



# BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

Email: [Townclerk@buckingham-tc.gov.uk](mailto:Townclerk@buckingham-tc.gov.uk)  
[www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

Town Clerk: Mr. P. Hodson

Wednesday, 19 May 2021

PLANNING  
COMMITTEE

Councillor,

You are summoned to a meeting of the **Planning Working Group** of Buckingham Town Council to be held on Monday 24<sup>th</sup> May 2021 at 7pm via Zoom, **Meeting ID 874 8268 4895**.

Residents are very welcome to ask questions or speak to Councillors about any matter relevant to the meeting during the Public Session at the start of the meeting in the usual way.

Please email [office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk) or call 01280 816426 for the password to take part.

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

Mr. P. Hodson  
Town Clerk

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

## AGENDA

- 1. Election of Chair**  
To elect a Chair of the Working Group for 2021-2022
- 2. Election of Vice Chair**  
To elect a Vice Chair of the Working Group for 2021-2022
- 3. Clarification of the Status of the Meeting**  
To receive a verbal report from the Town Clerk

Buckingham



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



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

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

**4. Apologies for Absence**

Members are asked to receive apologies from Members.

**5. 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.

**6. Minutes**

To receive the minutes of the Planning Committee Meeting held on Monday 19<sup>th</sup> April 2021 put before the Full Council held on 17<sup>th</sup> May 2021.

**Copy previously circulated**

**7. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan**

To receive a written report of the VALP FMM hearings on 15<sup>th</sup> and 16<sup>th</sup> April 2021.

[Appendix A](#)

**8. Action Reports**

7.1 To receive action reports as per the attached list.

[Appendix B](#)

7.2 (1242/20 refers) To agree a BTC representative for the NBPPC East-West Rail group (postponed from last meeting)

[Appendix C](#)

**9. Planning Applications**

For Member's information the next Buckinghamshire Council North Buckinghamshire Planning Area Committee and Strategic Sites Committee meetings are provisionally scheduled on 23<sup>rd</sup> June and 15<sup>th</sup> June 2021 respectively.

Additional information collated by the Clerk is attached

[Appendix D](#)

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

1. [21/01472/APP](#) 25 Hilltop Avenue, MK18 1YQ  
Two storey side extension, part garage conversion, dropped kerb and crossover to new parking area (amendment to approval 20/01141/APP)  
*Melhurst*
2. [21/01491/ALB](#) 32 Nelson Street, MK18 1DA  
Internal works and external render and paintwork  
*Franklin*
3. [21/01655/ADP](#) Land At Tingewick Road [St Rumbolds Fields]  
Variation of condition 4 of planning permission 20/00886/ADP (Variation of condition 10 of planning permission 17/04668/ADP as amended by 17/A4668/NON - To vary drawing references within condition 10 to allow amended distribution, and amendment, of proposed homes and give effect for 9 additional homes to the layout of homes south of Tingewick Road) - condition to now acknowledge drawing reference P17/2106/16 rev O  
*BDW North Thames*

4. [21/01681/APP](#) 2 Wren Close, MK18 7HA  
Erection of fence (retrospective)  
*Eastwood*
5. [21/01736/APP](#) 9 Westfields, MK18 1DZ  
First floor rear extension and ground floor front and side extension  
*Cook*
6. [21/01752/APP](#) Wilmore, Stratford Road, MK18 1TE  
Part single storey and part first floor rear extensions and replacement lean-to roof  
*Holdsworth*

#### Amended Plans

7. [21/00630/APP](#) 57 Burleigh Piece and 17 Pitchford Walk, MK18 7BA  
Proposed joint single storey rear extension to both properties  
*[formerly described as 59 Burleigh Piece - Single storey rear extension]*  
*Hussain*

Amendments: Address and description corrected  
Vehicle outlines added to rear yard on site plan;  
Flat part of roof on rear extension deleted and roof changed to single-pitch

#### Not for consultation

8. [21/01411/ACL](#) Chewar House, 1 The Chewar, MK18 1JU  
Application for a Lawful Development Certificate for the proposed change of use from A2 to mixed use of A1 and new flat above (Part 3, Class G). Internal alterations only.
9. [21/01412/ACL](#) Application for a Lawful Development Certificate for a proposed change of use from A2 to mixed use of A1 at ground floor level with 1N<sup>o</sup> flat above. Internal alterations to suit change of use.  
*Day [Appledore Holidays Ltd]*

*The following application has been approved*

10. 21/01523/ATC 11 Chandos Road  
T1 Spruce. Remove tree due to potentially root damage to adjacent building. Tree has ivy and climber present and species does not lend itself to being reduced.  
*Ricky*

*Members had **NO OBJECTIONS** to this application*

11. 21/01533/ATP Land At Avenue Lodge, Stratford Rd. *[Maids Moreton Avenue]*  
Oak as marked on map, Remove branches as marked on map, one is split over TA centre, others to remove future problems, Crown thin by less than 20% to remove crossing and weak branches. Remove deadwood and ivy.  
*Buckinghamshire Council [Neil Pasmore]*

*Members had **NO OBJECTIONS** to this application*

12. 21/01555/ATP Open Space opposite 3 Bernardines Way  
Oak as marked on map and photos. Crown lift to clear  
footpath by 3m  
*Buckinghamshire Council [Neil Pasmore]*  
*Members had **NO OBJECTIONS** to this application*

13. 21/01660/ATP Open Space To Rear Of 2 To 79 Fishers Field  
All trees marked on map. 3 Willows and 1 Chestnut crown lift  
to 3m. 1 Acer, remove epicormic growth  
*Buckinghamshire Council [Neil Pasmore]*  
*Members had **NO OBJECTIONS** to this application*

*The following application has been approved*

14. 21/01706/ATP Open Space Adjacent To 11 Cromwell Court  
T6 Maple - Fell T6 Maple was missed off original application  
on 20/01942/ATP  
1. The above tree works are proposed as a remedy to the  
differential foundation movement at the insured property and  
to ensure the long-term stability of the building.  
2. The above tree works are proposed to limit the extent and  
need for expensive and disruptive engineering repair works at  
the insured property. In this instance the estimated repair  
costs are likely to vary between £7,500 and £50,000,  
depending upon whether the tree/s can be removed or must  
remain.  
3. The above tree works are proposed to limit the duration of  
any claim period and therefore allow the landowner their right  
to the peaceful enjoyment of their property.  
4. It is the case that an alternative to felling such as pruning  
or significant 'pollarding' of the tree would not provide a  
reliable or sustainable remedy to the subsidence in this case.  
We do not consider that any other potential means of  
mitigation, including root barriers, would be effective or  
appropriate in the circumstances.  
5. We are satisfied that the evidence obtained following  
completion of our Arboricultural Implication Assessment  
report completed 14th February 2019, clearly links Maples as  
the cause of damage to the risk address  
6. Insurers understanding the requirement to offer  
replacement planting in the event consent to fell is granted.  
*Richardson [TfB]*

*Members **OPPOSED** this application*

15. 21/01939/ATC Corner House, 16A West Street, MK18 1HP  
16. 21/01940/ATP Maintenance works to trees See Clerk's report for full details  
*Heyman*

*Members had **NO OBJECTIONS** to either application*

**Pre-application request for comments**

17. Highway verge at Gawcott Road roundabout  
Proposed upgrade to base station  
*Cornerstone*

*Letter and drawings attached; brief overview in Clerk's report*

[Appendix E](#)

## 10. Planning Decisions

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

### Approved

Application	Site address	Proposal	BTC response
20/02991/APP 20/02992/ALB	Moriah Cottage, 14 Moreton Road	Replacement gate	No objections, subj. HBO
20/04249/APP	2 Chandos Close	Erection of fence to boundary (retrosp.)	Oppose
21/00637/APP	Pringle House, Brackley Road	S/st rear extension, rooflights and internal alterations	No objections
21/00824/APP	11 Boswell Court	Single storey front extension	No objections
21/01114/APP	26 Shetland	Single storey rear extension	No objections

### Not for consultation

#### Approved

Application	Site address	Proposal	BTC response
21/01143/ATP	18 Waglands Gdn	Prune Horse Chestnut by 3/4m	No objections
21/01523/ATC	11 Chandos Road	Fell 1 spruce	No objections
21/01706/ATP	Adj.11 Cromwell Court	Fell 1 Norway Maple (omitted from approved 20/01942/ATP)	Oppose

## 11. Buckinghamshire Council Members

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

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

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

## 12. Buckinghamshire Council Committee meetings

12.1 N. Bucks Area Planning Committee (5<sup>th</sup> May 2021) *Cancelled*

12.2 Strategic Sites Committee (6<sup>th</sup> May 2021) *Cancelled*

## 13. Resumption of normal working

In light of the return to normal working practices Members are asked to discuss and agree:

13.1 Whether the Planning Clerk should continue to produce the overview of applications report for each agenda

13.2 Whether the Monday afternoon briefing meeting should continue on-line for the time being or revert to an actual meeting (perhaps in the Chamber).

## 14. Enforcement

To report any new breaches

## 15. Applications to fell trees

14.1 The updated list is attached for information [Appendix G](#)

14.2 To consider the proposal put forward by Cllr. Ralph that, as applications for tree maintenance, including applications for the felling of trees, are a regular part of Planning

agendas, that the Buckinghamshire Council's Parks and Planning Tree Officer, Neil Pasmore, be invited to give Councillors a talk about the scope, criteria and indeed the limitations of his office when considering such applications. Although primarily a matter for Members of the Planning Working Group, it could be argued that Members of the Environment Committee could also be invited as they have an interest in Buckingham's trees and would gain from hearing what Mr. Pasmore might have to say.

**16. Matters to report**

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

**17. Chairman's items for information**

**18. Date of the next meeting: To decide whether to hold the next meeting on the planned date of Monday 7<sup>th</sup> June 2021 following the Interim Council meeting (this would be held in person at the Lace Hill Centre), or to hold the meeting via Zoom on Tuesday 8<sup>th</sup> June at 7pm.**

To Planning Working Group:

Cllr. M. Cole JP

Cllr. M. Gateley (Town Mayor)

Cllr. J. Harvey

Cllr. A. Mahi

Cllr. L. O'Donoghue

Cllr. A. Ralph

Cllr. R. Stuchbury

Cllr. M. Try

Mrs. C. Cumming (co-opted member)



<b>Aylesbury Vale Local Plan Examination</b> <b>Inspector Paul Clark BA MA MRTPI</b> <b>Main Modifications Hearing Sessions</b> <b>Day 3 - Thursday 15 April 2021</b>	
<b>Morning Sessions: 0930 hrs start</b>	
<b>PARTICIPANTS</b>	
<b>Maids Moreton, Buckingham &amp; Transport Strategy</b>	
<b>Council</b>	
Ms. Suzanne Ornsby QC	Counsel for Buckinghamshire Council
Mr. Peter Williams	Buckinghamshire Council
Mr. David Broadley	Buckinghamshire Council
Mr. Mark Fessey	Aecom
Mr. Del Tester	Origin Consultants
Ms. Mily Parveen	Jacobs
<b>Representors</b>	
<b>Maids Moreton</b>	
Mr. Jeremy Bloss	Mr. Jeremy Bloss
Buckingham Society	Ms. Carolyn Cumming
David Wilson Homes	Mr. David Bainbridge, Savills Mr. Marty Rae, Eddisons
Foscott Parish Meeting	Lady Scott
Maids Moreton & Foscote Action Group	Ms. Kate Pryke
Maids Moreton Parish Council Cllr. Patrick Hardcastle	Cllr. Patrick Hardcastle
Mr. Simon Mallett	Mr. Simon Mallett
Ms. Jane Wood	Ms. Jane Wood
<b>Buckingham</b>	
Bellway (Armstrong Rigg)	Mr. Roger Welchman, Armstrong Rigg Planning
Buckingham Town Council	Cllr. Mark Cole
Cllr. Warren Whyte	Cllr. Warren Whyte
Hallam Land Management (David Lock)	Mr. Nick Freer, David Lock Mr. Dean Swann, Brookbanks Consulting
Maids Moreton Parish Council	Cllr. Patrick Hardcastle
Wates Developments (Boyer Planning)	Mr. Christopher Roberts, Boyer Planning Mr. Tim Wall, i-Transport

Before the hearing started, Ms Ornsby QC announced that the s106 had been completed and engrossed, and would be signed the following week. The Maids Moreton representatives were not at all happy with this, and took action to delay the signature after the meeting.

Report based on notes taken at the meeting (Meeting was not recorded)

The Inspector, Mr. P. W. Clark, was extremely patient, especially with intermittent communication failures, and was careful to understand every point before moving on.

This hearing was to elucidate some Further Main Modifications to the Plan; other matters were to be considered from the submitted documents. Earlier in the week he had heard representations from Aylesbury Haddenham and Halton.

There were two principal questions:

1. Whether the Plan is legal and procedurally compliant
2. Whether the Plan is sound – ie properly prepared, justified, effective, and compliant with National Policy.

The inclusion of MMO 006 was too late for it to have been debated at the 2018 hearings. It had not been included as a viable site in the original submission; it was added without consultation or notification of the Parish or the Local Member, and thus this was the opportunity for people with a right to be heard to make their case.

The session would have to end at 1pm, as another was scheduled for 2pm (for Salden Chase). If necessary another session would be held on the Friday afternoon at 2pm. Cllr. Whyte apologised for not being free to attend that session, and his presentation was taken out of order before the close of the Thursday morning meeting.

The Inspector summarised the points Maids Moreton PC had listed in their submission:

- Village wrongly categorised as medium
- Lack of infrastructure
- Inconsistent with policy D2
- Not deemed suitable in 2015 HELAA
- Least suitable site in village in 2017
- Housing numbers disproportionate to existing village
- No local employment, forcing commuting
- No satisfactory vehicular access
- Greenfield site, loss of farmland
- Impact on wildlife
- Impact on heritage assets
- Flood risk
- Increase in site area

Also that Buckingham, Maids Moreton and David Lock maintained that the western link road is vital to the mitigation of traffic pressures on the town centre junctions, and that the retention of BUC043 (Moreton Road Phase III) made no sense if the lack of the link meant that BUC 051 (south of Brackley Road) was unviable, rendering Policy T3 unsound.

Cllr. Hardcastle pointed out several inaccuracies in the 'medium village' designation of MM – there had not been an 'hourly or better' bus service even in 2017 and it was worse now; arguing that an hourly service will be provided if the development goes ahead is not sound, it means that is not an objective assessment. The school is not a Primary, it is an Infants, though there are plans to halve the intake and amalgamate year groups so that Junior provision can be accommodated (so admissions of 15 maximum each year, priority for residents; no extra classrooms). There is no shop or medical facilities. This is common to many small villages.

David Bainbridge (for Savills, representing David Wilson Homes, developers of MMO 006) said that 'soundness' did not mean 'perfect'. The Council had a robust evidence base, had correctly labelled MM as medium, the s106 included a Travel Plan, and MM was within walking & cycling distance of Buckingham where there were the necessary medical and other facilities, and there was a full package of mitigation measures agreed.



The Inspector asked about the degree of contiguity with Buckingham. He also said that he needed formal advice of the signing of the s106, verbal was not fact. Ms. Pryke said that a draft s106 had been around for 2 years unsigned and its terms disputed so it should be going back to Committee (for the 3<sup>rd</sup> time). Mr. Mallett noted that the village had experience of the augmentation of bus services after Moreton Road Phase I, which ceased when the allocated funding ran out. Mrs. Cumming argued that an increase in the population of 60% and the number of houses by 40% did not promote community cohesion. (Population 847 at last count). Furthermore the description 'up to' 170 houses had been amended to 'at least' 170 houses.

He then asked about living in MM, preferring to hear what it was actually like, not what the Council assessment said. There was a long discussion with many contributors, describing the school, village events, how the length and steepness of the hill isolated villagers from Buckingham, and the lack of public transport led to having to drive everywhere. He asked about Maids Moreton Avenue and the Holloway (proposed as alternative routes into Buckingham for cyclists and pedestrians) and heard they were steep unsurfaced unlit muddy paths. He recognised that Lace Hill was a long way for a GP service, and Steeple Claydon (where urgent appointments were often offered) was even further and less accessible. There are two buses a day not well timed for work or school hours, so people have to drive, which is not sustainable. There was no continuous footpath along Main Street, so people had to walk in the roadway in parts. There were also many Listed Buildings without proper foundations, which would suffer from increased traffic, particularly the heavy construction vehicles.

(10 minute break at 11.35)

Ms. Wood then stated that she had not come across HEELA v4 until December 2017; it had been available since January 2017 but not notified to the Parish or the Local (then District) Councillor. There was no evidence base for the changed classification of the site as developable, and no justification has since been offered. This hearing would not have been necessary if it had been done properly; if the site was not viable, per HEELA v3 the application (16/00151) could have been decided long ago. The Inspector had noted the strength of feeling on this, and that is why the hearing had not been confined to the FMM. The HEELA contributed but does not dictate. Cllr. Whyte confirmed that he had not been advised of the change.

He then moved on to the access issue. MM maintained they had shown the development was car-dependent. The Council said it was not remote but rather 'well-related to employment opportunities'. He had looked around the village, and employment was not particularly obvious. The Buckingham Neighbourhood Plan was trying to rebalance employment opportunities, and Silverstone Employment Development Area was not far away. MM alleged that the original Transport Assessment had used figures for Aylesbury from the 2011 Census, which was inappropriate; the A413 was not a high capacity route, and Aylesbury itself was very congested: this fundamental mistake had never been corrected. Discussion moved to destinations; few people worked in Buckingham, most worked in MK or commuted to London, a few worked from home, broadband permitting, very few in Aylesbury. The access most required was to the A422, implying via Mill Lane, via Foscoate, or via Moreton Road and Buckingham Town Centre. It then appeared that all the mitigations proposed at the Mill Lane/Stratford Road junctions (extra vision splay, coloured road surface) had been discarded as the A422 is a primary route and Highways solution was to discourage traffic from using Mill Lane with traffic calming measures, throwing the bulk of traffic down the Moreton Road to the already over-capacity junction at the Old Gaol.

Ms. Ornsby was asked if she wanted to put the Council's views during the discussion, or wait to the end and do all at once. She chose the latter.

It became apparent that the planners were assuming 78% of traffic via Mill Lane with 27% via the Old Gaol, and this is what MM understood to be the case, while the strategy was to dissuade traffic from using Mill Lane and causing delays on a Main Route; however no modelling had been done on the Old Gaol junction for this scenario.

Cllr. Whyte said that the Buckingham Transport Strategy ignored this site, and the FMM effectively withdrew the BTS and relied on policy T3. He then outlined the deficiencies of T3, the constraints on the

network, the bypass being part of the M1-M40 link; the baseline data from 2015 omits St Rumbolds Fields (400 houses) and Lace Hill (700) – 6 years' growth not taken into account. There was no longer any policy to improve transport connections, town centre parking and access; Brackley Road/West Street is a bottleneck, and affects access to Stowe. Buckinghamshire have offered no mitigation for the Inspector to consider. Widening the bypass would make a bigger barrier between the new housing and the town.

This meeting closed at 1.05pm.

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The successor meeting started at 2pm on Friday 16<sup>th</sup> April 2021.

The Inspector had made it clear throughout that he was required to test the soundness of the Plan, not decide the application, or say whether the application complied with the Plan or not.

Mrs. Cumming then ran through the points she would have made had her broadband not failed: the site was not sustainable, travel by car cannot be minimised, the topography is against walking and cycling, the access to the site is unsuitable, especially for large vehicles, and the detrimental effects on Foxcote Reservoir and the Heritage Assets in the village and surrounds.

There was then a discussion of the effects on ecology and biodiversity, the lack of species survey, the lack of baseline figures, for, eg, migrating birds at the Reservoir; whether a net gain was achievable, which was a Plan matter.

Heritage Assets: the Council had said in the HEELA that there would be no impact; any minor negative impact would be outweighed by the public benefit of the housing. This was challenged: the fragile nature of rubblestone and timbered houses with no foundations built right up to the road, and of the Church, had not been addressed, only the visual aspect of the Conservation Area. Construction vehicles would either have to come down the A413 via Akeley - Listed Buildings and a difficult bend – or up the A413 from Buckingham town centre, and then turn into Walnut Drive with no leeway on the southern side. Corner Cottage had already suffered a partial collapse.

Flood Risk: concern was expressed about the surface water run-off affecting existing residents. The area downstream of the site is not called Well Moor for no reason and the whole village has shallow wells and ponds that demonstrate an already high water table.

Ms. Ormsby then presented the Council's responses:

- MM is different to other medium villages due to its proximity to Buckingham and its facilities. It is only 1.3 miles to the High Street, so accessible by foot and cycle; residents have options other than to travel by car
- Flooding will be dealt with by conditions
- Highway mitigation measures not a matter for the Plan; no need for Policy
- (Del Tester) Officers assessed the traffic impact and concluded that Buckingham would only be slightly affected by development of this site
- The town centre was examined in finer grain for network impact; relatively small, including queuing at junctions and delays. Not a severe impact in the context of the NPPF.
- The town centre junctions are already operating at capacity, but this addition will make little difference. No reason to refuse the application on these grounds.

Asked if the modelling had been carried out with the extra traffic caused by discouraging traffic from using Mill Lane, he said not. Mill Lane will have a monitor and manage scheme using ANPR cameras to see if traffic is coming from the new estate, and if so the 'calming measures' will be increased to deter use of the Lane (and throw more traffic down Moreton Road, or through Foscoote).

The Inspector then shared screen to show the drawings of the Mill Lane junction mitigation works, which are not to be installed because it might encourage residents to use the lane. He was not pleased to learn

he had been misinformed and that the Council had not done a proper investigation of the results of almost all the traffic using the Moreton Road. MM said this made the Plan unsound.

(10 minute break from 4.20pm)

There was a final discussion tidying up the above, and reminding the Inspector of a further 130 houses proposed off Moreton Road to be considered as AVDC had included BUC043 as a deliverable site.

### Buckingham Transport Strategy

The Inspector summarised what he saw to be the emerging common themes:

- All sites around Buckingham should be removed from the Plan (BUC043 – Moreton Road III; BUC046 - Osier Way; BUC051 - Brackley Road; MMO 006 - Walnut Drive). *[BUC051 is the only one listed in the BNDP for housing, but it has been removed from VALP as inadequate to fund the western relief road, leaving its only option to travel into town via Brackley Road/West Street]*
- BUC046 residents can get to Aylesbury without having to pass through the town centre, so mitigation would be possible
- BUC043 – a left filter at the Old Gaol has been proposed as mitigation
- Highways consider the combined effect of BUC043, BUC051 and MMO 006 on the town centre junctions 'not significant'

Mrs Cumming offered the Buckingham Society solution for BUC051 - a level cycleway/footpath along the river – as a possibility. There was no alternative possible route for BUC043.

Cllr. Cole made his presentation as below (quoted in full for the record)

May I start by saying that despite your summary, Buckingham does not want to be removed as second settlement. We are committed to upholding and delivering our made Neighbourhood Development Plan, and would be disappointed to lose second settlement status; this would be the unfortunate consequence of the inadequate transport strategy being proposed, that is no strategic planning for a Western Relief Road.

We have planned positively and successively for sustainable development for the second settlement through our Neighbourhood Plan and its site allocations, and delivered housing through it. Buckingham Town Council has two main objections which have still not been resolved by Buckinghamshire Council's responses to the Consultation:

These are:

1. That the much-modified Buckingham Transport Strategy and T3 policy are not fit for purpose; and
2. That this highly selective quick fix to the issue of the Western Relief Road jeopardises Buckingham's placement in the settlement hierarchy as a second settlement, as it prevents positive planning for development of housing to ensure vitality and planned growth to provide infrastructure to secure the provision of services in the north of Buckinghamshire.

The Buckingham Transport Strategy (BTS) Policy T3 as set out in the emerging Vale of Aylesbury Plan provides a comprehensive set of measures to mitigate town centre transport problems, most particularly at the Old Gaol roundabout, where Moreton Road (A413) meets the High Street, and at the Town Hall roundabout. These were outlined in three Main Modifications, all from 2019: ED214B, ED214A and ED215. The Western Link Road [WLR] was removed from the Buckingham Transport Strategy as a result of the conclusion that it could not be funded by any of the proposed development.

As a consequence, it was argued by the former Buckinghamshire County Council that site BUC051, a cornerstone of the future housing allocation in the current Buckingham Neighbourhood Plan, could no longer be supported in the absence of a Western Link Road.

Whilst acknowledging this, Buckingham Town Council says that without the WLR none of the allocations – including BUC043 (Moreton Road Phase III, which is outside the BNP settlement boundary as confirmed by the Secretary for State in 2017) and MM006 (Walnut Drive), which together would provide 300 more dwellings without mitigation to the already congested Moreton Road and town centre roundabouts.

It is not sufficient to state, as Buckinghamshire Council now does, that the solution is to remove BUC051 as the site most likely to have an adverse impact. Evidence is being laid before this hearing by other parties,

that the sites at BUC043 and MM006 will also have a major adverse impact on the Town Centre traffic. No specific modelling appears to have been done in relation to the impact of BUC 046 [420 homes by 2033] the other VALP allocated site. There is no explanation of why BUC025 was excluded as an alternative site. It is also noted that FMM089 proposes that the A421/A413 be upgraded to dual standard, but the BTS Policy T3 has now deleted improvements to the A413. Such changes are not supported by evidence, and we contend that the inclusion of sites BUC043 and MM006 will have just as much impact on the town centre as BUC051 would have done.

The BTS has been changed without evidence to such an extent that we no longer recognise it as the original Policy T3, and therefore oppose the modification in its current form as neither positively planned or justified, and that the proposed VALP does not meet the relevant National Planning Policy Framework soundness tests.

The potential solution would appear to be the removal of all site allocations likely to impinge on the Town Centre congestion, even with proposed mitigation - BUC043, BUC046 and BUC051, as well as MM006 - until a more comprehensive and robustly evidence transport strategy can be prepared.

Buckingham Town Council is concerned about what that may mean in the short to medium term for growth as a second settlement. But is more concerned that further development now, on the basis proposed, will mean a traffic problem for Buckingham that cannot be solved, and thus create a much longer-term threat to its status as a second settlement.

This is a great cause for concern as the Buckingham Neighbourhood Development Plan has successfully delivered sustainable development for Buckingham since 2015.

Mr. Freer supported Cllr. Cole's comments. Buckingham needed a Transport Strategy with a robust strategic context rather than just ruling out a site. The current document cherry-picks individual schemes out of the Aylesbury and Buckingham Transport Strategies, and some have changed at least twice. He also echoed Cllr. Whyte's concerns expressed the previous day, and deplored the waste of the time spent on a document now binned. In his view contributions from several developments could be pooled to finance the relief road, it should not all fall on one scheme. As it was, there was no overall strategy, just individual mitigations.

He advocated leaving it to the Neighbourhood Plan: the current NP had been effective and delivered. It was an opportunity to consider the whole picture, and for the Town Council to demonstrate its effectiveness and deliver transport infrastructure. Piecemeal development with individual mitigations was not the way to go.

Wates concurred that no allocations should be agreed until the Western Relief Road was settled, though it was irrelevant to their proposal. It was an unsound approach to the Plan. Buckingham has a vital role in the settlement hierarchy. It was imperative that the Local Plan conform with the NP or it would not be relevant. Their site (BUC046, Osier Way) was available immediately and would not put traffic into the town centre, so would have minimal impact, but the spatial strategy was required.

Mr Wall added that the Buckingham Transport Strategy was not a final document, it was a mechanism for regular review. It could look at wider scope/possible options/potent solutions related to the interdependence of development, scale and available funding. A live document responds to the context in front of it. There were two options

1. Cap the increase at junctions
2. Include the Western Relief Road

Both deliver similar improvements – slight to moderate improvements. BUC046 and other allocated sites are required to provide Transport Assessments to show the impact is acceptable and deliverable. Contributing to the BTS is a means to effect improvements.

Mr Bainbridge endorsed Wates' comments. VALP had been consulted on, and it was not the case that a comprehensive strategy would deliver the relief road. Mr Freer's "To deliver infrastructure needs more allocations" implies future allocations and future development in Buckingham will rectify the deficiency.

Ms Ornsby said that Mr. Freer's comments made her heart sink. The Plan had been submitted in 2017 and it was now 2021. If those 3 sites come out of the Plan, 720 homes would be lost – a significant impact on

the 5-year supply – or there would have to be more delay while new sites were brought in with a more ornate strategy. The Council needs to get the Plan in place. Simply keep the sites in, mitigate the individual impacts; the Plan is therefore sound. If mitigations do not work, the sites can come out later. We will never get a perfect Plan, it just needs to be good enough. Housing is desperately needed, including Affordable Housing. It is too late for such a radical change.

Mr. Tester came back with some information on Mill Lane, predictions of traffic over baseline without mitigation, and a sensitivity test. Nothing not resolvable at the application stage, so no Strategic input, so no Highways objection.

Ms. Ornsby asked him about the use of words like ‘deter’ and ‘less attractive’. Mr. Tester said the aim was to discourage the use of Mill Lane, because the Council didn’t want to intensify its use and provide additional capacity at the junction – no implementation of any improvement, and only install some if non-implementation proves inadequately deterrent. So ‘monitor and manage’ for a year and then review.

Ms. Ornsby then put it to the Inspector that it was past 6pm, and perhaps he’d like to close the meeting.

However the Inspector went on to clarify that the impact assessment for the town centre did not include the effects of the mitigation proposals. Mr Tester agreed it was only for Mill Lane.

The Inspector had further concerns about the BTS, the financial contributions towards implementing it, and whether it was an examination document or evidence document. He could not agree the soundness of something intangible or not quantified.

Ms. Ornsby said he could remove it if he wished. The Council was concerned that no amendments were made that would require further consultation.

The Inspector said he had asked in 2018; there was only a vague reference to it, the document was not precise about what it was. If the submission was restricted to those elements of the BTS which were specified in policy T3, it could be considered sound.

Aylesbury’s TS had been fully consulted. Buckingham’s modifications to the bypass had not. It would be OK if was within the Reg.19 arena, but he hadn’t formed a conclusion.

(Cllr. Cole had had to leave early to attend another meeting)

Meeting was closed at 6.15pm

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## Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
1236/20	9 via Parish Liaison 2 Trees via Comments button			

## Other actions

Subject	Minute	Form	Rating √ = done	Response received
<b>Buckinghamshire Council</b>				
Decisions	1016/20	Query lack of decisions	√	
Streetlighting, Tingewick Road	1165/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields	√	
Bypass Bridge	1177/20	<b>Cllrs. Stuchbury &amp; Whyte</b> to pursue action.		
20mph speed limits	20/21	Referred from Full Council 17/5/21 (for new estates)		<b>To await Buckinghamshire's report</b>
<b>Call-in requests</b>				
Call-ins	1108.3	Oddfellows Hall – WW	√	Accepted and actioned CC refused; RS actioned but not accepted by BC; to be followed up New plans to 19/4/21 meeting; RS repeated call-in request in advance, detailed reasons to be sent after meeting RS accepted and actioned WW accepted and actioned
	1108.4	The Pightle housing – CC	√	
	1232/20	Bourton Mill Club	√	
	1236.2	23 Market Hill	√	
<b>Enforcement reports and queries</b>				
Well St. bollard	857/20	Replacement of 'temporary' (Feb.20) bollard	√	
New signage Cornwall Place	1172/20	Report change of signage in CA	√	Case file opened 21/00218/CONA
New signage Moreton Road	1172/20	Report change of signage in CA	√	Case file opened 21/00219/CONA
<b>Neighbourhood Plan Review</b>				

Subject	Minute	Form	Rating √ = done	Response received
Survey Questions	1166.2/20	<b>Town Plan Officer</b> to circulate final version to Cllrs. for comments		
Design Guide	1166.3	<b>Committee Clerk</b> to add Recommendation to FC agenda		
<b>Other:</b>				
Surgery applications	40/20	<b>Town Clerk</b> to investigate whether North End and Verney Close surgeries can be designated Community Assets		Town Clerk's report at agenda 5.3 Verbal update agenda 5.4
	762.1/20	<b>Environment Committee</b> to set up meeting with Swan Practice		
	1178/20	<del><b>All Members</b> to pass any additional comments to Planning Clerk to collate for next meeting</del>	√	
	1238/20	File agreed comments with Inspectorate	√	<b>Receipt acknowledged 20/4/20</b>
Summerhouse Hill	1023/20	Photo damage and request structural report; <del>check No Through Road sign</del>	√	<del>No Through Road sign on both sides of entrance from Moreton Road</del>
East-West Rail parish group	1242/20	Agree representative	√	Postpone to new Council <b>Agenda 7.2</b>
Lace Hill Care Home name	1244/20	Write suggesting alternative names	√	Town Council name suggestions rejected, compromise of <b>Lace Hill Manor</b> suggested.

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### **Proposal to form group of parish and town councils experiencing problems dealing with East West Rail and HS2 related issues**

**Sent:** 26 March 2021 11:01

At a meeting of North Bucks Parishes Planning Consortium on Wednesday 24th March a number of our member parishes, particularly Newton Longville and Middle Claydon, expressed their concern and frustration at trying to cope with day to day issues relating to work currently being carried out within their parishes by East West Rail. It would seem that this work is likely to continue for a considerable period (until 2024?) even before any new track starts to be laid. We are also aware that certain member parishes are similarly affected by work being undertaken in connection with HS2.

It has been suggested that any of our parish/town council members who are affected by the above mentioned issues might like to form a group to enable them to share experiences, discuss how best they could collectively work together to mitigate the problems and generally put forward a joint voice of reason.

As a first step it would be very helpful to know which parish and town councils are interested in joining such a group and an initial meeting will then be arranged. I look forward to hearing from those NBPPC members that are affected.

Regards

Geoff Culverhouse

Secretary, North Bucks Parishes Planning Consortium

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PLANNING WORKING GROUP

MONDAY 24<sup>TH</sup> MAY 2021

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

New Members are advised that many of the drawings below are sections of the originals for illustrative purposes only; all are available in full in the case file on the Buckinghamshire Council/Planning & Building/Aylesbury Vale section of the website, together with any comments submitted from neighbours or consultees.

1. **21/01472/APP** 25 Hilltop Avenue, MK18 1YQ  
Two storey side extension, part garage conversion, dropped kerb and crossover to new parking area (amendment to approval 20/01141/APP)  
*Melhurst*



The site is on the eastern (newer) end of Page Hill and the 4-bed detached house and garden backs on to Holloway Spinney. It has a detached double garage with a passageway between it and the house, and at

the back of the garage a conservatory attached to the rear wall of the garage and the side of the house. The neighbour's garage is set back and abuts the end of the conservatory. Application 20/01141 proposed to modify the garage to join it to the house, retaining parking for one vehicle, and create a passageway between the garage and the boundary with No 23 to allow access to the rear garden. The other part of the garage would become a study, with access from the house only. The conservatory would be replaced with a brick extension across the back of the garage with its rear wall continuing that of the house, forming a new kitchen (allowing the existing kitchen to become a dining room) with a door into the garage, and bifold doors into the garden. The first floor extension would not have been the full size of the ground floor, and formed a bedroom over the new kitchen, with an ensuite bathroom projecting forward part way over the new study (no additional bedroom was proposed; the existing two front bedrooms were to be merged into one). There was no second storey over the new garage area, and thus the frontage was stepped back from the existing front house wall, first to the ensuite, then to the bedroom. The roof ridges were similarly stepped down in two stages, the higher being clearly subsidiary to the main house. There were no windows in the side elevation of the extension, just a side door into the garage.

There is currently parking for two cars on paving in front of the existing garage; it was proposed to extend this and lose part of the existing lawn.

Members had No Objections to 20/01141 on 20<sup>th</sup> April 2020, noting only the amendment to the boundary treatment agreed with the neighbour since the submission. It was approved 19/6/20.

**Planning history:**

1	20/01141/APP	Erection of a part single storey, part two storey side extension and part conversion of existing garage to habitable use. Extension to existing dropped kerb and car parking area.	Approved
2	21/01128/NON	Non Material Amendment to planning permission 20/01141/APP (Erection of a part single storey, part two storey side extension and part conversion of existing garage to habitable use. Extension to existing dropped kerb and car parking area.) to allow for a garage conversion with the replacement of garage door with brick and window, continuation of existing render panels on extension at front and back of house, extension of brick paviour parking space at front of house and extension of dropped kerb to allow access to parking space.	Withdrawn
3	21/01472/APP	Two storey side extension, part garage conversion, dropped kerb and crossover to new parking area (amendment to approval 20/01141/APP)	Pending Consideration

The new application seeks to vary this as follows:

1. The conservatory will be removed, as before, and replaced with a kitchen of the same size, with access to a new utility room in the rear of the garage which was to have been retained;
2. The remainder of the double garage will become an L-shaped lounge with a brick front wall with two windows to match the existing 3-panel style;
3. The first floor extension will not be as wide as before, has a gable roof of the same pitch as the main roof and still subsidiary to it but not to the same extent, will still house a bedroom, and its ensuite will project further forwards but not as far as the existing house front wall;
4. The single storey part of the extension has a gable of shallower angle than the main house gable and a skylight over the kitchen area;
5. The rear of the first floor bedroom extension will have a juliette balcony with double doors, and a skylight in the forward roof slope;
6. In order to accommodate a third parking space, the area of the frontage currently laid to grass will be paved over to match the existing, and the dropped kerb extended to match, per Highways requirements.

Materials are specified in detail on the drawings, and will match existing. There are no new windows overlooking neighbouring properties.





As approved 20/01141/APP



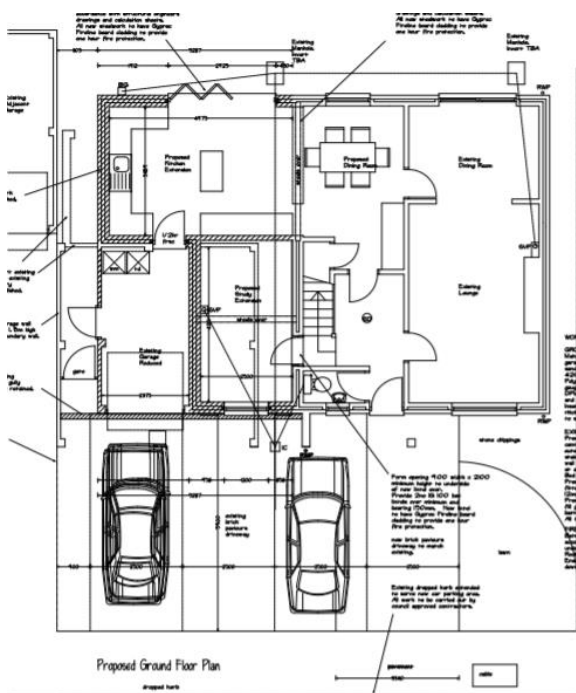
This application – front

rear

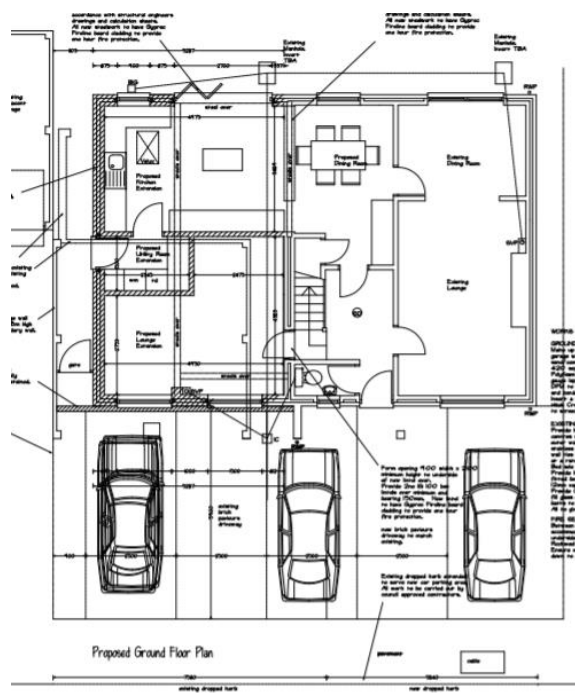
eastern side

western side

Ground Floor:

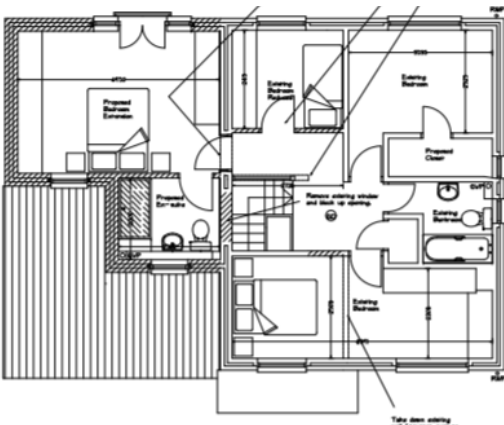


As approved 20/01141/APP

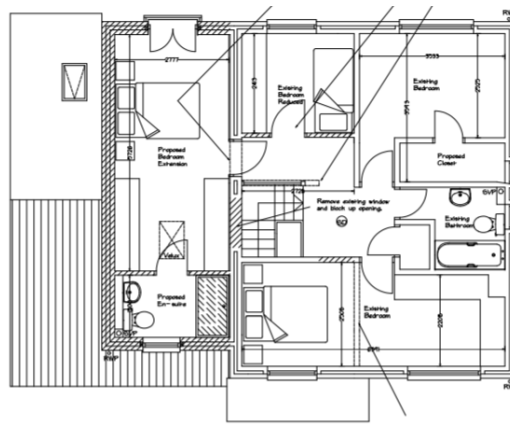


This application

First Floor:



As approved 20/01141/APP



This application

2. **21/01491/ALB** 32 Nelson Street, MK18 1DA  
Internal works and external render and paintwork  
*Franklin*



#### Planning History

1	90/02029/ALB	REMOVAL OF FRONT DORMER WINDOWS AND SLATE OVER INSTALLATION OF NEW WINDOWS IN REAR ELEVATION	APPROV
2	14/02770/ALB	Removal and replacement of existing single glazing panes with double glazed units.	Listed Building Consent
3	20/04195/ALB	Internal alterations including the demolition of four partitions	Refused
4	21/01491/ALB	Internal works and external render and paintwork	Pending Consideration

The reason for refusal of last year's application was:

Insufficient information has been provided to enable full assessment of the proposals which have the potential to result in harm to the fabric and plan form of the Listed Building. Therefore it is considered that the proposal would not preserve the special architectural and historic interest of the listed building as required by section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, policy BE1 of the emerging Vale of Aylesbury Local Plan and the National Planning Policy Framework.

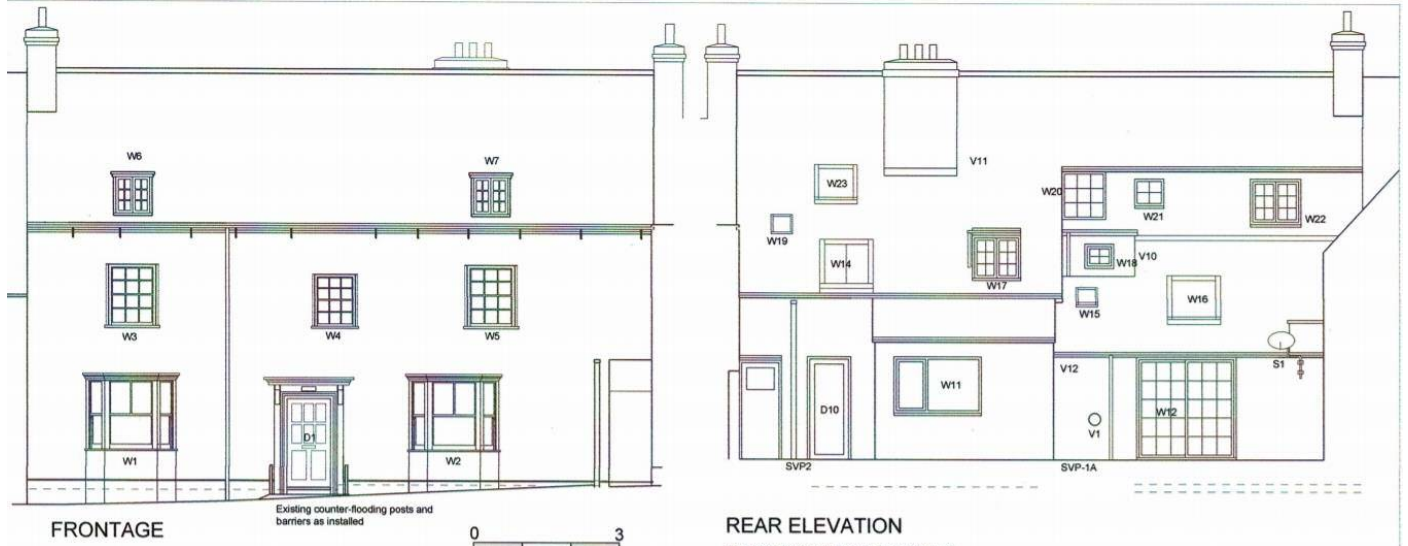
Members responded 'No Objections' to that application (21/12/20)

The site is the former Royal Oak pub on the eastern side of Nelson Street south of the junction with Tingewick Road. The house forms a continuous street frontage with its neighbours, with a bay window each side of a central door, and a side passage at the southern side which gives access to the rear. There are three bedrooms in the attic and three on the first floor. It is in a floodable area (flood defences are fitted to the front door) but no exterior works are proposed except repair and repainting, and new vents on the rear wall.

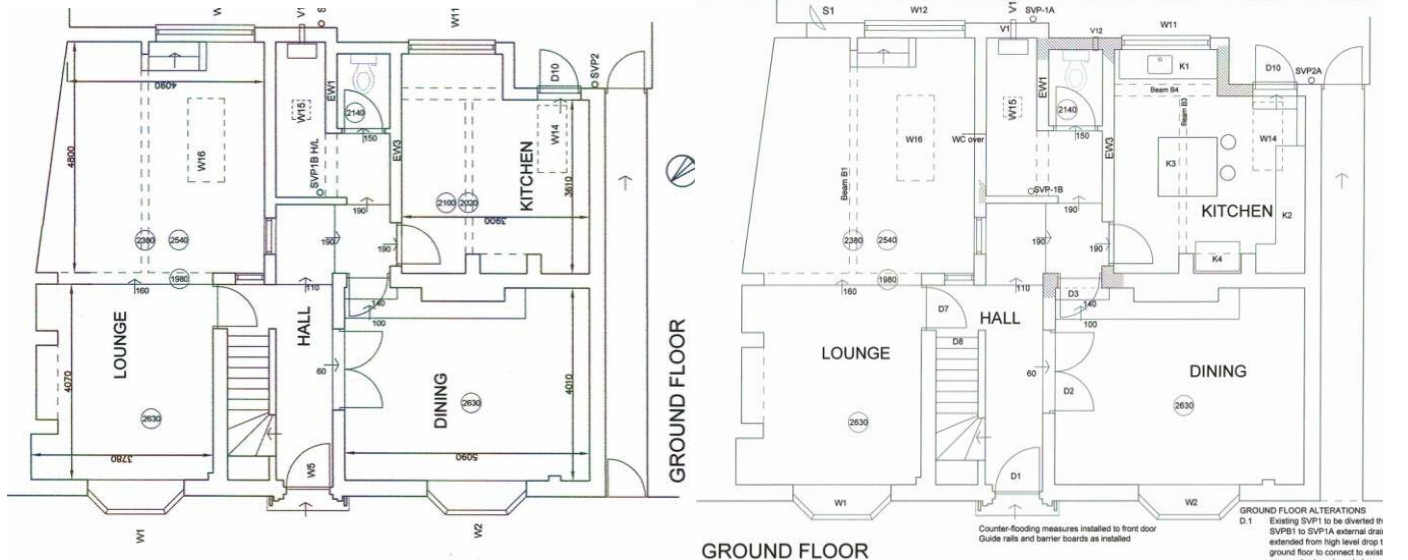
Historic England's listing includes:

Late C18 with older origins, altered C19 and C20. Rendered over brick with slate roof and brick end stack to left. 2-unit plan. 2 storeys and attic; 3- window range. Central C20 door with moulded wood surround and cornice hood on console brackets, flanked by C19 canted bay windows. Passageway to far right. 12- pane sash windows to 1st floor with moulded wood surrounds. Rendered plinth, cogged brick eaves and 2 flat-roofed dormer windows. INTERIOR not inspected.

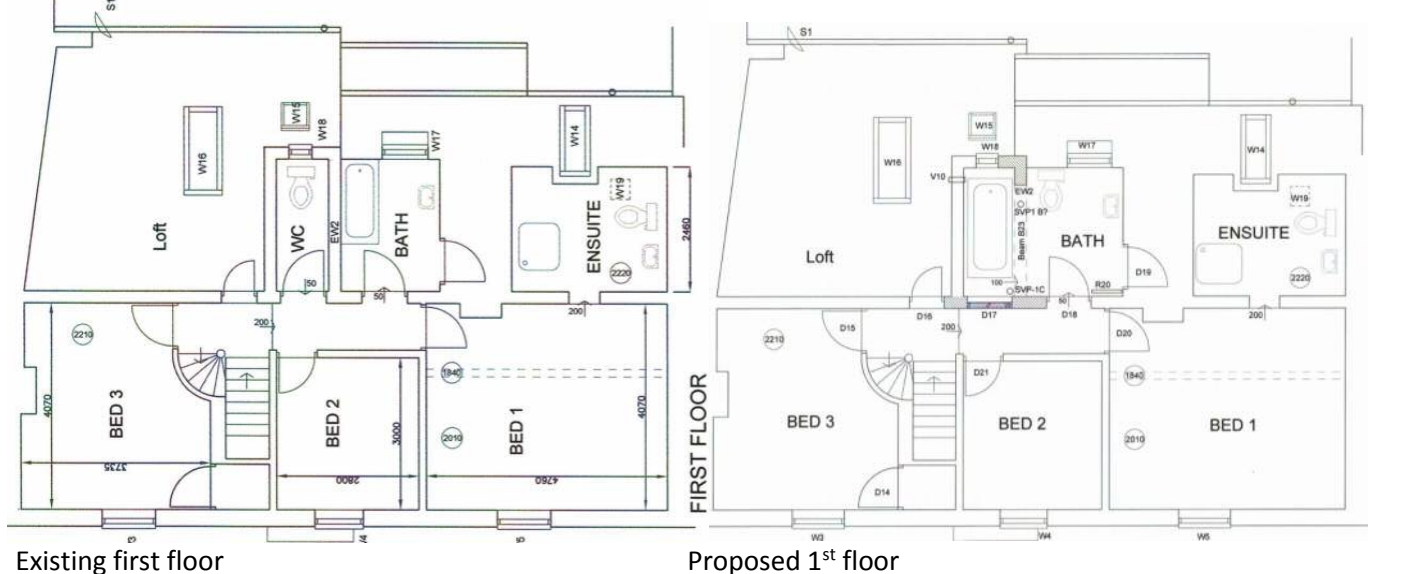
Note that the 'existing' and 'proposed' drawings were not presented in the same orientation and have been rotated to match, for easier comparison.



External render and paintwork is to be refurbished with matching materials and colours. Three additional extract vents (V10, 11 & 12) will be required in the rear wall; white plastic to match render.



Existing ground floor  
 The ground floor will require an excavation and refill to recess a foul drain run and allow the relocation of the main soil vent pipe to serve the amended first floor bathroom and the new attic shower room.



The main structural alteration is to enlarge the existing first floor bathroom by combining the former toilet and bath area. An amended and altered timber clad wall is to be demolished and new beam inserted. Existing access limits will remain unchanged and there is to be no loss of historical material. The alteration is to provide a family bathroom suitable for the safe bathing of the new-born infant which the old bath does not allow.



Existing attic floor

Proposed attic floor

A new shower room is to be formed in the attic storey which does not currently have any sanitary facilities.

**3. 21/01655/ADP** Land At Tingewick Road [St Rumbolds Fields]  
 Variation of condition 4 of planning permission 20/00886/ADP (Variation of condition 10 of planning permission 17/04668/ADP as amended by 17/A4668/NON - To vary drawing references within condition 10 to allow amended distribution, and amendment, of proposed homes and give effect for 9 additional homes to the layout of homes south of Tingewick Road)- condition to now acknowledge drawing reference P17/2106/16 rev O  
 BDW North Thames

A variation of condition is required because of the non-availability of materials previously approved. The approved revision of this drawing is N, which lists the materials to be used; the condition needs to be altered to make this Revision O. A comparison of the two is below; the distribution of materials is adapted to allow the inclusion of a new (red) roof tile.

<p><b>MAIN WALL MATERIAL:</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> RED BRICK (FORTERRA CLUMBER RED)</li> <li><span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> BURNT RED BRICK (FORTERRA ARDEN SPECIAL RESERVE)</li> <li><span style="border: 1px solid purple; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> RED/ORANGE BRICK (WIENERBERGER SIENNA RED)</li> <li><span style="border: 1px solid orange; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> RECON STONE (FORTICRETE SHEARSTONE STANDARD COTTAGE MILBOURNE OLDE HEATHER LAID RANDOM)</li> <li><span style="border: 1px solid yellow; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> CREAM RENDER OR SIMILAR APPROVED</li> <li><span style="border: 1px solid lightyellow; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> WHITE PAINTED BRICK OR SIMILAR APPROVED</li> </ul> <p><b>ROOF TILE:</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: grey; margin-right: 5px;"></span> FORTICRETE SL8 SLATE GREY</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: orange; margin-right: 5px;"></span> FORTICRETE SL8 SUNRISE BLEND</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: red; margin-right: 5px;"></span> FORTICRETE SL8 RED PLAIN</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: brown; margin-right: 5px;"></span> FORTICRETE SL8 BROWN</li> </ul>	<p><b>MAIN WALL MATERIAL:</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> RED BRICK (FORTERRA CLUMBER RED)</li> <li><span style="border: 1px solid blue; 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BRICK HEADERS</b> [Please refer to House Type Pack for further details]</li> <li><span style="border: 1px solid black; padding: 2px; display: inline-block; width: 15px; height: 15px; margin-right: 5px;"></span> <b>CONTRASTING RED BRICK BANDING</b> [Please refer to House Type Pack for further details]</li> <li><span style="border: 1px solid black; padding: 2px; display: inline-block; width: 15px; height: 15px; margin-right: 5px;"></span> <b>RECON STONE CILLS &amp; HEADERS</b> [Please refer to House Type Pack for further details]</li> </ul> <p><b>WINDOWS/DOORS:</b>          [Please refer to House Type Pack for further details]</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> <b>GREY COLOUR WINDOWS</b></li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> <b>SAND COLOUR WINDOWS</b></li> </ul> <p><b>GARAGE DOORS WHITE OR BLACK</b>  <b>ALL RAIN WATER PIPES COLOUR BLACK</b></p> <p>no change to these materials</p>
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Revision N (approved)

Rev O (current application)





Rev N – distribution



Rev O distribution



4. 21/01681/APP

2 Wren Close, MK18 7HA  
Erection of fence (retrospective)  
Eastwood



The site is on the Badgers Estate, at the junction of Wren Close and Badgers Way – the side fence is along the Badgers Way boundary. It is a 4-bed detached house, originally with a detached double garage which is now to have a roofed passage linking it to the house (not shown in the sketch). 19/04450/NON added a third skylight to the rear extension roof, and a triangular window high in its side elevation overlooking the street. The side fence faces the southern entrance to the estate from the bypass, and originally followed the slope of the land. The top edge is now horizontal and the gap at the bottom infilled with concrete gravel boards.

Cllr. Ralph noted the modification of the fence in February in the course of the building works implementing the 2019 permission (the builders were using a fence panel as a hatch to gain entrance to the rear garden. Examination of his photograph shows the making-good of the rear wall and plastic sheeting filling the gap left by the removal of the conservatory). This was reported to Enforcement who opened a case file (21/00108/CONB), and it is presumably their investigation that has led to this application.



Photo submitted by Cllr Ralph taken 21/2/21; height of new fence estimated as 2.0m (western end, left) to 2.3m at the eastern end.

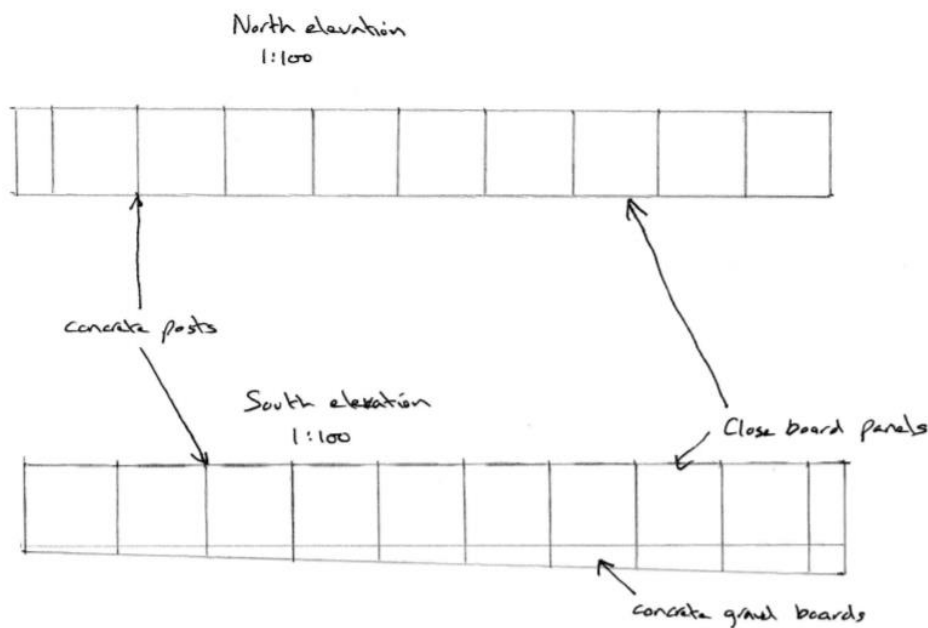




View from entrance to estate from bypass (Google Streetview 2009); original fence panel height is standard 1.8m

Planning History

1	19/04450/APP	Single storey rear, side link and porch extension. Replacement bay window with new pitched roof at front.	Approved
1a	19/A4450/NON	Non Material Amendment sought on planning permission 19/04450/APP relating to additional rear rooflight and high level triangular side window.	Approved
2	21/01681/APP	Erection of fence (retrospective)	Pending Consideration

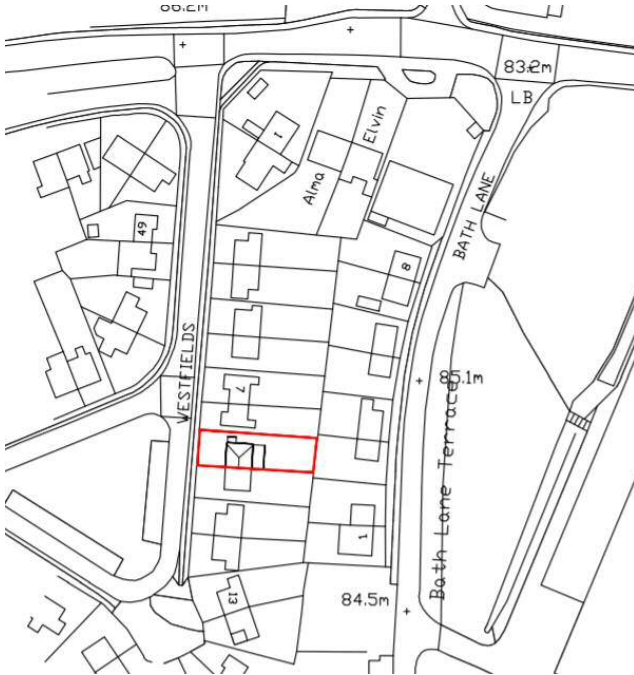


5. 21/01736/APP

9 Westfields, MK18 1DZ

First floor rear extension and ground floor front and side extension

Cook



№9 is the house with the paved frontage and two cars parked on it.

Google 2009

The site is a semidetached 3-bedroom house on the eastern side of Westfields facing the triangular green. It slopes down from front to rear, and the garden backs on to Bath Lane Terrace; both Westfields and Bath Lane Terrace were originally Council housing. Archive material is skimpy, but it seems probable that the single storey rear extension was added as part of the 1989 modernisation, and is effectively at first floor height with respect to the garden level. The garage the 1974 application describes is more difficult to verify as the side passage without the lean-to store is barely 2.5m wide, so it may have been in the rear garden. The house has three bedrooms and a toilet upstairs and hallway, living/dining room, kitchen/utility room and bathroom downstairs. The dining room has French windows onto a decking area with steps down to the garden level. There is a side passage past the lean-to store to access the garden from the front of the house. The frontage is entirely paved over, with room for 3 vehicles. As can be seen from the photograph, the neighbouring houses have been much altered, so there is little of the original uniformity in the street scene.

The proposals are as follows:

- To demolish the store on the northern wall;
- To relocate the bathroom on the first floor, in what is currently the smallest bedroom, with a new window facing north and obscure-glazed;

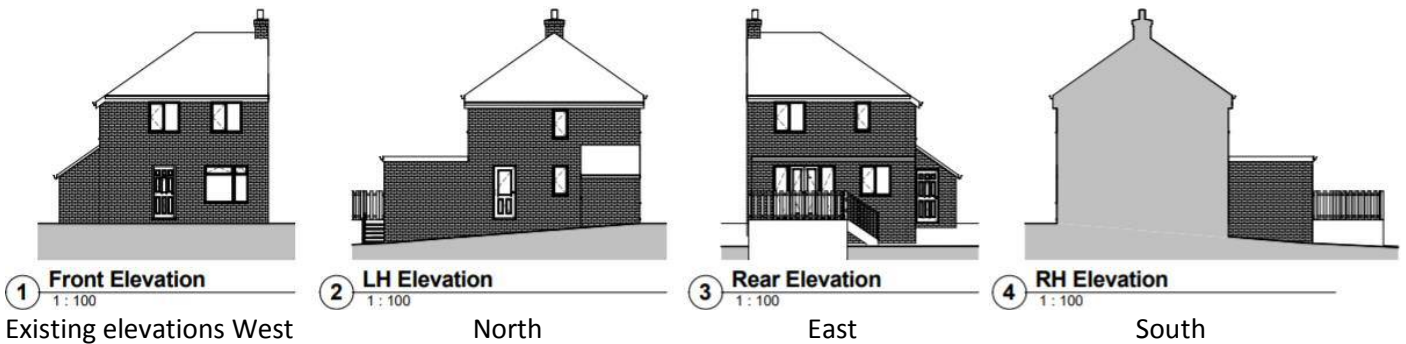
- To build a new 3<sup>rd</sup> bedroom over the kitchen, using the walls of the existing WC to make a corridor access; there are no windows in the side walls of this extension to overlook neighbouring properties - the only window overlooks the garden, as does the existing bedroom window;
- To build a single storey L-shaped extension with a single pitch roof from the front door to the utility room, providing a projecting front porch with a gabled roof, a shower room (this would be large enough to accommodate a downstairs cloakroom if required), a study accessed from the existing hallway by combining it with the existing bathroom, and a rear lobby giving access from the utility room into the garden.

A side passage, rather narrower than the current gap but approximately 1m wide, has been retained. There is a window in the south-facing wall of the porch and a vertical window panel each side of the new front door, an obscure-glazed window in the street-facing wall of the shower room, and a window in the study, looking on to the passage.

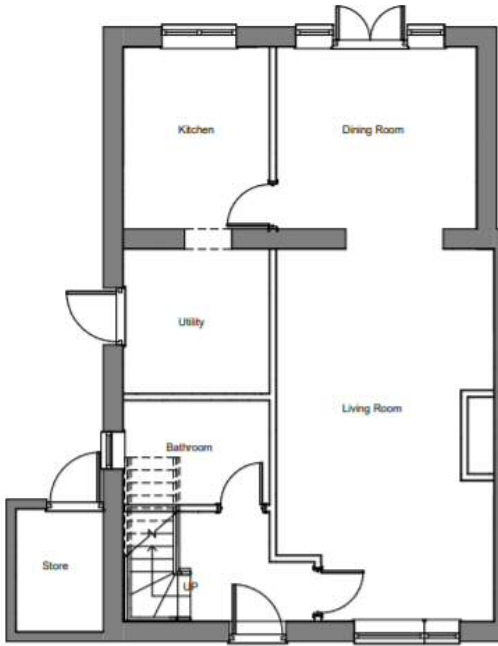
**Planning History**

1	74/00805/AV	Extension garage internal modifications	Approved
2	89/00372/ADC	IMPROVEMENT AND MODERNISATION OF EXISTING DWELLINGS WITH THE CONSTRUCTION OF TWO STOREY EXTENSIONS TO 18 DWELLINGS *	Approved
3	21/01736/APP	First floor rear extension and ground floor front and side extension	Pending Consideration

\* Including some in Bath Lane Terrace; there are no drawings, so plot identification is difficult

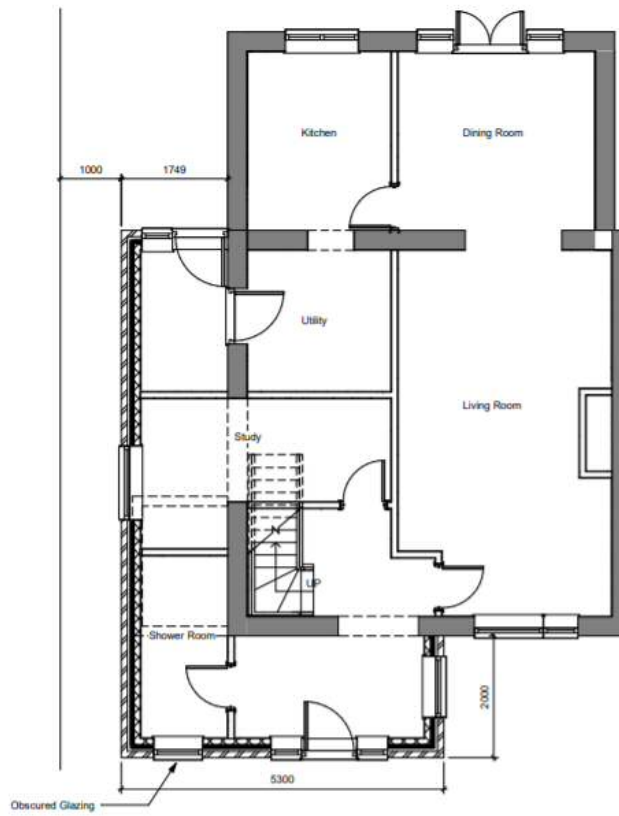






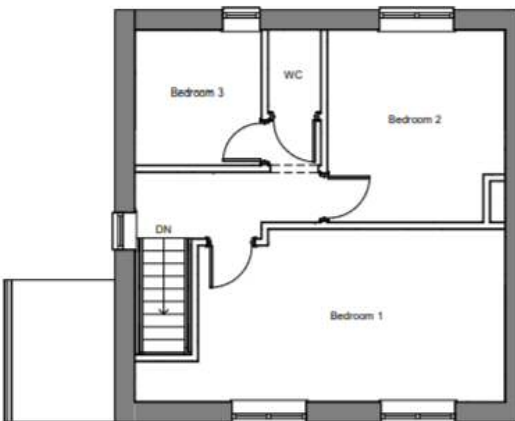
5 Ground Floor  
1:50

Existing layout



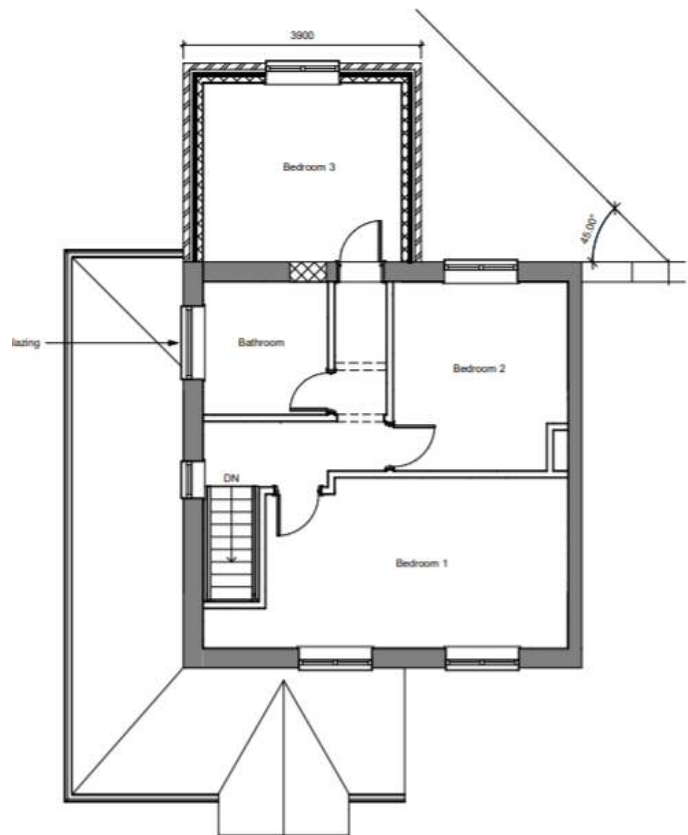
5 Ground Floor  
1:50

Proposed layout



6 First Floor  
1:50

Existing



6 First Floor  
1:50

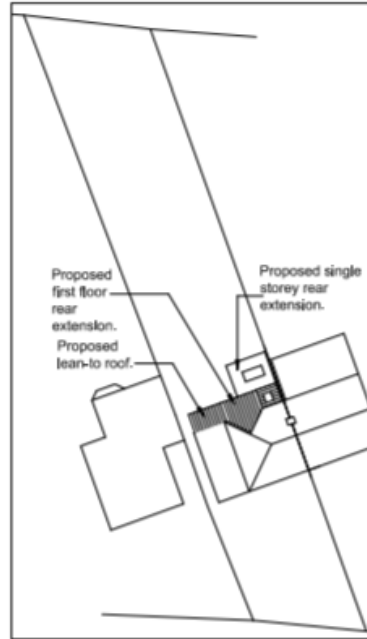
Proposed

6. 21/01752/APP

Wilmore, Stratford Road, MK18 1TE

Part single storey and part first floor rear extensions and replacement lean-to roof

Holdsworth



Photos taken 16/5/21; above left Wilmore, with Roseway to R Above Rear view of Roseway (left, with dormer) and Wilmore, from the public open space off Page Hill Avenue

The site is one of five dwellings fronting onto the layby on the Stratford Road just west of the bypass roundabout, and is semi-detached with 'Roseway' to the east of it. The other three houses are detached and of individual design. Wilmore and Roseway would originally have been mirror-image identical, but Roseway has had extensions and alterations done comparatively recently. All the drawings submitted are partial (none show the front part of the building), but one could guess 3-bedrooms from the fenestration; there is a single storey side section on the west wall with a single pitch roof, containing the garage, WC and utility room, with a conservatory at the rear. It looks as though a flat-roofed single storey extension has been added across the whole width of the rear of the house at some point, extending the original dining room and kitchen, and including the conservatory, which appears to have a sloping glazed roof. There is a sizeable front and rear garden, behind which is public open space.

Planning history

1	77/00499/AV	CONSTRUCTION OF A BAY WINDOW	APPROV
2	21/01752/APP	Part single storey and part first floor rear extensions and replacement lean-to roof.	Pending Consideration

The proposal is:

- To extend the dining area a further 3.5m into the garden, with a flat roof with a skylight where it extends beyond the building line and single pitch tiled roof with rooflight beside the proposed first floor extension, glazed doors in the west side and a window facing north into the garden of a similar pattern to the existing;
- To build a first floor extension over the existing kitchen extension and part of the existing dining room extension to make an en-suite bathroom for the rear bedroom. This will have a hipped roof with a ridge at right angles to that of the main roof, and clearly subsidiary to it. The existing four-panel bedroom window will be replaced by a three-panel window of the same style.
- The tiled roof over the garage and utility room is to be extended over the conservatory, and the small chimney that emerges through the garage roof removed to allow a small window to be inserted in the existing shower room.



Existing rear (garden) elevation



Proposed rear elevation



Existing west side elevation (partial)



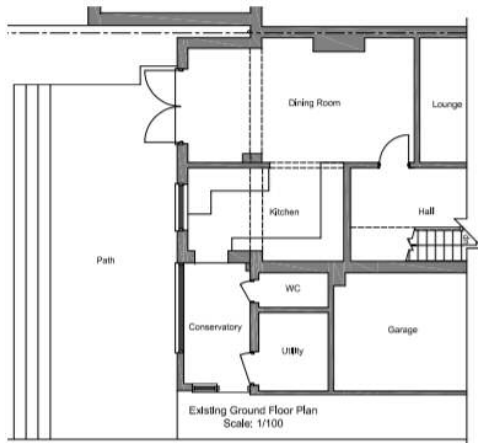
Proposed west side elevation (partial)

The long unshaded flat-roofed building with porch behind the boundary fence is Roseway's.

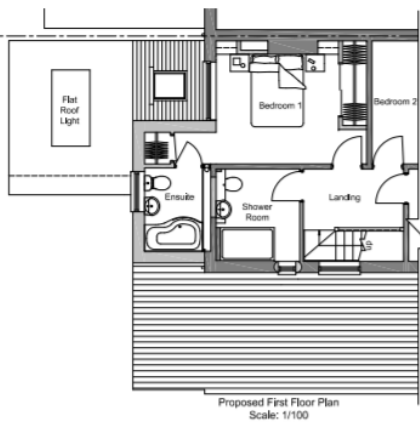
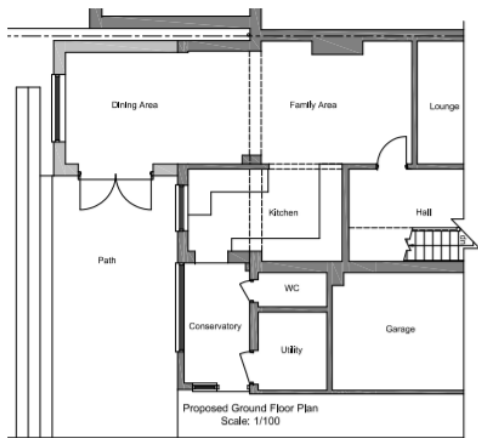




Existing and Proposed sections through the dining room area



Existing floor plans (partial)



Proposed floor plans (partial)

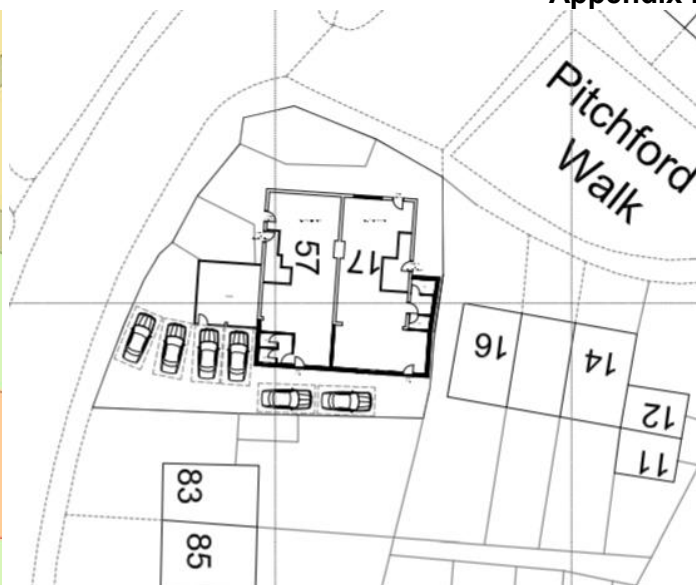
**Amended Plans**

**7. 21/00630/APP**

57 Burleigh Piece and 17 Pitchford Walk, MK18 7BA  
 Proposed joint single storey rear extension to both properties  
*[formerly described as 59 Burleigh Piece - Single storey rear extension]*  
**Hussain**

Amendments:

Address and description corrected  
 Vehicle outlines added to rear yard on site plan;  
 Flat part of roof on rear extension deleted and roof changed to single-pitch



Site plan with parking layout added

Members responded 'No Objections' (22/3/21) to the original submission. The site is the shop unit/takeaway facing the Pitchford Walk parking area and green on Linden Village. Although the address is given as 57, the building is in fact 17/18 Pitchford Walk and 57/59 Burleigh Piece (18 and 59 are the first floor flats) and the proposed extension runs across the rear of both commercial premises and laps round the side of №17. The AVDC mapping (above left) shows the existing shed at the rear of 57, but this does not feature on the submitted drawings – the rear wall is shown as continuous with that of №17 on Existing, Proposed and Amended drawings – so it is presumably to be demolished. The flue on the rear of the building is not shown on the floor plans, only on the elevations, so how the new roof is to accommodate it is unknown and this is not addressed in the amendments. Making the rear roof single pitch instead of flat with a short slope along the outer edge means its bottom edge is much closer to the windows and door lintels, and its top edge no longer runs to the corner of the existing building, it stops some 2m short (see drawings) making an awkward corner join. The floor layout is unchanged on the new plans. There is a double garage on the road side of №57 and a delivery yard behind the premises, now shown to accommodate 6 vehicles. №17 is currently operating as a takeaway (Flaming Crispy Chicken) and offers a delivery service. Materials to match existing.



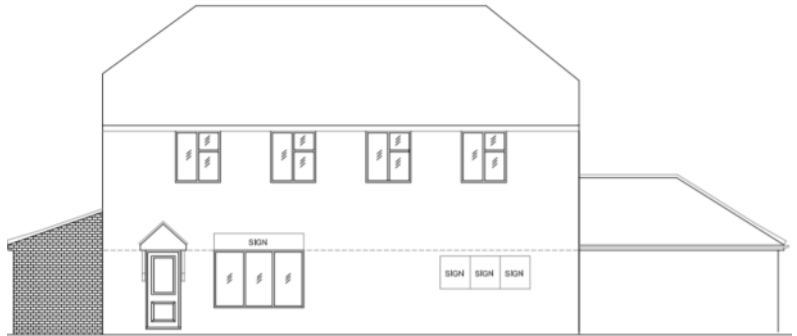
Front and east elevation



front and elevation to Burleigh Piece (March 2021)



Rear elevation and garage



Front elevation not changed



Former rear elevation proposed



Rear extension roof – amended

Burleigh Piece (west) elevation

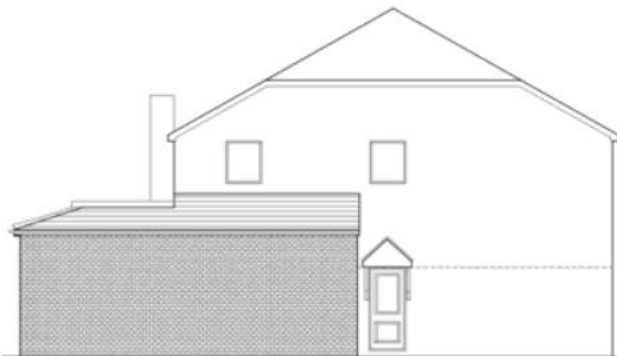


Former side view of rear extension roof

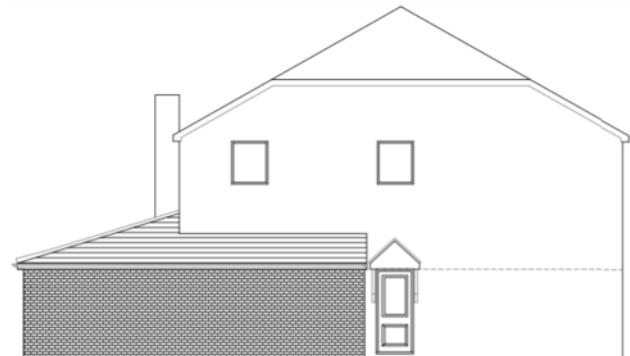


Side profile of extension roof – amended

view from 16 Pitchford Walk (east elevation)



Former side view



Amended side view

Members should note that the earlier versions of the drawings are not on the website; they have been superseded by the Amended drawings. These are taken from the Clerk's Report to the March meeting.



## Not for consultation

These two applications are for the same site

8. **21/01411/ACL** Chewar House, 1 The Chewar, MK18 1JU  
Application for a Lawful Development Certificate for the proposed change of use from A2 to mixed use of A1 and new flat above (Part 3, Class G). Internal alterations only.
9. **21/01412/ACL** Application for a Lawful Development Certificate for a proposed change of use from A2 to mixed use of A1 at ground floor level with 1No flat above. Internal alterations to suit change of use.  
*Day [Appledore Holidays Ltd]*



(April 2021)

The site is the building on the corner of The Chewar facing the Post Office, with No23 Market Hill (21/00947/COUC, reviewed at the last meeting) on its northwestern wall and No2 The Chewar to the rear. It is Listed Grade II, and in the Conservation Area and the BNDP Primary Shopping Area. The ground floor was until recently occupied by Seahawk Trophies, with their office on the first floor. It was previously an estate agents, which fell within the Class A2 permitted by the 1999 Change of Use application; it was not changed to A1 use by Seahawk.

## Planning History (not signage)

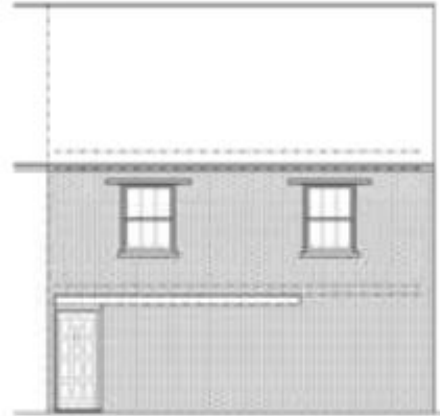
1	84/00096/AV	CHANGE OF USE OF PART OF DWELLING INTO OFFICES AND REMAINDER INTO TWO RESIDENTIAL UNITS	Application Withdrawn
2	95/00670/ALB	REPLACEMENT LANTERN ATTACHED TO WALL OF BUILDING	APPROV
3	99/00366/APP	Change of use from retail to solicitors office [A2 usage]	Approved
4a	21/01411/ACL	Application for a Lawful Development Certificate for the proposed change of use from A2 to mixed use of A1 and new flat above (Part 3, Class G). Internal alterations only	Pending Consideration
4b	21/01412/ACL	Application for a Lawful Development Certificate for a proposed Change of use from A2 to mixed use of A1 at ground floor level with 1no flat above. Internal alterations to suit change of use	Pending Consideration

The proposal is to regularise the A1 use of the ground floor, and change the first and attic floors to residential use (the attic for storage; access via ceiling hatch). There will be no alteration to the exterior appearance. There is a side door in The Chewar which gives onto the staircase to the first floor, as well as the rear of the shop. This shop access is to be blocked up, and a kitchenette and toilet will be provided for the shop staff. The first floor will be altered to provide a kitchen/living room with the large window over the shop window and a side window on The Chewar elevation; a shower room with no window; and a double

bedroom with a cupboard over the stairwell, the loft hatch in its ceiling, and the other window that overlooks The Chewar.

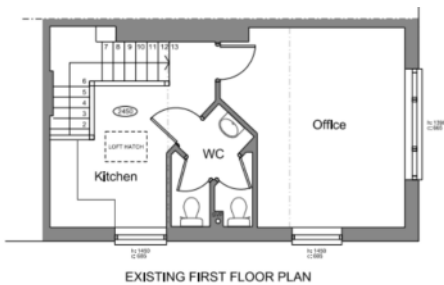


PROPOSED FRONT ELEVATION  
(as existing - no changes)

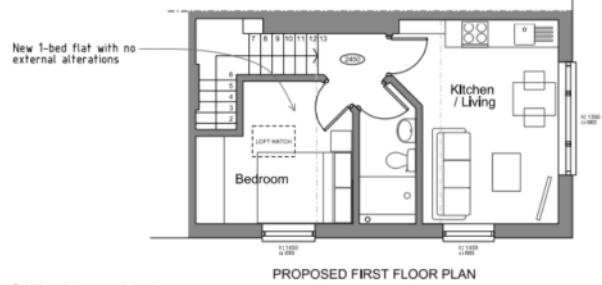


PROPOSED SIDE (SE) ELEVATION  
(as existing - no changes)

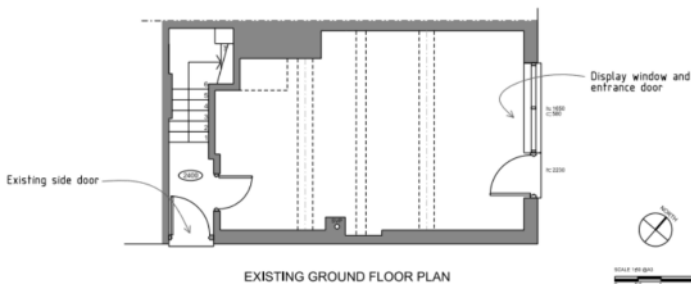
Section through existing stairwell



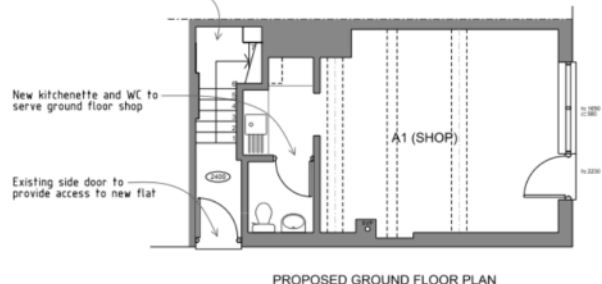
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



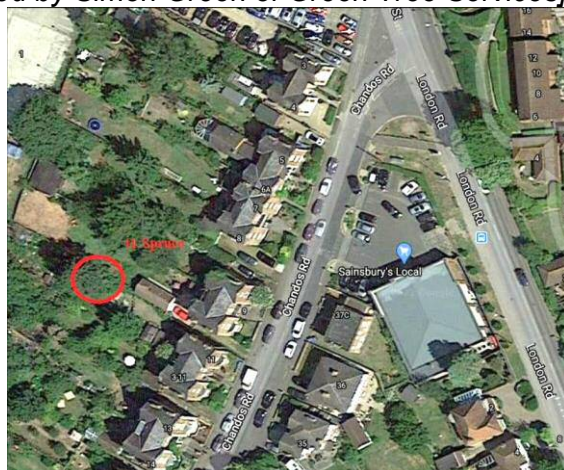
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Tree applications (circulated for comments on receipt due to short response times)

10. 21/01523/ATC 11 Chandos Road, MK18 1AH  
T1 Spruce. Remove tree due to potentially root damage to adjacent building. Tree has ivy and climber present and species does not lend itself to being reduced.  
*Ricky [application submitted by Simon Green of Green Tree Services]*

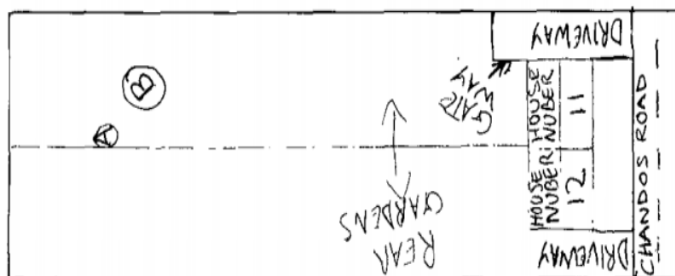


This application was approved on 12<sup>th</sup> May 2021

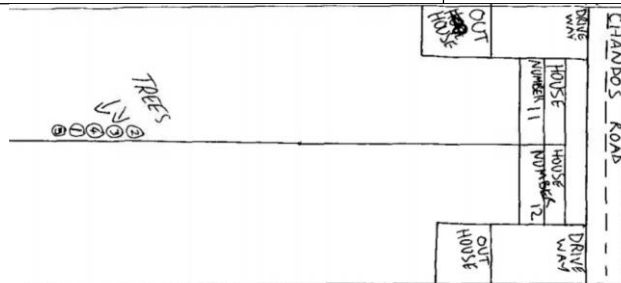


Planning history (trees only)

1	09/02121/ATC	Removal of twin-stemmed Norway Spruce (A) to ground level to promote better specimen (B) in centre of garden	Trees - Proceed with works
2	09/02230/ATC	Coppice Elder (1) and reduce Cherry Laurel (2) – (5) to 6 feet to promote hedge border	Trees - Proceed with works
3	21/01523/ATC	T1 Spruce. Remove tree due to potentially root damage to adjacent building. Tree has ivy and climber present and species does not lend itself to being reduced.	Trees - Proceed with works

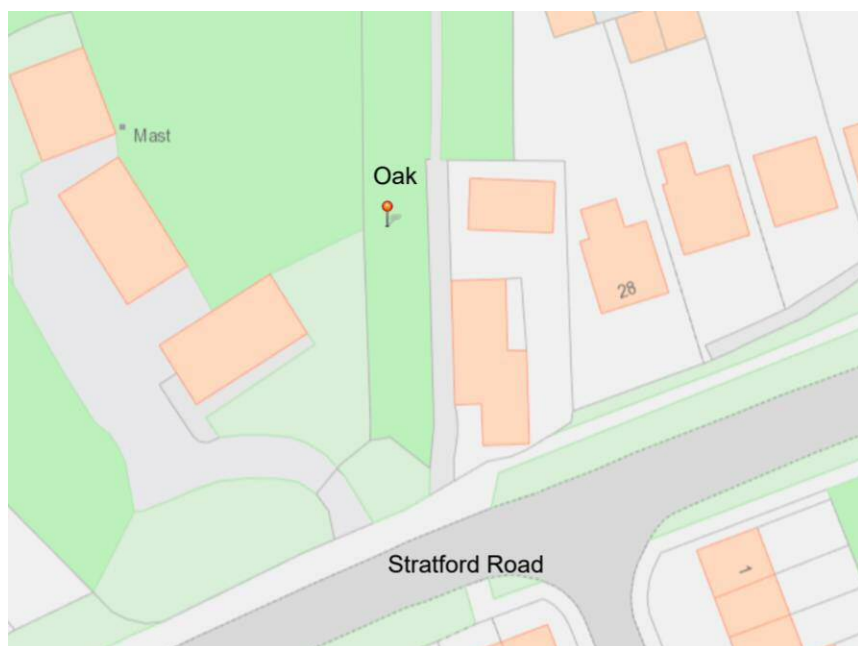


09/02121/ATC



09/02230/ATC

11. **21/01533/ATP** Land At Avenue Lodge, Stratford Rd. [Maids Moreton Avenue]  
 Oak as marked on map, Remove branches as marked on map, one is split over TA centre, others to remove future problems, Crown thin by less than 20% to remove crossing and weak branches. Remove deadwood and ivy.  
 Buckinghamshire Council [Neil Pasmore]



It is the nearer and shorter of the two tall trees

Planning History

I have checked other 'works to trees' applications for the southern end of the Avenue, but none include this oak (they are mainly for horsechestnuts)

1	04/03442/ATP	Works to 1 oak [Remove 3 lower branches to prevent children climbing over fence into sand pit area]	TPO - Consent Granted
2	21/01533/ATP	Oak as marked on map, Remove branches as marked on map, one is split over TA centre, others to remove future problems, Crown thin by less than 20% to remove crossing and weak branches. Remove deadwood and ivy.	Pending Consideration

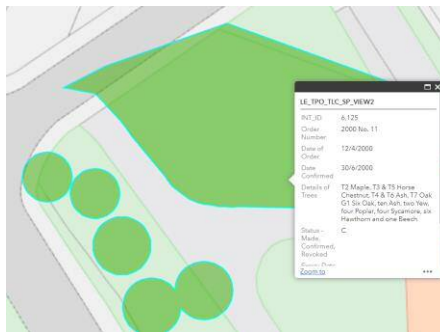
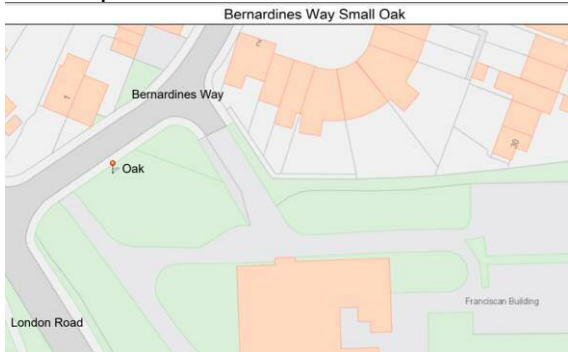


The lower branches; the split branch is behind the lower horizontal one

The split branch mentioned in the description

12. **21/01555/ATP** Open Space Opposite 3 Bernardines Way  
Oak as marked on map and photos. Crown lift to clear footpath by 3m  
*Buckinghamshire Council [Neil Pasmore]*

Note – photos referred to not on website.



Location plan

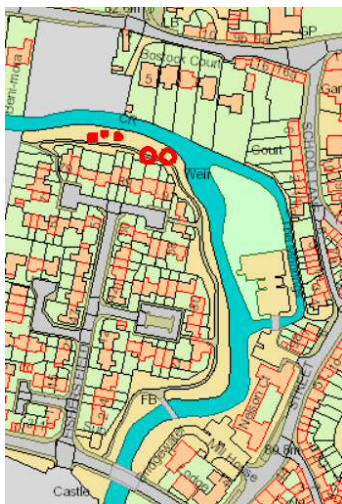
TPO plan and description

Google 2011

It is possible that work was carried out to this oak in 2003 following approval of 02/03097/ATP but the 'works to trees' only lists 'crown clean one oak to reduce the risk of debris' and the work schedule identifying the tree numbers is not on file. It was a pre-adoption application.

13. **21/01660/ATP**

Open Space To Rear Of 2 To 79 Fishers Field  
All trees marked on map. 3 Willows and 1 Chestnut crown lift to 3m. 1 Acer, remove epicormic growth  
*Buckinghamshire Council [Neil Pasmore]*



## History of works on these trees (all approved)

Application number	Weeping Willow 098760	Horsechestnut 098756	Willow 098748	Weeping Willow 098744	Acer (Silver maple)098740
07/01688/ATP	Crown cleaning; Remove dead, diseased, weak, crossing branches	Crown cleaning; Remove dead, diseased, weak, crossing branches; Crown lift to 2.5m over paths and clear fences			
09/01028/ATP	Crown lifting		Crown lifting	Crown lifting	
10/02165/ATP	Crown lift to give 2m clearance of fences and shed and 3m over path		Crown lift to give 2m clearance of fences and shed and 3m over path	Crown lift to give 2m clearance of fences and shed and 3m over path	
14/01502/ATP	Crown reduce to 15m high by 12m crown diameter		Crown reduce to 15m high by 12m crown diameter	Crown reduce to 15m high by 12m crown diameter	Crown reduce to 16m high by 12m crown diameter & crown lift to 2.5m.
21/01660/ATP	Crown lift to 3m	Crown lift to 3m	Crown lift to 3m	Crown lift to 3m	Remove epicormic growth

14. **21/01706/ATP** Open Space Adjacent To 11 Cromwell Court  
T6 Maple - Fell T6 Maple was missed off original application on 20/01942/ATP
1. The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.
  2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance the estimated repair costs are likely to vary between ?7,500 and ?50,000, depending upon whether the tree/s can be removed or must remain.
  3. The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property.
  4. It is the case that an alternative to felling such as pruning or significant 'pollarding' of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances.
  5. We are satisfied that the evidence obtained following completion of our Arboricultural Implication Assessment report completed 14th February 2019, clearly links Maples as the cause of damage to the risk address.
  6. Insurers understanding the requirement to offer replacement planting in the event consent to fell is granted.
- Richardson [TfB]*

## Property History – 11 Cromwell Court

1	85/00799/AV	EXTENSION	APPROV
2	92/00745/APP	RETENTION OF CONSERVATORY	APPROV
3	20/01942/ATP	Fell and treat x3 Maple trees in Foscott Way verge	APPROV
4	21/01706/ATP	Fell 1 maple	Approved 4/5/21

The 2019 Arboricultural report submitted is an assessment not an investigation:



3.4 Evidential framework

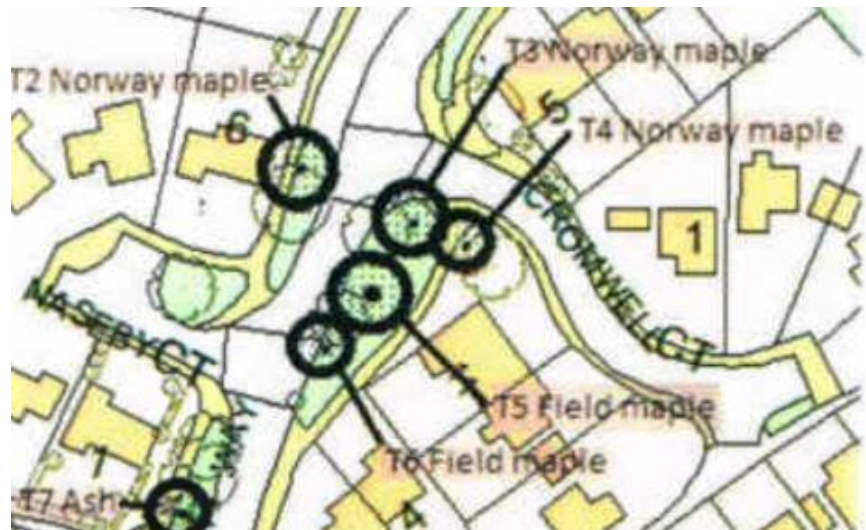
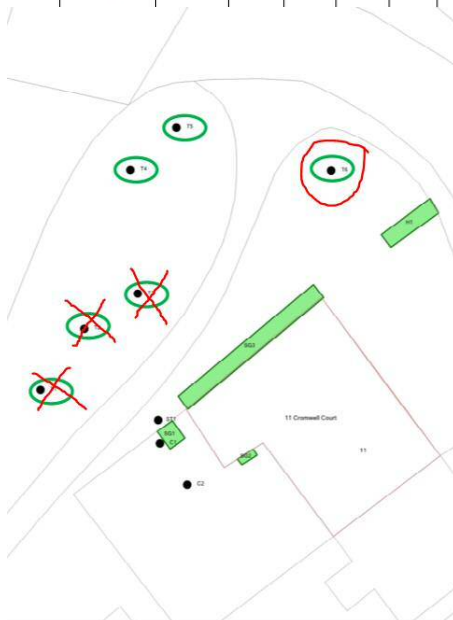
The engineer has determined on a preliminary basis the damage to the property, its location and the likely mechanism of movement, and has concluded that the building failure is related to differential subsidence damage caused as a result of the action of vegetation.

Where a factual geotechnical report has been completed, this will describe the below ground foundation design, soil and geotechnical conditions, as well as any root identification where available.

No such geotechnical report has been submitted. No root analysis is evident, to prove the maples are at fault (this tree is even further from the building than the other three already felled).

Note that the applicant's numbering differs from the TPO numbering as follows:  
 Applicant's T1 = TPO's T6; T2 not protected; T3 = T5; T4 not protected; T5 = T3; T6 = T4

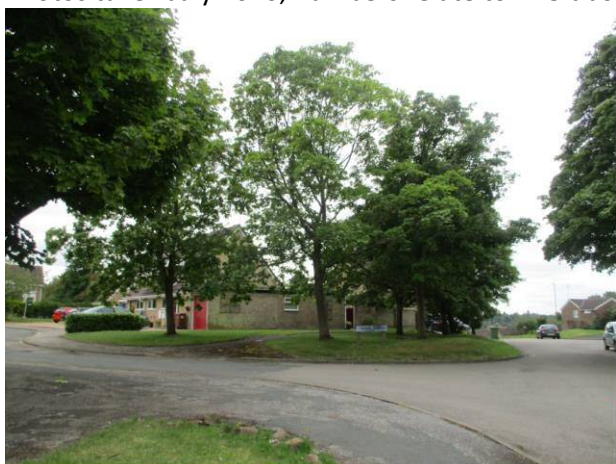
Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address
T1	Maple	Mature	Fair	11	8.4	360	7.7	Y	No significant past tree works.	Fell and treat stump.			Local Authority
T2	Maple	Mature	Fair	12	8	300	7.5	Y	No significant past tree works.	Fell and treat stump.			Local Authority
T3	Maple	Mature	Fair	8.8	9.8	310	7	Y	No significant past tree works.	Fell and treat stump.			Local Authority
T4	Maple	Mature	Fair	11.5	8.6	350	13.6	N	No significant past tree works.	No work required.	Potential/Identified bat habitat.	Large stem cavity.	Local Authority
T5	Maple	Mature	Fair	11.5	9.50	350	12	N	No significant past tree works.	No work required.			Local Authority
T6	Maple	Mature	Fair	12.2	6.4	330	8	Y	No significant past tree works.	Fell and treat stump.			Local Authority



X trees felled after 20/01942 approved  
 O tree the subject of this application

Section of TPO map; T4 – this application; T5,T6 already felled

Photos taken July 2020; numbers relate to TPO above right



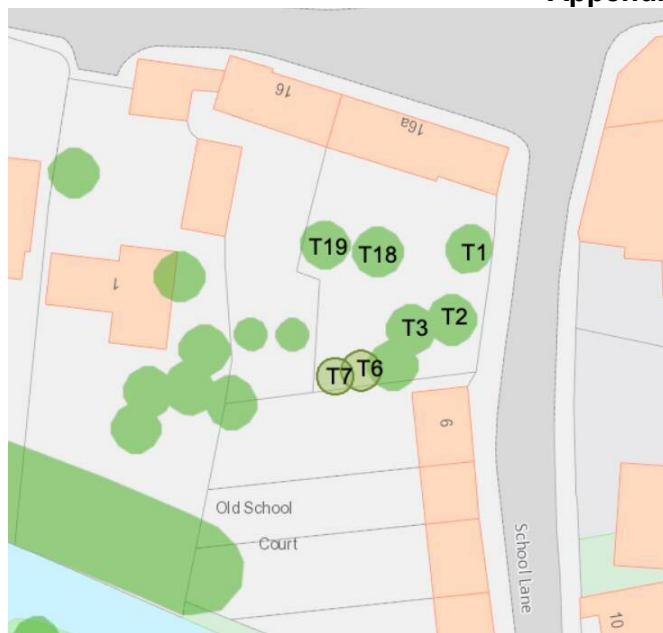
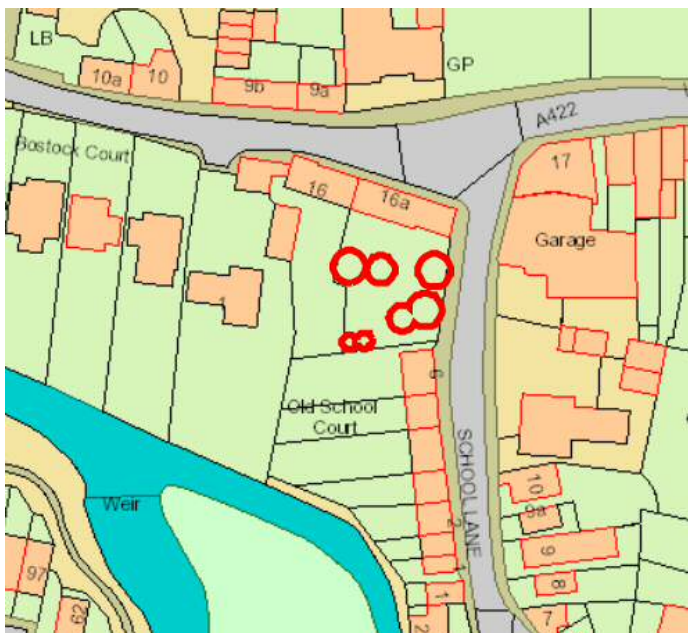
(l – r) T4, T3, T5, T6 (& small tree obscured by T5)



(l – r) T5, another, T6

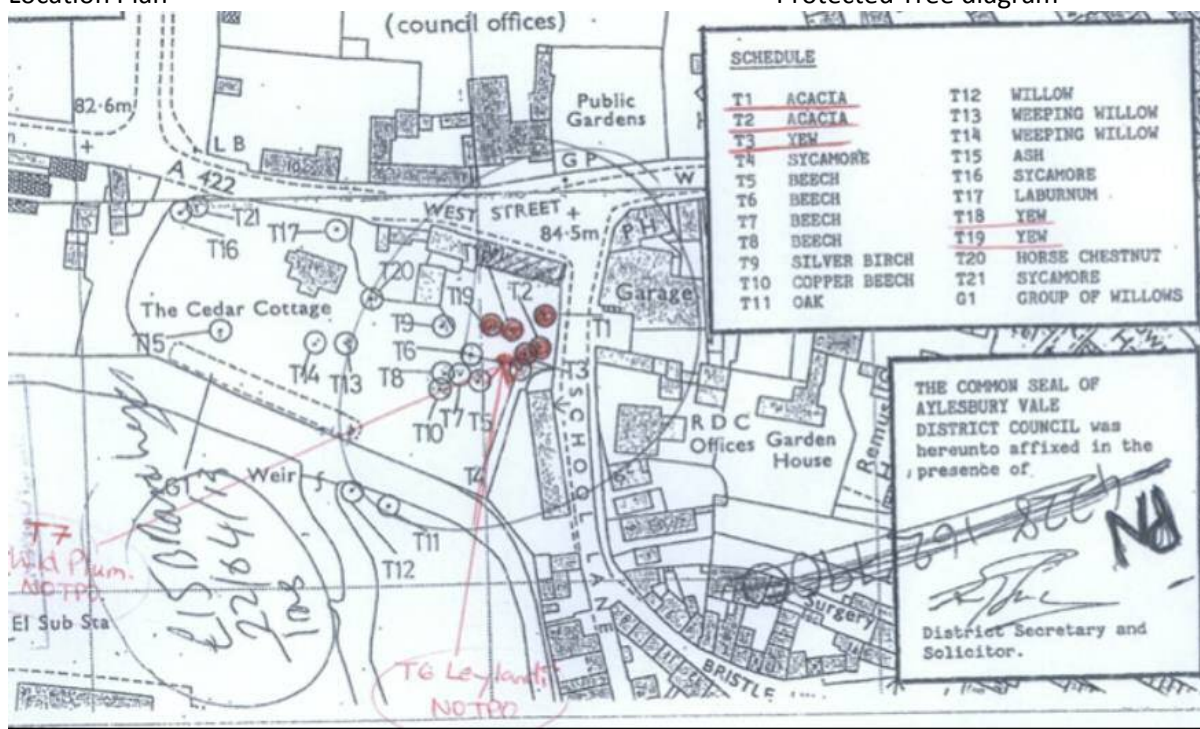
- Corner House, West Street, MK18 1HP
- 15. 21/01939/ATC** T6 Leylandii DBH (cm) – 50; Height (m) – 9; Crown spread (m) – 6  
 Work required : 3m crown reduction to previous reduction points (2013)  
T7 Wild Plum DBH (cm) - 30 (ms); Height (m) – 7; Crown spread (m) - 6  
 Work required : 1m crown reduction to previous reduction points (2013) and crown thinning
- 16. 21/01940/ATP** NB : T1 & T2 marked as "Acacia" on historic TPO plans. The trees are "Robinia pseudo acacia "Frisia"" not "Acacia dealbata". I [*Mr. Round, the tree surgeon*] shall refer to them as "Acacia" to avoid confusion with the TPO plan.  
T1 Acacia DBH (cm) - 100 Height (m) - 16 Crown spread (m) - 11  
 Work required : 4.5m crown reduction, reducing to 2013 reduction points.  
 Reason : Maintaining the trees in line with previous reduction work granted in 2013. When reducing to 2013 reduction points, growth points shall be maintained to inhibit any dieback.  
T2 Acacia DBH (cm) - 70 Height (m) - 15 Crown spread (m) - 10  
 Work required : 4m crown reduction, reducing to 2013 reduction points.  
 Reason : Maintaining the trees in line with previous reduction work granted in 2013. When reducing to 2013 reduction points, growth points shall be maintained to inhibit any dieback.  
T3 English Yew DBH (cm) - 45 Height (m) - 14 Crown spread (m) - 8  
 Work required : 2m crown reduction to previous reduction points (2013)  
 Reason : Maintaining the trees in line with previous reduction work granted in 2013  
T18 Irish Yew DBH (cm) - 35 (ms) Height (m) - 6 Crown spread (m) - 2.5  
 Work required : 1m crown reduction to previous reduction points (2013)  
 Reason : Maintaining the trees in line with previous reduction work granted in 2013  
T19 Irish Yew DBH (cm) - 35 (ms) Height (m) - 6 Crown spread (m) - 2.5  
 Work required : 1m crown reduction to previous reduction points (2013)  
 Reason : Maintaining the trees in line with previous reduction work granted in 2013





Location Plan

Protected Tree diagram



Original map and listing from the Protection Order. Note that T6 & T7 are marked in red as not subject to the Order, hence the ATC application for these trees.

Planning History – Corner House (tree applications only) *Clerk's additional notes in italics*

1	01/00976/ATP	Works to two Yew trees [T18 & T19; reduce by 1.5m]	TPO - Consent Granted
2	07/03011/ATP	Works and felling of trees [T1 & T2: crown clean; T18 & T19; reduce by 1.5m; the felled trees were not TPO'd]	TPO - Consent Granted
3	13/01301/ATC	Crown reduction No.1 Plum and No.1 Leylandi - Height reduction [labelled in red on plan - T6: 7m height reduction to non-TPO Leylandii; T7: 1m crown reduction to non-TPO Plum]	Trees - Proceed with works
6	13/01302/ATP	Reduction of No.2 Acacia and Crown reduction No.3 Yews [T1: reduce by 8m; T2: reduce by 6m; T3: 2m crown reduction; T18 & T19: 500mm height reduction]	Split decision [Approved: T3, T18 & T19;

			<i>Refused: T1 &amp; T2]</i>
7	13/01997/ATP	Crown reduction of No.2 Acacia [ <i>T1: crown reduction of 5.5m; T2: crown reduction 5m]</i>	TPO - Consent Granted
8	21/01939/ATC	T6 Leylandii: 3m crown reduction to 2013 reduction points T7 Wild Plum: 1m crown reduction to previous reduction points (2013) and crown thinning	Pending Consideration
9	21/01940/ATP	T1 Acacia: 4.5m crown reduction to 2013 reduction points. T2 Acacia: 4m crown reduction to 2013 reduction points. T3 English Yew: 2m crown reduction to 2013 reduction pts. T18 Irish Yew: 1m crown reduction to 2013 reduction pts. T19 Irish Yew: 1m crown reduction to 2013 reduction pts.	Pending Consideration



View from School Lane (2018) (Google)

### Pre-application request for comments

17. Highway verge at Gawcott Road roundabout  
Proposed upgrade to base station  
*Cornerstone*

Members are advised that they are not obliged to comment on these documents at this time; however when the formal application is made it will most likely be an ATN – a Notification not a consultation – and should they feel that changes should be made to the proposal before the formal submission, then this is the opportunity to communicate them.

The Clerk has enquired why there is no mast-sharing proposed and the applicant has provided the following explanation:

The 20m installation that you refer to, is owned and operated by another licenced Operator. Unfortunately, there is no street furniture style structure that can accommodate all of the equipment required by two Operators to provide 5G coverage. The structure itself would need to be a lattice tower or heavy duty monopole (not a slender street furniture style pole) as both Operators would need to install their own antennas.

The proposal is to replace the existing Telefónica (trading as O<sub>2</sub>) mast. Predictive maps of the improved coverage will be included within the planning application – I do not have these just yet otherwise I would send to you now. If they arrive before your meeting, I will send them across to you with some details on the area that will receive the improvement in services.

Apologies for the incorrect reference to Tingewick Road Industrial Park, that is our error and I will speak to the design team to remove this from the address in the drawings.

The drawings are self-explanatory, and if the coverage ones arrive in time they will be forwarded on by email. If you want to see what a 20m mast looks like, the EE one on Gawcott Road near Brown's entrance (the one referred to in her first paragraph) is 20m high. This one will not be far away, on the bypass verge outside High Acre.

[Back to AGENDA](#)



Our ref: 11509702

Thursday 13 May 2020

Mr P Hodson  
Town Clerk  
Buckingham Town Council

Waldon Telecom Ltd  
Phoenix House  
Pyrford Road  
West Byfleet  
Surrey  
KT14 6RA

**By Email**

Dear Mr Hodson,

**PROPOSED UPGRADE TO BASE STATION AT CORNERSTONE 11509702 TEF 37277 HIGHWAYS VERGE OF GAWCOTT ROAD, TINGEWICK ROAD INDUSTRIAL ESTATE, BUCKINGHAM, BUCKINGHAMSHIRE, MK18 1FN (NGR: 468987, 233153)**

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers. We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone is in the process of identifying a suitable site in the Aylesbury area for a radio base station that will improve service provision for Telefónica UK Limited. The purpose of this letter is to consult with you and seek your views on our proposal before any planning submission is made. We understand that you are not always able to provide site specific comments, however, Cornerstone and Telefónica are committed to consultation with communities on our mobile telecommunications proposals and as such would encourage you to respond.

As part of Telefónica's continued network improvement program, there is a specific requirement for a radio base station (or upgrade) at this location to provide new 4G and 5G technologies to the area.


Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: -

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:  
Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA



Our technical network requirement is as follows:

- Cornerstone 11509702, Telefónica 37277 Gawcott Road Flexicell
- The upgrade to this site is required to improve present 4G coverage and facilitate new 5G coverage to the area.

A number of options have been assessed in respect of the site search process and we consider the best solution is as follows:

- Gawcott Road Flexicell, Highways verge of Gawcott Road, Tingewick Road Industrial Estate, Buckingham, Buckinghamshire, MK18 1FN (NGR: 468987, 233153).
- The proposal is to remove existing 15m high street furniture style monopole and replace this with new 20m high monopole also of street furniture design, the new pole will be sited approximately 5.7m to the east of present pole position. The proposal will remove 2No. existing equipment cabinets and replace these with 1No. new equipment cabinet. This option is the preferred option as it utilises the existing installation to deliver new technologies to the area. The upgrading of this existing site prevents mast proliferation whilst meeting the network's need.

We have considered alternative site options and discounted as follows:

- No other existing sites have been identified as being suitably located to meet the network's need. Therefore, the alternative would be to install a wholly new installation elsewhere in the area, this approach would not be in keeping with the NPPF, nor the Code of Best Practice for Telecommunications Development (2016).

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation. A certificate of ICNIRP compliance will be included within the planning submission.


In order to give you time to send your comments or request further information, we commit to allow at least 14 days before an application is submitted to the Local Planning Authority. This 14-day period starts from the date at the top of this letter.

We would also be grateful if you could please advise of any local stakeholders or groups that might like to make comments.

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VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA



We look forward to receiving any comments you may have on the proposal.

Should you have any queries regarding this matter, please do not hesitate to contact me (quoting cell number 11509702).

Yours sincerely,



Rachel Coulter  
Acquisition Surveyor  
E. Rachel.Coulter@waldontelecom.com  
T. 07968 900 093


(for and on behalf of Cornerstone)

Encl. Drawings 100 – 301 (Pack B)

**In the first instance, all correspondence should be directed to the agent.**

Cornerstone Planning Consultation Letter to Councillors - Standard V.3 – 15/04/2021

Registered Address:  
Cornerstone Telecommunications, Infrastructure Limited,  
Hive 2, 1530 Arlington Business Park, Theale, Berkshire, RG7 4SA.  
Registered in England & Wales No. 08087551.  
VAT No. GB142 8555 06

 Cornerstone, Hive 2,  
1530 Arlington Business Park,  
Theale, Berkshire, RG7 4SA

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 468987 N: 233153

**DIRECTIONS TO SITE:**  
 EXIT M4 JUNCTION 10 TAKING A43 TOWARDS NORTHAMPTON, AFTER APPROXIMATELY 4 MILES EXIT RIGHT ONTO A421 TOWARDS BUCKINGHAM & FOLLOW FOR APPROXIMATELY 7 MILES. AFTER THE ROUNDABOUT WITH RADCLIFFE AND GAWCOTT, TAKE THE LEFT INTO GAWCOTT ROAD AT THE MINI-ROUNDABOUT. SITE IS LOCATED ON THE GRASS VERGE ON THE LEFT HAND SIDE.

REV	ISSUED FOR APPROVAL	TH	JTP	DATE
A				23.04.21
	MODIFICATION	BY	CH	DATE



**O<sub>2</sub>**  
 CORNERSTONE - BEACON

Cell Name  
 BUCKINGHAM WEST ISSUE

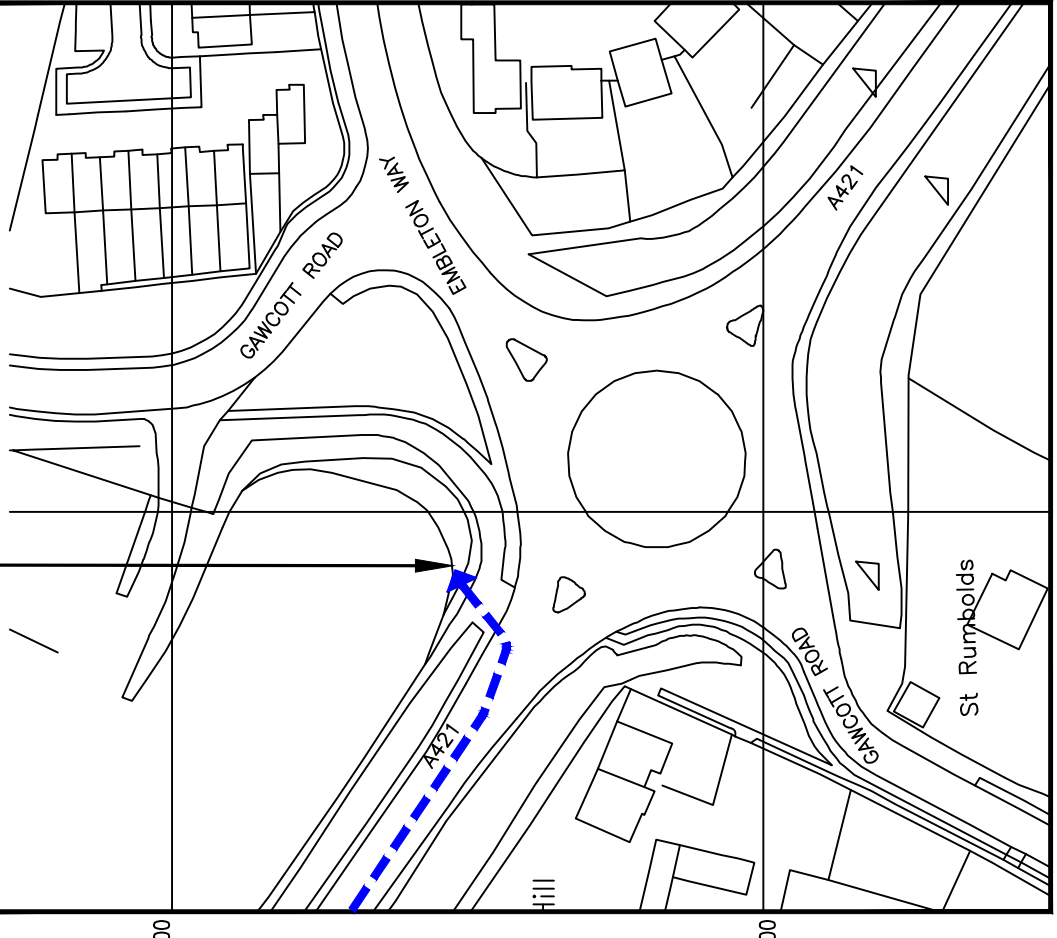
Cell ID No  
 TEF: 11509702  
 VF: 037277  
 N/A

Site Address / Contact Details  
 GAWCOTT ROAD  
 TINGEWICK ROAD INDUSTRIAL ESTATE  
 BUCKINGHAM  
 BUCKINGHAMSHIRE  
 MK18 1FN

Drawing Title: SITE LOCATION MAPS  
 Purpose of issue: PLANNING  
 Drawing Number: 100

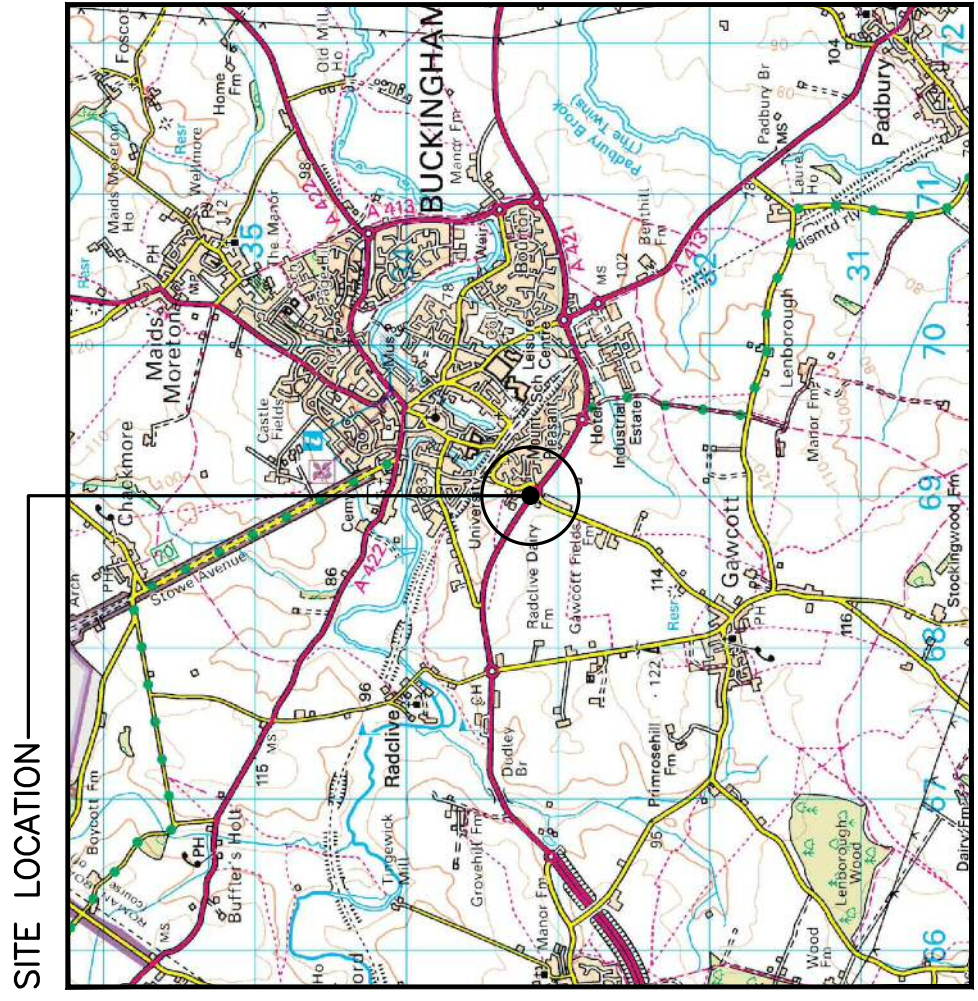
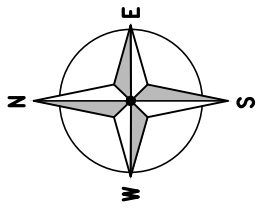
Surveyed By: JTP  
 Drawn: JTP  
 Date: 23.04.21  
 Checked: JTP  
 Date: 23.04.21  
 Original Sheet Size: A3  
 Pack Issue: B

← = Site Access  
 → = Access Route



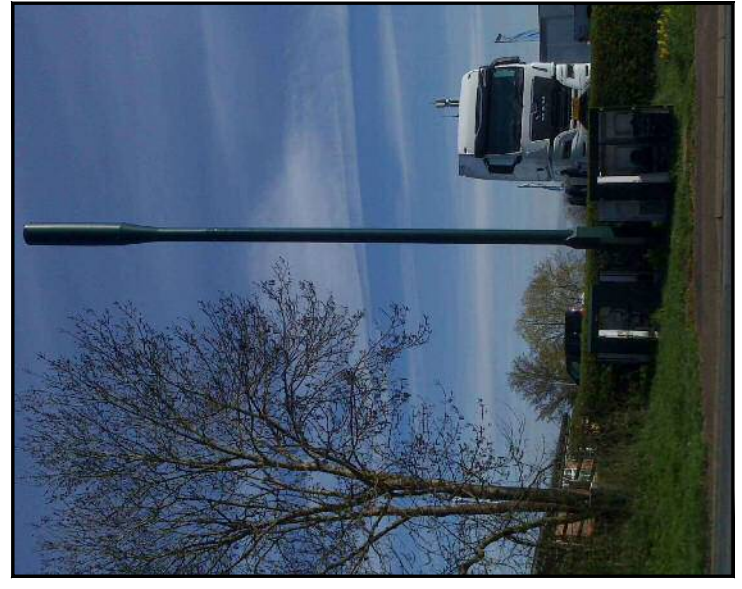
**DETAILED SITE LOCATION**

(Scale 1:1250)  
 Based upon Ordnance Survey map extract with the permission of the Controller of Her Majesty's Stationary Office.  
 Crown copyright.  
 Licence No. 100020449



0 1km 2km  
 Scale

**SITE LOCATION**  
 (Scale 1:50000)



SITE PHOTO

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with CORNERSTONE document: SDN0008 4.0

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 468987 N: 233153

NOTES:

REV	Issued for Approval	TH	JTP	DATE
A				23.04.21

MODIFICATION

BY CH DATE

TH JTP 23.04.21

DATE



**O<sub>2</sub>**

CORNERSTONE - BEACON

Cell Name	Opt.
BUCKINGHAM WEST ISSUE	-

Cell ID No	
TEF	VF
11509702	N/A

Site Address / Contact Details

CAWCOTT ROAD  
TINGEWICK ROAD INDUSTRIAL ESTATE  
BUCKINGHAM  
BUCKINGHAMSHIRE  
MK18 1FN

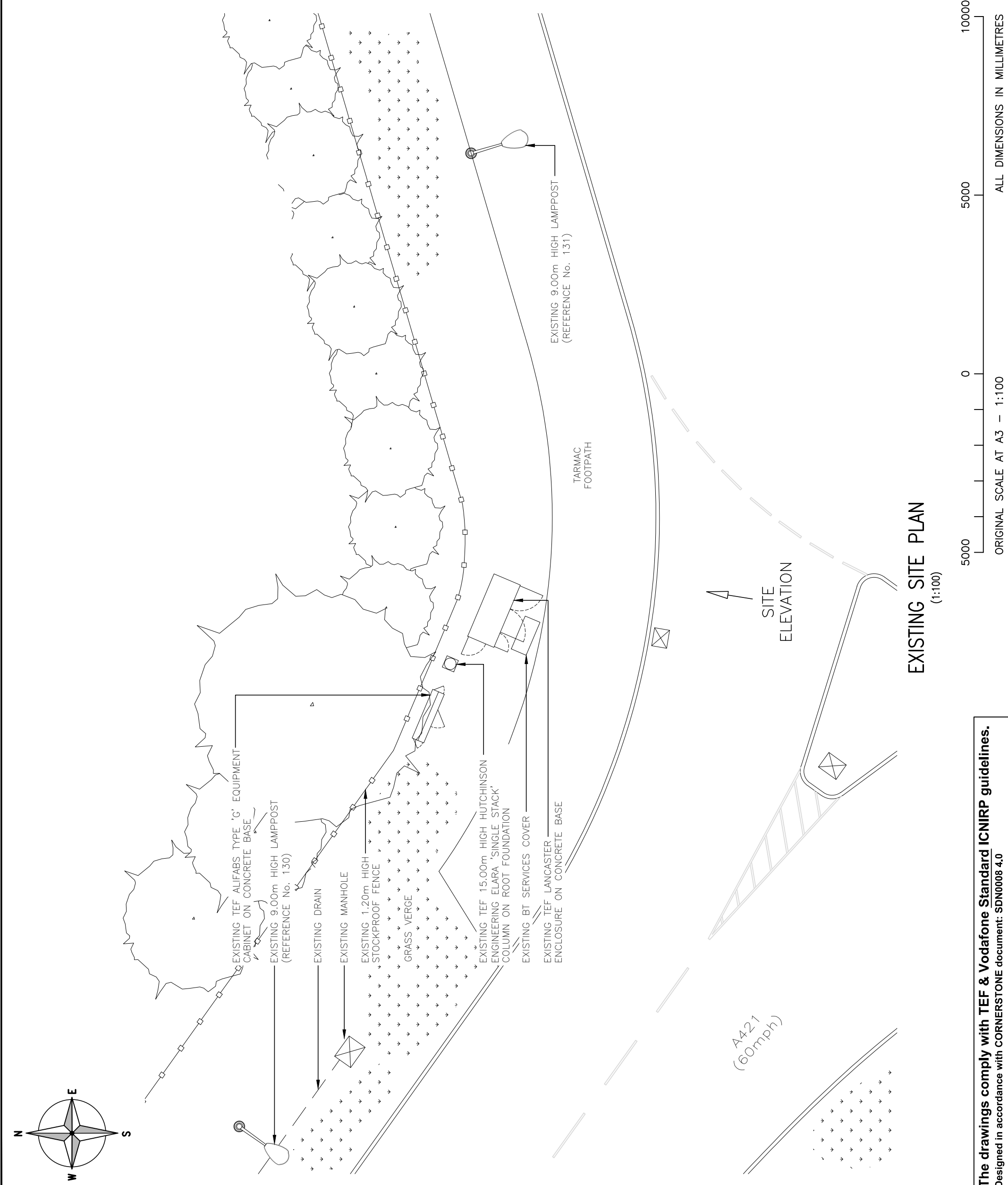
Drawing Title: EXISTING SITE PLAN

Purpose of Issue:	PLANNING
Dwg Rev:	

Drawing Number:	200
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Surveyed By:	JTP	Original Sheet Size:	A3
Drawn:	TH	Checked:	JTP
Date:	23.04.21	Date:	23.04.21

Pack Issue:	B
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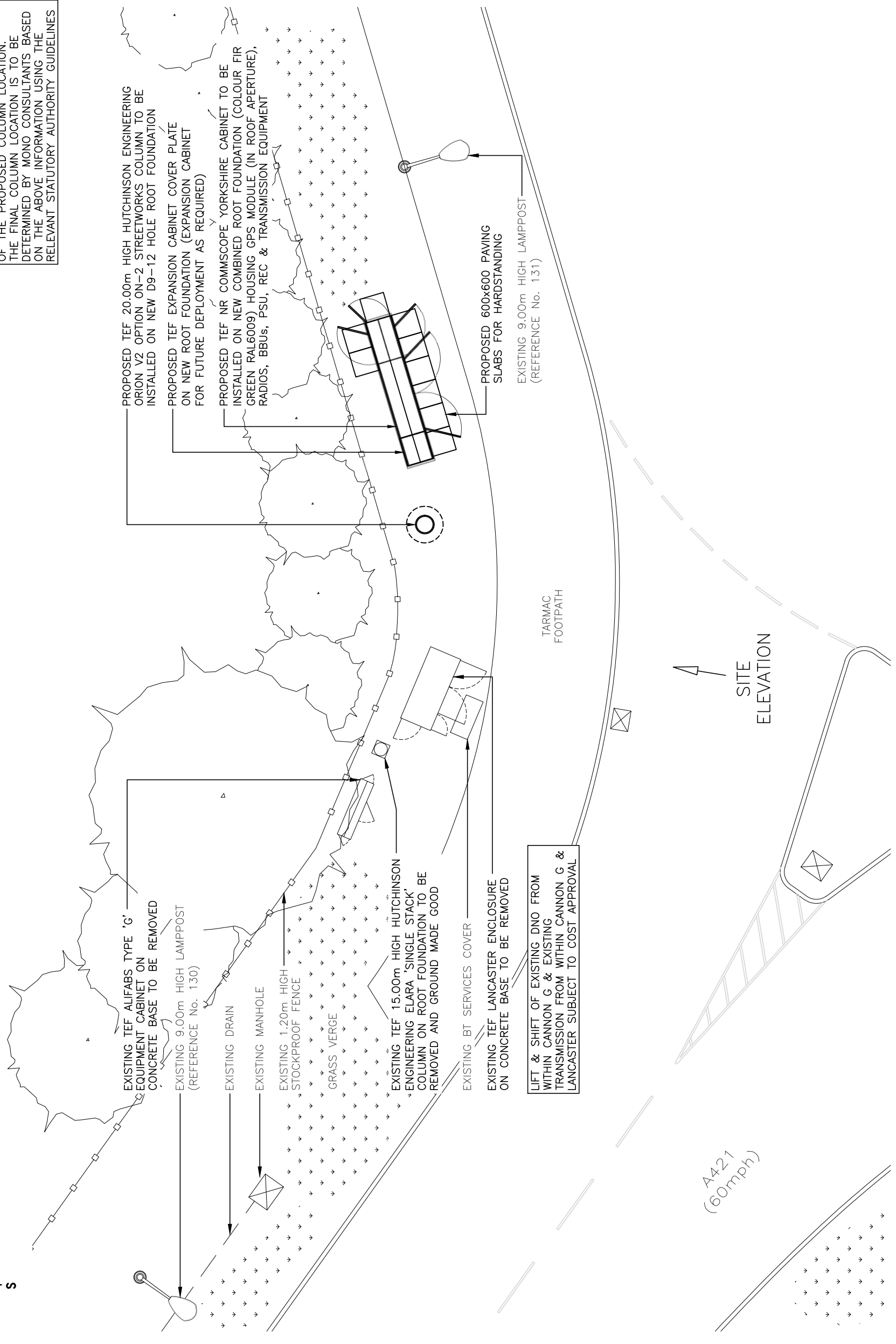


The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
Designed in accordance with CORNERSTONE document: SDN008 4.0

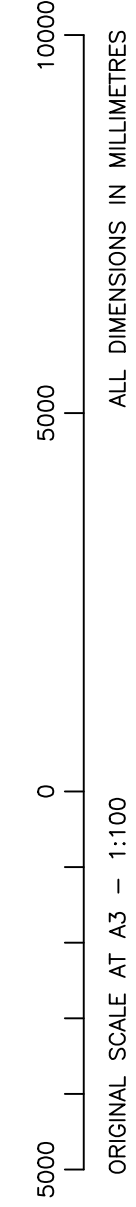


ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 468987 N: 233153

**NOTES:**  
 ALL WORK UNDERTAKEN ON HIGHWAYS LAND TO BE DONE IN ACCORDANCE WITH THE NEW ROADS & STREETWORKS ACT 1991. (C.22)  
 THE PROPOSED COLUMN LOCATION SHOWN ON THIS DRAWING IS SUBJECT TO THE RECEIPT OF STATUTORY AUTHORITY SEARCHES, A CAT SCAN AND A TRIAL DIG OF THE PROPOSED COLUMN LOCATION. THE FINAL COLUMN LOCATION IS TO BE DETERMINED BY MONO CONSULTANTS BASED ON THE ABOVE INFORMATION USING THE RELEVANT STATUTORY AUTHORITY GUIDELINES



**PROPOSED SITE PLAN**  
 (1:100)



**The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.**  
 Designed in accordance with CORNERSTONE document: SDN008 4.0

REV	MODIFICATION	BY	CH	DATE
B	Existing equipment details amended	JT	DF	11.05.21
A	Issued for Approval	JT	JTP	23.04.21



**O<sub>2</sub>**  
 CORNERSTONE - BEACON

Cell Name	Opt.
BUCKINGHAM WEST ISSUE	-

Cell ID No	
TEF	VF
11509702	037277
	N/A

Site Address / Contact Details  
 GAWCOTT ROAD  
 TINGEWICK ROAD INDUSTRIAL ESTATE  
 BUCKINGHAM  
 BUCKINGHAMSHIRE  
 MK18 1FN

Drawing Title: PROPOSED SITE PLAN	
Purpose of issue: PLANNING	Dwg Rev: B
Drawing Number: 201	Original Sheet Size: A3
Surveyed By: JTP	Checked: JTP
Drawn: TH	Date: 23.04.21
	Date: 23.04.21
Issue: B	Issue: B

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 468987 N: 233153

NOTES:

REV	ISSUED FOR APPROVAL	TH	JTP	DATE
A			JTP	23.04.21
REV	MODIFICATION	BY	CH	DATE



**O<sub>2</sub>**  
 CORNERSTONE - BEACON

Cell Name	Opt.
BUCKINGHAM WEST ISSUE	-

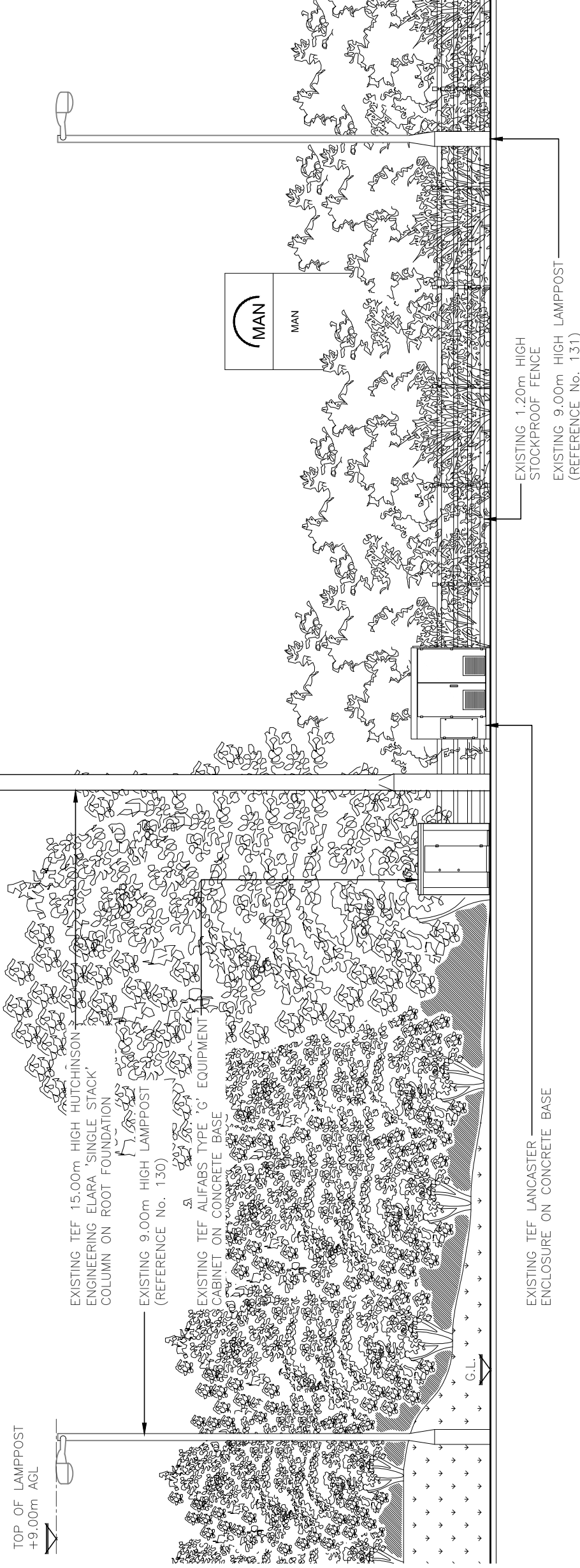
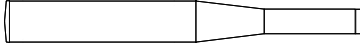
Cell ID No	TEF	VF
11509702	037277	N/A

Site Address / Contact Details  
 CAWCOTT ROAD  
 TINGEWICK ROAD INDUSTRIAL ESTATE  
 BUCKINGHAM  
 BUCKINGHAMSHIRE  
 MK18 1FN

Drawing Title: EXISTING SITE ELEVATION  
 Purpose of issue: PLANNING  
 Drawing Number: 300

Surveyed By: JTP	Original Sheet Size: A3	Drawn: TH	Date: 23.04.21	Checked: JTP	Date: 23.04.21	Issue: B
Dwg Rev: A						

TOP OF EXISTING POLE 15.00m AGL  
 TOP OF EXISTING TEF ANTENNAS 14.90m AGL  
 U/S OF EXISTING TEF ANTENNAS 12.90m AGL

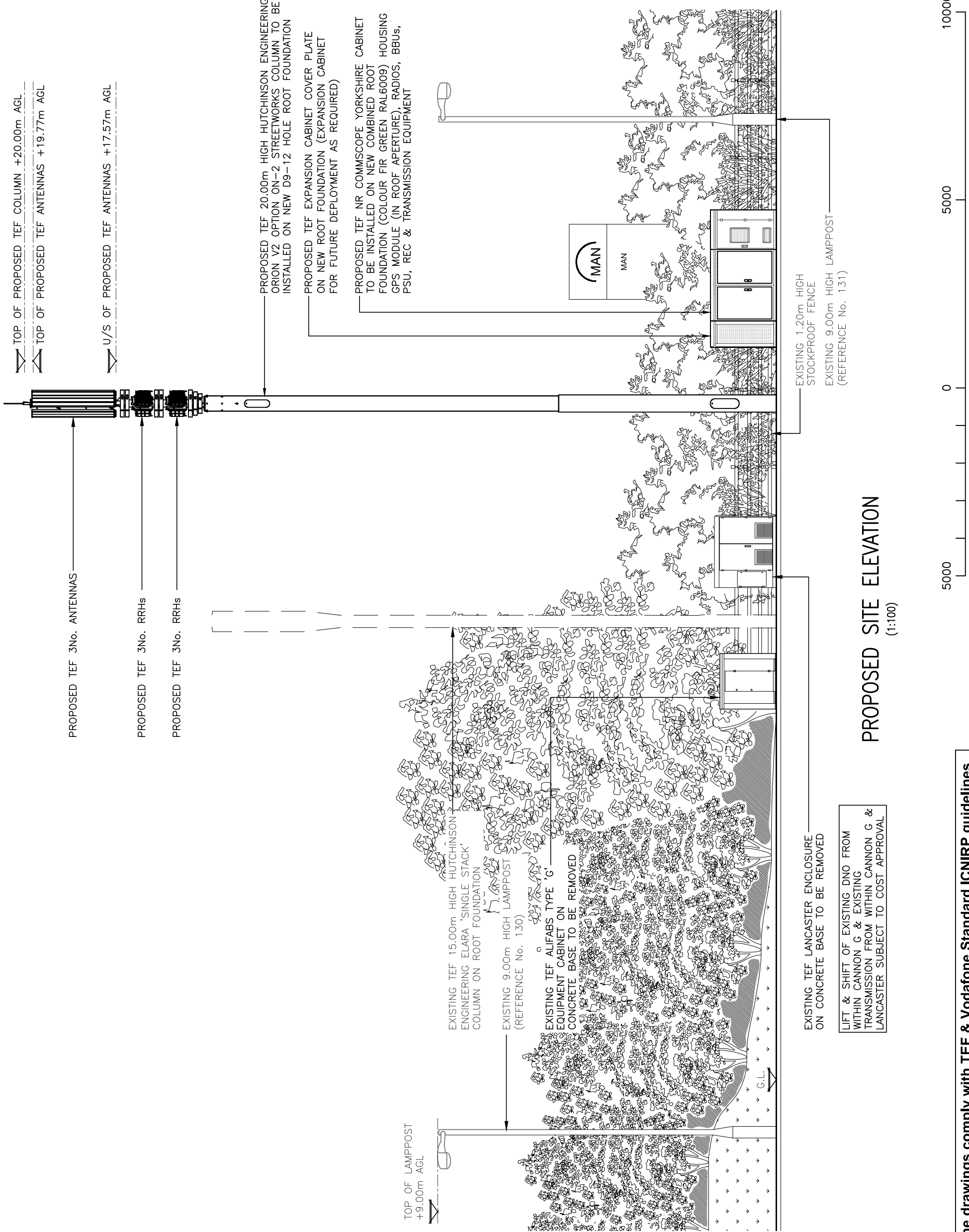


**EXISTING SITE ELEVATION**  
 (1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with CORNERSTONE document: SDN0008 4.0



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R E: 468987 N: 233153



The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.  
 Designed in accordance with CORNERSTONE document: SDN008 4.0

REV	MODIFICATION	BY	CH	DATE
B	Existing equipment details amended	JT	DF	11.05.21
A	Issued for Approval	JT	JTP	23.04.21



**O<sub>2</sub>**  
 CORNERSTONE - BEACON

Cell Name	Opt.
BUCKINGHAM WEST ISSUE	-

Cell ID No	TEF	VF
11509702	037277	N/A

Site Address / Contact Details  
 CAWCOTT ROAD  
 TINGEWICK ROAD INDUSTRIAL ESTATE  
 BUCKINGHAM  
 BUCKINGHAMSHIRE  
 MK18 1FN

Drawing Title: PROPOSED SITE ELEVATION  
 Purpose of issue: PLANNING

Dwg Rev:	B
Drawing Number:	301
Surveyed By:	JTP
Original Sheet Size:	A3
Checked:	JTP
Date:	23.04.21
Drawn:	JTP
Date:	23.04.21
Pack Issue:	B

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	<b>Call-ins Accepted</b>					<b>Shire Councillors</b>						<b>Notes</b>				
2	<b>Year</b>	<b>Appln</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>CC</b>	<b>SC</b>	<b>TM</b>	<b>HM</b>	<b>RS</b>	<b>WW</b>	<b>date of BTC agenda</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>
3	2018	04626	APP	Overn Crescent	4 houses	-	-	√	-	-	-	21/1/19 & 22/06/20	amended plans	no change to original response		
4	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	√	-	4/2/19				
5	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in		
6	2020	00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-	24/2/20				
7	2020	03840	APP	5 The Villas	extension	-	-	-	-	-	√	30/11/20				
8	2020	03950	APP	Land by Old Police Station	9 new houses	-	-	-	-	√	-	30/11/20				
9	2021	00479	APP	Oddfellows Hall	variation - rooflights	-	-	-	-	-	√	22/2/21				
10	2021	02511	APP	land at The Pightle	8 flats	-	-	-	-	√	-	14/9/20	amended plans x 2	oppose; RS call-in after amended plans (rejected)		
11	2021	00583	APP	19 Bridge Street	Ch/use drycleaners & takeaway	-	-	-	-	√	-	22/3/21				
12	2020	04324	ALB	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21				
13	2021	00947	COUC	(Harpden BS) 23 Market Hill	Ch/use to takeaway	-	-	-	-	-	√	19/4/21				
14																
15																
16	<b>Oppose/Call-ins Not Accepted by Cllr - awaiting decision</b>					<b>Shire Councillors</b>						<b>Notes</b>				
17	<b>Year</b>	<b>Appln</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>CC</b>	<b>SC</b>	<b>TM</b>	<b>HM</b>	<b>RS</b>	<b>WW</b>	<b>date of BTC agenda</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>
18	2018	00932	APP	19 Castle Street	6 flats above shop	-	-	-	-	-	-	14/5/18 & 20/04/20	amended plan	& 17/04671/ALB; Oppose until HBO satisfied		
19	2020	02506	ALB	50-51 Nelson Street	change #51 to HMO	not possible for ALB					17/8/20		in combination with 20/01830/APP			
20	2020	03677	APP	32 Bradfield Ave	new house	-	-	-	-	-	-	30/11/20				
21	2020	04127	APP	10 Hilltop Avenue	fence & shed	-	-	-	-	-	-	21/12/20		WW has objected separately		
22																
23																
24																
25																

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
26	Call-ins Not Accepted by LPA - decision made					Shire Councillors						Notes				
27	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
28	2018	01098	APP	23/23A/23B Moreton Road	split 3 houses into 6 flats							30/4/18 & 20/8/18, 9/9/19, 23/3/20, 6/7/20	amended plans	no change to original response; deferred for more information	officer decision	Approved 21/10/20
29	2018	04290	APP	West End Farm	72 flats/Care Home	-	-	-	-	√	-	17/12/18 & 21/1/19, 4/2/19, 13/7/20	amended plans	no change to original response	<b>WITHDRAWN 27/2/20</b>	
30	2019	00391	APP	The Workshop, Tingewick Rd	ch/use & new access	-	x	-	-	-	-	25/2/19 & 03/02/20	amended plans	Oppose & Attend	officer decision	Approved 11/11/20
31	2019	001476	APP	Station House, Tingewick Road	11 houses	-	-	-	?	-	-	13/5/19 & 27/02/20	additional document	no change to original response; appeal (non-det) lodged 26/11/20	Planning Inspector	Appeal dismissed 4/2/21
32	2019	01564	APP	12-13 Market Hill (M&Co)	9 flats over and 23 newbuild flats behind	-	-	-	-	-	-	20/5/19		<i>Revised application 20/02752/APP submitted August 2020, see below</i>	Officer decision	Refused 6/7/20
33	2019	02627	AAD	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	9/9/19 & 24/2/20	amended plans	response changed to No Objections subject to the satisfaction of the HBO	officer decision	Approved 30/10/20
34	2019	03531	APP	10 Tingewick Road (Hamilton Precision)	variation 16/02641/APP 50 houses	-	-	-	-	√	-	28/10/19			officer decision	Approved 28/10/20
35	2019	03624	ALB	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	9/9/19 & 24/2/20	amended plans	response changed to No Objections subject to the satisfaction of the HBO	officer decision	Approved 30/10/20
36	2020	01018	APP	7 Krohn Close	extensions	-	x	-	-	-	-	20/4/20 & 17/08/20	amended plans	no change to original response	officer decision	Approved 3/9/20
37	2020	01240	APP	5 The Villas	extension	-	-	-	-	-	√	18/5/20 & 22/6/20	add'l plans	no change to original response	<b>WITHDRAWN 18/9/20</b>	
38	2020	02013	APP	10 Hilltop Avenue	Fence and shed	-	-	x	-	-	-	20/7/20		<i>see new appln 20/04127</i>	officer decision	Refused 23/9/20
39	2020	03092, 03281 & 03439	APP ALB & AAD	TJ's, 4 Market Square	ch/use to restaurant and install external flue	?	-	-	-	-	-	02/11/20 & 18/1/21				03092 & 03281 REFUSED 9/4/21
40	2020	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
41	2020	03494	APP	71 Overn Crescent	2-st side extension	-	-	-	√	-	-	2/11/20		HM in discussion with officer	officer decision	approved 2/2/21
42																

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
43	2020	03602	APP	Royal Latin School	Vary hours of use	?	-	-	-	-	-	2/11/20				Approved 12/4/21
44	2020	04044	APP	61 Moreton Road	Condition to be added to 19/00735	-	-	x	-	-	-	21/12/20		TM queried reasons;refused	withdrawn	19/03/2021
45	2020	04249	APP	2 Chandos Close	fence	-	-	-	?	-	-	21/12/20				Approved 16/4/21
46																<a href="#">Back to AGENDA</a>





## Applications to fell trees 2020 & 2021

### Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
<b>2020</b>	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
<b>2021</b>	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved

### Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
<b>2020</b>	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
<b>2021</b>	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry Sycamore Ash	Fell to allow development (development not yet approved)	Pending consideration
	01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved

[Back to AGENDA](#)