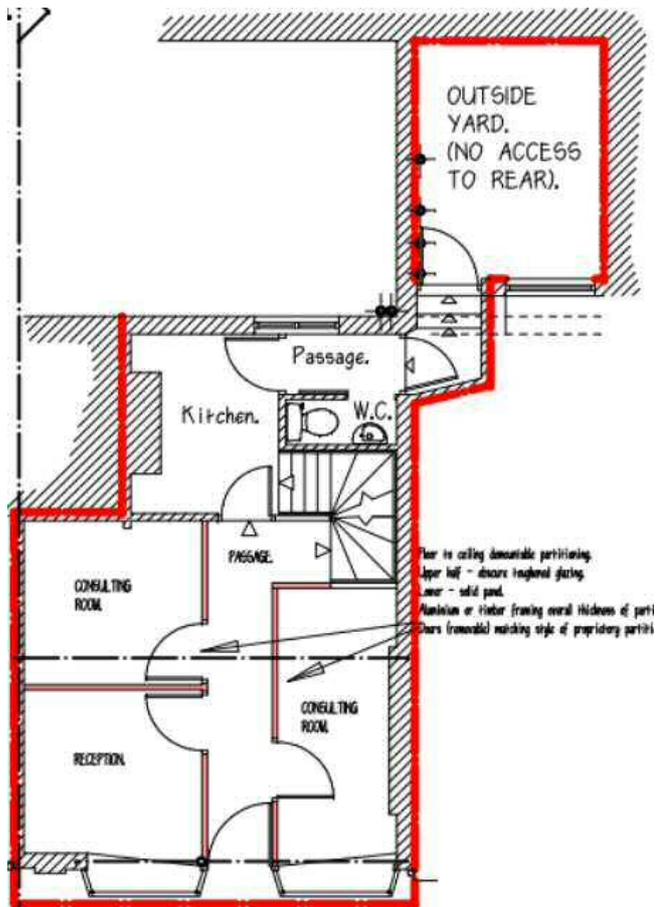
The basement area is used for storage, and will be retained as existing.

The staircase is also to be retained as existing.

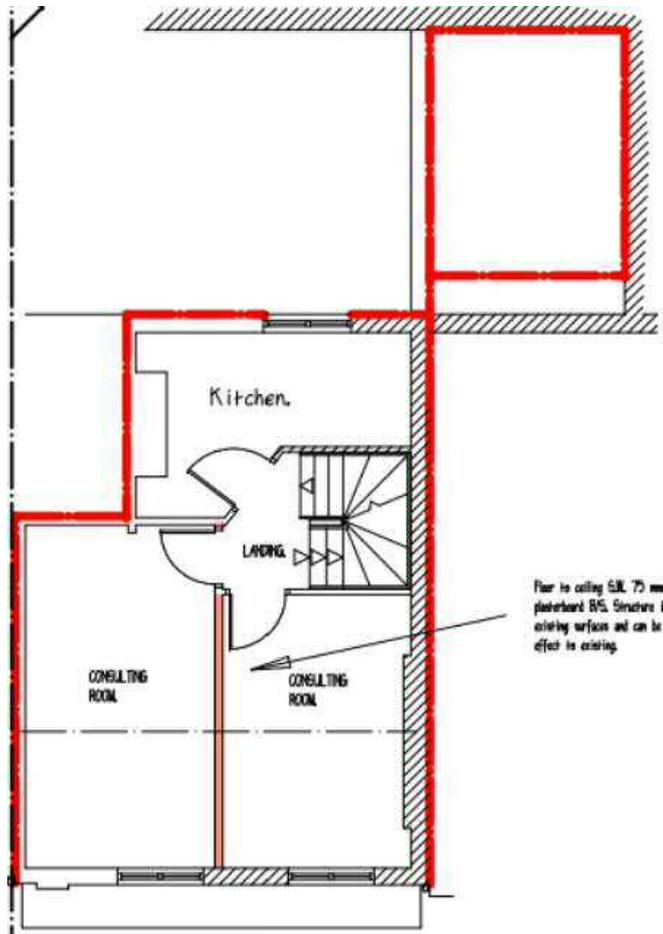
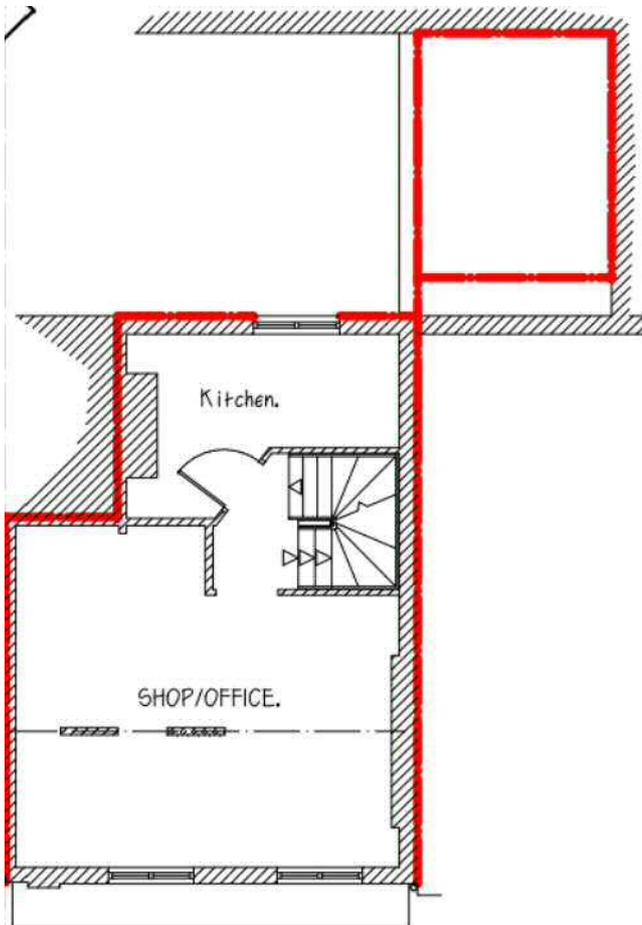
There is a well-researched and illustrated Planning Statement to accompany the drawings. It does not, however, state what material the new window frames will be – timber would match the stated aim of restoring the visual integrity of the group of buildings to the original.



Existing ground floor layout



Proposed ground floor layout



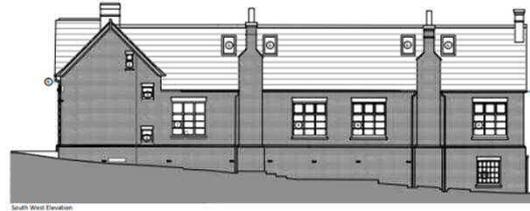
Existing first floor layout

Proposed first floor layout

5. **21/000479/APP** Thinkbda Ltd., Oddfellows Hall, Well Street, MK18 1EP
Variation to condition 2 (repositioning of rooflights as approved drawing) relating to
3398/APP



This view of the the north-eastern roof taken from Chris Nicholls Walk 15/2/21



(NE elevation at top)

Proposed side elevations

The rooflights are now to be 1.9m above floor level

Approved side elevations



Skylights already installed on north-eastern facing roof (viewed from Brooks Court)



View of proposed new position from bedroom of No. 47

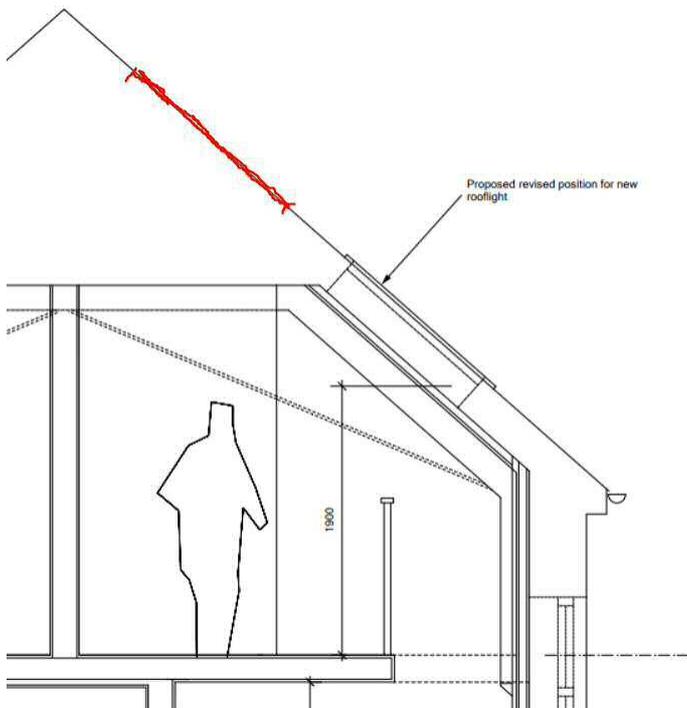
These photos supplied by the resident of No. 47



These photos taken 15/2/21;
The anti-pigeon spikes ringed are along the roof guttering. The windows on the right are in №47

The new first floor is approximately at the height of the top glazing bar of the nearest window on the left.

The application is therefore effectively retrospective with respect to the NE facing roof, and work would have been carried out on the SW facing roof had the next-door resident not protested that permission had not been granted for the work.



Approximate position of approved skylight (red) and new position

The drawings available were originally submitted last August for a Non Material Amendment to 19/03398 and withdrawn on 4th February 2021; this application was validated on 8th February 2021.

Condition 2 is the list of drawings and revision numbers that the approval relates to; Condition 9 is the relevant one here

- 9 The rooflights hereby permitted shall be flush fitting and shall not be glazed or reglazed other than with non-reflective glass.

Reason: In the interests of the visual amenities of the Conservation Area and to comply with policies GP35 and GP53 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework, and policy BE1 of the emerging Vale of Aylesbury Local Plan.

Non reflective glass is not the same as obscure or frosted glass; it is of more benefit to the occupant of the room as it lets more light through because less is scattered by the surface. There is no indication on the drawings as to whether the rooflights can be opened (they serve the bedrooms of the flats).

Amended Plans

6. 20/02511/APP

Garage Site, Pightle Crescent

Demolition of the existing 20 garages and the erection of 8 x two-storey apartments of the following configuration: 4 x one-bed apartments, 2 x two-bed apartments, 2 x three-bed apartments. Each apartment would have undercroft parking giving a total of 14 spaces, including 2 visitor parking bays. 5 separate spaces would also be provided just to the east of the dwellings. The existing 12 spaces would be retained at Pightle Crescent, which makes 31 parking spaces in total for the development. A secure communal bin storage area is also proposed, sized for the proposed development from discussions with the Council's Waste Services Coordinator.

Monro [VAHT]

Amended plan: ground floor layout (below)

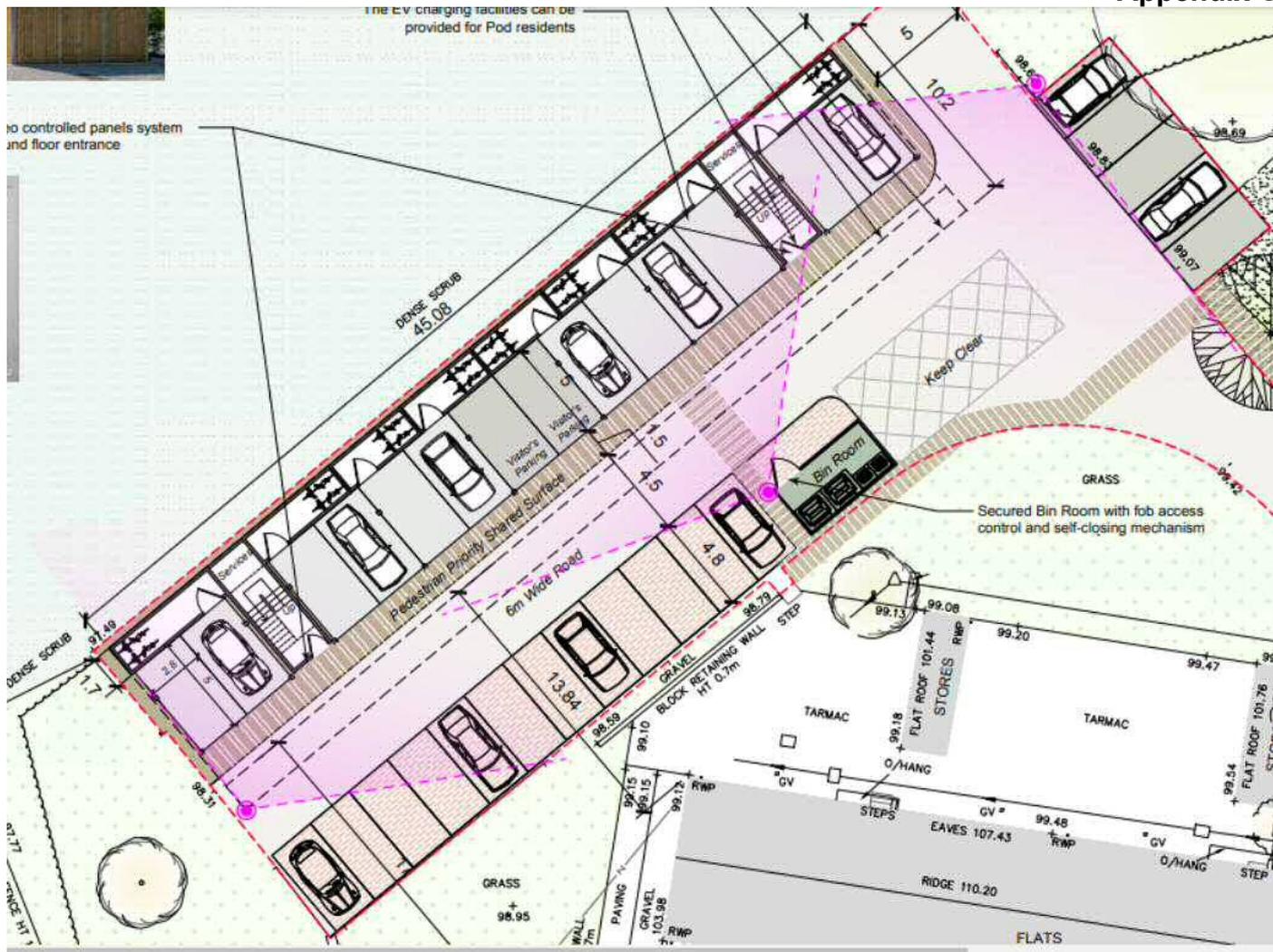
Additional documents: applicant's response to comments; Highways comments; SuDS comments

Members last response (21/12/20) was as follows:

Members noted the responses to their earlier comments and those of the CPDA, but expressed disappointment that the serious matters of the proximity of the trees, the likelihood of flooding from the brook, and the security of residents especially those using the rear walkway had not been addressed.

It was also pointed out that though the cycle stores would be in the same ownership, access by children could depend on an adult being available to move a car parked in front of it – which might not be possible at, for example, school times.

The reduction of existing parking bays from 16 to 12 left the ratio of parking bays to existing flats as 1:3, which was unacceptable.



Amendments listed on the drawing:

- Addition of three CCTV camera sites and coverage arcs (in red, one at each end of the site and one on the corner of the bin store)
- 'Bin Space' has become 'Bin Room' with fob access and self-closing door
- Audio controlled door access to stairwells has been changed to an audio-visual system
- EV charging facilities can be provided for residents. *Note 'can'; Members may prefer 'will' as (a) installing during the build will be easier than retrofitting; and (b) applying to have one installed after a change of tenants may be a lengthy process, not helpful to a new tenant who already has an electric vehicle. This addition is in response to a suggestion made by Cllr. Whyte.*

It would also appear that an error in the dimensions on the previous revision of the drawing have been corrected; though the road width between the flats and the existing parking is labelled as *6m Wide Road* on both Rev. A & Rev. B, in the Rev.A drawing this is actually dimensioned as 4.5m from the front wall of the module to the edge of the open-air parking bays; in Rev B this is altered to 1.5m shared surface footway width under the balcony plus 4.5m roadway from the edge of the footway to the parking bays.

The Protected Woodland at the rear of the proposed building is still labelled DENSE SCRUB and nothing else has changed.

Applicant's response to comments:

This starts off “We welcome the opportunity to respond to the comments raised Councillors, and the CPDA” but it does not address any of the last set of BTC comments, just those of the CPDA and Cllr. Whyte. There is therefore no evidence of recognising the problem of the adjacent woodland, or the stream.

The revised plan above shows new door entrance systems, the security of the bin store, and CCTV surveillance proposed in response to the CPDA’s criticisms and gives a link to another scheme similar to this in Bristol as illustration.

It also shows that EV charging can be added in the ground floor parking bays per Cllr. Whyte’s comment.

Highways comments:

Highways find that the revised drawing above addresses their concerns about the lack of a pedestrian footway, and the radius of the bend – now large enough to allow long vehicles to access the site without mounting the kerb.

It does not address the concern about the difficulties relating to the ease of vehicles manoeuvring into the parking bays, but as this is not a public highway they leave it to the planning officer to deal with.

They then list the usual conditions about constructing the road and parking scheme to standard before occupation, and remind the developer that construction vehicles may not be parked on the public highway so as to cause an obstruction.

SuDS comments:

The LLFA has no objections to the development, providing that the applicant provides details of an acceptable surface water drainage scheme, with the appropriate calculations and ground investigations, a maintenance plan and operation and effects in storm conditions (“system exceedance or failure”).

Not for consultation (tree applications)

7. 20/03260/ATC

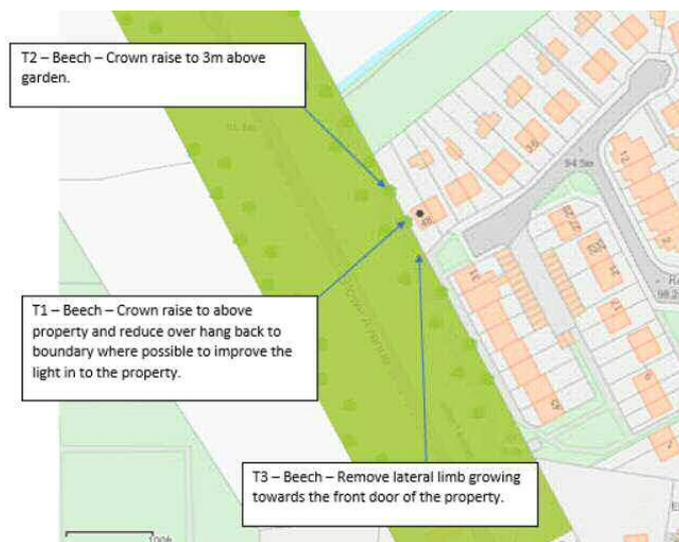
Stowe Avenue adjacent to 48 Grenville Road

T1 - Beech - Crown raise to above property and reduce back to boundary where possible to improve the light to the property. Reduce 6m above the property and reduce back approximately 3m.

T2 - Beech - Crown raise to 3m above property.

T3 - Beech - Remove lowest lateral limb growing towards the front door of the property

Goode



This application was received on 24th September 2020 but not validated until 4th February 2021.

It was approved on 10th February, although the consultation time runs to 18th March.

The Tree Officer has provided the following explanation:

Although we first received this in September last year it was not complete with all the information required to validate the application. As these works have an Arboricultural need, to abate a nuisance and they are not too

controversial we approved the works soon after validation. Especially as it was first submitted last year, it gives them a chance to do the works before birds start to nest.

- 8. 21/00477/ATC** Sandon House, 20 Moreton Road, MK18 1LA
- T1 Purple Plum Height - 5m Crown spread - 4m DBH - 350mm
Work required : Fell to ground level
 - T2 Laburnum Height - 3m Crown spread - 2m DBH - 250mm
Work required : Fell to ground level
 - T3 Cherry Height - 2.5m Crown spread - 1.5m DBH - 250mm
Work required : Fell to ground level

Butler



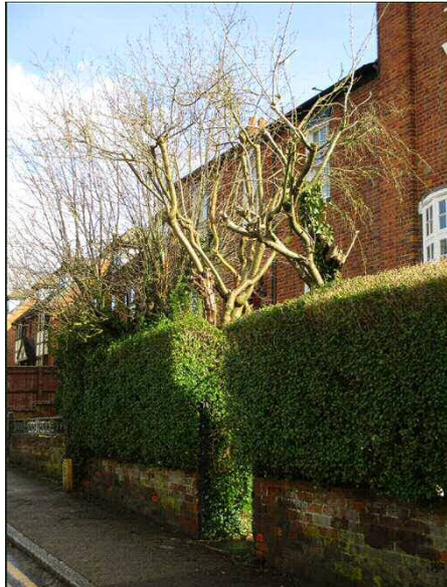
No history of work to these trees

Google photo taken 2018

The Tree Officer has provided the following information:

We have emailed the agent to find out why the trees are to be felled and if replacements are planned. The response was *'The Cherry and Laburnum are dying and in a poor state and the Purple plum is similar with stem decay. Not looking to replant at present'*

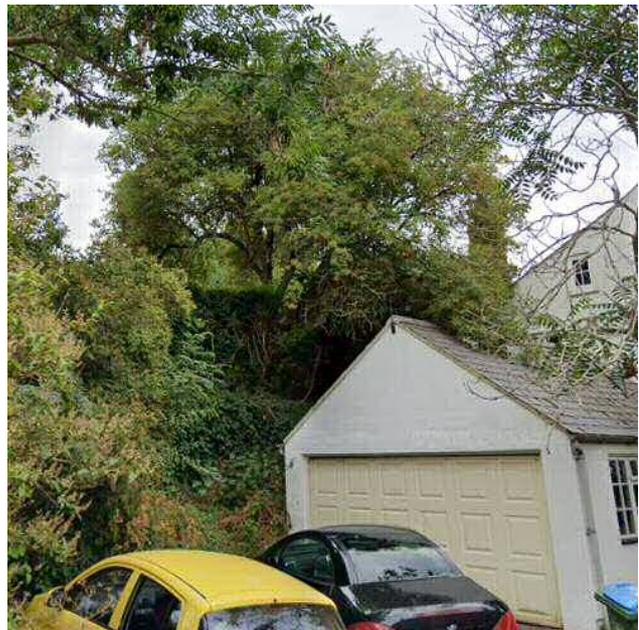
Additional photos taken 15th February 2021:



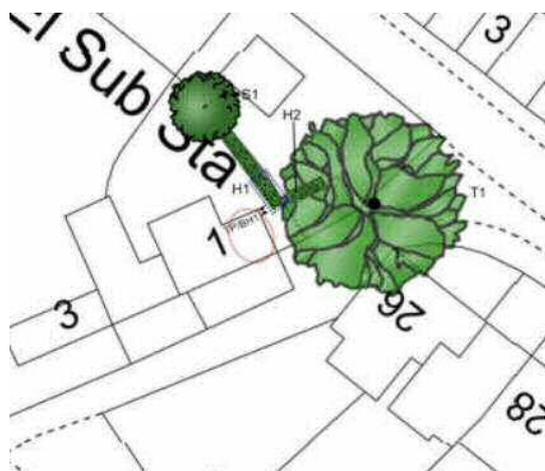
9. 21/00492/ATC 1 Bone Hill MK18 1DP
Elder (S1) - Fell The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.
Greener [IG Property Services]



Location Plan



Google 2018



Site Plan: S1 = elder; H1 = privet hedge

Documents also supplied:

- Engineers Subsidence Statement; diagonal cracks in walls, probably due to subsidence of drying soil
- Root Investigation; shows abundance of elder roots; absence of privet roots
- Soil Identification Report; soil is sandy clay with gravel
- Geotechnical (Site Investigation) Report; test pit/borehole results

Documents listed as supplied but not on the website

- Arboricultural Report
- Photomontage

The investigations were done after a dry period last October.

There is no planning history for this address. The site is the first house on the right-hand side of Bone Hill, as viewed from Mitre Street and is some height above Mitre Street itself.

The large tree on the sketch plan appears to be an ash, and grows at the bottom of the bank, at the level of Mitre Street (to the left of the yellow car in the photo).

KM 17/2/21

Katharine McElligott

From: Paul Rhymes [redacted]
Sent: 10 February 2021 15:30
To: Katharine McElligott
Subject: RE: [EXTERNAL] Listing of a building

Dear Katharine,

I refer to your email enquiry below received 4 February 2021.

It was indeed a pleasing appeal decision and great to see the Planning Inspector rightfully acknowledge the Station House as a non-designated heritage asset. Interestingly, the Council is in the very early planning stages of creating a comprehensive 'Local List' for the county following allocation of funding from Historic England. The Station House would of course be added onto this list which will further identify the building as being of local interest and a material consideration in the planning process (although some way off at the moment I hasten to add). As you point out, although the building does portray some interesting details, it has been altered and is unlikely to be of sufficient age or interest to merit national listing although I wouldn't rule it out entirely as this stage. I suspect that we will need to be satisfied with the buildings current status as an NDHA for the time being.

In case it is of interest to the Town Council:

The National Heritage List for England which includes listed buildings is managed by the government specialist heritage advisors Historic England. Applications for new entries and to remove or amend an existing entry are made direct to Historic England who in-turn investigate the merits of the application and make a recommendation to the Secretary of State (for Digital, Culture, Media and Sport) who ratify any decision.

Criteria and general principles applied by the Secretary of State when deciding whether a building is of special architectural or historic interest can be found below.

<https://www.gov.uk/government/publications/principles-of-selection-for-listing-buildings>

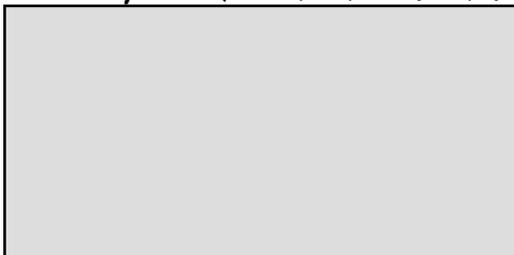
Historic England follow a specific selection criteria and have specialist area teams and listing advisors who undertake site visits and formulate recommendations. The listing selection guide below may be helpful in understanding this process.

<https://historicengland.org.uk/listing/selection-criteria/>

Hope the above is of assistance.

Kind regards,
Paul

Paul Rhymes BA(ArcCons) MSc(UrbDes) MSc(TP)



Page Intentionally Left Blank

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Year	Appln	Type	site	Proposal	Shire Councillors						Notes				
2	2016	00151	AOP	Land off Walnut Drive	170 houses							not in our parish				
3						CC	SC	TM	HM	RS	WW	Later contact if any	date of BTC agenda	Response	Committee Date	Decision
4	2018	00932	APP	19 Castle Street	6 flats above shop							amended plans	20/4/20	& 17/04671/ALB; Oppose until HBO satisfied		
5		01098	APP	23/23A/23B Moreton Road	split 3 houses into 6 flats							amended plans	23/03/20 and 6/7/20	no change to original response; deferred for more information	officer decision	Approved 21/10/20
6		04290	APP	West End Farm	72 flats/Care Home	-	-	-	-	√	-	amended plans	4/2/19	no change to original response	WITHDRAWN 27/2/20	
7		04626	APP	Overn Crescent	4 houses	-	-	√	-	-	-	amended plans	22/6/20	no change to original response		
8																
9	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	√	-					
10		00391	APP	The Workshop, Tingewick Rd	ch/use & new access	-	x	-	-	-	-	amended plans	3/2/20	Oppose & Attend	officer decision	Approved 11/11/2020
11		00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-			Now 12 house - Amended plans ->18/1/21; RS call-in		
12		001476	APP	Station House, Tingewick Road	11 houses	-	-	-	?	-	-	additional document	27/2/20	no change to original response; appeal (non-det) lodged 26/11/20	Planning Inspector	Appeal dismissed 4/2/21
13		01564	APP	12-13 Market Hill (M&Co)	9 flats over and 23 newbuild flats behind	-	-	-	-	-	-			<i>Revised application 20/02752/APP submitted August 2020, see below</i>	Officer decision	Refused 6/7/20
14		02627	AAD	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	amended plans	24/2/20	response changed to No Objections subject to the satisfaction of the HBO	officer decision	Approved 30/10/20
15		03531	APP	10 Tingewick Road (Hamilton Precision site)	variation 16/02641/APP 50 houses	-	-	-	-	√	-				officer decision	Approved 28/10/20
16		03624	ALB	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	amended plans	24/2/20	response changed to No Objections subject to the satisfaction of the HBO	officer decision	Approved 30/10/20
17																

Key √ = call-in actioned; x = refused; - = no response; ? = requested but not confirmed

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
18	Year	Appln	Type	site	Proposal	Shire Councillors					Later contact if any	date of BTC agenda	Response	Committee Date	Decision	
19						CC	SC	TM	HM	RS	WW					
20	2020	00483	APP	Land behind 2 Market Hill	7 flats	-	-	-	-	-	-	add'l plans amended plans	23/03/20; & 17/8/21	no change; response changed to No Objections		
21		00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-					
22		01018	APP	7 Krohn Close	extensions	-	x	-	-	-	-	amended plans	17/8/20	no change to original response	officer decision	Approved 3/9/20
23		01240	APP	5 The Villas	extension	-	-	-	-	-	√	add'l plans	22/6/20	no change to original response	WITHDRAWN 18/9/20	
24		02013	APP	10 Hilltop Avenue	Fence and shed	-	-	x	-	-	-	new appln 20/04127	20/7/20		officer decision	Refused 23/9/20
25		02506	ALB	50-51 Nelson Street	change #51 to HMO	not possible for ALB						17/8/20	in combination with 20/01830/APP			
26		02511	APP	Pightle Crescent	8 flats, garage area	-	x	x	-	-	-	amended plans to 21/12/20 and 22/2/21	14/9/20	2 approaches made to SC, no response, TM asked; declined; Amended plans offered to CC; no response		
27		02752	APP	M&Co	9 flats above shop	-	-	x	-	-	-		14/9/20			
28		03092, 03281 & 03439	APP & AAD	TJ's, 4 Market Square	ch/use to restaurant and install external flue	?	-	-	-	-	-		2/11/20			
29		03387	APP	14 Glynswood Road	2-st front extension	-	-	-	-	-	x		2/11/20	WW has agreed changes with officer; amended plans submitted but not consulted on	officer decision	approved 12/2/21
30		03494	APP	71 Overn Crescent	2-st side extension	-	-	-	√	-	-		2/11/20	HM in discussion with officer	officer decision	approved 2/2/21
31		03602	APP	Royal Latin School	Vary hours of use	?	-	-	-	-	-		2/11/20			
32		03677	APP	32 Bradfield Ave	new house	?	?	-	-	-	-		30/11/20			
33		03840	APP	5 The Villas	extension	-	-	-	-	-	√		30/11/20			
34		03950	APP	Land by Old Police Station	9 new houses	-	-	-	-	√	-		30/11/20			
35		04044	APP	61 Moreton Road	variation	-	-	x	-	-	-		21/12/20	TM queried reasons; refused		
36		04127	APP	10 Hilltop Avenue	Fence and shed	-	-	-	?	-	-		21/12/20	WW has objected separately		

Key √ = call-in actioned; x = refused; - = no response; ? = requested but not confirmed

Appendix E

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
37		04249	APP	2 Chandos Road	fence	-	-	-	?	-	-		21/12/20			
38	Year	Appln	Type	site	Proposal	Shire Councillors					Later contact if any	date of BTC agenda	Response	Committee Date	Decision	
39	2021					CC	SC	TM	HM	RS	WW					

Key v = call-in actioned; x = refused; - = no response; ?= requested but not confirmed

Page Intentionally Left Blank

Appendix F



Buckinghamshire
Council
County Hall
Walton Street
Aylesbury
Buckinghamshire
HP20 1UA
www.buckinghamshire.gov.uk

Public Service and Permitted Development Consultation
Ministry of Housing, Communities and Local Government
Planning Directorate
3rd Floor, North East
Fry Building
2 Marsham Street
London
SW1P 4DF

28 January 2021

Sent by email to:

PublicServiceInfrastructure&PermittedDevelopmentConsultation@communities.gov.uk

Dear Sir/Madam,

I write in respect to Buckinghamshire Council's consideration of the above consultation to preface our detailed questionnaire response enclosed below. I have set out some of the more general observations and concerns the Council wishes to express regarding the proposed amendments to permitted development rights, particularly in respect to Class E to residential change of use.

Whilst Buckinghamshire Council recognises the urgent need to improve the access and affordability to quality homes within England and particularly the South East, we are concerned that amendments to the permitted development right are not the appropriate way to deliver this. As part of our legacy authorities, and our emerging Buckinghamshire wide Local Plan process, the council considers the opportunity to maximise brownfield sites potential as crucial to our sustainable success. We are keen to tackle this in a planned approach ensuring the opportunities presented can be inherently linked to our ongoing approach to improve the vibrancy and vitality of our network of towns. This sits alongside looking for other ways to plan for disused sites and we consider that some form of national approach would help to achieve this.

Part 1; new national permitted development right for the change of use from Class E to residential

The Council has concerns that the proposals to allow all Class E uses to be converted to residential use will have a significant impact upon the quality of places, irrespective of whether they are in urban areas such as towns, conservation areas or nationally protected areas such as the Chilterns. The proposals appear to be a somewhat reactive approach to delivering much-needed housing and helping to tackle the national economic recovery. Should the right be changed, it would reduce our capacity as the local authority to plan for long-term development that is sustainable, integrated within the wider spatial context and contribute to vibrant, viable and healthy communities. We are especially concerned about how the right could encourage potential retail to relocate out of town centres and industrial

locations in pursuit of cheaper rents and easier parking. This would further diminish the critical mass of market town centres.

On the face of this consultation, it would appear to a technical consultation on the rights, however, it is much more than that. The proposals would affect the sense of place in our towns and significantly affect much of the on-going plan and strategy work that is being undertaken to deliver appropriate and sensitive regeneration schemes. Without this sensitive approach, we could face losing the key benefits of our traditional market towns which are focal points in our county. The proposals will also make it even more challenging to plan for and deliver a strategic infrastructure as our ability to understand where development will be is restricted. The fact that these conversions would also avoid financially contributing to infrastructure improvements or affordable housing requirements further emphasises the challenges that we would be likely to face in the future.

Part 2; supporting public service infrastructure through the planning system

As a local authority that works closely with our public sector partners, we are generally supportive of improving the flexibility for schools, colleges, universities, hospitals and prisons to use permitted development rights. However, we again have concerns regarding the proposals to speed up the decision-making process and consultation periods by reducing the timescales.

Planning services already experience resource pressures, and this is likely to lead to further pressures on local authorities as well as reduce the opportunity for local communities to effectively engage.

Part 3; consolidation and simplification of existing permitted development rights

Notwithstanding the concerns expressed regarding the part 1 and part 2 proposals of this consultation, the Council agrees that consolidation and simplification of the permitted development rights would be a positive step forward to improving clarity and consistency.

Thank you for providing the opportunity for the Council to respond to these proposals however we would express further consideration is given as to whether this is the most appropriate way to deliver long-term sustainable housing and economic growth through the planning system.

Should these proposals be taken forward, we would strongly urge for the parameters and requirements to be significantly tighter than proposed to protect the ability for well-designed and integrated places to be delivered.

Please ensure our views are included in the consultation and provide an acknowledgement of receipt.

Yours sincerely



Cllr Warren Whyte
Buckinghamshire Council Cabinet Member for Planning & Enforcement

cc:
Cllr Steve Bowles
Buckinghamshire Council Cabinet Member for Town Centre Regeneration

Supporting Housing Delivery & Public Service Infrastructure

About this Consultation

This consultation document and consultation process have been planned to adhere to the consultation principles issued by the Cabinet Office.

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal data, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 2018 (DPA), the General Data Protection Regulation 2016, and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please be aware that, as a public authority, the Department is bound by the Freedom of Information Act and may therefore be obliged to disclose all or some of the information you provide. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the Department.

The Ministry of Housing, Communities and Local Government will process your personal data in accordance with the law and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties. A full privacy notice is included on the next page.

Individual responses will not be acknowledged unless specifically requested.

Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed the Consultation Principles? If not or you have any other observations about how we can improve the process please contact us via the complaints procedure.

Please confirm you have read this page. *

Yes	<input checked="" type="checkbox"/>
-----	-------------------------------------

Privacy Notice

The following is to explain your rights and give you the information you are be entitled to under the data protection legislation.

Note that this section only refers to your personal data (your name address and anything that could be used to identify you personally) not the content of your response to the consultation.

1. The identity of the data controller and contact details of our Data Protection Officer
The Ministry of Housing, Communities and Local Government (MHCLG) is the data controller.
The Data Protection Officer can be contacted at dataprotection@communities.gov.uk.

2. Why we are collecting your personal data

Your personal data is being collected as an essential part of the consultation process, so that we can contact you regarding your response and for statistical purposes. We may also use it to contact you about related matters.

3. Our legal basis for processing your personal data

Article 6(1)(e) of the General Data Protection Regulation 2016 (GDPR) provides that processing shall be lawful if processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the controller.

Section 8(d) of the Data Protection Act 2018 further provides that this shall include processing of personal data that is necessary for the exercise of a function of the Crown, a Minister of the Crown or a government department.

The processing is necessary for the performance of a task carried out in the public interest or in the exercise of official authority vested in the Ministry of Housing, Communities and Local Government. The task is consulting on departmental policies or proposals or obtaining opinion data in order to develop good effective government policies in relation to planning.

4. With whom we will be sharing your personal data

We will not share your personal data with organisations outside of MHCLG without contacting you for your permission first.

5. For how long we will keep your personal data, or criteria used to determine the retention period.

Your personal data will be held for 2 years from the closure of the consultation

6. Your rights, e.g. access, rectification, erasure

The data we are collecting is your personal data, and you have considerable say over what happens to it. You have the right:

a. to see what data we have about you

b. to ask us to stop using your data, but keep it on record

c. to ask to have all or some of your data deleted or corrected

d. to lodge a complaint with the independent Information Commissioner (ICO) if you think we are not handling your data fairly or in accordance with the law. You can contact the ICO at <https://ico.org.uk/>, or telephone 0303 123 1113.

7. Storage of your personal data

We are using SmartSurvey to collect data for this consultation, so your information will be stored on their UK-based servers in the first instance. Your data will not be sent overseas. We have taken all necessary precautions to ensure that your data protection rights are not compromised by our use of third-party software.

If you submit information to this consultation using our third-party survey provider, it will be

moved to our secure government IT systems within six months of the consultation closing date (28 January 2021).

8. Your personal data will not be used for any automated decision making.

Please confirm you have read this page. *

Yes	<input checked="" type="checkbox"/>
-----	-------------------------------------

Respondent Details

This section of the survey asks for information about you and, if applicable, your organisation.

First name *

Warren

Last name *

Whyte

Email address

Warren.whyte@buckinghamshire.gov.uk

Are you responding on behalf of an organisation or as an individual? *

Organisation	<input checked="" type="checkbox"/>
Individual	<input type="checkbox"/>

Organisation (if applicable)

Buckinghamshire Council

Position in organisation (if applicable)

Cabinet Member for Planning and Enforcement

Please indicate whether you are replying to this consultation as a: *

Developer	<input type="checkbox"/>
Planning consultant	<input type="checkbox"/>
Construction company or builder	<input type="checkbox"/>
Local authority	<input checked="" type="checkbox"/>
Statutory consultee	<input type="checkbox"/>
Professional organisation	<input type="checkbox"/>
Lawyer	<input type="checkbox"/>
Charity or voluntary organisation	<input type="checkbox"/>
Town Council	<input type="checkbox"/>
Parish Council	<input type="checkbox"/>
Community group, including residents' associations	<input type="checkbox"/>
Private individual	<input type="checkbox"/>
Other (please specify):	<input type="checkbox"/>

Appendix F

Please indicate which sectors you work in / with (tick all that apply): *

Education section	x
Health sector	x
Prison sector	
None of the above	

Supporting housing delivery through a new national permitted development right for the change of use from the Commercial, Business and Service use class to residential

Q1 Do you agree that there should be no size limit on the buildings that could benefit from the new permitted development right to change use from Commercial, Business and Service (Class E) to residential (C3)?

Agree	
Disagree	x
Don't know	

Please give your reasons:

Buckinghamshire Council considers that if there was no size limit applied to any permitted development right (PDR) changes then there would be an increased chance for the larger buildings to have a significant impact on the surrounding area should their use change. The impact would be especially felt on the surrounding infrastructure and the added demand resulting from the change of use. Any changes of use from Class E to residential would also result in a series of knock-on effects such as the need for parking, domestic accrements, bin storage and cycle storage. Furthermore, without proper control over the design and conversion of these properties, there is a possibility that the changes will not be in keeping with the character of the area or future regeneration plans.

We believe it is important that a new relationship is developed between permitted development rights and infrastructure funding mechanisms such as s106 contributions. It is not and would not, should the rights be changed, be of greatest benefit for the local infrastructure, which is often already experiencing pressures, if Class E to C3 conversions were able to avoid such obligations that traditional planning application schemes will be contributing to. Our concerns also include any contributions to affordable housing that permitted development would be able to circumvent.

Moreover, the impacts of building size will also differ depending on the location of the building. For example, the impacts on a town centre conversion are likely to be notably different to those buildings on the periphery of the town which sit in a different spatial context. For those buildings in conservation areas, there could also be possible harmful impacts on the conservation areas themselves. This is because the character of conservation areas is derived in part from the type of uses, which contribute to the experience of an area, for example, the vitality of a market square.

Q2.1 Do you agree that the right should not apply in areas of outstanding natural beauty, the Broads, National Parks, areas specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981, and World Heritage Sites?

Agree	x
Disagree	
Don't know	

Please give your reasons:

The Chilterns Area of Outstanding Natural Beauty encompasses a significant part of central and southern Buckinghamshire playing a key role in our identity; to ensure the conservation of the special character and natural beauty of these and similar nationally valued landscapes, we consider that rights should not apply. The Council considers that if the rights were to apply, the role and purpose of protecting these areas from unsuitable and unsustainable development could be undermined.

Q2.2 Do you agree that the right should apply in conservation areas?

Agree	
Disagree	x
Don't know	

Please give your reasons:

As highlighted in our response to Q1, changes to the right could result in significant possible harmful impacts to conservation areas. In many cases, the type and location of the uses relates to the history of an area and illustrate it has developed. Crucially, the architectural treatment of these buildings, most obviously shopfronts and signage, but also aspects such as the layout of entrances or windows, not only relate to the use but are often attractive and important features within conservation areas. There is concern that through the exercise of PD rights these aspects which are considered significant to conservation areas, and in many cases contribute to the reason for designation, could be lost or negatively affected and thus the character and appearance of a conservation area would be harmed. Additionally, it is often the layout or relationship of various buildings to one another that is important within a conservation area, especially noting that they often contain groups of listed buildings or non-designated heritage assets. For this reason, any impact to one building could impact on either the setting of nearby heritage assets or the relationships of the groups of buildings as a whole, both of which contribute to the character of a conservation area.

The historic nature and character of these areas commonly encourages footfall, tourism and plays a central role in local regeneration projects. As our high streets are rapidly changing, there is a risk that through losing what makes a town centre special or unique, people seeking an 'experience' from their visits to the high street may look elsewhere should the special character be lost. This will have a detrimental effect on places such as Buckinghamshire whose towns play an important role in their identity and attraction.

Q2.3 Do you agree that, in conservation areas only, the right should allow for prior approval of the impact of the loss of ground floor use to residential?

Agree	
-------	--

Disagree	
Don't know	x

Please give your reasons:

Yes, but it is important that consideration would also be needed regarding the wider possible impacts as highlighted in our response to Q2.2. This should also apply to all town centre locations to ensure appropriate safeguarding of vitality and viability through preserving and protecting the active frontages of businesses.

Q3.1 Do you agree that in managing the impact of the proposal, the matters set out in paragraph 21 of the consultation document should be considered in a prior approval?

Agree	x
Disagree	
Don't know	

Please give your reasons:

Yes, it is agreed that the measures should be considered as key necessary safeguards, however, we believe a wider set of measures should also be included.

Q3.2 Are there any other planning matters that should be considered?

Yes	x
No	
Don't know	

Please specify:

Yes, examples of other planning matters that should be considered are outlined below;

- Suitability of housing location
- Loss of retail
- Sustainable transport access, including storage facilities for bicycles
- Climate Change ambitions and targets
- Air quality
- Internal space requirements
- Road network impacts
- Recycling and Waste management and storage
- Design, Landscape and Heritage (especially in conservation areas)
- The relationship between existing commercial uses and potential/proposed residential properties for example should new residential use be next to a cinema or music venue it could create friction between users and place pressure on the existing venues to limit their activities.

Q4.1 Do you agree that the proposed new permitted development right to change use from Commercial, Business and Service (Class E) to residential (C3) should attract a fee per dwellinghouse?

Agree	x
Disagree	
Don't know	

Please give your reasons:

The Council agrees that changes should attract a fee per dwelling house given the existing pressures already experienced on planning services. What this fee is however requires further assessment as developers will likely achieve land value uplift and should therefore pay a reasonable fee.

Q4.2 If you agree there should be a fee per dwelling house, should this be set at £96 per dwellinghouse?

Yes	
No	
Don't know	x

Please give your reasons:

Further assessment of an appropriate fee should be assessed given the somewhat favourable conditions benefiting developers in way of land value uplift and lack of financial planning contributions.

Q5 Do you have any other comments on the proposed right for the change of use from Commercial, Business and Service use class to residential?

Yes	x
No	

Please specify:

Whilst the need for new dwellings is recognised, these need to be in the right places and to the right standard providing people with healthy and sustainable living conditions. As a local authority experiencing various planning-based constraints such as the Green Belt and Chilterns AONB, brownfield development, including the repurposing of our towns, is crucial to a sustainable long-term approach in Buckinghamshire.

The impacts of COVID, which are not clear for the long-term, have accelerated trends that we have been experiencing in our town centres and on our high streets. We consider that the proposed right change appears to be somewhat of a reactive proposal without sufficient consideration of the damage that could be done to place-making and infrastructure pressures.

The proposed right change could have a significant impact on the versatility and viability of our town centres and high streets in the long-term should commercial and business properties decide to change. Once commercial space is lost to residential usage, there is little chance of it reverting to a commercial use consequently permanently changing the nature of towns.

Commercial space has already been lost across our town centres through existing permitted development rights and this has brought with it issues around the quality of conversion; residential parking and potential conflict with existing business uses. It is essential there is a balance between residential and commercial use. In a town centre setting, too much residential would be detrimental and undermine the ability to deliver their (traditional) functions of being places that bring people together for social and community reasons.

Within Buckinghamshire, existing and emerging policies have, to varying degrees, required applicants seeking a change from commercial to residential to demonstrate there is a little likelihood of the space being occupied for commercial purposes. Such a requirement requires an assessment of the market and should at least mean decisions are based upon evidence of demand. A change to the permitted development right would allow developers to convert to residential in circumstances where commercial demand still exists.

If a business is unable to find appropriate space in one of our town centres it will have no choice but to relocate to another area subsequently affecting the footfall and viability of the existing businesses. A limited supply of commercial space could also result in increased leasehold costs which would again, be to the detriment of businesses and potentially customers who have experienced significantly challenging times recently. Further to this, we also consider that the changes could lead to existing retail relocating out of the town locations or industrial areas in search of cheaper rents consequently further diminishing the critical mass of market town centres.

In addition to these concerns, as a Council, we are building upon the town centre regeneration plans for our two major towns of Aylesbury and High Wycombe to ensure the smaller network of towns have long-term plans that ensure vitality. It is not clear from this consultation how this change of use will sit alongside existing powers for local authorities including existing planning policies, regeneration ambitions and strategy work that is so fundamental to our place-shaping and recovery from COVID. It could be considered that there would be potential through emerging policies to 'de-designate' some secondary retail areas, or even some out of town retail parks, which are not critical to the core town centre characteristics and could therefore benefit from easier changes. This would therefore enable the local planning authority to remain in control of place-shaping but also allow areas to take advantage should the right be changed and the need for change be required.

Q6.1 Do you think that the proposed right for the change of use from the Commercial, Business and Service use class to residential could impact on businesses, communities, or local planning authorities?

Yes	x
No	
Don't know	

If so, please give your reasons:

Businesses: Whilst the proposals may allow for greater flexibility for those businesses experiencing the worst of the pressures following COVID this would likely lead to a long-

term detriment. To maintain/enhance their vitality, town centres need to have an offer that attracts footfall and encourages people to spend time in the high street. Town centres were already changing before COVID and as highlighted previously, the pandemic has accelerated this change. The full impact won't be known for some time, so the Council has concerns over allowing significant, potentially irreversible, changes to town centres before the pandemic is over and its impact on consumer habits and demand for space from businesses, for example, is fully understood. Whilst COVID had undoubtedly been challenging, there could well be opportunities for our town centres emerging from this.

Communities: As the proposals seek to speed up the planning process, the Council has concerns regarding the potential for reduced public engagement in shaping their places at a time when they have been staying local more than ever.

Additionally, whilst increased residential properties potentially brings more people into the centre, these residents will not use the centre if it does not meet their needs. There needs to be enough and appropriate space that can accommodate retail, services, leisure, workspace, community, cultural and other uses.

Local Authorities: Ensuring there is enough and appropriate space for a diverse selection of uses that contributes to a vibrant and viable place, is a crucial role of the local authority. The proposed changes, however, would reduce our control over place-making and the regeneration of local areas. We should be able to work with property owners and the local community through the traditional planning process to deliver on place-based change that benefits an area in the long-term. As key local players with the partnership working to understand the local needs, limiting our say and influence on the nature of residential properties will result in missed opportunities, ad hoc developments, poor quality homes and increased pressures on local infrastructure. As we are continuing with our intention of developing place-based visions, an abrupt extension of PD rights before such work is completed will make it even more difficult to plan and agree a strategy for towns as a whole.

Moreover, the proposals may result in increased pressures on our Development Management, monitoring and enforcement functions which are already stretched requiring greater resources.

Q6.2 Do you think that the proposed right for the change of use from the Commercial, Business and Service use class to residential could give rise to any impacts on people who share a protected characteristic?

Yes	
No	
Don't know	x

If so, please give your reasons:

The change of use will need to ensure that new residential uses will be of inclusive design, and not have a detrimental impact of those with disabilities. It is also imperative that any changes do not increase areas of deprivation or inequality.

Supporting public service infrastructure through the planning system

Q7.1 Do you agree that the right for schools, colleges and universities, and hospitals be amended to allow for development which is not greater than 25% of the footprint, or up to 250 square metres of the current buildings on the site at the time the legislation is brought into force, whichever is the larger?

Agree	
Disagree	
Don't know	x

Please give your reasons:

The proposed increase would allow for greater flexibility for proposals to come forward for key public sector assets should the supporting infrastructure be suitable.

Q7.2 Do you agree that the right be amended to allow the height limit to be raised from 5 metres to 6?

Agree	x
Disagree	
Don't know	

Please give your reasons:

It is considered an increase of 1 metre is unlikely to cause significant adverse visual impacts on surrounding landscapes and townscapes.

Q7.3 Is there any evidence to support an increase above 6 metres?

Yes	
No	
Don't know	x

Please specify:

Q7.4 Do you agree that prisons should benefit from the same right to expand or add additional buildings?

Agree	
Disagree	
Don't know	x

Please give your reasons:

Q8 Do you have any other comments about the permitted development rights for schools, colleges, universities, hospitals and prisons?

Yes	x
No	

Please specify:

Many campus type developments are set within mature landscapes, sometimes former grand houses in large grounds. The landscapes and the features within them can be particularly sensitive. They may also have historic relevance to the local community and often support mature trees that contribute positively to the landscape. These valued landscape features could be adversely impacted, or lost completely, through uncontrolled development.

Q9.1 Do you think that the proposed amendments to the right in relation to schools, colleges and universities, and hospitals could impact on businesses, communities, or local planning authorities?

Yes	
No	
Don't know	

If so, please give your reasons:

Q9.2 Do you think that the proposed amendments to the right in relation to schools, colleges and universities, and hospitals, could give rise to any impacts on people who share a protected characteristic?

Yes	
No	

Don't know	
------------	--

If so, please give your reasons:

See answer to Q6.2

Q10.1 Do you think that the proposed amendment to allow prisons to benefit from the right could impact on businesses, communities, or local planning authorities?

Yes	
No	
Don't know	

If so, please give your reasons:

Q10.2 Do you think that the proposed amendment in respect of prisons could give rise to any impacts on people who share a protected characteristic?

Yes	
No	
Don't know	

If so, please give your reasons:

See answer to Q6.2 and Q9.2

Q11 Do you agree that the new public service application process, as set out in paragraphs 43 and 44 of the consultation document, should only apply to major development (which are not EIA developments)?

Yes	
No	x

Please give your reasons:

The Council has concerns regarding the determination periods for any applications being sped up. Existing resource pressures of local authorities would be further stretched should this change apply without sufficient extra resources being supplied.

--

Q12 Do you agree the modified process should apply to hospitals, schools and further education colleges, and prisons, young offenders' institutions, and other criminal justice accommodation?

Yes	
No	

If not, please give your reasons as well as any suggested alternatives:

--

Q13 Do you agree the determination period for applications falling within the scope of the modified process should be reduced to 10 weeks?

Yes	
No	x

Please give your reasons:

<p>Given the existing pressures facing local planning authorities and many statutory consultees, we are concerned that this proposed change could exacerbate existing issues. Without supplementary resource provision or flexibility that allows for delays it would appear local planning authorities would be subject to further undue consequences.</p>

Q14 Do you agree the minimum consultation / publicity period should be reduced to 14 days?

Yes	
No	x

Please give your reasons:

<p>The Council is unsure whether this reduction would make a significant impact in speeding up the determination period. 21 days remains appropriate to continue with.</p>
--

Q15 Do you agree the Secretary of State should be notified when a valid planning application is first submitted to a local planning authority and when the authority anticipates making a decision? (We propose that this notification should take place no later than 8 weeks after the application is validated by the planning authority.)

Yes	
-----	--

No	x
----	---

Please give your reasons:

The Council considers the reasons behind this proposal unclear. It is not explained why this proposal would intend to achieve and would place additional administrative burden for the local authority.

Q16 Do you agree that the policy in paragraph 94 of the NPPF should be extended to require local planning authorities to engage proactively to resolve key planning issues of other public service infrastructure projects before applications are submitted?

Yes	x
No	

Please give your reasons:

The Council agrees that it is important to be proactive, positive and collaborative for key planning issues related to public service infrastructure. It should however be extended that it is important for all parties to be party to proactive engagement.

Q17.1 Do you have any comments on the other matters set out in the consultation document, including post-permission matters, guidance and planning fees?

Yes	
No	x

Please specify:

Q17.2 Do you have any other suggestions on how these priority public service infrastructure projects should be prioritised within the planning system?

Yes	
No	x

Please specify:

Q18 Do you think that the proposed amendments to the planning applications process for public service infrastructure projects could give rise to any impacts on people who share a protected characteristic?

Yes	
No	

If so, please give your reasons:

Should consultation periods be changed it could give rise to challenges in being able to respond for some people.

Consolidation and simplification of existing permitted development rights

Q19.1 Do you agree with the broad approach to be applied to the review and update of existing permitted development rights in respect of categories 1, 2 and 3 outlined in paragraph 76 of the consultation document?

Agree	x
Disagree	
Don't know	

Please give your reasons:

It is considered that simplifying and rationalising PD rights would be a positive step forward in enabling clarity and consistency.

Q19.2 Are there any additional issues that we should consider?

Yes	
No	x

Please specify:

Q20 Do you agree think that uses, such as betting shops and pay day loan shops, that are currently able to change use to a use now within the Commercial, Business and Service use class should be able to change use to any use within that class?

Agree	
-------	--

Disagree	
Don't know	x

Please give your reasons:

Q21 Do you agree the broad approach to be applied in respect of category 4 outlined in paragraph 76 of the consultation document?

Agree	x
Disagree	
Don't know	

Please give your reasons:

The categories seem appropriate notwithstanding our concerns for the proposals relating to Class E to C3 uses.

Q22 Do you have any other comments about the consolidation and simplification of existing permitted development rights?

Yes	
No	x

Please specify:

See covering letter

End of survey

You have reached the end of the consultation questions. Thank you for taking the time to complete them and for sharing your views. Please note that you will not receive an automated email to confirm that your response has been submitted.

After the consultation closes on 28 January 2021 we will consider the responses we have received and publish a response, in due course.

Planning, Strategic Transport and Place Making Development
Plans



Reply to Development Plans

Call 01908 691691

E-mail development.plans@milton-keynes.gov.uk

8 February 2021

Dear Sir/Madam,

Draft South East Milton Keynes - Strategic Urban Extension Development Framework Supplementary Planning Document

Milton Keynes Council has published the Draft South East Milton Keynes - Strategic Urban Extension Development Framework Supplementary Planning Document (SPD) for consultation and is inviting comments from members of the public, organisations and other stakeholders for a 10-week period.

Consultation on the document will commence on Monday 8 February 2021 and comments must be received no later than **5.00pm on 19 April 2021.**

The Plan:MK South East Milton Keynes Strategic Urban Extension allocation is located to the south of Milton Keynes on land adjacent to Wavendon, Walton, Woburn Sands and Bow Brickhill, straddling the East West Rail railway line. It is allocated in Plan:MK for around 3,000 homes, associated uses, a secondary school, two primary schools, Gypsy and Travellers site and other supporting social and green infrastructure.

The draft SPD has been prepared to support the implementation of Policies SD11 and SD10 within Plan:MK and it considers other relevant policies within Plan:MK, notably Policies SD1, SD9 and INF1. The SPD seeks to establish how the requirements of Policy SD11 will be met.

The SPD will be considered a material consideration in the determination of planning applications submitted to the Council. Copies of the draft SPD, consultation response form, guidance note and further information regarding this consultation is available via the Council's website at the following link:

<https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/south-east-milton-keynes-strategic-urban-extension>

The preferred method for submitting comments is on a Consultation Response Form which can be downloaded at the links provided above. Please return your completed form to us via:

Milton Keynes Council, Development Plans, Civic Offices, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ

Email: SEMK@milton-keynes.gov.uk

If you need further information or assistance regarding the consultation or if you would like to express interest participating in a virtual workshop about the SPD please contact us via email [at: SEMK@milton-keynes.gov.uk](mailto:SEMK@milton-keynes.gov.uk) .

Officers will provide two online Questions & Answers sessions during consultation on the draft SPD. Those will be held at the following dates:

- 4 March 2021 6:00- 7:00 PM
- 11 March 2021 1:00-2:00 PM

In order to participate in any of the above sessions please register your interest by e-mailing SEMK@milton-keynes.gov.uk . You will be requested to submit your questions prior the event. Individual details on how to join the session will be provided to you prior the event taking place.

You have received this letter because you have either commented at an earlier stage in the document's preparation or you are registered on the Council's planning policy consultation database. If you no longer wish to receive notifications of planning policy documents please let us know by emailing Development.Plans@Milton-keynes.gov.uk or by calling 01908 691691.

We look forward to hearing any comments that you may have as part of this consultation. Yours faithfully



Paul Thomas
Interim Director, Planning, Strategic Transport and Placemaking
Milton Keynes Council



16th February 2021

Dear Paul Hodson

Buckinghamshire Council is beginning work on its new local plan to cover the period up to 2040. This plan will cover the whole of Buckinghamshire identifying how much development is needed, where it should happen and what it will be like. We are asking for views on two important building blocks of the plan.

The first is the Statement of Community Involvement (SCI) which sets out how we engage with you, our residents and businesses, when we make planning decisions either on planning applications or developing our plans. We are consulting on a draft SCI between February 16th and March 22nd.

The second is the Brownfield Call for Sites, sites which we believe will have an important part to play in meeting our development needs in the future. We are asking landowners, developers, house builders, community groups, parish councils and members of the public to tell us about brownfield sites that could be included in our new plan for development.

To find out more and let us know what you think please see the Your Voice Bucks (<https://yourvoicebucks.citizenspace.com>) on our website.

We look forward to hearing your views and working with you in the future. Please let us know if you no longer wish to receive information from us relating to the Buckinghamshire Local Plan.

Yours faithfully,

Ian Manktelow
Strategic Planning Manager

Page Intentionally Left Blank

Applications to fell trees from 2016
Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2016	01890	27 Nelson Street	Scots Pine	Lower stem damage incl. decay; N/E 15% lean, possible root plate movement; Crown decline	Approved
2017	00003	Maids Moreton Avenue	Lime Horse Chestnut Poplar	Significant decay and leaning over access Dead Dead	Approved
	00238	Land off Embleton Way	Ash	Significant decay in stem	Approved
	02010	Waglands Garden	2 x Sycamore	Self-set, growing in cypress hedge	Approved
	02681	Land at Chandos Road		To prepare the land for development	Approved
	03281	Maids Moreton Avenue	Plum	Dead	Approved
	03432	Land at Chandos Road	T3 Yew T18 Yew T25 Yew T26 Portuguese Laurel T48 Yew	Very spindly tree that has almost no amenity value at all Wide spreading tree with a rather one-sided form that will occupy a large portion of the back lawn of the house. Gingko biloba suggested as replacement Small tree of little worth Large shrub of little amenity value Leaning over and may be at risk of collapse	Refused
	04295	Maids Moreton Avenue adj 4 Manor Gardens	Sycamores	Self set sycamores in group	Approved
2018	00370	The Old Surgery, West Street	Common Beech	Tree has become too large for its situation and is of low amenity value	Approved
	01835	Land adj. 3 Orchard Dene	Birch	Advanced state of decline. Replacement to be discussed with residents	Approved
	01836	Land at Fishers Field	Willows 2 x Sycamores	Leaning excessively over river, fell to prevent future blockages With Kretzschmaria duesta present on butts and by road	Approved
	02459	Land at Chandos Road	Yew (previously shown as Portuguese Laurel)	The tree is largely dead and unsightly. Replace with 1 standard sized ash leaved maple (Acer)	Split decision
	03197	Land adj Tingewick Road	Sycamore	Significant basal cavity with Kretzschmaria duesta present	Approved
2019	03832	Maids Moreton Avenue	Hawthorn	None specified; part of a general maintenance work sheet	Approved
	04203	6 Carisbrooke Court	2 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved

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

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2016	00011	4 Victoria Row	Italian alder	Tree has over-extended form and leans over River	Approved
	01156	10 Chandos Road	Blue Conifer Western Red Cedar Norway Spruce	Shading garden None specified None specified	Approved
	03823	1 Manders Gardens	3 Leylandii Sycamore	None specified None specified	Approved
2017	02681	58 Nelson Street	Leylandii Cherry	None specified None specified	Approved
	03471	Paynes Court	2 x Alder	Roots lifting block paving causing health risk to residents	Approved
	03794	15 Chandos Road	Skyrocket conifer	None specified	Approved
	04160	Cornwalls Centre	False Acacia	The false acacia in the pedestrian thoroughfare is in a dangerous state. Fungal fruiting body of a parasitic fungi is evident around the base of the tree which puts the tree at risk of total failure	Approved
2018	01298	Well House, 35 High St.	Tulip tree Holly	Unhealthy specimen Unhealthy specimen	No decision – timed out
	02414	15 Moreton Road	Conifer	The roots are pushing the retaining wall over and the tree is leaning towards the Moreton Road and the Bungalow opposite.	Approved
	02524	Old Latin House	Leyland Cypress	The tree has structural imperfections and is now exposed to wind	Approved

				loads it was previously not accustomed to. This greatly increases the likelihood of premature failure putting at risk the existing building, a listed wall, the Nightingale Rise access road, parked cars, garden and persons nearby	
2019	01330	Fleece Yard	Sycamore	Growing in wall and will eventually cause wall to fail	Approved
	01467	54 Well Street	Silver Birch Bay	None given Permission not required	Approved
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	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	Pending consideration
2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Pending consideration
	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.	Pending consideration