



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
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www.buckingham-tc.gov.uk

Town Clerk: Mr. P. Hodson

PLANNING
COMMITTEE

Tuesday, 13 July 2021

Councillor,

You are summoned to a meeting of the **Planning Working Group** of Buckingham Town Council to be held on Monday 19th July 2021 at 7pm online 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 at the start of the meeting in the usual way.

Please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for the password to take part.

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

Mr. P. Hodson
Town Clerk

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

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

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

Buckingham



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



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

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

3. Minutes

To receive the minutes of the Planning Working Group Meeting held on Monday 28th June 2021 put before the Full Council meeting to held on Monday 12th July 2021.

[Copy previously circulated](#)

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update.

5. Action Reports

To receive action reports as per the attached list.

[Appendix A](#)

6. Walnut Drive – “final” s106 document

To receive an analysis of the changes made since the June version, and discuss a response.

[Appendix B](#)

The document is available at: https://www.buckingham-tc.gov.uk/wp-content/uploads/2021/07/16_00151_AOP-FINAL_DRAFT_S106_AGREEMENT-2284542.pdf

7. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 11th August 2021 and 1st September at 2.30pm. Strategic Sites Committee meetings are on Thursdays 29th July and 26th August 2021.

Additional information is attached as

[Appendix C](#)

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

1. [21/02448/APP](#) The Royal Latin School, Chandos Road, MK18 1AX
Install new heating system to the Brookfield building, replacing existing gas boilers with 2 No. air source heat pumps located externally to the building within a fenced enclosure
Heaton
2. [21/02451/APP](#) 38 Kingfisher Road, MK18 7EY
Single storey rear and side extensions
Ashton
3. [21/02518/APP](#) Home Appliances, The Old Telephone Exchange, Market Hill MK18 1JT
Part change of use of ground floor from mixed B8 (storage), E(g) (i) (workshop) and E(a) (retail) to 3 no. flats and the extension and alterations to building to provide 7 no. flats
Build It All (Buckingham) Ltd.
4. [21/02535/APP](#) 9 Addington Road, MK18 1PB
Two storey rear extension and alterations to front elevation
Son Nguyen
5. [21/02710/APP](#) Site of the former 61 Moreton Road, MK18 1JZ
Variation of approved drawings of planning permission 19/00375/APP.
Demolition of existing bungalow and erection of a 4-bed dwelling –

To change external material arrangement, internal space to bedroom by removing the approved balcony, part roof changed and front and rear windows changed
Singh

Not for consultation

5. 21/02539/ATP Holloway, to rear of no. 25 Pitchford Avenue, MK18 1GG.
Oak tree - Remove tagged limb and clean wound, deadwood and sever ivy.
Pasmore [Buckinghamshire Council]
Consultees have registered No Objections to this work.

8. Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
20/03677/APP	32 Bradfield Ave.	Erection of dwelling	Oppose
21/01828/APP	100 Pillow Way	S/st rear extension (amend ^t 20/02981)	No objections

Not for consultation

Approved

Application	Site address	Proposal	BTC response
21/00155/ACL	15 Market Square	Ch/use to from hairdresser to medical consulting rooms	No objections
21/0140/ATP	Corner House, West Street	Crown reduction to 2013 pruning points, Acacias and Yews	No objections

9. Buckinghamshire Council Members

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

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

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

10. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (21st July 2021) *Cancelled*

9.2 Strategic Sites Committee (1st July 2021) *Cancelled*

11. Enforcement

To report any new breaches

12. Applications to fell trees

To receive the updated list

[Appendix E](#)

13. S106 Quarterly update

14. Streetnaming

14.1 To receive for information the streetnaming maps for the revised housing numbers
(20/00885/APP +7 houses; 20/00886/APP +8 houses)

a. North Area [Appendix G](#)
b. South Area [Appendix H](#)

14.2 To receive for information the map of the Cornwalls Meadow Care Home and associated flats (16/03302/APP).

[Appendix I](#)

15. Matters to report

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

16. Chairman's items for information

17. Date of the next meeting: Monday 16th August 2021 at 7pm

To Planning Working Group:

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

Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
189/21	5 direct 1 tree			

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Decisions	1016/20	Query lack of decisions	√	
Streetlighting, Tingewick Road	1165/21 85/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields Follow up letter	√	
Bypass Bridge	1177/20	Cllrs. Stuchbury & Whyte to pursue action.		
20mph speed limits	20/21	Referred from Full Council 17/5/21 (for new estates)		Costed bid for feasibility study submitted to Buckinghamshire Council
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	Town Clerk to report any progress
No Waiting, Post Office	56/21	Ask TfB to restore worn double yellow lines	√	Fix-my-street report 40165347; status changed to Open
Town Hall frontage	56/21	Ask Cllr. Whyte if any progress	√	
Blocked pavement drains	56/21	Ask for drain flush	√	
Addington Rd. Bollard	56/21	Report damage	√	Damage was reported 15/2/21; latest update indicates placed on to-do list
Speed reduction, Tingewick Rd	188/21	Request 30mph limit between estate and town centre	√	
Call-in requests				
Call-ins	1108.3 1108.4	Oddfellows Hall variation - WW The Pightle housing – CC	√ √	Accepted and actioned RS repeated call-in request in advance, detailed reasons to be sent after meeting

Subject	Minute	Form	Rating √ = done	Response received
	1232/20	Bourton Mill Club	√	RS accepted and actioned
Enforcement reports and queries				
2 Mallard Drive		Unauthorised fence enclosing public land	√	22/6/21: Response from officer I have visited the site and spoken to the land owner. The works do appear to be a breach of planning control as planning permission is required to change the use of the land to garden and for the fencing adjacent to the highway. We have therefore invited the submission of a retrospective planning application which will enable the proper consideration of the works. We expect this to be submitted within the next 4 weeks. If an application is not submitted, or is submitted but refused, the Council will have to decide whether or not it is expedient to take enforcement action. In the meantime any works carried out are at the owners risk. I will update you again in four weeks but please do not hesitate to contact me if you have any questions in the meantime. (22/6 + 4 weeks = 20/7/21)
Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)	√	Awaiting officer's return from leave
Neighbourhood Plan Review				
Survey Questions	1166.2/20	Town Plan Officer to circulate final version to Cllrs. for comments		
Other:				
Surgery applications	40/20	Town Clerk 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	Environment Committee to set up meeting with Swan Practice		
	1178/20	11 Members to pass any additional comments to Planning Clerk to collate for next meeting	√	
	1238/20	File agreed comments with Inspectorate	√	Receipt acknowledged 20/4/20

Subject	Minute	Form	Rating √ = done	Response received
Overn Crescent appeal	190.2/21	File additional comments	√	Receipt acknowledged 12/7/21

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Buckingham Town Council16/00151/AOP draft s106 agreement (July 2021 version)

Corrections and comments (highlighting is all Buckinghamshire's)

page	text	Corrections & Comments June 2021	Changes made July 2021
3-4	<p>"Additional Mitigation Measures" reasonable and proportionate proposals to include but not limited to:</p> <ol style="list-style-type: none"> 1) traffic calming measures within the locality of the Development; 2) traffic regulation orders (including restrictions to prevent vehicles turning left onto Foscore Road/Lane); 	(none made)	<p>Now reads</p> <p>"Additional Mitigation Measures" reasonable and proportionate proposals to include but not limited to:</p> <ol style="list-style-type: none"> 1) traffic calming measures within the locality of the Development; 2) traffic regulation orders (including but not limited to restrictions to prevent vehicles turning left from the new Development access onto Foscore Road and any identified measures for Foscore Lane)
4	<p>"Affordable Dwellings for Rent" the seventy five percent (75%) of the Affordable Dwellings (or such other percentage as shall be approved in writing by the Council) which are to be made available for letting at an Affordable Rent to Eligible Households</p>	But no Social Rental dwellings included?	none
9	<p>[Commutated Sum] any) equal to the rise in the Index from the date of this deed until the date actual payment of the sum and which is to be paid by the</p>	Suggest insertion of 'of the' between 'date' and 'actual'	none
10	<p>"Education Contribution" a sum calculated in accordance with the formulae in the sixth schedule to this deed and</p>	Seventh, not Sixth.	corrected
12	<p>that each Affordable Dwelling has been completely constructed and connected to mains services including gas (if provided to the Development) water electricity sewerage and telephone services with sufficient vehicular</p>	Why no broadband? A good broadband connection will aid the attainment of the 'mode shift' target of the Travel Plan	none

14	<p>"Land"</p> <p>the land against which the obligations in this deed may be enforced known as Land Off Walnut Drive And Foscoate Road Maids Moreton Buckinghamshire MK18 1QQ and registered at the Land Registry under title numbers BM235369, BM389028, BM3836, BM360851, BM244534 and BM53371 and is shown for identification purposes edged red on the Plan</p>	(none made)	<p>Now reads</p> <p>"Land"</p> <p>the land against which the obligations in this deed may be enforced known as Land Off Walnut Drive And Foscoate Road Maids Moreton Buckinghamshire MK18 1QQ and registered at the Land Registry under title numbers BM235369, BM389028, BM3836, BM360851, BM244534 and BM53371 and is shown for identification purposes edged red on the Plan but which shall not include the adopted public highway'</p>
16	<p>"Monitoring and Manage Strategy"</p> <p>means the strategy for the monitoring and managing the impact of the Development traffic through Foscoate to the north and east of the Land (including but not limited to Foscoate Lane and Foscoate Road) and on the junction of College Farm Road and A422 Stratford Road for one (1) year after final Occupation of the Development</p>	(none made by BTC)	<p>Now reads</p> <p>"Monitoring and Manage Strategy"</p> <p>means the strategy for the monitoring and managing the impact of the Development traffic through Foscoate to the north and east of the Land (including but not limited to Foscoate Lane and Foscoate Road) and on the junction of College Farm Road and A422 Stratford Road for one (1) year after final Occupation of the Development or upon service of the Monitor and Manage Strategy Notice by the Council to the Owner</p> <p>"Monitor and Manage Strategy Notice"</p> <p>a notice served by the Council to the Owner notifying the Owner to commence the Monitor and Manage Strategy and for the avoidance of doubt such notice shall not be served prior to the Occupation of the 100th Dwelling comprising the Development</p>
20	<p>"Provisional Certificate"</p> <p>a certificate which is issued by the Council when it is satisfied that the Open Space Land has been provided laid out and landscaped in accordance with the Open Space Land Scheme and in compliance with the requirements of the Good Practice Guide;</p>	As (b) has now been deleted, the semicolon after the original paragraph (a) is now superfluous	none

21	"Public Transport Project"	the provision of an hourly peak hours bus service Mondays to Fridays (except bank holidays) serving the Development to be operated either by a local community minibus scheme or a commercial bus operator	Please define peak hours: to cover commuting and schools this needs to be at least 6.30am to 9am and 3pm to 8pm. Plus those not bound to daytime work hours (eg pensioners) need buses in the middle of the day, especially when the whole GP service moves to Lace Hill Medical Centre; and teenagers too young to drive need a bus service at weekends to get to MK or Aylesbury What measures will be taken if the funding is not acceptable to a commercial operator? There is no community bus service in Buckingham which could extend its coverage. The entire Travel Plan is redundant if there is no option but car use.	none
24	"SUDS Scheme"	a sustainable urban drainage systems scheme for the Development which is to be submitted to and approved in writing by the District Council prior to the Commencement of the	For consistency, should not 'the District' be replaced with 'Buckinghamshire'?	Amended – 'District' deleted
	"Surety"	a surety which shall be a financial institution regulated and authorised by the Financial Services Authority for the purpose of issuing bonds and guarantees	Suggest 'a surety which shall be issued by a financial institution....' <i>and</i> 'purpose'	No change to either
26	And	management and co-ordination of a Travel Plan approved under the eighth schedule to this deed from Completion of the Development	Ninth Schedule not Eighth The eighth schedule deals with the TRO, not the Travel Plan	All corrected

	and supervising the implementation of the Travel Plan approved under the eighth schedule to this deed ("Travel Plan Purpose")		
27	And implementation or operation of the Travel Plan approved under the eighth schedule to this deed		
52	performance or fulfilment of which will require the expenditure of funds in the future in respect of the purposes referred to in paragraph one of this part II to this sixth schedule or any part thereof or if the Council has allocated or provisionally allocated such monies	Seventh, not Sixth. Sixth is Sport & Leisure, not Education	corrected
57	Monitor and Manage Strategy 1.3 to include details of (but not limited to) ANPR (Automatic Number Plate Recognition) survey locations, queue length survey locations, frequency of surveys, survey period and monitoring reports in the Monitor and Manage Strategy referred to in paragraph 1.1 of this schedule AND FOR THE AVOIDANCE OF DOUBT ANPR survey locations shall include the junctions of College Farm Road and A422 and Foscoate Road/Foscoate Lane	But not the Moreton Road, which is supposed to be taking most of the traffic from this estate so as not to impede the A422 between the bypass and MK? And the Old Gaol junction in particular? Also the M&MS must establish pre-construction baseline data and should be carried out regularly after that, not wait until after occupation. Construction traffic could well opt to use Mill Lane for access rather than come through Buckingham	no change
58	1.4 to comply with the Monitor and Manage Strategy as approved by the Council under paragraph 1.1 of this part IV to the Seventh Schedule including any requirements for any monitoring reports required to be submitted to the Council	Eighth, not Seventh	corrected
	3.1 Unless otherwise agreed in writing the Owner shall within twenty (20) Working Days following receipt of the notification from the Council under paragraph 2.1.1 of part IV of this Seventh Schedule submit a proposal for the delivery of Additional Mitigation Measures for the Council's approval in writing	Eighth, not Seventh	corrected
59	4. Unless otherwise agreed in writing, in the event that the Council notifies the Owner that no Additional Mitigation Measures are required in accordance with paragraph 2.1.2 of this Eighth Schedule then the obligation contained in paragraph 3 above shall cease and be of no further effect and the Owner shall pay the Additional Buckingham Transport Strategy Contribution to the Council within twenty (20) Working Days of receipt of the notice		Changed to

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			<p>4. Unless otherwise agreed in writing, in the event that the Council notifies the Owner that no Additional Mitigation Measures are required in accordance with paragraph 2.1.2 of this Eighth Schedule then the obligation contained in paragraph 3 above shall cease and be of no further effect</p> <p>5. Unless otherwise agreed in writing, in the event that the Council notifies the Owner that the improvements to the College Farm Road junction with the A422 Stratford Road will not be required as part of the Additional Mitigation Measures then the Owner shall pay the Additional Buckingham Transport Strategy Contribution to the Council within twenty (20) Working Days of receipt of the notice</p>
60	1.4 not to cause or permit the first Occupation of the Development prior to giving the notice in paragraph 1.3 of this part I of the Eighth Schedule	Ninth, not Eighth	corrected
76	<p>APPENDIX D</p> <p>AYLESBURY VALE DISTRICT COUNCIL Equipped Play Facilities</p> <p>1.0 Provision 1.1 Aylesbury Vale District Council acknowledges the importance of providing children and young people with safe, interesting and accessible outdoor play areas. Equipped play facilities should provide a variety of safe and challenging play opportunities for all ages and abilities.</p>	Does not conform with the Recitals on p1, or with the majority of the rest of the document which uses 'The Council' or 'Buckinghamshire Council'	Amended to Buckinghamshire Council
90	<p>15. Notices</p> <p>Any written communication or notice required by this Deed to be served on the Council shall be deemed to have been received on the second working day after posting (where evidence of posting is available) if addressed to [CONFIRM CONTACT DETAILS] at [Aylesbury Vale District Council, The Gatehouse, Gateway Road, Aylesbury HP19 8FF] and sent by first class post and any written communication required to be sent to the Association shall be addressed to [HOUSING ASSOCIATION REPRESENTATIVE DETAILS] and shall be deemed to have been received on the second working day after posting (where evidence of posting is available) if addressed to him/her at the address of the Association set out above in this Agreement or such other address as the Association notifies in writing and sent to him/her by first class post or such other methods to be agreed by both parties</p> <p>And</p> <p>16.1 In the event that any difference arises between the parties with regard to this deed such dispute shall in the first instance be referred to [HOUSING ASSOCIATION CONTACT DETAILS] of the Association and [AVDC representative] of the Council or their nominees who shall meet and attempt to resolve the dispute within 14 days from the date of such referral</p>	As above.	<p>15 amended as above</p> <p>16.1 unchanged</p>

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93 And 105	<p>(B) Clause of the Deed requires that a deed of covenant is entered into with the Council upon a disposition by the Association of its freehold interest in the Property</p> <p>(C) By a transfer of even date herewith the Association transferred its interest in [the Property] [the part of the Property known as [] ("the Transferred Property")] to the Covenantor</p> <p>(D) The Covenantor is required to enter into this deed of covenant in accordance with [clause] of the Deed</p>	If, as one assumes, the Council aspires for this to be a final version ready for signing if the VALP Inspector submits a supportive report, surely such gaps in the standard template should be filled (and checked) by now	No change (but on p93 in the template date '201 ' has been deleted, but not replaced with '202 ' - p105 is unchanged)
94/ 95 And 106/ 107	<p>EXECUTED as a DEED by affixing the Common Seal of BUCKINGHAMSHIRE COUNCIL hereunto in the presence of :-</p> <p>Chairman</p> <p>Solicitor</p>	Duplicated. Presumably because the AVDC signature box has been amended, not deleted	No change 94/95 Duplication erased 106/107
96 & 98	<p>DEED OF NOMINATION RIGHTS</p> <p>For Rented Units at Aylesbury Buckinghamshire</p> <p>1.5 "Property" means the parcel of land situated at and formerly known as Aylesbury in the County of Buckinghamshire shown edged red on the Plan annexed hereto</p>	Both need amending. This is not Aylesbury.	'Aylesbury' removed from both
110	<ul style="list-style-type: none"> A crossing on the A422 Stratford Road, type and exact location to be agreed with the Highway Authority, to link to the cycleway improvements at the Lower Wharf junction with the A422 to the east of the football club 	<p>We have queried this before, and have received no response.</p> <p>There are no cycleway improvements at Lower Wharf. Public Footpath 27 from Lower Wharf to Wittmills Oak is unsurfaced and not straight or level enough to make a useful cycleway. Moreover any cycleway would emerge on to the Stratford Road halfway down</p>	No change, not even to correct the spelling of Stratford on p111 (which is irrelevant anyway, as the junction in question is on the High Street)

		<p>the hill; the footway on the far side, to which the proposed crossing would lead is too narrow to be a shared-use path and the verge falls steeply to the roadway making deviations to pass other people dangerous. The recent cycleway improvements are to the <u>west</u> of the football club (ie well over a football pitch-length away from Lower Wharf) and it emerges on to the Stratford Road townside of the car park entrance almost opposite Page Hill Avenue. This is a sensible place to have a crossing, as the footpath into town is not continuous on the south side of the road, so that car park users would have somewhere to cross to the north side, where there is one. It would also be useful to schoolchildren going to Buckingham Primary School, and senior school children going from Page Hill to London Road.</p> <p>The alternative safe place to cross for senior school pupils from Maids Moreton is at the top of the Stratford Road at the bus stop, which is on level ground with good visibility each way, easily accessible via the Page Hill</p>	
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		roads and paths, and then via Pitt Green and Wittmills Oak to join the existing cycleway system.	
	<ul style="list-style-type: none"> Junction improvements to the Moreton Road junction with the High Street (Old Gaol roundabout) to include: <ul style="list-style-type: none"> Lane Markings along Moreton Road at the approach to the existing mini roundabout at the 'Old Gaol' junction to identify two separate approach lanes. All lines and signs to be in accordance with the Department of Transport's current 'Traffic Signs Regulations and General Directions'. A pedestrian refuge on Moreton Road in the vicinity of the 'Old Gaol' roundabout, to provide safe crossing facilities to town centre services. 	Please bear in mind that much of the site traffic will be using this mini-roundabout to access the site from Stratford Road via the High Street, and that it is already a main route out of the town with no alternative. Having had two major sites on the Moreton Road already we are accustomed to topsoil, sand and gravel spills from lorries taking the corner at speed, not to mention the batches of pre-fabricated roof trusses on a long lowloader finding it on the tight side. The alternative route from the north has its own problem bends and pinch points. We've had a temporary refuge since lockdown between Prezzo and the Kings Head, and that has worked well, but an extra lane (presumably downhill) will not help even if there is sufficient road width to accommodate it.	
111	<ul style="list-style-type: none"> Keep Clear markings across the junction of the public car park on Stratford Road in the vicinity of the 'Old Gaol' junction, to assist the bus exiting the High Street and facilitate movements on the network. 	<p>Rewrite and clarify as:</p> <p>Keep Clear markings across the junction of the High Street with Cornwalls Meadow (the road leading to the town centre car park) to assist the</p>	

buses turning north from the bus stand

We have also commented on this proposal before. Stratford Road starts at The Limes – ie the eastward (IN) entrance to the bus station, and the High Street runs from there to the Old Gaol junction, and from North End Square to the Moreton Road. The car park access road – Cornwalls Meadow – makes a crossroads with the High Street and the OUT access from the bus station by Paynes Court. Buses for Aylesbury turn right onto the High Street and go towards the Old Gaol junction; X5s are too big to negotiate Market Hill and Bridge Street and thus do a U-turn and go back to the bypass via the Stratford Road. The smaller single-deckers may go either way. The KEEP CLEAR (hopefully a yellow-hatched box junction marking) therefore needs to be not only the width of Cornwalls Meadow x the whole width of the High Street but to stretch northeast some distance along the frontage of the Grand Junction because the buses turning that way almost always touch the opposite

		<p>kerb before they straighten up and regain the correct side of the road.</p> <p>The Old Gaol junction is about 100m away from the bus station, and there is a zebra crossing in between. The KEEP CLEAR box will make it easier for the bus drivers to get out – it will have little effect on the length of the peak hour traffic queue which stretches from the Town Hall roundabout well up the hill.</p>	
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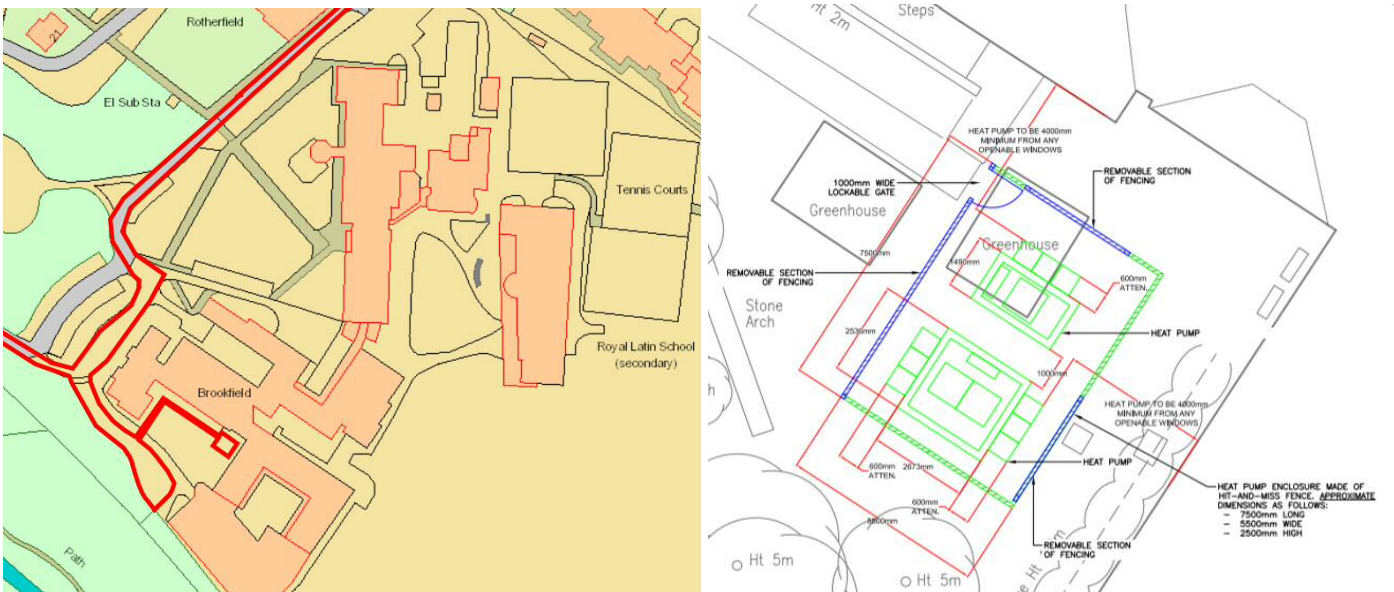
PLANNING WORKING GROUP

MONDAY 19TH JULY 2021

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. **21/02448/APP** The Royal Latin School, Chandos Road, MK18 1AX
Install new heating system to the Brookfield building, replacing existing gas boilers with 2 No. air source heat pumps located externally to the building within a fenced enclosure
Heaton [Heaton Design & Engineering Ltd.]



The site is southwest of the Brookfield building on the Royal Latin School site, currently laid out as a garden with lawn. The proposal is to install air source heat pumps to provide heating for Brookfield: the following information is culled from the Energy Saving UK website:

Air source heat pumps (ASHPs) absorb heat from the outside air to heat the building and hot water. They can still extract heat when air temperatures are as low as -15°C.

Air source heat pumps need electricity to run, but because they are extracting renewable heat from the environment, the heat output is greater than the electricity input. This makes them an energy efficient method of heating.

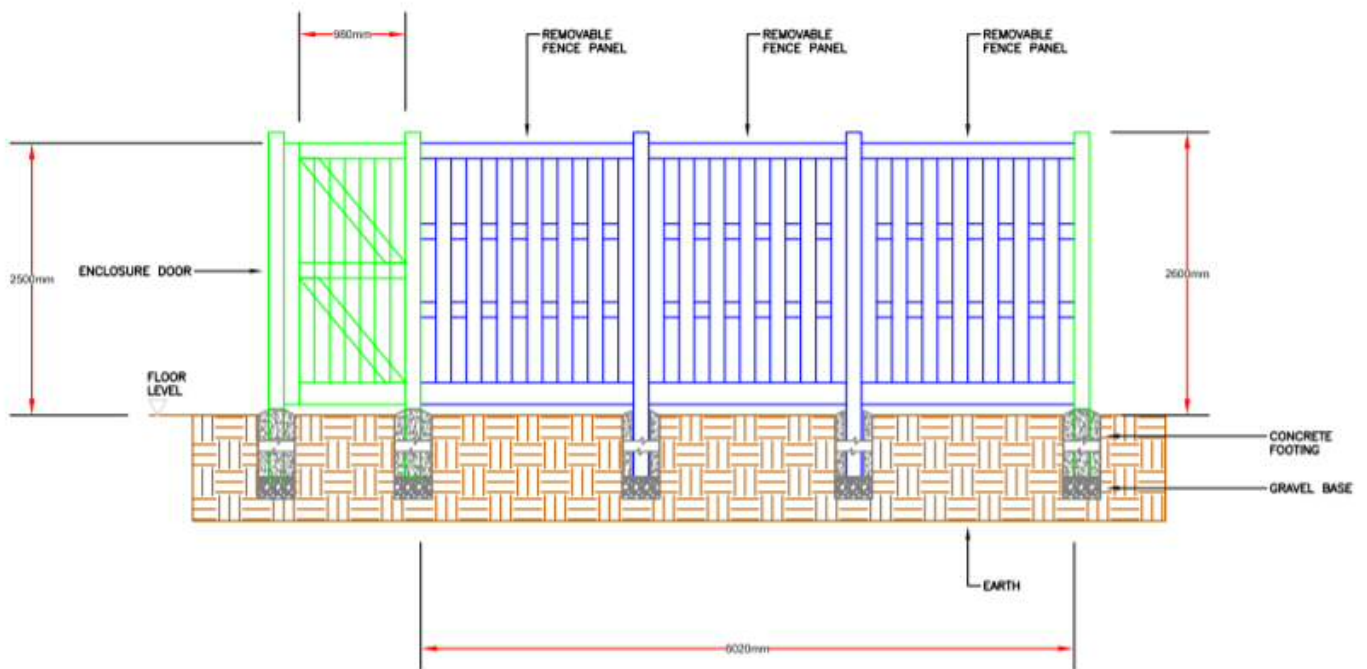
Heat from the air is absorbed at low temperature into a fluid. This fluid passes through a compressor, increasing the temperature, and transfers that higher temperature heat to the heating and hot water circuits.

They need a place outside where a unit can be fitted to a wall or placed on the ground with plenty of space around it to get a good flow of air. The external unit is connected to an internal unit containing circulation pumps and hot water, which is usually smaller than the average boiler.

As the unit is above ground, it will produce a noise similar to that of an air conditioning unit.

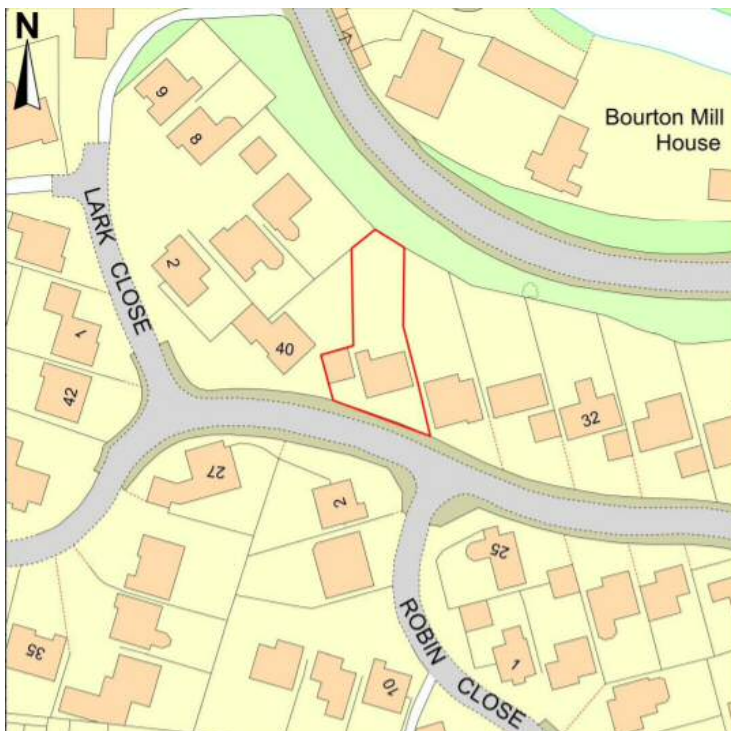
Appendix C

The proposed plant will be housed in a 7.5m x 5.5m fenced enclosure on the site of an existing greenhouse masked with a wooden trellis; the new fence will be a 'hit-and-miss' natural-coloured wooden fence 2.5m high. Some of the fence panels will need to be removable for maintenance purposes. There is one lockable wooden gate at the end of the existing path along the outside of the SW elevation of the building

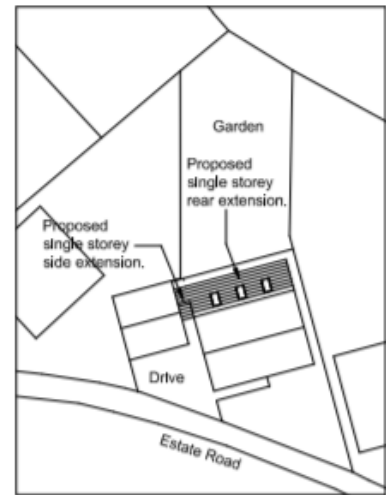


Elevation of enclosure fence facing garden; the other 3 are similar with fixed (green) or removable (blue) panels as site plan.

2. **21/02451/APP** 38 Kingfisher Road, MK18 7EY
Single storey rear and side extensions
Ashton



Appendix C



The site is a large detached house with detached double garage and a rear garden stretching north to the Bourton Road on the outside of the bend at Bourton Mill. The land slopes down from house to rear fence. The house is set at an angle to Kingfisher Road creating a triangular front garden flanked by the side wall of № 36; there is parking for two vehicles in front of the garage, which is set back from the front wall of the house. There is a side passage approx. 1m wide between the garage and house and this is projected forward almost to the house front as a closeboard fence and closed with a wooden gate. There are no previous applications associated with this address (the solar panels on the satellite photo would not have required approval).

The proposal amalgamates the existing kitchen and dining room and extends it back into the patio area approx. 0.6m and across the area behind the lounge wall approx. 3.0m to square off the footprint and provide a new dining area with bifold doors to the garden. There is no side window to overlook the garden of № 36, and the whole is to be roofed with a tiled single-pitch roof with three skylights which is continued double-pitched over the side passage to provide a covered link to the garage's side door. The existing kitchen door is to be blocked up and a new one made into the covered link, which is to have a panelled door front and back. Materials to match existing.



Existing South Elevation Scale: 1/100



Proposed South Elevation Scale: 1/100

Existing and Proposed Street elevations

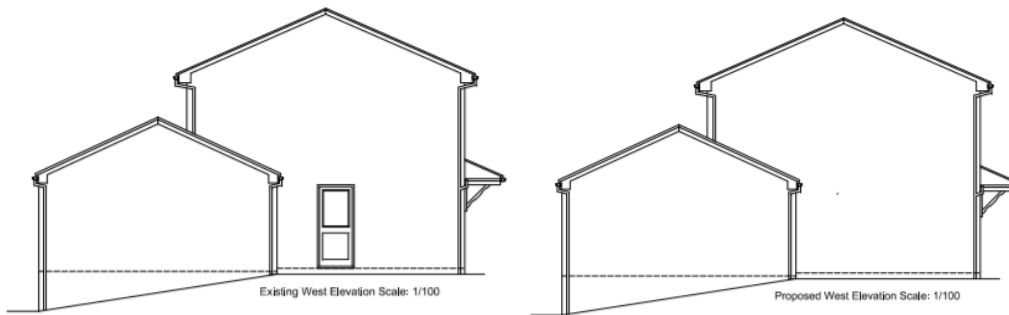


Existing North Elevation Scale: 1/100

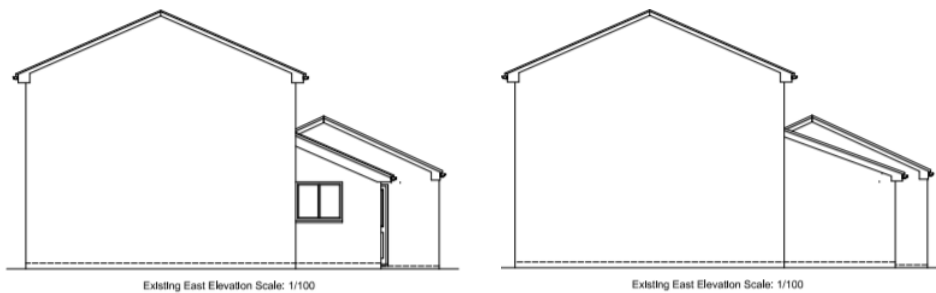


Proposed North Elevation Scale: 1/100

Existing and Proposed garden elevations



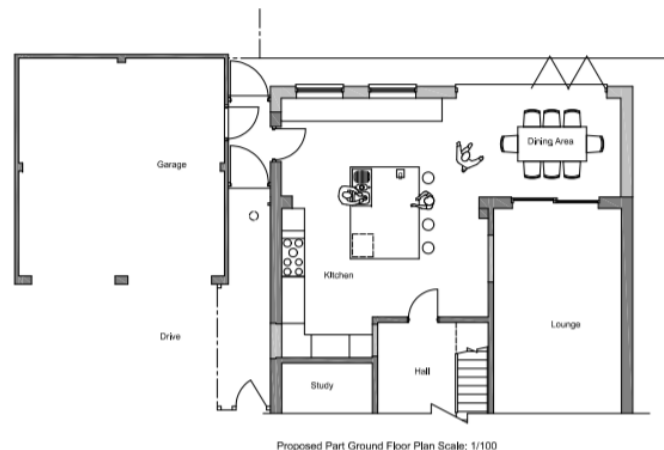
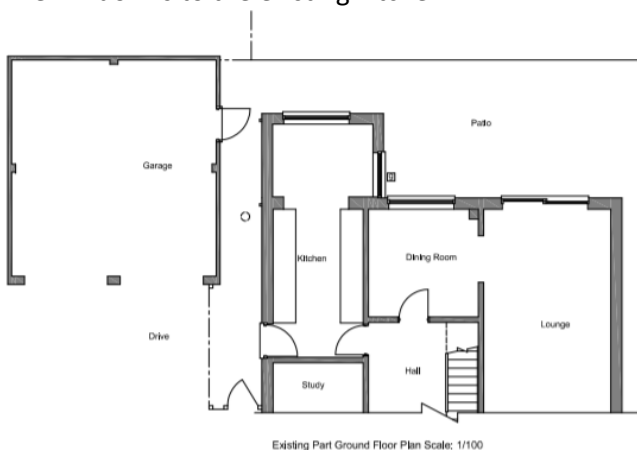
Elevation facing No 40. Door is to existing kitchen and is to be bricked up; the new doorway is hidden by the garage



Elevation facing No 36

The window is to the existing kitchen

Label is incorrect and should read Proposed. No window in new extension



Existing ground floor plan. Note that the part of the house forward of the passage gate is not shown

3. **21/02518/APP** Home Appliances, The Old Telephone Exchange, Market Hill MK18 1JT
Part change of use of ground floor from mixed B8 (storage), E(g) (i) (workshop) and E(a) (retail) to 3 no. flats and the extension and alterations to building to provide 7 no. flats
Build it All (Buckingham) Ltd.

The site is the Old Telephone Exchange in the yard behind the Royal Mail Sorting Office, formerly the Post Office, both built c.1939. It has been occupied by Home Appliances (electrical goods retail & repairs) since 1997; it received retrospective approval last year for the redistribution of floor area use to B1 workshop (60m²)/A1 retail (60m²)/B8 storage/distribution (159m²) due to changing retail patterns. It is an unassuming single storey brick building with flat roofs with a small parapet edge, formed from two original buildings of slightly differing heights, with the gap roofed over to provide a covered loading bay. At the Public Session on 23rd July 2018, when a presentation was given to the Committee on a rather different proposal on behalf of the same applicant, Mr. Grimsdale offered the following details:

Mr. E. Grimsdale gave a brief description of the architectural merits of the Post Office/Old Telephone Exchange site (the last such complex built for the Ministry of Public Works before WWII; architect Frederick Llewellyn). He regretted that the draft plans for the latter (now occupied by Home Appliances) had not made reference to the

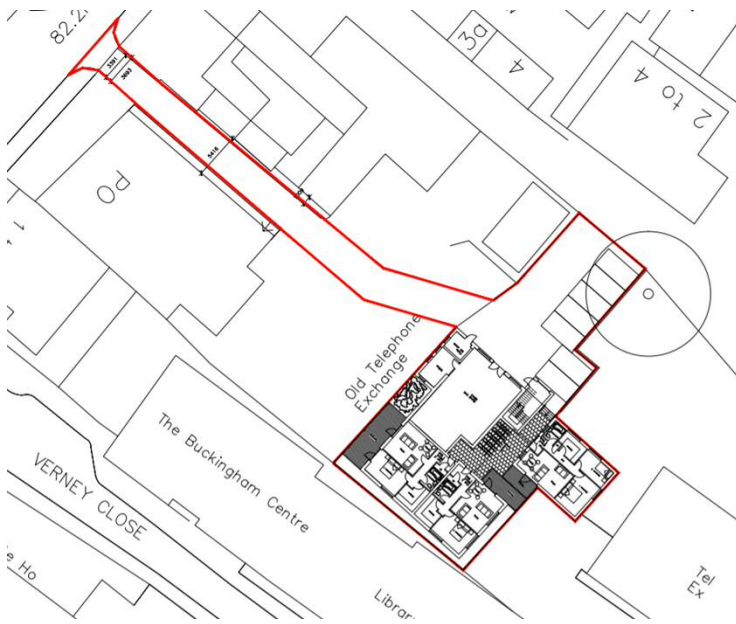
Appendix C

granite plinth, stone and brick materials and Neo-Georgian openings of the Post Office building. He described the use of hidden downpipes that gave an unbroken façade, and the temperature-controlled equipment room and other parts of the complex; he felt that the building could be saved, keeping the existing footprint and perhaps adding a second storey, and a 'Georgian' doorway matching that of the Post Office.

No subsequent application was received for this proposal, which involved the demolition of the exchange and a courtyard development of 9 flats with no parking provision. Members suggested the applicant consider negotiating access from Cornwalls Meadow for the convenience of residents.

The site has a small car park with 8 spaces against the northern boundary with the delivery yard for Meadow Walk and Clays' rear access. There are no gates in the chain link fence along this boundary, and the height difference between the two areas is several feet. Access is via the Sorting Office gated alley, and emerges on to Market Hill beside Smith & Clays' butcher's shop and opposite the end of the Old Gaol layby.

'Market Hill' and 'High Street' are used interchangeably, sometimes in the same paragraph, throughout the documents submitted.



Proposed block plan
(building footprint unchanged except for new stairwell, which requires the loss of one parking bay)



The white roof area is the proposed cycle parking space and two terraces



Existing building from access; unoccupied parking all Royal Mail's; remainder belongs to site



View from BTC office tearoom window



Left end of front elevation with 'sealed' windows



Front elevation with shop door, from its parking area



The height difference between Meadow Walk delivery yard and the site



The elevation facing the new telephone exchange and the fence dividing the two properties

Property History

1	97/01711/APP	CHANGE OF USE OF TELEPHONE EXCHANGE, TO CLASS B1 (BUSINESS USE) WITH ANCILLARY STORAGE AND SALES (RETROSPECTIVE)	Approved
2	98/01923/AAD	EXTERNALLY ILLUMINATED STATIC SIGN AND SECONDARY NON-ILLUMINATED SIGN	Application Withdrawn
3	99/00525/APP	Continued use of premises for class B1 business use with ancillary storage & sales	Approved
4	00/02100/APP	Erection of covered loading bay for use ancillary to existing class B1, business use, storage and sales	Approved
5	10/02379/APP	Change of use from B1 to A5 and Erection of new shop front, extract duct and compressors <i>[Domino's takeaway]</i>	Refused
6	20/02488/APP	Change of use from B1 (light industrial) with ancillary storage and sales to mixed B8 (storage), B1 (workshop) and A1 (retail) (retrospective)	Approved
7	21/02518/APP	Part change of use of ground floor from mixed B8 (storage), E(g) (i) (workshop) and E(a) (retail) to 3 no. flats and the extension and alterations to building to provide 7 no. flats	Pending Consideration

The proposal is to convert the existing building into a larger (92m²) retail unit with a small office in the side projection, plus three flats, on the ground floor; the covered bay will be retained as a lobby with a separate front door (4 steps) and cycle racks for 10 cycles tucked behind a new stairwell. Two floors are to be added above this, on the original walls with four flats on the first floor and three on the second. A flat roof with

Appendix C

parapet will house 18 PV cells and a Sedum-planted green cover. This will more than double the height of the building from 4.28m to 9.5m. There is nothing in the documents to say whether the building fabric will support the additional weight.

Each flat will have a living room, kitchen, bathroom, dining area either in the living room or the kitchen, and terrace and one, two or three bedrooms as below. The stairwell will project forward of the original outline, and occupy part of one parking bay. Six of the remainder will be allocated to the larger flats, and one to the retail unit. Visitors and customers will be expected to use Cornwalls Meadow. All the flats are larger than National Minimum Space Standards (some only just). 'Rainwater harvesting' is postulated but not explained.

Even the ground floor flats do not have level access; the drawings show steps at the new entrance, which is not disabled-compliant, and a nuisance when parking a bicycle.

The bin store for the flats – to the right of the shop door where the WC is currently, and using the existing standard width doorway – is not adequately sized for 10 flats. It will hold two blue and two green bins, or five green bins, along the back wall (it is 2.5m wide x 1m deep; a blue bin is 0.58m wide and 0.72m deep, a green bin 0.48m wide and 0.54m deep. A standard doorway is c 0.75m wide). The retail unit has a separate commercial refuse collection.

Accommodation

Floor	Flat no./ use	bedrooms	Double	Single	Floor area	National Space Standard	Terrace W x D (m) (approx.)	Parking bay	Parking Guideline standard
G	Retail	n/a			92m ² ¹	n/a		1	3
G	2	1	1	-	55m ²	39m ²	5 x 2	0	1
G	3	1	1	-	56m ²	39m ²	8 x 3	0	1
1 st	5	1	1	-	55m ²	39m ²	4 x 2	0	1
1 st	6	1	1	-	56m ²	39m ²	4 x 3	0	1
G	1	2	1	1	62m ²	61m ²	4 x 2	1	2
1 st	4	2	1	1	62m ²	61m ²	2 x 2	1	2
2 nd	8	2	1	1	62m ²	61m ²	2 x 2	1	2
2 nd	9	2	2	-	73m ²	70m ²	7 x 2	1	2
2 nd	10	2	2 ²	-	73m ²	70m ²	5.5 x 2.5	1	2
1 st	7	3	2	1	90m ²	86m ²	3 x 3	1	2

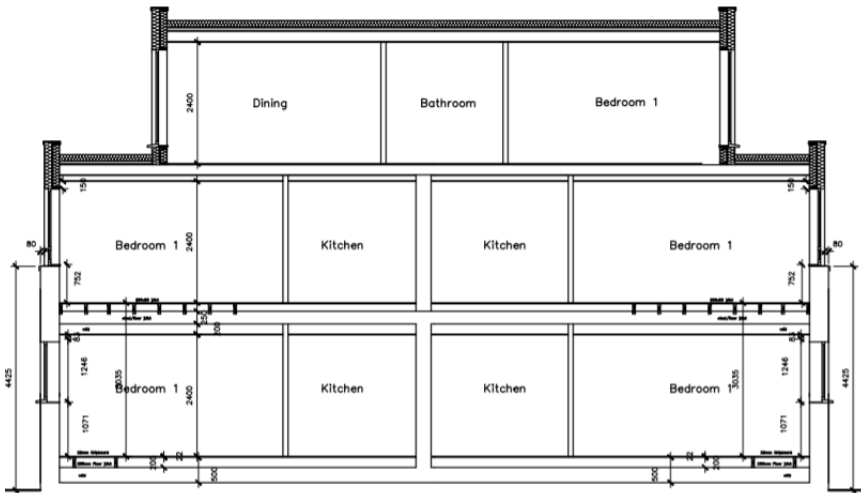
¹ Includes 6m² office room, but no toilets or other staffroom, and will have to find space for cycle parking

² Drawing label says 3, but 2 is correct

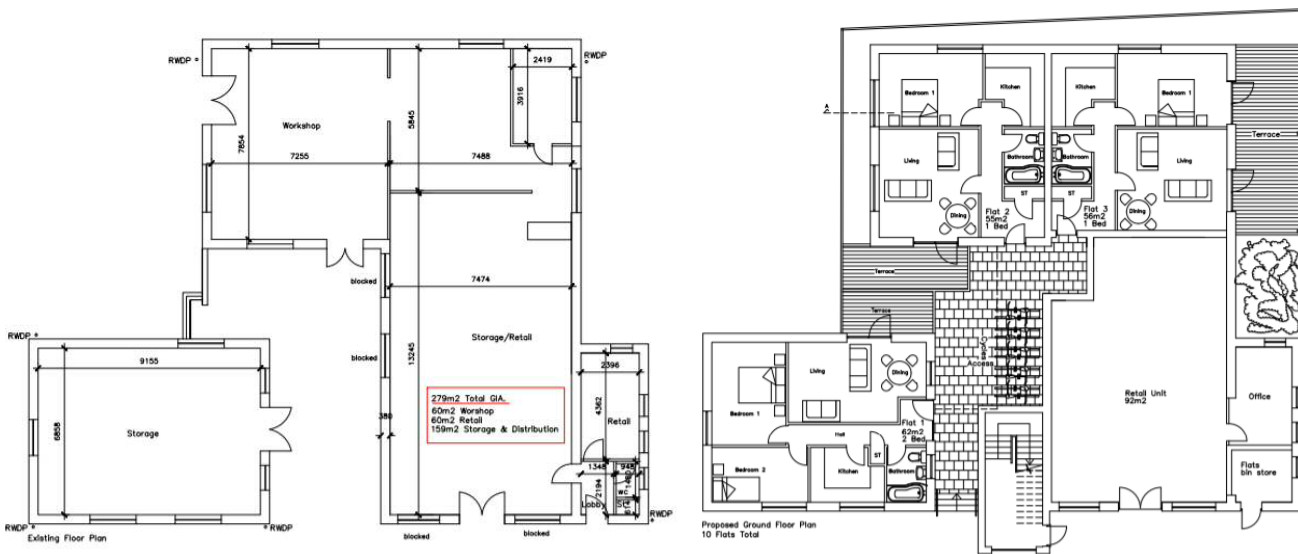
Some parts of the new structure will be visible brickwork, the majority will be grey aluminium standing seam cladding (drawn as white with vertical 'seams' on elevation drawings) with grey aluminium double glazed windows; some windows have glass balconies with a brushed stainless steel handrail. Photographs of a similar extension in North London have been included:



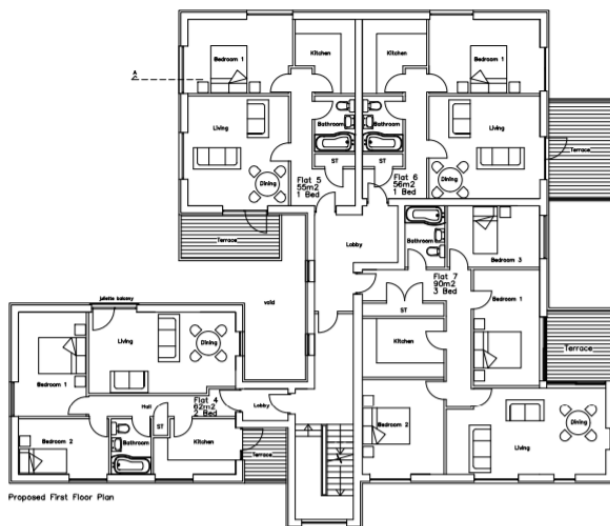
Above: similar site in north London illustrating the use of the materials



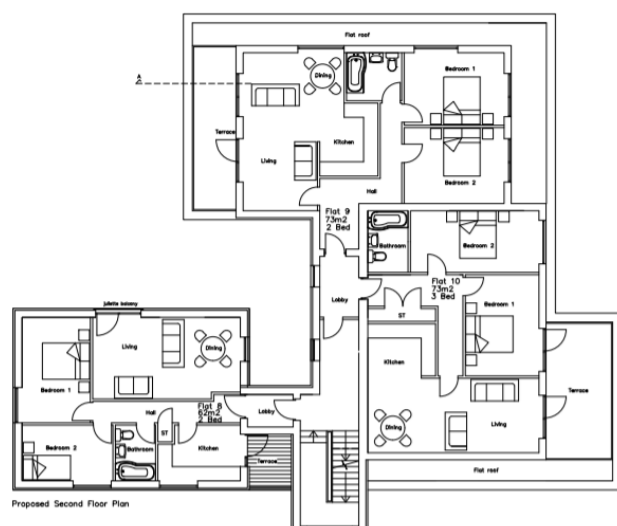
Cross section through rear part of proposed block (not to same scale as drawings below)
Floor-to-ceiling height 2.4m; guideline minimum 2.3m



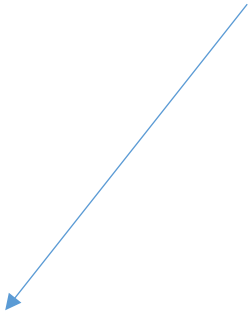
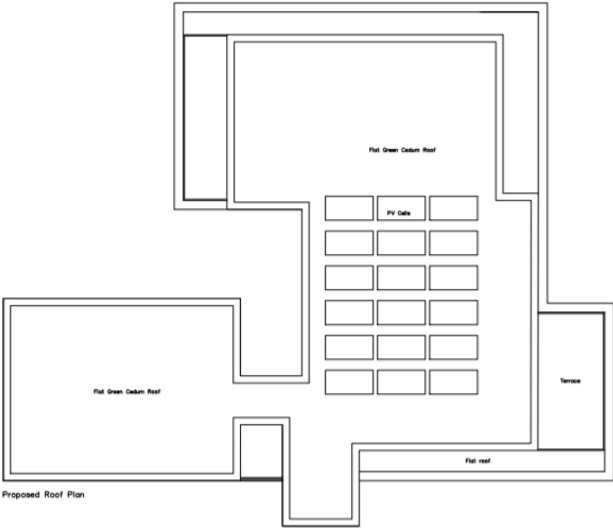
Existing and proposed ground floor layout



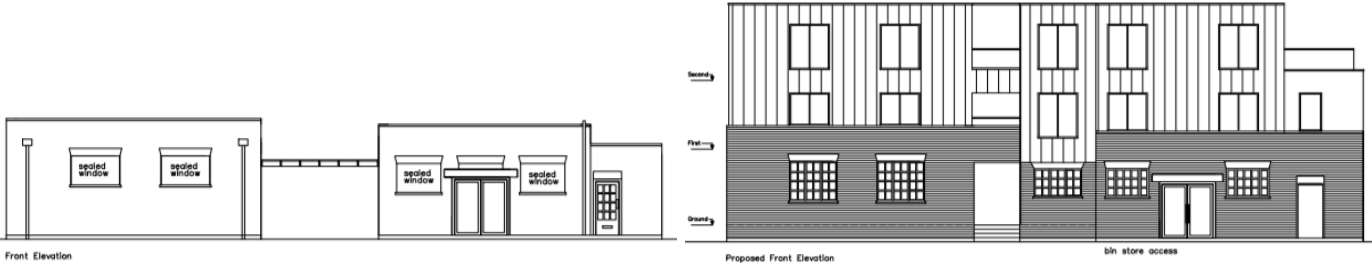
Proposed first floor layout



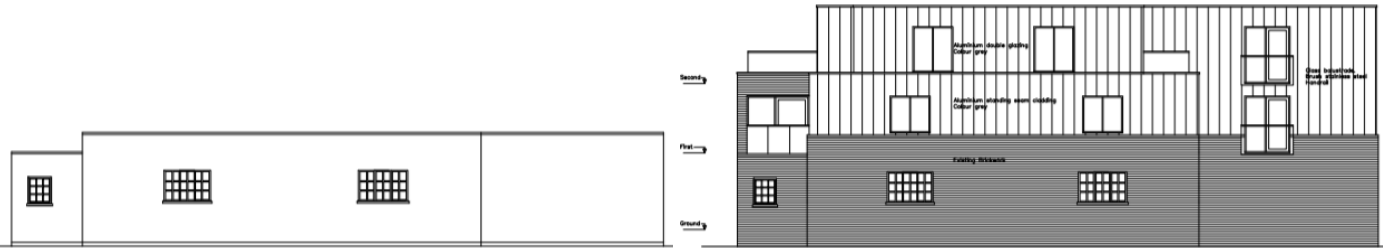
Proposed second floor layout (note Flat 10 is 2- not 3-bed)



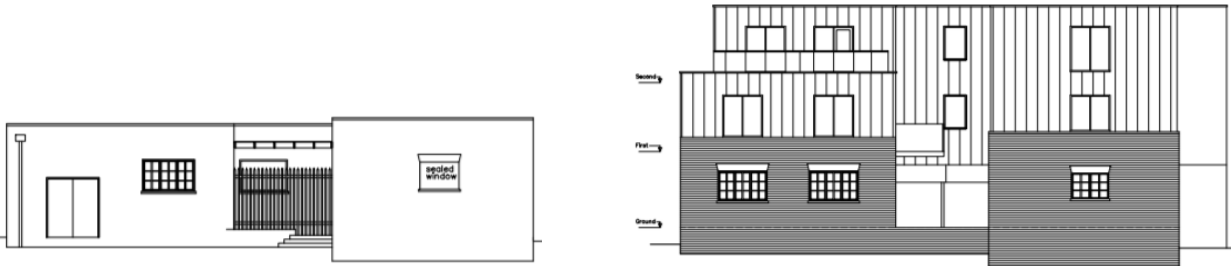
Approx. direction of North (no drawings have compass point)



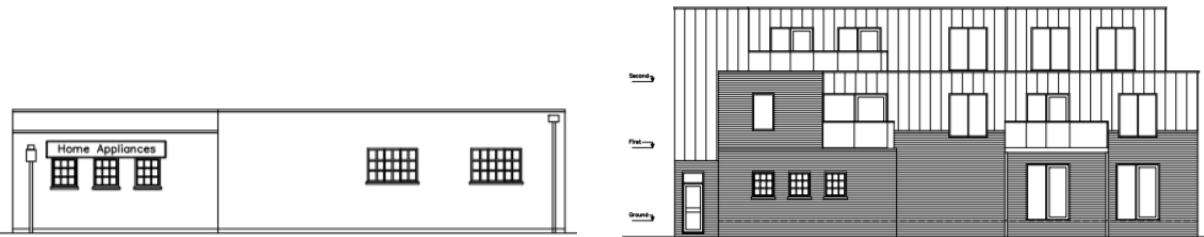
Existing and proposed front (North-East) elevation – towards parking area and delivery yard
The existing windows are labelled ‘sealed windows’ on the drawing, as is the one on the SE elevation below



Existing and proposed rear (South West) elevation – towards Library and Buckingham Centre

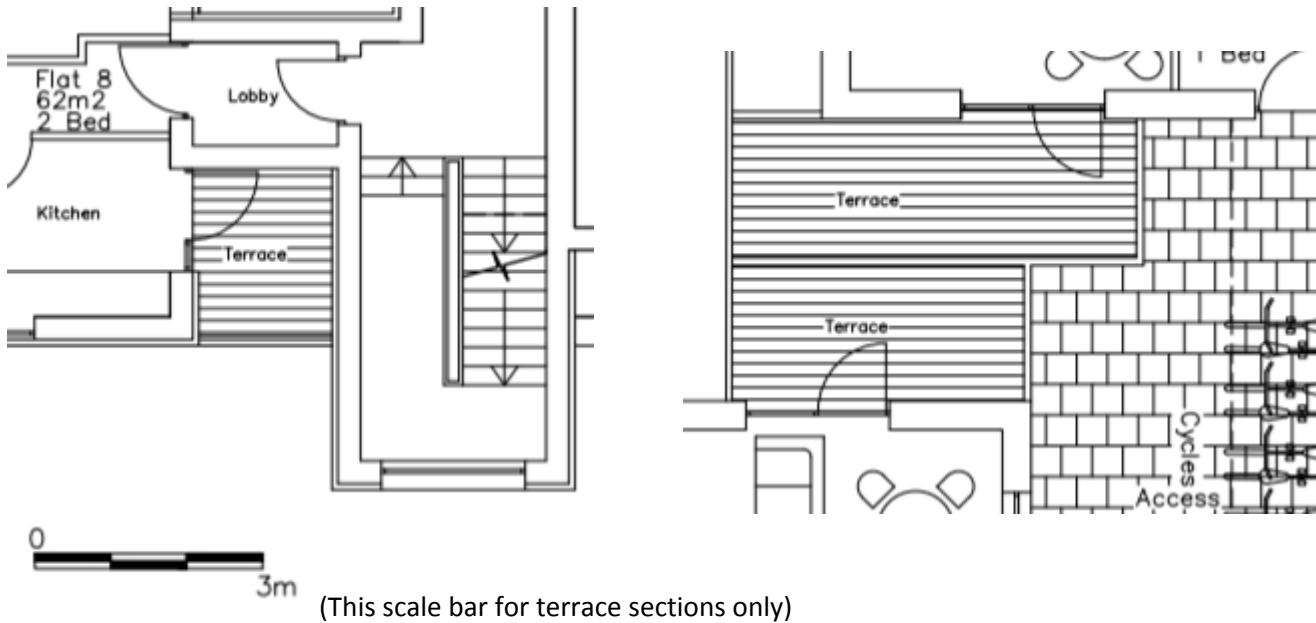


Existing and proposed side (South East) elevation – towards new telephone exchange



Existing and proposed side (North West) elevation – towards rear of sorting office and Market Hill entrance
↑ this door is to the stairwell

The 'amenity' terraces vary a lot in size and openness; for example

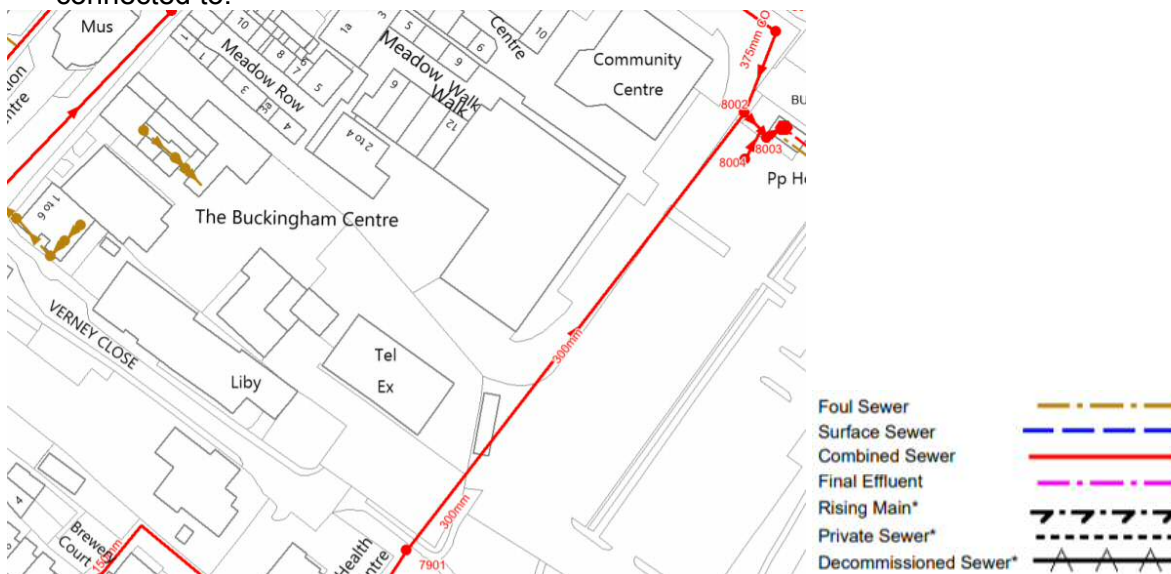


Flats 4 & 8 have terraces facing NE with walls on 3 sides; Flat 8's is above Flat 4's making it roofed as well. There is just about enough room for a rack to dry washing on.

Flats 1 & 2 have adjoining terraces (material and height of dividing wall between the two and between the terrace and inner courtyard not specified). 80% of Flat 2's terrace is roofed by Flats 5's. The outer end faces SE onto the fence across Telephone Exchange yard – see photo on p.6

Other documents:

- **Ecology & Trees Checklist** – no boxes ticked for plants or animals affected. However, though not included, the green roof is a plus point – some sedums do flower and appeal to bees and other insects.
- **Flood Risk and SUDs Assessment** – Flood Zone 1 because of the height above the delivery bay and car park (see photo on p.6 above). However this statement (p7) is concerning: *The development could be subject to a 1 in 100-year tidal flood event at the end of the lifetime of the development.*
 - (p2) *Anglian Water has confirmed that they are no surface water sewers within the immediate vicinity of the site from their records other than on their record.* This is borne out by their map attached in Appendix C which makes one wonder what the Library and the Day Centre are connected to:



Appendix C

This takes no account of where water is to drain to in the event of a serious flood (p9): *The proposed drainage system will be designed such that it does not surcharge or cause on-site or an increase in off-site flooding during large rainfall events. It is proposed to discharge the surface water runoff within the site by the use of sustainable elements where possible.* In the map above, Manholes 7901, 8001, 8002, 8003 and 8004 are all below high flood levels such as December's.

- (p11): *The proposed drainage makes use of SuD's in the form of green roof retention with controlled outfall, resulting in a reduction in surface water runoff, for the 60 minutes' duration storm for the 1 in 100-year rainfall event, with 40% allowance for climate change with rain harvesting.*

It is true that the proposed new roof will have low parapets, as the current one does, and is to be planted with Sedum, which is a low growing succulent requiring almost no maintenance, and is often supplied in the form of rolls of seeded carpet with drainage and growing medium. The roofs could therefore be considered as a form of attenuation pond, and the rainwater allowed to drain off slowly and safely after the storm is over. However there is no more information on the system, whether 'harvesting' implies grey water use, or whether the roof is intended to stand up to the weight of growing medium, plants and water; and none of the drawings show an alternative storage tank.

- **Heritage Statement** – Notes that the building is in the Conservation Area, but is not Listed, though No6 Market Hill (Clays) is, and so are the Almshouses (which they place in Market Square). There is the regular confusion of Market Hill and the High Street (see above) and a new one re the Post Office – the Conservation Area Review is quite clear on which Post Office is which:

3.1.21 The former Post Office is not listed but is certainly a building of local note. Set back from the carriageway and behind the building lines of its neighbours, Christ Church Hospital and no. 6 Market Hill, this 1939 structure is one of the finest examples of 1930s architecture in Buckingham. (p16)

and this on p18:

3.1.27 Market Hill narrows considerably as it runs to the north-west of the island of historic encroachment development between Market Hill and Market Square. At this point the road also begins to rise gently as it proceeds in a south-westward direction towards the junction with West Street

They chose to include:

As previously stated, the site lies within Identity Area 1 within the conservation area. Specific reference is made in the Conservation Area Review to the adjacent heritage assets. Paragraph 3.1.28 confirms -

"The buildings along the south-western side of this section of Market Hill close to the junction with the Bull Ring are modern structures which contribute little to the character of the Conservation Area. However, to the south-west of the modern Post Office the road opens up slightly to form the entrance to The Chewar, which is a narrow alleyway running from Market Hill, through the historic encroachment development to West Street. Situated at the entrance to the alleyway and at an angle to Market Hill, is 1, The Chewar (Chewar House) which is an early to mid 18th century red brick building with flared headers. The gable elevation faces onto Market Hill and has been altered in its appearance through the insertion of a modern shop front."

which is rather less relevant in heritage terms than the proximity of the Old Gaol.

- **Noise Appraisal** – a desktop survey conducted by SV Acoustics Ltd.; lists British Standard and Building Regs. information and notes that *"BS8233 advises that regular individual events (for example, scheduled aircraft or passing trains) can cause sleep disturbance."* It is not a detailed document and contains several errors - the site boundary red line includes the Royal Mail's car park, clearly populated by a dozen red vans and a red lorry, describes it as having High Street to the northwest and Vernet [sic] Close to the southwest, that the development is to accommodate 15 apartments on the top 2 storeys with 'some retail and office premises' on the ground floor', states that *"In order to achieve suitable internal noise levels, as defined by BS8233, the following high specification double glazing, and suitable ventilation, should be installed in all habitable rooms facing High Street, and on all bedrooms, as follows:*

- Bedrooms – Minimum Rw of 35 dB.
- Living Rooms – Minimum Rw of 35 dB.
- Dining Rooms – Minimum Rw of 30 dB."

Appendix C

A table on an earlier page shows internal sound levels for unoccupied dwellings as follows: Living room 35dB, Dining room 40dB, Bedroom 35dB (daytime) and zero, zero, 30dB respectively (night-time).

The Glossary page does not include Rw so for Members' information:

The Weighted Sound Reduction Index (Rw) is a number used to rate the effectiveness of a soundproofing system or material. Increasing the Rw by one translates to a reduction of approximately 1db in noise level. Therefore, the higher the Rw number, the better a sound insulator it will be.

The survey concludes *"mitigation in the form of acoustic glazing as specified in this report, along with suitable acoustically treated ventilation, would need to be installed on the habitable windows. Additionally, appropriate sound insulation between the premises on the ground floor and the above residential properties is needed."*

- **Planning, Design and Access Statement** – describes the site, its planning history and the relevant policies of NPPF, AVDLP, VALP and BNDP. The remaining content is considered in detail above, pp4 – 7.
- **Transport Statement** – duplicates a lot of the above and contains such interesting statements as (my highlights):
 - The subject site is bound by commercial and retail developments on all sides. The existing Royal Mail Delivery office is located to the north west of the site and fronts onto High Street. **Buckingham Town Council forms the southern boundary** to the site. To the rear of the site (south and north eastern corners) the site is bound by access roads to private lands / developments and the Cornwall's Meadow car park. (p1 & p4)
 - **Local Road Network**
The A422 Market Hill runs along the northern western boundary of the site and **connects the north and south side of the town** (p4)
 - **Existing Public Transport Provisions**
The proposed development is strategically located in terms of accessibility to the existing transport infrastructure and has therefore some degree of accessibility to all modes of transport **other than the private car.**
The subject site is well located in the town centre and is has easy access to a number of bus route within walking distance. The services include the 18, 80, 131, 132, 151 and 608 bus services. The nearest bus stop is on A413 Moreton Road approximately 150m from the subject site. (p5)
[The 608 must be a typo for 60 or X60; the X5 is not mentioned; the 80 is a one-each-way, schooldays only, service from Maids Moreton to Brackley; and buses from that stop only go to Maids Moreton.]
 - An extract from the crashmap website is shown on Figure 3.2 *[followed by map captioned 'Figure 3.1 – Accidents within the vicinity of the Site (5 years)'; the actual Fig.3.1 is the Site Location lifted from Google maps]* (p5)
 - Pedestrian footways are provided on southern side of the **A422 High Street** along its entire length and pedestrian crossing points are located approximately 50m to the **east** of the current Royal Mail Delivery office car park access (adjacent to the junction of the **A422 Market Hill** / Verney Close) (p8)
 - The provisions of the A422 Market Hill push button pedestrian crossing to the **east** of Verney Close also help to limit the travel speeds of the vehicle on the street. (p8)
 - The applicant can produce a Construction Traffic Management Plan prior to commencement of construction and this **could include** restrictions on vehicle sizes accessing the site, if required, to ensure vehicles can be accommodated on the site, or **under** adjacent land which is controlled by the applicant. Vehicles will, **as far as possible**, be accommodated on the site and would not block the High Street or other public roads. (p13)
 - Existing Site Observations – Trip Generation Use
Based on site observations undertaken on site, during the peak AM and PM peak periods the level of trips associated with the subject site has been minimal. While the access is shared with the Royal Mail Delivery office, traffic movements recorded at the site related to the Royal Mail operations (Royal Mail vans).

Appendix C

Unfortunately, as the time of carrying out this Transport Statement, traffic counts at the site and on Market Hill Buckingham were not possible or relevant (Covid-19 Lockdown period). For this reason, **it is assumed that the existing use doesn't generate any significant traffic movements across the day.** (p15)

There is to be a Car Park Management Plan (residents of the 1-bed flats will not get a parking bay) and a Travel Plan, which lists at length the benefits of cycling but points out (p20) "Not all commuters will be prepared to cycle" – given that until Winslow is re-opened, the majority of commuters will be looking at a 15+ mile ride each way, that may well be accurate.

There is no mention of access to the site outside Sorting Office hours when the gates are locked; no acknowledgement that students use taxis a lot, and outside the access isn't an ideal spot to have a taxi stop; evening delivery of takeaways, ditto; and daytime taxi use will up the number of trips generated (the document concludes a 'negligible increase' might be expected from the new residents, which are, as usual, expected to be students). It does, however, acknowledge that vision for an emerging driver to the right of the access is less than perfect but that nothing can be done about this.

It might be worth suggesting – as we have done for the last two applications – that the owner comes to an arrangement with the owners of the shopping centre delivery bay for secure pedestrian access for residents and provides a ramp to it so that deliveries and visitor access can be made from Cornwalls Meadow unhindered. At weekends, for example, there will be no visitor parking available even if access via the Market Hill gate is negotiated, as all the post-vans will be 'home'.

4. **21/02535/APP** 9 Addington Road, MK18 1PB
Two storey rear extension and alterations to front elevation
Ason



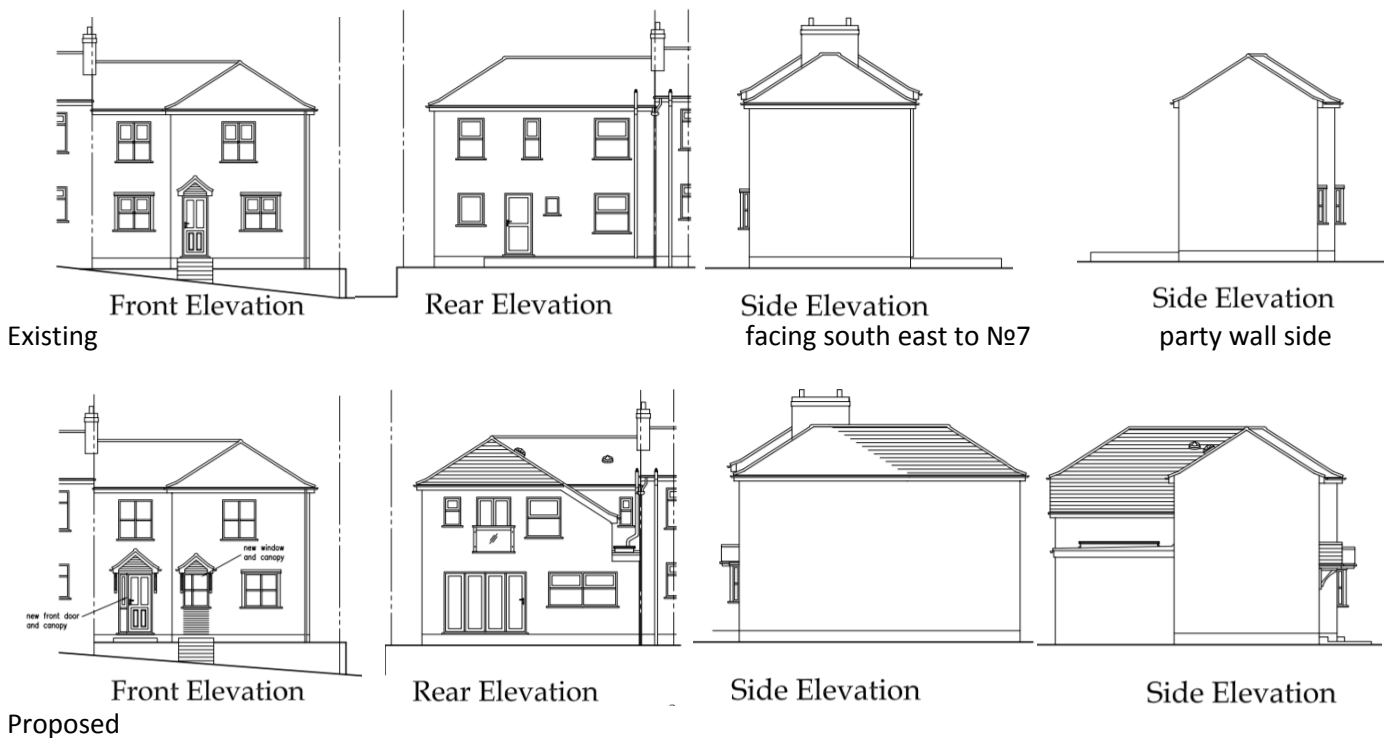
July 2021

The site is a three-bed semi-detached house approximately halfway between the circle and the bottom of Addington Road (which is one-way, downhill, on this stretch). It appears to be the only one with a gabled door canopy – all the others on each side have flat canopies. The right hand side of the front elevation projects forward about 30cm, and both ground floor windows project somewhat from their respective wall lines. A wide path runs across the whole width of the front of the house and along the side to the back garden. There are steps to it from the public footpath. There is no possibility of parking anywhere but at the kerb due to the steep slope from the roadway to the house front, and the road is effectively single-track due to the parked cars.



Context, showing height above No7.

The rear garden backs on to the Sandpit north of the Cadet Huts and there is no rear access. The house has been in private hands for some years – it was not included in VAHT's general upgrade of the insulation of 19 of the houses in 2011. Apart from this, very few of the Addington Road houses have had any changes made.



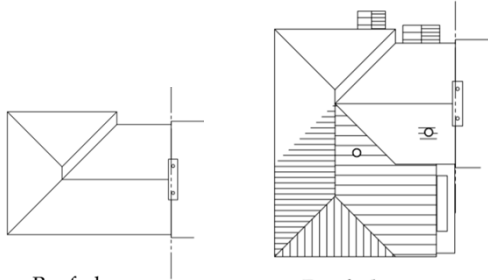
The major part of the proposal is to add a full-width two storey extension at the rear, effectively doubling the footprint of the house. A minor change is to move the front door to the west and take part of the current sitting room to make a hallway; the existing front door opening is to be partially bricked up and a window installed. The gabled canopy is to be retained, and a second, rather larger, matching canopy added over the new doorway. The remainder of the sitting room is to be amalgamated with approximately half the ground floor of the extension to provide a generously-sized kitchen. The current kitchen/diner is to become a sitting room, and the extension area behind this a dining area, forming an L-shaped room with the kitchen. Folding doors will separate the dining area and sitting room, and the dining area from the garden. A cloakroom is to be installed under the stairs, opening off the kitchen.

Appendix C

The first floor of the extension will become a master bedroom with en-suite shower room; it is rather narrower than the ground floor, leaving a 1m gap to the boundary with №11, allowing a lantern roof on this side of the kitchen.

Rather unusually, existing windows in the rear elevation are shown as being retained, even when giving onto a wardrobe or the bathroom, except for one which will be enlarged to make a doorway into the new bedroom. Sunpipes are to be installed over the existing landing and bathroom – these can be seen in Sections B-B and C-C and the proposed roof plan. The extension has an asymmetric roof which gives limited headroom at one end of the bedroom.

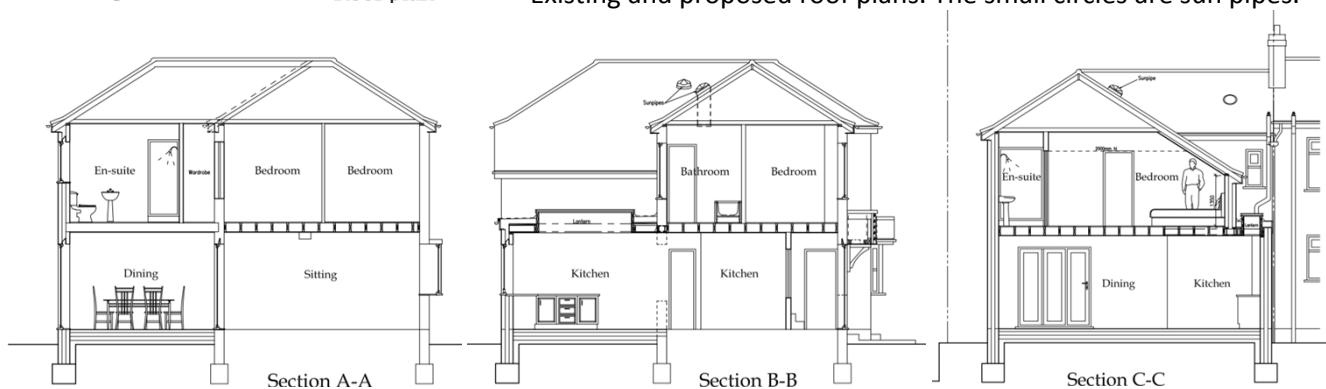
The extension is shown as being right up to the boundary, where the neighbour (№11) has a hedge. There is a 4m high cherry tree close enough to the dining room door for its outline to overlap the extension outline on the drawing. The trunk is approximately 2m from the new rear wall. A 2m high leylandii hedge is shown beside the cherry along this boundary, extending forward beside the new extension for about 1m and thus blocking access to the rear garden. There is no indication of whether the cherry and/or the hedge is to be retained and there is no Ecology & Trees form in the document list, nor a Design Statement.



Roof plan

Roof plan

Existing and proposed roof plans. The small circles are sun pipes.

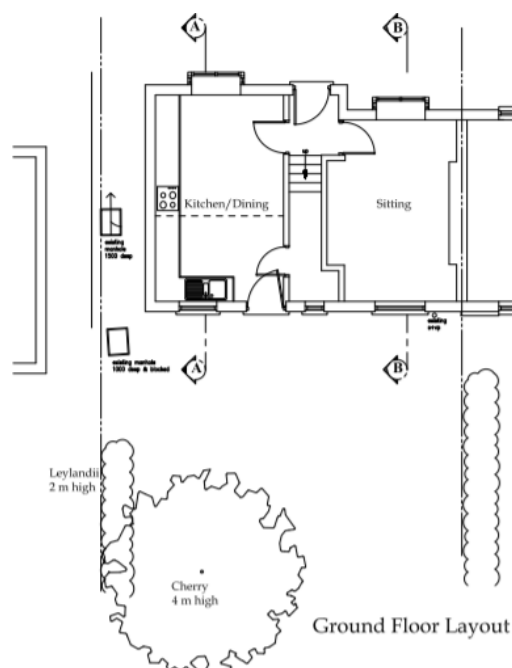


Section A-A

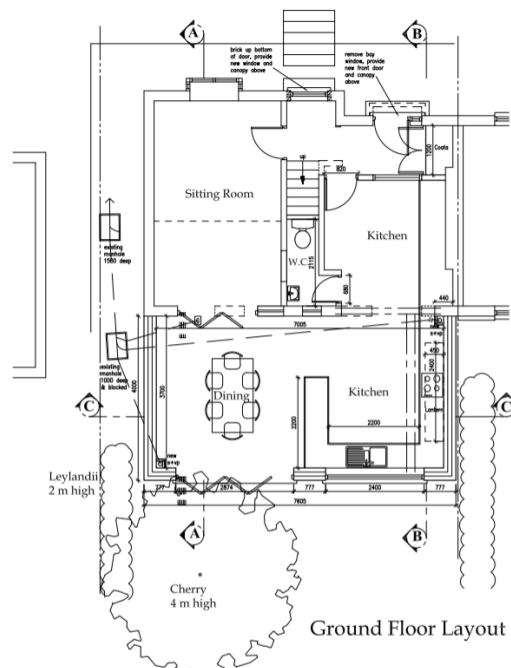
Section B-B

Section C-C

Proposed Sections - refer to Proposed drawings below (existing sections not shown, but are available on website)

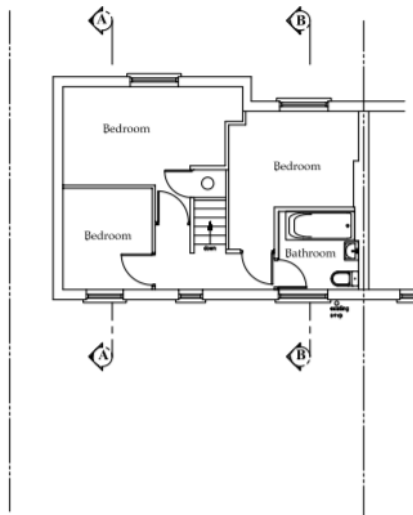


Ground Floor Layout

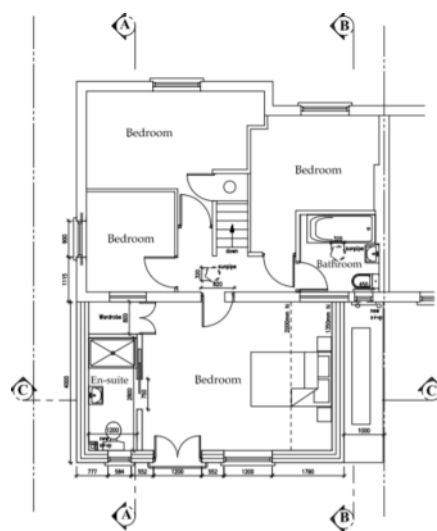


Ground Floor Layout

Existing and proposed ground floor layouts.



First Floor Layout



First Floor Layout

Existing and proposed first floor layouts.

5. **21/02710/APP**

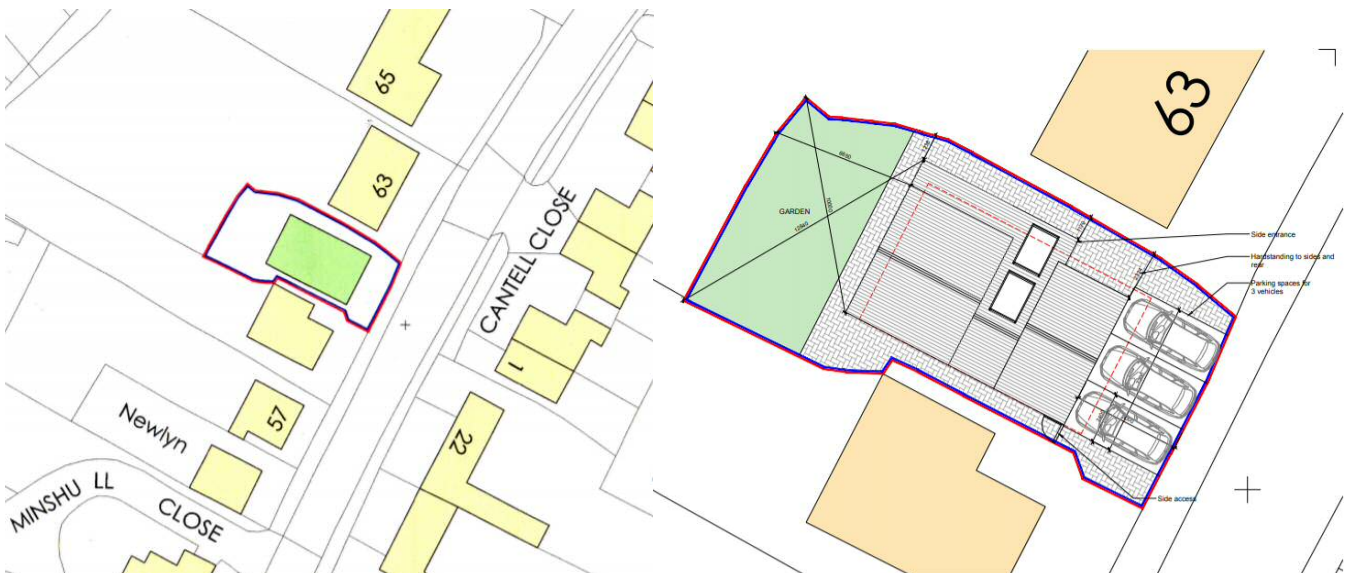
Site of the former 61 Moreton Road, MK18 1JZ

Variation of approved drawings of planning permission 19/00375/APP.

Demolition of existing bungalow and erection of a 4-bed dwelling –

To change external material arrangement, internal space to bedroom by removing the approved balcony, part roof changed and front and rear windows changed

Singh



Site plan as approved 2019 (no site plan with this application)

The site is on the western side of Moreton Road rather above the bend as the road comes out of the town centre. It is close to the boundary of the Conservation Area above Minshull Close and opposite Cantell Close, and there are Listed Buildings close by. It is a comparatively small plot, and the proposed house occupies about $\frac{1}{3}$ of it with the remainder split between a small rear garden and narrow patio, and the parking at the front for 3 vehicles. There is a path down each side of the house with the main door on the north side wall, and a door to the utility room on the south side wall.



Site formerly occupied by №61: it was a bungalow almost identical to the one on the right



Green = Conservation Area; brown = Listed Building

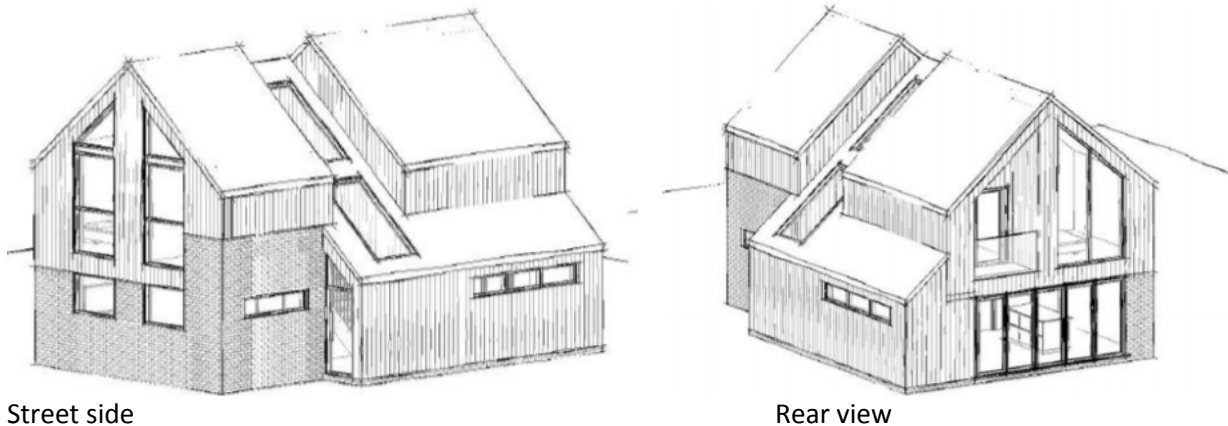
Planning history

1	19/00735/APP	Demolition of existing bungalow and erection of a 4-bed dwelling	Approved
2	20/04044/APP	Condition to be added to approval 19/00735/APP following amended plan	Application Withdrawn
3	21/02710/APP	Variation of approved drawings of planning permission 19/00735/APP Demolition of existing bungalow and erection of a 4-bed dwelling - To change external material arrangement, internal space to bedroom by removing the approved balcony, part roof changed and front and rear windows changed.	Pending Consideration

The original application was Opposed by Members in March 2019, and taken to the Development Control Committee, and approved, in June 2019. The bungalow was demolished before the Committee met. A different applicant put in an application in December 2020 - "The client is seeking to simplify the external material arrangement and add additional internal space to bedroom areas by removing the approved balcony. All of

Appendix C

the internal changes are minor amendments to wall positions.” This sought to change the large rear window to a smaller one as the current application does, delete the balcony on the other rear window and amalgamate the recess with the bedroom, replace the lower skylight with two smaller ones, and divide the utility room in half to install a downstairs toilet. This was withdrawn in March 2021. Thus the approved dwelling looks like this:



and the Conditions on the decision sheet start with (1) the drawing numbers and revisions to be adhered to, and (2) “No development shall take place above slab level on the building(s) hereby permitted until samples/details of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials unless otherwise agreed in writing by the Local Planning Authority.” It is these two conditions the new applicant seeks to change. The approved materials are described below. There is no specific listing of materials on the current application form. The Redland 49 tile is a ribbed interlocking concrete tile that comes in various colours.

The relevant paragraphs of the officer’s 2019 Report to Committee are:

9.42 Although the depth of the proposed dwelling would be greater than that of No.55 and No.57, it is also noted that the dwelling has been designed so that the northern flank would have a single storey element thus creating a partial catslide roof. This, together with ground floor high-level windows, creates an interesting elevation opposed to an alternative stark appearance. The single storey element also helps to create a sense of space between the application site and the neighbour to the north.

and
9.44 Turning to the proposed materials, the external walls themselves would comprise a mix of red facing brickwork and black vertical timber cladding. The roof would comprise of slate tiles, with windows either grey or black powder coated aluminium. As already set out above, the street scene is relatively mixed. There are examples of red facing brickwork in this part of Moreton Road and there are also examples of either slate, or dark coloured clay tiles. Whilst timber cladding is not a common feature of the street scene, No.’s 55-59 Moreton Road do comprise of dark coloured timber detailing. It is considered therefore that the proposed materials to be used in the elevations of the building would not look out of keeping with the area. Whilst these materials are acceptable in principle, it is recommended that a planning condition is included in the decision to enable the local planning authority to view samples and ensure the proposal would satisfactorily integrate into the street scene.

Members’ 25th March 2019 response was OPPOSE & ATTEND:

Members disagreed with the Highways response; the frontage of the site was inadequate for parking three cars as drawn; there was no room to turn and emerge forwards onto a busy A road, on a steep hill, just above a bend and close to permitted kerbside parking on the opposite side. The bungalow had access for one vehicle (due to a front hedge) and thus turning space for it, so the situation was not analogous.

Concern was expressed that the original bungalow had contained asbestos panels and had been demolished without permission and related statutory controls, and that a similar problem might arise with the neighbouring property, subject of current application 19/00823/APP.

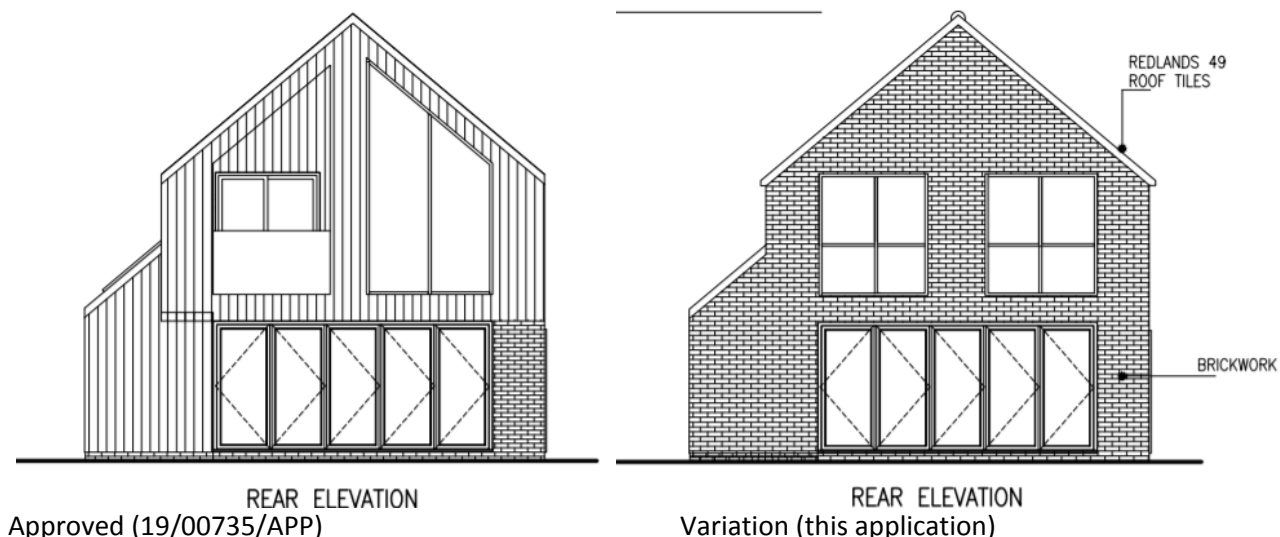
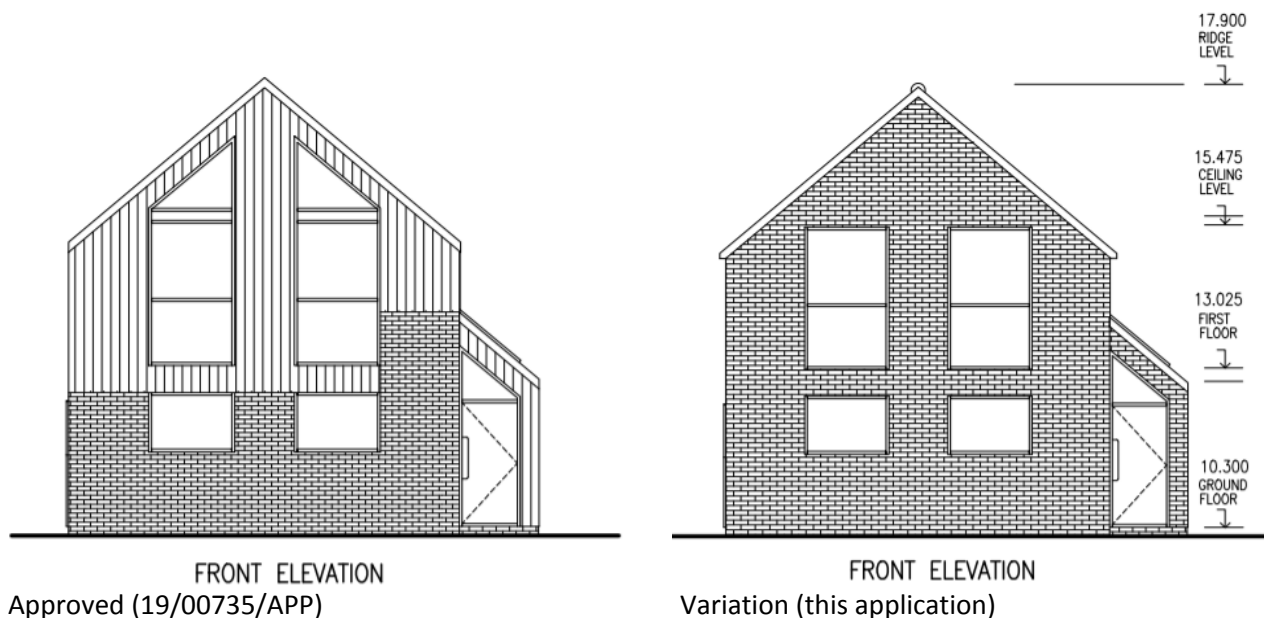
It was also noted that the proposed separation from No. 59’s boundary was less than 1m; while this was the same as for the bungalow, the additional storey would detrimentally affect the amenity of the neighbours.

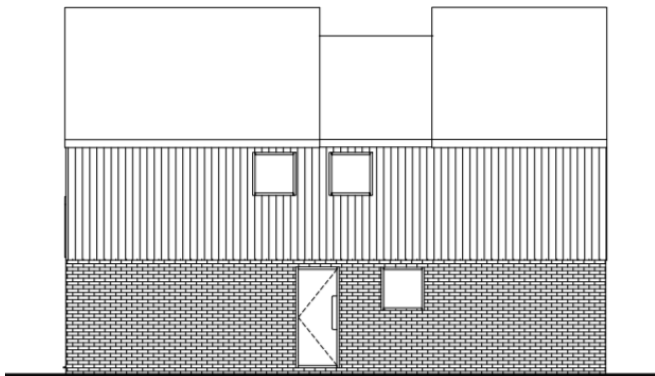
Appendix C

As the application was approved, and this application affects only design details – the footprint of the new house is unchanged, and the remaining Conditions unaffected – these concerns cannot be revisited. A set of photographs was circulated to the DC Committee members showing the lack of vision to the right for cars emerging (due to Ne59's closeboard fence, see photograph) and the single-track working above the site (due to the permitted parking on the other side) which led to queues forming across the site front when allowing downhill traffic through, but the Committee did not consider this sufficient reason to refuse the application.

Summarising the changes the new applicant wishes to make, which are largely simplifications of a complex design:

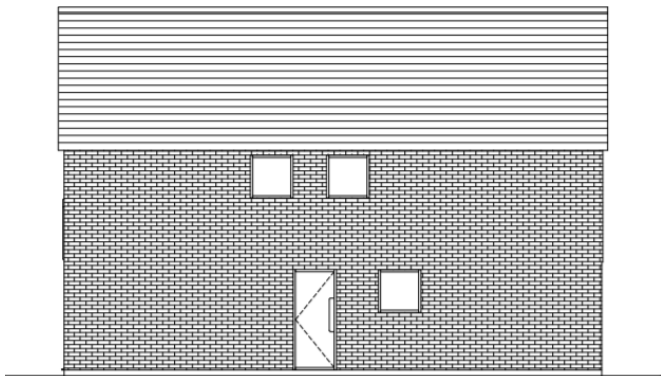
1. Deleting the lower central section of the roof, and making the two roof slopes uniform and uninterrupted by skylights;
2. Replacing the lower skylight with a window in the wall (to the landing) and a smaller skylight in the lean-to roof (for the hall, which has no other daylight source unless the front door is to be glazed);
3. Deleting the timber cladding on the upper storey. and on the single-storey side projection;
4. Deleting the triangular 1st floor windows in the front elevation and replacing with brickwork;
5. Deleting the balcony on the rear elevation and its sliding access doors entirely and replacing with a four-pane window; amalgamating the balcony recess into the master bedroom;
6. Deleting the floor-to-ceiling window to Bedroom 2 and replacing it with a four-pane window to match that in the master bedroom, and brickwork;





SIDE ELEVATION

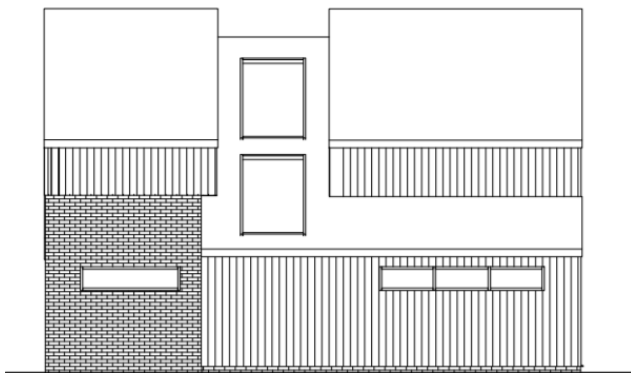
Approved (19/00735/APP)



SIDE ELEVATION

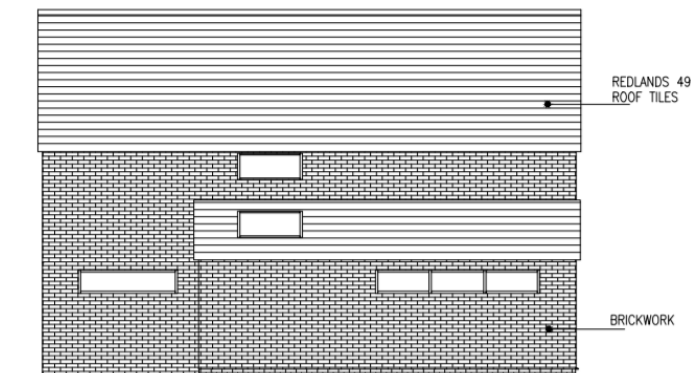
Variation (this application) (not to same scale as above)

Facing towards № 59, the house on the left of the photograph above



SIDE ELEVATION

Approved (19/00735/APP)

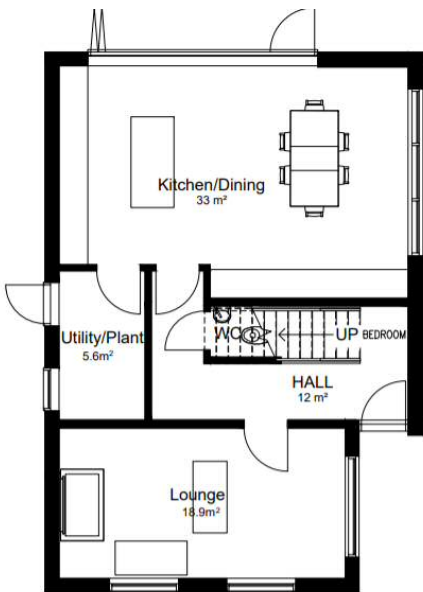


SIDE ELEVATION

Variation (this application)

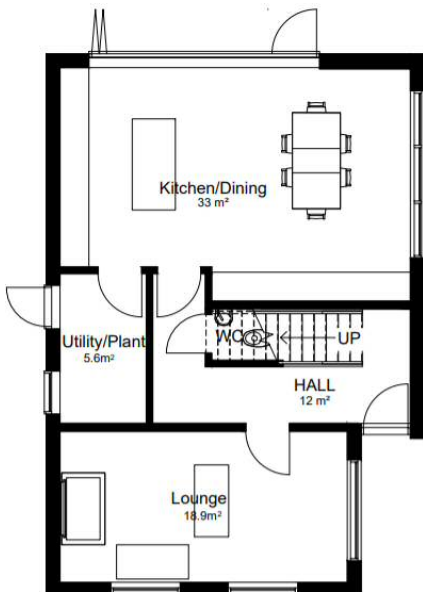
Facing towards № 61, the bungalow on the right of the photograph above

Note that these views are on a separate drawing from those above and below, and are presented with the Variation on the left.



GROUND FLOOR PLAN

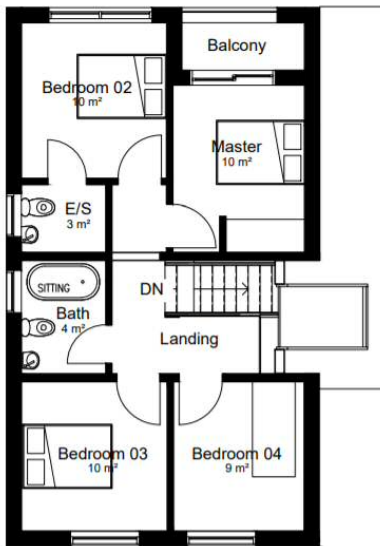
Approved (19/00735/APP)



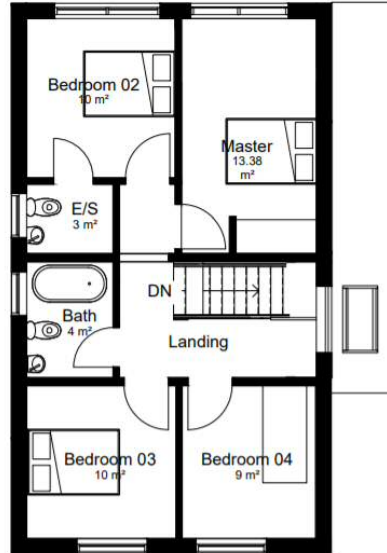
GROUND FLOOR PLAN

Variation (this application)

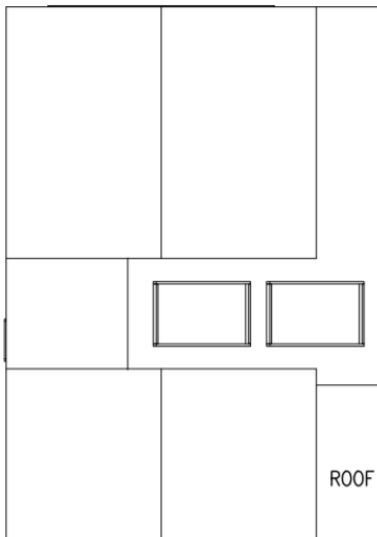
(no change)



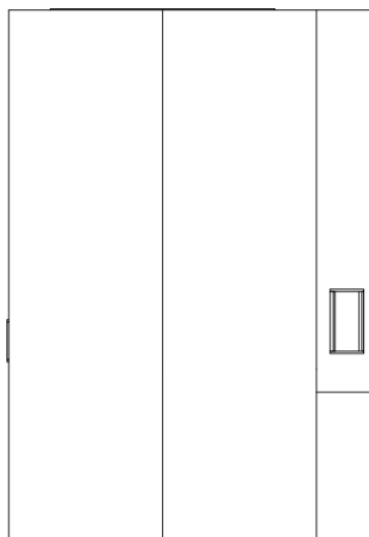
FIRST FLOOR PLAN
Approved (19/00735/APP)



FIRST FLOOR PLAN
Variation (this application)



Approved (19/00735/APP)



Variation (this application)

I have no idea where the “decision date” given for 19/00735/APP on the application form came from – 26/2/13 – is six years earlier than the original submission, and the decision was made on 13th June 2019.

Not for consultation

6. 21/02539/ATP Holloway, to rear of no. 25 Pitchford Avenue, MK18 1GG.
Oak tree - Remove tagged limb and clean wound, deadwood and sever ivy.
Pasmore [Buckinghamshire Council]



There is no record of previous work on this tree.

Consultees had no objections to the proposal.

KM
12/7/21

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Call-ins Accepted					Shire Councillors								Notes		
2	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
3	2018	04626	APP	Overn Crescent	4 houses	-	-	✓	-	-	-	21/1/19 & 22/06/20	amended plans	no change to original response Appeal lodged (NONDET) 15/6/21		
4	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	✓	-	4/2/19	amended Plans	-> 28/6/21 Interim; no change		
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																
14																
15																
16	Oppose/Call-ins Not Accepted by Cllr - awaiting decision					Shire Councillors								Notes		
17	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
18	2020	02506	ALB	50-51 Nelson Street	change #51 to HMO	not possible for ALB						17/8/20		in combination with 20/01830/APP		
19	2020	03677	APP	32 Bradfield Ave	new house	-	-	-	-	-	-	30/11/20				Approved 28/6/21
20	2020	04127	APP	10 Hilltop Avenue	fence & shed	-	-	-	-	-	-	21/12/20		WW has objected separately		
21	2021	02337	APP	37 Badgers Way	garage conv./side extension							28/06/21				
22																
23																
24																

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
25	Call-ins Not Accepted by LPA - decision made					Shire Councillors								Notes		
26	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
27	2018	00932	APP	19 Castle Street	6 flats above shop	-	-	-	-	-	-	14/5/18 & 20/04/20	amended plans	& 17/04671/ALB; Oppose until HBO satisfied		Approved 26/5/21
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	WITHDRAWN 27/2/20	
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		Revised application 20/02752/APP submitted August 2020, see below	Officer decision	Refused 6/7/20
33	2019	02627	AAD	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	9/9/19 & 2/2020	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	WITHDRAWN 18/9/20	
38	2020	02013	APP	10 Hilltop Avenue	Fence and shed	-	-	x	-	-	-	20/7/20		see new appln 20/04127	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 03439 withdrawn 11/6/21

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
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																
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 19/0073	-	-	x	-	-	-	21/12/20		TM queried reasons;refused New application 21/002710/APP	withdrawn	19/03/2021
45	2020	04249	APP	2 Chandos Close	fence	-	-	-	?	-	-	21/12/20				Approved 16/4/21
46	2021	00947	COUC	(Harpenden BS) 23 Market Hill	Ch/use to takeaway	-	-	-	-	-	√	19/4/21				Refused 20/5/21
47														Back to AGENDA		

Applications to fell trees 2020 & 2021

Protected trees (ATP)

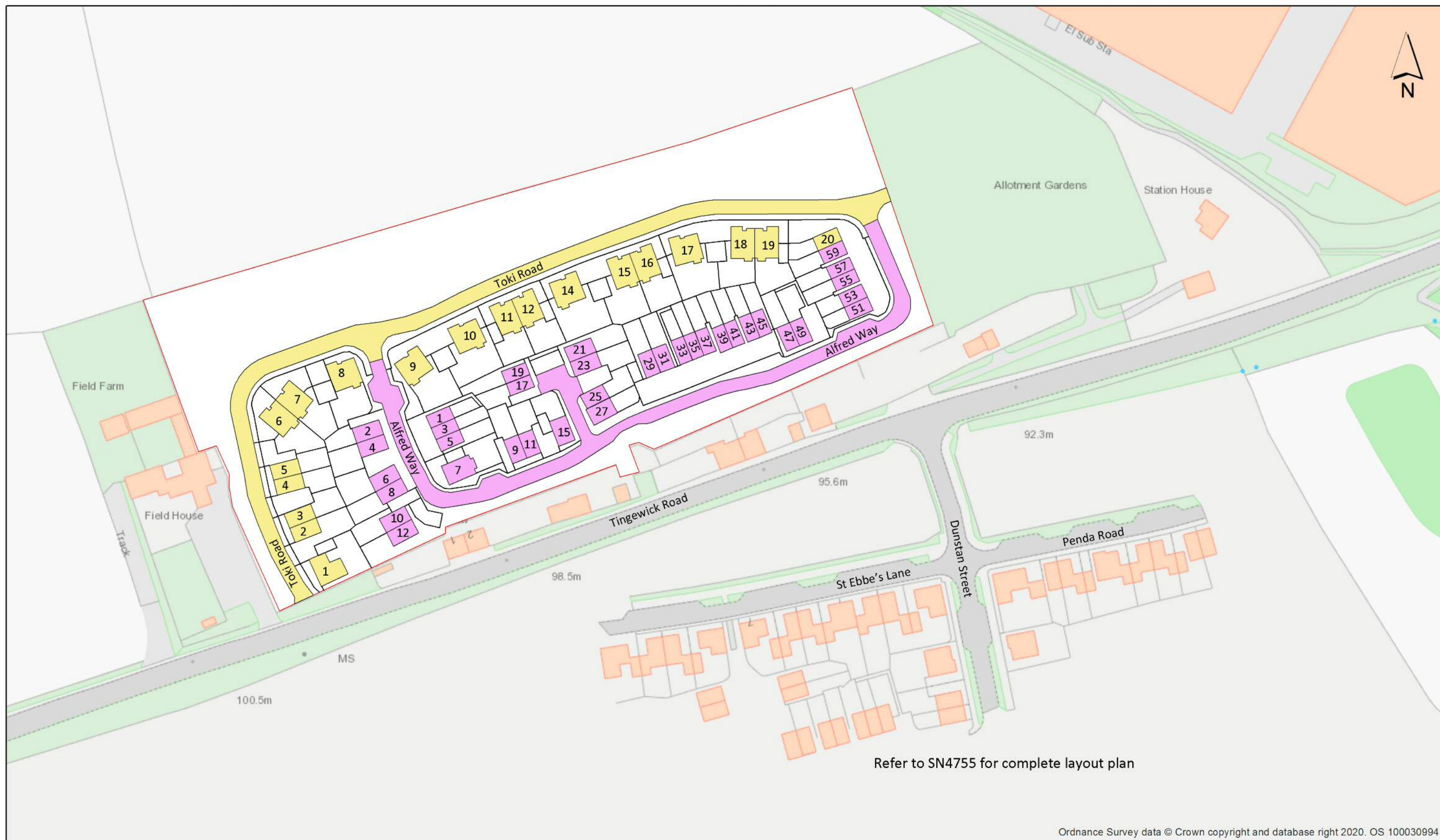
Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
2021	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Pending consideration
2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Pending consideration
	01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved
	02421	Adj. 1 Bone Hill	Ash	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Pending consideration

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Development	Planning application	AVDC/ BCC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comments to June 2021
CHANDOS ROAD	09/01205	AVDC	£29,975	28,219	1,756	£0		31/01/2024	SPORTS AND LEISURE	£1750 committed to fit out new Scout HQ/Community Centre at Embleton Way	Retained until the Scout HQ/Community Centre 'commitment' actually comes forward – there is still money to be spent
LACE HILL	09/01035	AVDC	£197,162	98,546	£98,616	£0		01/10/2022	FLOOD ALLEVIATION	flood mitigation for properties at 'medium' risk of flooding	Spending updated to include 2019/2020 & 2020/2021 expenditure
		AVDC	£118,795	100,841	0	£17,954		06/02/2023	EXTRA CAR PARKING	additional parking facilities at Buckingham Athletic FC	
		AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall	
		AVDC	£210,997	150,000	0	£0		26/04/2021	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised	TVP advised expenditure on fitting out the Base at Swan Industrial Park, ANPR cameras around Buckingham and engagement between PCSOs and Local Community Groups. Remainder (£61K)spent on two new vehicles for Neighbourhood Teams
		AVDC	£100,315	0	0	£100,315		26/04/2026	SPORTS AND LEISURE	not yet known	
		BCC	£50,000			£250,000				Footway/Cycleway contribution	Lace Hill (cycleway) – The scheme is proposed to be delivered in two phases. For the latest, please visit: https://www.buckscc.gov.uk/services/transport-and-roads/road-projects-and-improvement-schemes/a413-sustainable-travel-scheme/
		BCC	£95,000			£380,000				Bus/Public Transport subsidy	Funding to be drawn down by BCC Passenger Transpot team depending on service requirement
STATION ROAD/STATION TERRACE	14/02685	AVDC	£29,547	11701	0	£17,846		12/06/2025	SPORTS AND LEISURE	balance not yet committed	
MARKET HILL	12/02104	AVDC	£138,863	0	0	£138,863		03/11/2025	SPORTS AND LEISURE	not yet known	
		AVDC	£77,358	0	0	£77,358		03/11/2025	AFFORDABLE HOUSING	Provision of Affordable Housing within Aylesbury Vale	
TINGEWICK ROAD	11/02116	AVDC	£345,344	0	0	£345,344		09/12/2026	SPORTS AND LEISURE	not yet known	
POLICE STATION, MORETON RD	14/03316 &	AVDC	£29,975	0	0	£29,975		12/05/2027	SPORTS AND LEISURE	Stratford Fields Play Area improvements	
MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	0	0	£367,056		n/a	SPORTS AND LEISURE	not yet known	
		BCC	£166,207		£166,207					transport contribution	TfB are progressing a scheme comprising of footway improvements along Moreton Road, RTPI bus shelter opposite Balwen and at Market Hill and cycle parking facilities in town centre. Local BCC councillors consulted as part of scheme development.
	16/00145	AVDC	£4,812	0		£4,812		28/09/2027	SPORTS AND LEISURE	equipped play facilities at Embleton Way Open Space	
HAMILTON PRECISION, TINGEWICK	16/02641	AVDC	£135,590					31/01/2029	SPORTS AND LEISURE	Skate Park	
LAND REAR GRAND JUNCTION PH	16/03302	AVDC	£34,650					04/01/1931	SPORTS AND LEISURE	Stratford Fields Play Area	Contributions received 4 January 2021 (to be used within ten years).
		AVDC	£13,000						FOOTPATH CONTRIBUTION	footpath/cycleway extending access to Riverside Walk along Great Ouse	Note; the footpath/cycleway works were undertaken and funded in Oct 2017 so this Contribution will be used to offset those works in full.
MONIES TO BE PAID LATER IN DEVELOPMENT											
NORTH OF A421 TINGEWICK RD	15/01218	AVDC	£1,086,725			£601,665			SPORTS AND LEISURE	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	First 50% instalment paid
MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD											
ODDFELLOWS HALL, WELL STREET	19/03398		£12,375						SPORTS AND LEISURE	Chandos Park improvements	
LAND ADJ 73 MORETON ROAD	15/04106	AVDC	tbc						SPORTS AND LEISURE	Overn Avenue Play Area	
WEST END FARM, BRACKLEY ROAD	16/00847	AVDC	£160,600						SPORTS AND LEISURE	mitigating impact of development	Appeal indicates monies to be used for improving access or street furniture, provision of pedestrian/cycling bridge and linking hard surfaced paths at Heartlands/Bourton Park and/or Landscape Masterplan for Castle House POS and car park
WALNUT DRIVE, MAIDS MORETON	16/00151		TBC								
New information highlighted											Back to AGENDA



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Directorate for Resources
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

streetnaming.av@buckinghamshire.gov.uk

PROJECT : STREET NAMING & NUMBERING

Title : Revised layout - Land north of Tingewick Road, Buckingham

1 - 12, 14 - 20 Toki Road, Buckingham, MK18 1WN

2 - 12 & 1 - 11, 15 - 59 Alfred Way, Buckingham, MK18 1WP

OS Ref : SP6833

Scale : 1:1,250

Date : 00/00/2020

Drawn by : TB

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Derived from the 1:2500 OS mastermap

NB Further details has been added to this Ordnance Survey Map from sources held by Buckinghamshire Council

No guarantee can be given as the the accuracy of the additional information

DRG NO: 20/00411/NEWDEV



Directorate for Resources
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

streetnaming.av@buckinghamshire.gov.uk

PROJECT : STREET NAMING & NUMBERING

Title : 397 dwellings on land off Tingewick Road, Buckingham

Refer to appendix for full postal address details and for plot to address details

Refer to SN4755a for flat layout details

OS Ref : SP6833

Scale : 1:2,500

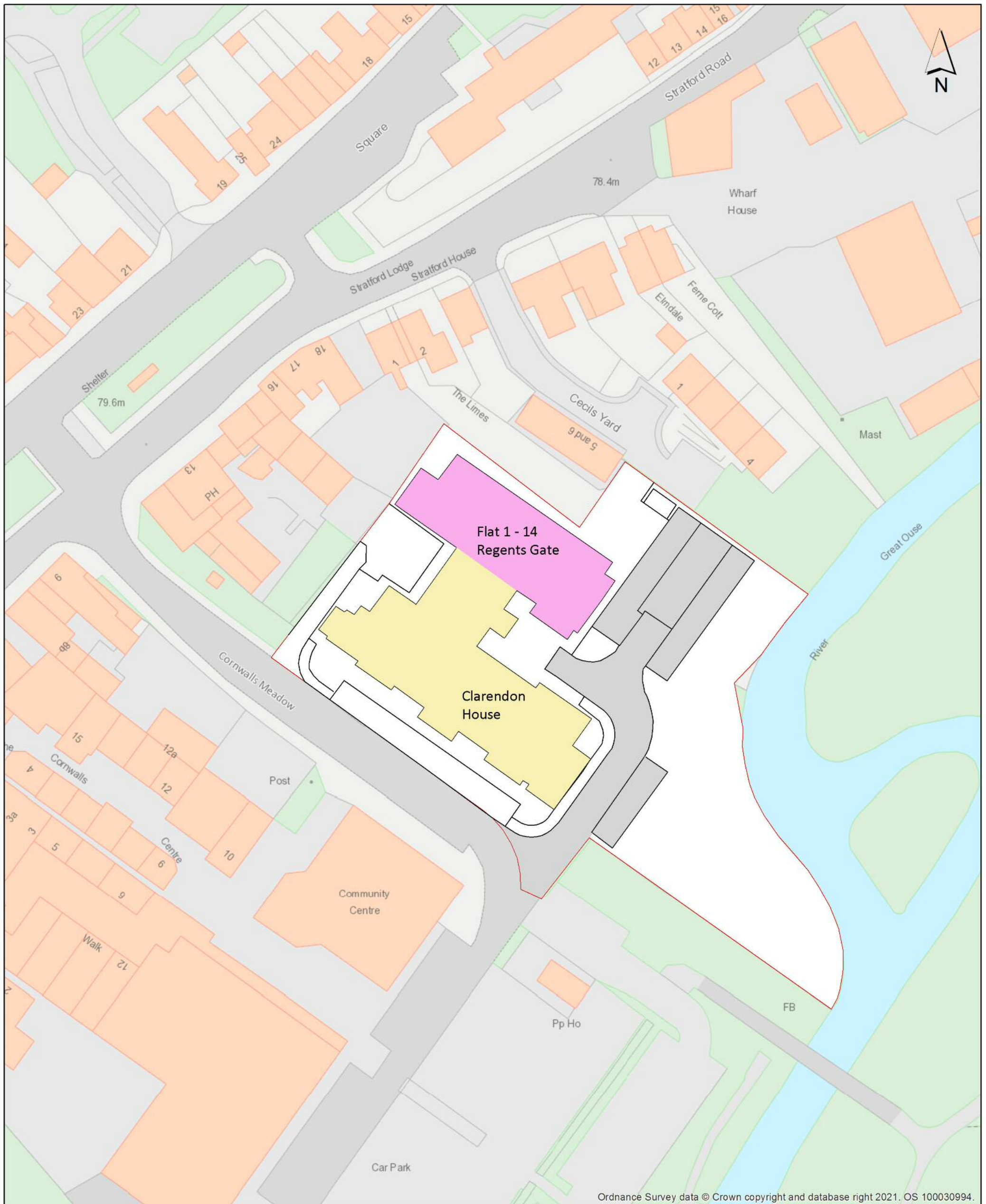
Date : 14/05/2021

Drawn by : TB

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DRG NO: 21/00222/NEWDEV

NB Further details has been added to this Ordnance Survey Map from sources held by Buckinghamshire Council
No guarantee can be given as the the accuracy of the additional information



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PROJECT : STREET NAMING & NUMBERING

Title : Care Home And Assisted Living Flats at land off Cornwalls Meadow

**Clarendon House & 1 - 14 Regents Gate
Cornwall's Meadow
Buckingham, MK18 1RP**

OS Ref : SP6934

Scale : 1:667

Date : 22/06/2021

Drawn by : TB