



# 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, 11 August 2021

PLANNING  
COMMITTEE

Councillor,

You are summoned to a meeting of the **Planning Working Group** of Buckingham Town Council to be held on Monday 16<sup>th</sup> August 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 [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 Planning Working Group will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes, 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 19<sup>th</sup> July 2021 to be put before the Full Council meeting to be held on 4<sup>th</sup> October 2021.

[Previously circulated](#)

### 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

4.1 To receive any update from the Town Clerk.

4.2 To receive for information a summary of the recent changes to the NPPF, compiled by Mr. Newall of the Buckingham Society. [Appendix A](#)

### 5. Action Reports

5.1 To receive action reports as per the attached list. [Appendix B](#)

5.2 (253/21: Tingewick Road street lights and speed limit) Response [Appendix C](#)

5.3 (261/21: Lace Hill flood alleviation) Requested information [Appendix D](#)

5.4 (262/21: St Rumbolds Fields Housing Distribution) Requested information [Appendix E](#)

5.5 (263/21; Osier Way crossing) to receive and discuss a response [Appendix F](#)

### 6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are scheduled for Wednesdays 1<sup>st</sup> and 29<sup>th</sup> September 2021 at 2.30pm. Strategic Sites Committee meetings are scheduled for 26<sup>th</sup> August and 23<sup>rd</sup> September 2021 at 2pm.

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

Additional notes provided by the Clerk

[Appendix G](#)

1. 21/02882/APP      9 Botolph Mews, [*St. Rumbolds Fields*], MK18 1YU  
Single storey rear extension  
*Nash*
2. 21/02951/ATN      Base Station adjacent to Gawcott Road [*on the bypass by Ring Road Garage*]  
Upgrade of existing mobile phone base station, replacement of existing monopole and equipment cabinets  
*Cornerstone*
3. 21/02978/APP      1 Cheyne Close MK18 1XP  
Erection of a traditional timber garden shed 5120mm x 3630mm with UPVC doors and window (part retrospective)  
*Checkley*
4. 21/03028/ALB      Monroe House [*1 The Chewar*], Market Hill, MK18 1JU  
Internal alterations to enable change of use including 2N<sup>o</sup> new staircases and conversion of existing loft area to create a new mezzanine  
*Day*
5. 21/03030/APP      University of Buckingham campus, Station Road  
Installation of a log building to provide a multi-faith prayer room, together with associated drainage works

6. 21/03080/APP 3 Wharf View, MK18 1XF  
Timber framed garden room  
Try

#### Not for consultation

7. 21/02904/ATC 5 Moreton Road, MK18 1JZ  
Conifer to be felled in front garden next to Moreton Road  
*Bonhomme*

*This application has been approved (28/7/21).*

### 7. Planning Decisions

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

#### Approved

Application	Site address	Proposal	BTC response
20/04127/APP	10 Hilltop Avenue	Erection 1.8m fence (retrosp) and shed	Oppose/call-in
21/00471/APP 21/00472/ALB	15 Market Square	Replace 1 <sup>st</sup> & 2 <sup>nd</sup> floor windows and install demountable partitions on 1 <sup>st</sup> & 2 <sup>nd</sup> floor	No objections
21/00704/APP	Pightle Cottage Western Avenue	Demol. exist <sup>g</sup> outbuilding & construction of s/st. annexe in rear garden	No objections
21/002451/APP	38 Kingfisher Road	Single storey side and rear extensions	No objections

#### Withdrawn

Application	Site address	Proposal	BTC response
21/02325/APP 21/02326/ALB	Twisted Chimney House, Church Street	Detached garage	Oppose subj. HBO

#### Not for consultation

#### Approved

Application	Site address	Proposal	BTC response
21/02421/ATC	1 Bone Hill	Fell 1 ash	Oppose
21/02904/ATC	5 Moreton Road	Fell 1 conifer	No comment *

\* Decision made before comments submitted

### 8. Parishes Planning Workshop

8.1 To receive a report on a Planning Workshop held on 22<sup>nd</sup> July, attended by Cllrs. Cole and Osebogun.

[Appendix H](#)

The slides from this meeting are available at <https://www.buckingham-tc.gov.uk/wp-content/uploads/2021/08/Agenda-8.1-Planning-workshop-slides.pdf>

8.2 To note the contents of the Planning Advisory Service document *Planning and the GDPR* (June 2021) accessible via

<https://www.local.gov.uk/sites/default/files/documents/20210622%20-%20Planning%20and%20GDPR%20PAS%20guide.pdf>

and Cllr. Ralph's comments on it

[Appendix I](#)

### 9. Buckinghamshire Council Matters

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

www.buckingham-tc.gov.uk

Email: [office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk)

9.1.1 To receive for information the Cabinet Member's response to a Written Question from Cllr. Stuchbury on the subject of Enforcement. [Appendix J](#)

9.2 To receive for information (a) the slides <https://www.buckingham-tc.gov.uk/wp-content/uploads/2021/08/Agenda-9.2a-TPC-slides-July-21.pdf> and

(b) the Q&A from the Town & Parish Quarterly Update meeting held on 13<sup>th</sup> July (Teams)

<https://www.buckingham-tc.gov.uk/wp-content/uploads/2021/08/Agenda-9.2b-qA-sheets.docx>

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

## 10. Buckinghamshire Council Committee meetings

10.1 N. Bucks Area Planning Committee (11<sup>th</sup> August 2021) *Cancelled*

10.2 Strategic Sites Committee (5<sup>th</sup> August 2021) *Cancelled*

## 11 Enforcement

To report any new breaches

## 12 Applications to fell trees

To receive the updated list. [Appendix L](#)

## 13 Matters to report

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

## 14 Chairman's items for information

## 15 Date of the next meeting: Monday 13<sup>th</sup> September 2021 following the Interim Council meeting

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			

## Changes to NPPF July 2021

The revisions increased the focus on design quality, not only for sites individually but for places as a whole. Terminology is also now more firm on protecting and enhancing the environment and promoting a sustainable pattern of development. Additionally, policies have been revised relating to opting out of permitted development, the use of masterplans and design codes and the important contribution of trees in new developments.

### **Chapter 2: Achieving Sustainable Development**

Chapter 2 now acknowledges that members of the UN have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. Minor edits have been made to phrasing, setting out clearly that the environmental objective is now to protect and enhance, and to improve biodiversity, where before the requirement was simply to contribute to these matters.

### **Chapter 3 – Plan Making**

The main edits to this chapter focus on the design quality of places, rather than just the individual development. Additionally, a new insertion to paragraph 22 sets out that “Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery”.

### **Chapter 4 – Decision Making**

The conditions in which the use of Article 4 directions to remove national permitted development rights are now more clearly set out. For non-residential uses, this should be limited to where Article 4 is necessary to avoid wholly adverse impacts. In other cases, it should be limited to where Article 4 direction is necessary to protect local amenity or well-being of the area. In all cases, robust evidence is needed.

### **Chapter 5: Delivering a Sufficient Supply of Homes**

In regard to identifying land for homes, an amendment to paragraph 70 (previously 69) now states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites.

An insertion into paragraph 73 (previously 72) also states that supply of large numbers of new homes should be supported by a genuine choice of transport modes. Reference to the quality of places to be created is also noted again in paragraph 73, as well as ensuring that appropriate tools such as masterplans and design guides or codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community.

### **Chapter 8: Promoting healthy and safe communities**

Amendments have been made to ensure pedestrian and cycle routes are attractive and well-designed. Also, a new insertion as paragraph 98 requires that local authorities, in regard to public service infrastructure, should work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

## **Chapter 9: Promoting Sustainable Transport**

Similarly, to chapter 8, it is reiterated that walking and cycling networks should be attractive and well-designed.

Paragraph 110 (previously 108) which sets out what should be ensured when assessing sites that may be allocated for in development plans or specific applications for development, has an additional point inserted as point C which reads as follows “the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code”.

## **Chapter 11: Making Effective Use of Land**

An insertion has been made to paragraph 125 (previously 123) which relates to achieving appropriate densities at a development. The new text states that “area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places”.

## **Chapter 12: Achieving Well-designed Places**

This chapter has undergone a significant amount of editing. A much bigger focus is placed on making ‘beautiful’ and ‘sustainable’ places, and the use of plans, design policy, guidance and codes is hugely encouraged. For example, Paragraph 128 (previously 126) sets out that “all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.”

Another important insertion is paragraph 131, which sets out that important contribution trees make to the character and quality of urban environments. It requires that planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments. It also sets out a requirement that appropriate measures are in place to secure the long-term maintenance of newly planted trees and existing trees are retained wherever possible.

The importance of policies and guidance is reiterated at paragraph 134, which states development that is not well designed should be refused “especially where it fails to reflect local design policies and government guidance on design”.

## **Chapter 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change**

Edits in this chapter focus on making sure plans take into account all sources of flood risk. It is also encouraged to use opportunities provided by improvements in green infrastructure, and to make as much use as possible of natural flood management techniques. Development should be appropriately flood resistant and resilient “such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment (paragraph 166b)”.

Additionally, the Flood Risk Vulnerability Classification is referenced as newly provided at Annex 3 of the NPPF.

## **Chapter 15: Conserving and Enhancing the Natural Environment**

Edits to this chapter make it clear that permission should be refused for major development applications within National Parks, the Broads and Areas of Outstanding Natural Beauty other than in exceptional circumstances.

Additionally, a new insertion has been made as paragraph 198, that sets out that local authorities should, when considering applications to remove or alter a historic statue, plaque, memorial or monument (listed or not), have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

### **Annex 1: Implementation**

Edits set out changes to policy application, including The Housing Delivery Test.

### **Annex 2: Glossary**

Provides additional definitions, including 'Article 4 direction' and 'Design Guide'.

### **Annex 3: Flood Risk Vulnerability Classification**

This is the Flood Risk Vulnerability Classification referenced in Chapter 14. The subheadings of the Annex comprise: Essential Infrastructure, Highly Vulnerable, More Vulnerable, Less Vulnerable, Water Compatible Development.





## Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
255/21	5 direct incl. 2 call-ins 1 tree			

## Other actions

Subject	Minute	Form	Rating √ = done	Response received
<b>Buckinghamshire Council</b>				
Streetlighting, Tingewick Road	1165/21  85/21 253/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields Follow up letter Follow up & copy letter to Cllr Stuchbury	√  √ √	<b>Response at Agenda # 5.2, Appendix C</b>
Bypass Bridge	1177/20	<b>Cllrs. Stuchbury &amp; Whyte</b> to pursue action.		<b>Cllr. Whyte will respond after return from leave</b>
20mph speed limits	20/21	Referred from Full Council 17/5/21 (for new estates)		<b>Costed bid for feasibility study submitted to Buckinghamshire Council</b>
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	<b>Town Clerk to report any progress</b>
No Waiting, Post Office	56/21	Ask TfB to restore worn double yellow lines	√	<b>Fix-my-street report 40165347; status changed to Action scheduled 22/7/21</b>
Town Hall frontage	56/21	Ask Cllr. Whyte if any progress	√	<b>Cllr. Whyte will respond after return from leave</b>
Blocked pavement drains	56/21	Ask for drain flush	√	
Addington Rd. Bollard	56/21	Report damage	√	<b>Bollard has been replaced</b>
Speed reduction, Tingewick Rd	188/21  253/21	Request 30mph limit between estate and town centre (amalgamated with follow-up on streetlighting, see above)	√  √	<b>(Response at Agenda # 5.2)</b>
Scaffolding,	259/21	Report access problem	√	<b>Fix-my-street report 40170750: Status changed to Closed 29/7/21.</b>

Market Hill				We have fully investigated your report, however, we have been unable to identify the issue.
S106 quarterly report	261/21	Request details of Lace Hill flood alleviation funding destination	√	<b>Mr. Rowley (26/7/21):</b> The Flood Alleviation Contribution was not required to be spent at Lace Hill, the S106 definition for these monies is ‘a scheme of flood mitigation measures designed to protect properties in Buckingham Town which are considered to be at medium risk of flooding’. Initial uptake to access these funds at individual property level was very slow, so to eliminate the risk of the monies not being spent within the required ten year period, a wider-reaching project of Natural Flood Management measures were put forward and agreed as per the attached project overview and approval. <b>For precise details see Appendix D, agenda #5.3</b>
Osier Way crossing	263/21	Report crossing signals etc as minuted (and public session)	√	<b>Fix-my-street report 40170749: Closed 21/7/21</b> Thank you for the report, there are no audible beepers at this crossing as it has two separate crossings close to each other and it could cause confusion. Tactile rotating cones are provided as well under every push button which will spin when the green man is on. If not working please raise a new report. These were last checked on the 12th of April 2021. It would appear there is an old street light in the middle of the island, this could be the cause of difficulty for the mobility scooter user. Please raise a new enquiry for the attention of the street lighting team and request they reconsider the position of the column as it may be causing a problem. This enquiry is now closed. <b>Response forwarded to complainant’s BC Ward Councillors – Cllr. Osibogun is pursuing it.</b> <b>See Agenda 5.5 &amp; Appendix F</b>
Stratford Road	263/21	Report crossing light malfunction	√	<b>Fix-my-street report 40170748: Repair completed 29/7/21</b>
<b>Call-in included in response; awaiting decision</b>				
	255.3/21	Old Telephone Exchange	√	
	255.5/21	61 Moreton Road	√	
<b>Enforcement reports and queries</b>				

2 Mallard Drive	253/21	Unauthorised fence enclosing public land  Request update	√	<p><b>22/6/21: Response from officer</b> 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)</p> <p><b>28/7/21: Response from officer</b> Thanks for your email. I spoke to the owner yesterday. He says that he has so far not been able to appoint a planning agent and is looking to submit the application himself within the next few weeks. From our perspective there is plenty of time for enforcement action if an application is not submitted or is ultimately refused and any works done are at the owners risk so there is no harm in allowing the extra time.</p>
Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)	√	<p>Awaiting officer's return from leave <b>Update requested 29/7</b></p>
<b>Neighbourhood Plan Review</b>				
Survey Questions	1166.2/20	<b>Town Plan Officer</b> to circulate final version to Cllrs. for comments		
<b>Other:</b>				
Walnut Drive s106 (16/00151/AOP)	254/21	<b>Cllr. Ralph</b> to copy NBPPC letter to Cllr. Stuchbury Agreed response on July revision of document to be sent to Cabinet Member	√ √	
St Rumbold's Fields	262/21	Provide details of house size and distribution of Affordable Housing	√	<b>See Appendix E, agenda #5.4</b>
Planning Workshop	264/21	<b>Cllr. Cole</b> – written report	√	<b>See Appendix H, Agenda 8.1, and circulated slides</b>

[Back to AGENDA](#)



## Transport for Buckinghamshire

### Directorate for Communities

Contract Director: Louise McCann  
Transport for Buckinghamshire  
Walton Street Offices  
Walton Street  
Aylesbury  
HP20 1UY  
01296 382416  
[www.buckinghamshire.gov.uk](http://www.buckinghamshire.gov.uk)

Mr P Hodson  
Town Clerk, Buckingham Town Council  
By email: [townclerk@buckingham-tc.gov.uk](mailto:townclerk@buckingham-tc.gov.uk)

Ref: 40169360/NR/dw  
28th July 2021

Dear Mr Hodson

### **Tingewick Road development, Buckingham**

Thank you for your enquiry dated 1<sup>st</sup> July on behalf of Buckingham Town Council, concerning matters relating to the St Rumbolds Field Estate, to which I have been asked to respond on behalf of Transport for Buckinghamshire (TfB). Officers of the Council were asked to investigate the issues you have raised and have provided the information below in respect to the points detailed in your letter:

#### **1. Speed limit**

As you quite rightly state, the S106 TRO payment is intended to provide for the reduction of the speed limit on Tingewick Road, which will extend from the existing 30mph terminal point near Westfields up to, and possibly around, the new roundabout on the A421. We are pleased to be able to confirm that the TRO change has been commissioned with TfB, but seeks to reduce the 50mph limit to 40mph rather than 30, which will then allow the developer to install 30mph signs at each of the three entry points to the developments as soon as the process is complete. We will, therefore, look to achieve the earliest possible completion date for this work.

You mention the proposal for a pedestrian crossing in your letter, along with pedestrian refuges at the access points into the estate, although the actual works will provide three pedestrian refuges to coincide with the estate footpaths adjacent to the access points. The refuge closest to the town is currently being installed and will be complete before the school summer break. This will improve the safety of pedestrians and cyclists accessing Dunstan Street, where all residential occupations are currently concentrated. The remaining two refuges will be provided as construction of the site(s) progresses and the yet-to-be constructed internal footpath networks are installed.

#### **2. Street lighting**

The comment that there is 'no lighting whatever' between the new roundabout and Westfields is incorrect and street lighting was installed all around the roundabout, and along the entire length of Tingewick Road that fronts the development sites, around 18 months ago. The lighting extends from the roundabout to a point just east (Buckingham town side) of the new refuge that is currently being constructed – this is a length of approximately 450 metres, where around fifteen new columns have been installed. Therefore, all three pedestrian refuges will be positioned within this already street-lit area.

Whilst, there is no possibility of providing a continuous footway on the south side of Tingewick Road, due to there being insufficient width of highway verge available, the footway/cycleway on the northern side has been widened from the roundabout down to the junction with Foundry Drive.

It is understood that the introduction of the bus route to serve the development will commence once the link between the two accesses of the development on the southern side of the road has been established and residential occupations of properties has occurred. As advised to you in March 2021, "...the Section 106 Agreement secured a Sustainable Transport Contribution that was to be '*applied for the purpose of constructing a 3metre wide pedestrian route with street lighting along the route shown by the blue shading on Plan 1 in order to connect new residents of the Development to the Royal Latin School, University of Buckingham, Buckingham town centre and other outlying shops services and communities.*' Street lighting will obviously also be installed throughout the entire residential area of the development."

Therefore, the remaining issue from your letter to be addressed, is the actual unlit length of Tingewick Road from the town side of the Dunstan Street junction to the junction with Westfields. This is a length of approximately 350metres and would require in the region of 10 new lamp columns to provide an acceptable level of lighting. Whilst the Council will continue to seek funding to provide the additional lighting from any further development in the area, an alternative means may be possible whereby Community Board funding could be sought to provide this infrastructure. The link below to the Buckingham Community Board may prove helpful:

<https://www.buckinghamshire.gov.uk/community-and-safety/improving-your-local-community/buckingham-community-board/>

I hope the information given above clarifies the situation and is helpful to the Town Council.

Yours sincerely

**Nick Reading**  
**Network Strategy Manager**  
**Transport for Buckinghamshire**

# S106 Projects

## Authorisation Form



### Planning Details

Planning Application No: 09/01035/AOP  
 Development: Land at London Road, Buckingham  
 Total Received:  
 Current Balance: £194,040  
 Date Received by AVDC: 01/10/2012  
 S106 Wording: 'A scheme of flood mitigation measures designed to protect properties in Buckingham Town which are considered to be at medium risk of flooding'

### Project

Main Contact: Tim Longstaff  
 Tel: 07460 275627  
 Email: tim@riverthame.org  
 Site: Various, will include land in sub catchments upstream of Buckingham

Overview (maximum 150 words – full details to be provided in 'Project Detail')

- Implementing Natural Flood Management (NFM) measures in upstream catchments can improve flood risk for downstream communities while also potentially providing other benefits including more ecologically sensitive land management, water quality improvements, new/improved habitats and improved biodiversity.
- Implementation of NFM measures in the catchment area upstream of Buckingham would help work towards the improvement of flood risk within Buckingham and potentially provide some of these wider benefits.
- Working closely with landowners, the local community and a steering group we would work towards the implementation of a suite of NFM measures within the catchment.
- Work would be phased to include engagement, feasibility and options appraisal (including development of surface water models), implementation and monitoring of measures.
- Project delivery will be through a combination of contractors, volunteers or directly by an appointed Project Officer. Works can also be completed by the landowners/managers themselves.

Total amount of S106 funds requested	£ 194,040
Other funding secured?	£
Total cost of project	£ 194,040

### Payment Details

Bank Name: Barclays Bank PLC  
 Account Name: River Thame Conservation Trust

Account Number: 93204820  
Sort Code: 20 – 01 - 09

## Project Detail

### Project Proposal:

Natural Flood Management (NFM) can play a big role in improving flood risk for local communities. NFM can also potentially provide several wider benefits including improved water quality, new/improved habitats, improved biodiversity and more ecologically sensitive land management practices.

The project would focus on the Ouse catchment above Buckingham with the aim of implementing a series of NFM measures to work towards reducing flood risk in Buckingham, including properties within the target zone.

There is a growing body of evidence of NFM being used to improve flood risk and provide wider benefits. Local examples include the Leck catchment downstream of Buckingham. The Leck could be used as a showcase to help with landowner engagement and uptake.

The project would cover a full-time Project Officer for three years. In summary the Project Officer's aims would be to:

1. Investigate feasibility of natural flood management measures in and around Buckingham that would contribute to a lowering of future flood risk – the options appraisal.
2. Produce a work plan of priority measures, based on the outcomes of the feasibility study, to be implemented with landowners and partners in and around Buckingham.
3. Lead delivery of the natural flood mitigation measures on the ground.

Work would be phased over three years as follows\*:

Year 1 - Project Officer identifies potential flood mitigation measures required by carrying out an 'Options Appraisal' and formation of a steering group.

Year 2 - Project Officer implements priority natural flood measures identified.

Year 3 - Project officer reviews, remodels/tweak etc and before a second phase of work.

\*timings are not fixed but are a best estimate with what is known currently. Project timelines will be guided by what is found once the project starts and refined accordingly.

### Steering Group

A steering group would be set up drawn from members of the Upper Ouse Catchment Partnership and will likely include, but not be limited to, the Environment Agency, town/parish, district and county councils.

### Options Appraisal

The options appraisal will include:

- Working with specialist contractors to create broad scale modelling for the upper catchment to prioritise sub catchments for more focused modelling.
- More detailed sub catchment models to identify location of measures

Expand on your summary given on the front page of this form. Try to be specific about **what** you will do, **when**, and **how** you will do it. Include any **consents** required (Planning; Environment Agency) the project **timescale**, or how this funding fits in if this is **part of a larger project**.



for implementation.

- In parallel - to aid and focus modelling efforts:
  - landowner engagement will be carried out to identify opportunities and ground truth the models.
  - Walk over surveys will be carried out to identify channel dimensions, overland flow paths, land use and cropping as well as NFM opportunities.
- A list of prioritised measures will be produced for implementation.

#### Implementation

- Individual measures will be designed for implementation and will vary depending on a number of factors including topography, land use, landowner amenability and availability of materials. Measures may include (but are not limited to) leaky dams, flow attenuation ponds, bunds, change in land management practices, reconnection of paleo channels, removal of drainage in upper catchments and tree planting.
- Delivery of measures will be through a combination of contractors, volunteers or directly by an appointed Project Officer. Works can also be completed by the landowners/managers themselves.
- Monitoring will be carried out and will include fixed-point time-lapse cameras and gauge boards and/or level monitoring sensors.
- Further iterations of modelling may be carried out to take into account the new measures and provide a second round of implementation measures.

#### Other

- Landowner agreements will be used to ensure works are left installed appropriately maintained for a reasonable period depending on the nature of the works undertaken.
- The Project will ensure any permissions or consents required for any project will be in place before commencement of any works.

#### Wider benefits

- As the project is over three years it is hoped that as momentum builds that more funding could be drawn in from other sources to widen the reach and impact of the project beyond that which can be delivered using the S106 money. As measures are implemented there is opportunity to use them as a showcase to draw in further interested landowners.
- Further opportunities beyond NFM measures will be identified as part of the walk over surveys. These will be fed back to the catchment partnership as possible projects for future funding bids.
- The project can create a legacy of a long-term Rivers Trust presence in the area that can build on the stakeholder and landowner engagement and opportunities identified through this project. The possibility of further NFM work on other sub catchments to improve flood risk in Buckingham would also be likely.

### Project Demand:

- The S106 requirement wording states; 'a scheme of flood mitigation measures designed to protect properties in Buckingham Town which are considered to be at medium risk of flooding'. This project would work towards this goal by seeking to improve flood risk by the strategic implementation of NFM measures, led by surface water modelling, in the catchment upstream of Buckingham.
- The AVDC Local plan 2017 section 11.21 p263 states 'As a consequence of climate change, parts of the district will be at increased risk from groundwater, fluvial and/or tidal flooding. It might not be possible to maintain hard defences in the long term'. 'Development therefore need to be strongly restricted in areas at risk to flooding, whilst ensuring that existing towns and villages are protected by sustainable means that make space for water in suitable areas'. This project would provide measures that are not hard defences and help work towards protecting Buckingham by sustainable means.
- The Catchment Flood Management Plan by the Environment Agency states that for Buckingham: 'The flood risk to people and property is expected to increase in the future. We need to carry out further investigations to understand the risk of flooding better. For some locations this may include more detailed studies of surface and groundwater flooding. Where appropriate we need to consider options to reduce the probability of flooding.' The use of NFM offers one such option to reduce flooding probability and has the potential to offer multiple benefits beyond this too (see below)
- The appendix to the Buckinghamshire Local Flood Risk Management Strategy (LFRMS) states that 'the following approaches will fundamentally underpin improved and sustainable local flood risk management' one of these approaches being 'Seek improvements which have multiple benefits'. It specifically mentions 'Natural measures to reduce flood risk can often achieve additional benefits such as water quality improvements (removal of sediment and pollutants), creating habitat, and recharge of groundwater.' NFM is based on a suite of natural measures that have the potential to create these multiple benefits.

Tell us how you have identified the **need** for the project within your Town or Parish. Include details of **consultation** and/or demand for the project, and how you think your project will meet this need.

### Project Outcomes:

1. Engagement of up to 25 landowners
2. Create feasibility/options appraisal study based on landowner and public engagement, walkovers and modelling. This will include:
  - a. Broad scale surface water model creation for the catchment upstream of Buckingham to aid prioritisation of sub-catchments for further work. \*
  - b. More detailed surface water modelling for up to 3 sub-catchments. \*
  - c. Prioritised list of implementation measures for up to 3 sub-catchments.
3. Implementation of up to 25 flow attenuation features across up to 3 catchments. \*\*

Please tell us what **outcomes** you hope to achieve and how you will **measure** these. How will the project increase user numbers from current levels?

4. Implementation of a monitoring programme.

\*the final modelling approach and outputs will be determined through working with specialist consultants and project steering group. It will be dependent on the datasets available, quality of the data and the landowner engagement process.

\*\*This number is based on leaky dams from comparison to the Leck catchment delivery costs. The type of measures implemented will depend on several factors including topography, land use, landowner amenability, future costs etc. As the project would be over 3 years there would hopefully be opportunity to draw in more funding to expand the work that could be carried out and implemented.

**For AVDC Use**

**Signature**

**Enter Date**

Environment Team Authoriser:

27/02/19.

08/07/19

Cabinet Member for Environment & Leisure:

Delivery & Development Authoriser:

25/07/19.

To approve this proposal, please sign & date above.

## Natural Flood Management in the Upper Ouse Catchment - Project Proposal

	Year 1	Year 2	Year 3	3 year Totals
A scheme of flood mitigation measures designed to protect Buckingham Town				
<b>PROJECT MANAGEMENT AND OVERHEAD COSTS</b>				
Project Officer (3.5 days week on salary of £28k plus 23% on costs (pension, NI))	£24,108	£24,108	£24,108	£72,324
Project Officer costs - travel, expenses, IT (incl mobile phone, IT equip, software, GIS licences etc)	£2,800	£2,800	£2,800	£8,400
Recruitment costs	£750			£750
Desk hosted by 3rd party organisation	£1,000	£1,000	£1,000	£3,000
Management and employment costs for Upper Ouse PO and the Ouse project - (1) payroll, IT support, admin and finance support, insurance cover, management support by CEO, (2) secretariat for steering Group, further fundraising support for Ouse Project).	£9,000	£9,000	£9,000	£27,000
<b>PROJECT MANAGEMENT AND OVERHEAD COSTS</b>				
				<b>£111,474</b>
<b>PROJECT DELIVERY COSTS*</b>				
Hydraulic modelling costs	£8,000	£3,000	£0	£11,000
Installation costs - including permits, project materials and contractor costs	£2,250	£26,000	£26,000	£54,250
Monitoring equipment		£10,000		£10,000
Technical and design support -	£1,500	£1,500		£3,000
Stakeholder/public meetings	£1,000	£500		£1,500
<b>COST FOR PROJECT DELIVERY</b>				
				<b>£79,750</b>
	£50,408	£77,908	£62,908	£191,224
<b>TOTAL COSTS (without inflation)</b>	<b>£50,408</b>	<b>£79,466</b>	<b>£64,166</b>	<b>£194,040</b>
<b>TOTAL COSTS plus 2% inflation added year 2 and 3</b>				
<b>Notes</b>				
1) The 2017 inflation rate was 2.13%. The inflation rate in 2018 was 2.44%.				
* Depending on specific projects that come out of the initial Upper Ouse scoping phase, additional project funds will be sought - e.g. from Env Agency, woodland planting grants etc				

## Housing Distribution – St Rumbolds Fields following insertion of additional houses

Beds	Type	Northern site			Southern site			Total
		Sale	Affordable	subtotal	Sale	Affordable	subtotal	
5	D				4		10	10
	SD				6			
4	D	15		15	43		70	85
	D/SD				4			
	SD				4	8		
	SD/ET/MT				11			
3	D			20			148	168
	SD/D	2			24			
	SD/ET/MT	12	6		39	47		
	SD				32			
	SD/T				6			
2	SD/ET/MT	5	14	19	32	42	74	93
2	Apartment				6		20	20
	Maisonette				8			
	FOG				2	4		
1	Apartment				3	18	21	21

	<u>Sale</u>	<u>Affordable</u>	
Northern site	34	20	
Southern site	224	119	
Totals	258	139	Total number of dwellings 397

397 dwellings x 35% = 139 (rounded up)

Total site area 9.78 ha / 24.17 acres → 41 dwellings/ha

Red dots are Affordable Rent; Blue dots are Shared Ownership  
Yellow shading shows the new insertions









Cllr Osibogun has received the response below, and asks Members if they consider it necessary for the traffic team to give us a demonstration on how the tactile rotating cones work, I am happy to take up their offer and propose dates. Please let me know your preference.

(9/8/21)

Dear Cllr Osibogun

Thank you for your email of the 26th July below to Kit Gordon-Stuart regarding the Toucan signal crossing on A413 Buckingham Ring Road near Osier Way. We also received and responded to an enquiry from Buckingham Town Council on the 21st July on this subject and so I have copied them into this reply.

According to our records this crossing was installed on the 1st November 2006, it is a staggered crossing with two separately operated crossing points. It has never had any audible beepers and we would not install them here to avoid them being heard at the wrong crossing at the wrong time.

This is in line with national guidance issued by the Department for Transport (DfT) that states that they should not be used if there is another nearby crossing. Where audible beepers are provided, their use is often restricted to 7am – 7pm and therefore they do not provide complete support for visually impaired users which is why we provide tactile rotating cones as they work on all crossings and at all times. The crossing has tactile rotating cones under every push button and these are provided at all of our crossings in the Buckinghamshire Council area.

We would be happy to meet with yourself, other Councillors or the customer at a suitable site to go through how the cones work.

Guide Dogs UK to our knowledge promote the use of tactile rotating cones in their training and campaigns, the guide dog or a cane is usually held in the left hand to leave the right hand to find the button and cone below it.

The crossing had an annual inspection on the 12th of April 2021 and no faults were found with the rotating cones.

Buckingham Town Council also mentioned to us that they had been told that the island is not big enough for a mobility scooter. The island would appear to be of sufficient width and although there is an existing street light column present in the middle of the island it appears there is sufficient width on both sides of it for a mobility scooter.

According to our records the street light was installed in 1985; if it is causing an obstruction to mobility scooters then this issue needs to be raised separately to the Street Lighting team for them to investigate possible relocation and report back the associated costs.

Kind Regards

Traffic Signals Engineer  
Transport for Buckinghamshire

[Back to AGENDA](#)



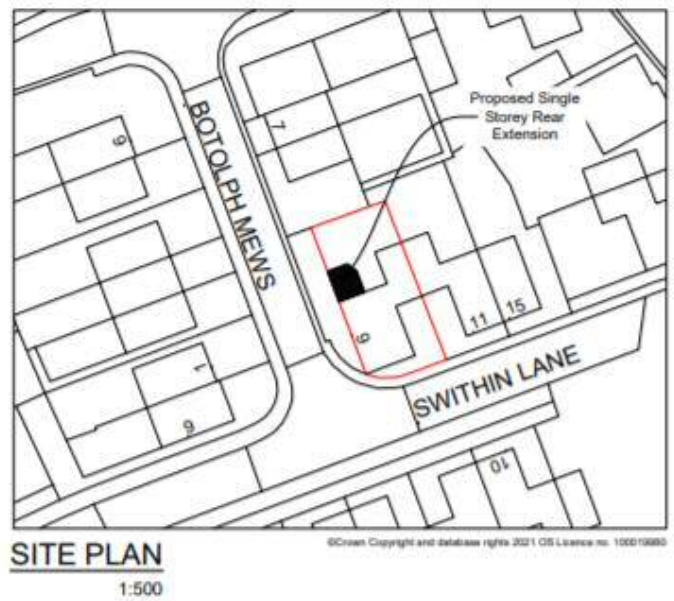
PLANNING WORKING GROUP

MONDAY 16<sup>TH</sup> AUGUST 2021

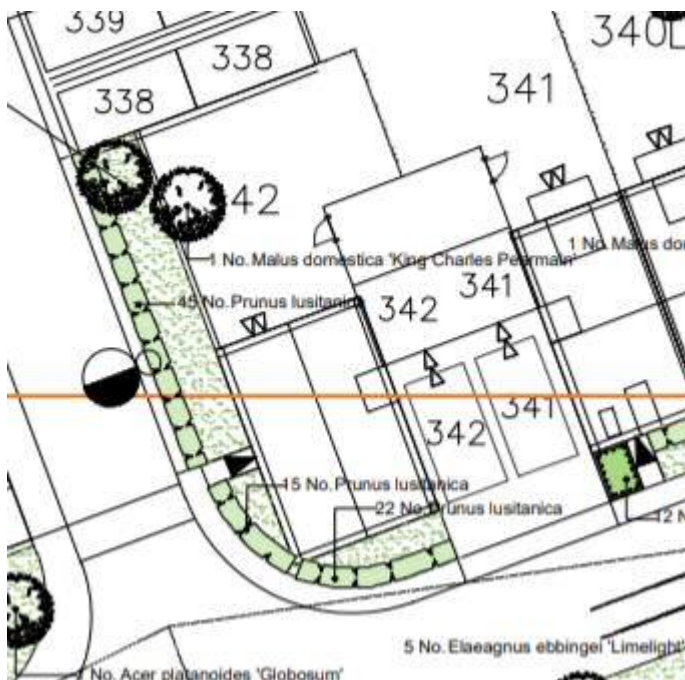
Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. **21/02882/APP** 9 Botolph Mews, MK18 1YU  
Single storey rear extension  
*Nash*



Part of site plan from 17/04668/ADP, site ringed



Approved soft landscaping; stippled area is lawn



Google satellite picture (before completion)

Members should note that this site description is a desk study and not the result of a site visit.

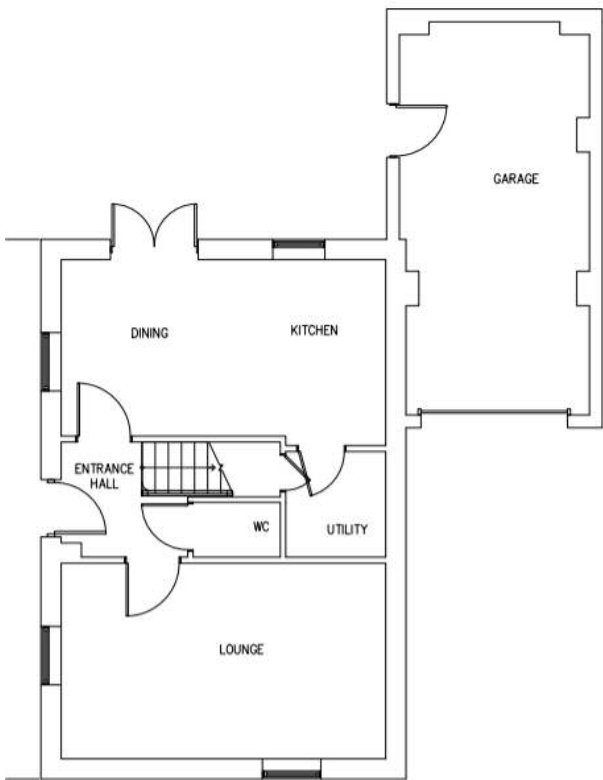
The site is a three-bedroomed detached house on a large corner plot in Character Area 3 at St. Rumbolds Fields, one road in from the eastern boundary with the undeveloped corner land (Site J in the BNDP). There is a linked garage at the rear – half of the building which also houses the garage for 11 Swithin Lane - and enough drive to park a vehicle. The garage has a pitched gable roof at right angles to that of the house and approximately in line with the house side wall. Swithin Lane (Street 02) has Primary Route designation and therefore a footpath along it, Botolph Mews is a Shared Surface Street (05), so the footpath exists round the corner only as far as the path to the front door. The Soft Landscaping drawing shows a narrow front/side garden around the corner laid to lawn and separated from the footpath by a hedge, and a matching strip, also with a hedge, along the outside of the boundary wall of the 'back' (actually side) garden. The original Site and Location plans showed the strips along the front and side of the house within the red line, the amended version above excludes those each side of the front path, but retains the side strip. The Public Open Space Plan (20/00886/ADP) seems to show that none of this area is POS (shaded green), unlike the verges on the other side of the roads.



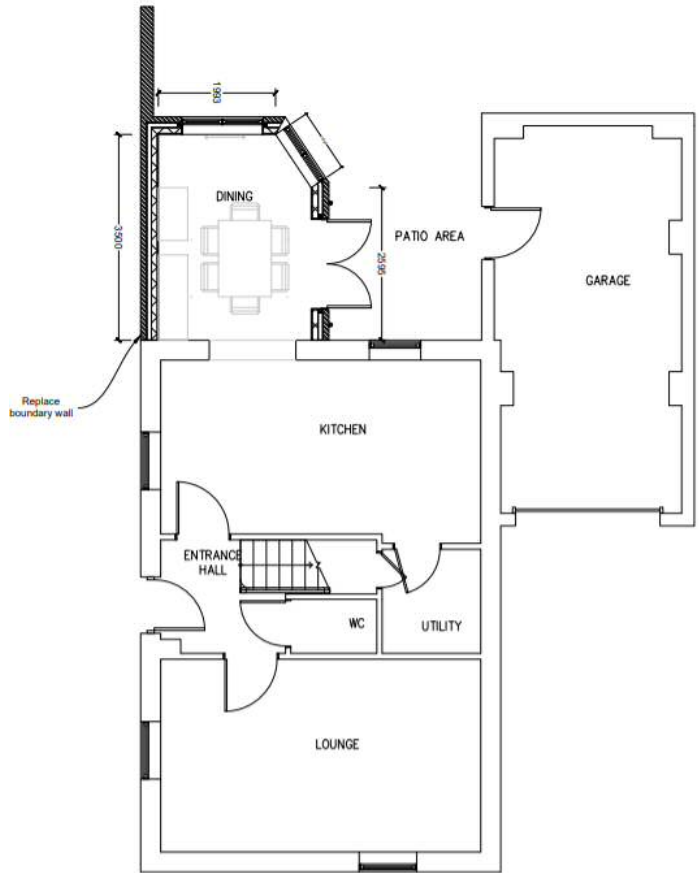
'Hadley' house type. It has brick detailing – a dentil course under the eaves with brick corbels at each end, flat arch lintels to the windows (front, as shown; the street elevation should have them as well, according to the master drawing but they are not shown on the ones below; none on the garden elevation) and a string course round the entire building under the ground floor windows. Corbel details included to explain small black squares on elevation drawings below. Note chimney – omitted from drawings submitted, but clearly visible on satellite picture above.

The proposal is to use the whole of the room on the left of the entrance hall as a kitchen, and build a single storey extension beyond the existing double door for a new dining room. The footprint of the extension is a rectangle with the garden corner cut off, and its western wall will replace the existing garden wall for a distance of 3.5m – the same depth the garage projects into the garden. The cut corner makes an interesting roof shape, with its eaves at approximately the same height as those of the garage, and double doors will open on to a patio area between the extension and the garage. There will be no windows in the outer wall, but there will be in the northern and north-eastern (angled) walls; the style (two panes divided by a vertical bar) does not match or echo the four-pane sash house windows. The decorative string course could be continued round the extension for neatness.

Materials: brickwork, tiles to match existing and uPVC windows and doors..



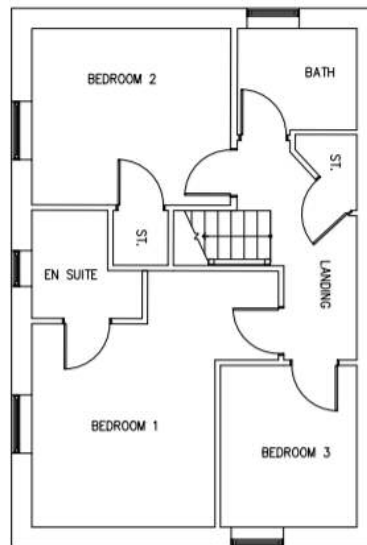
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

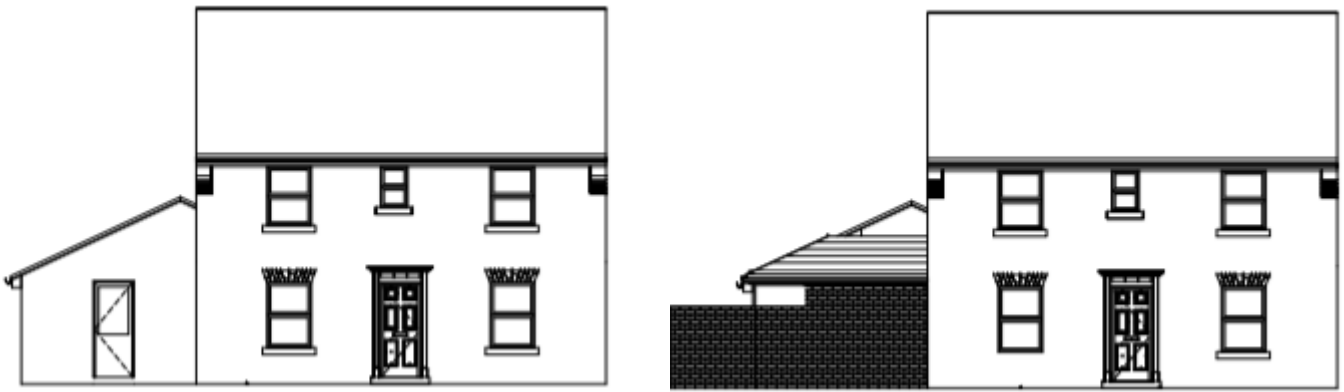


PROPOSED ROOF PLAN

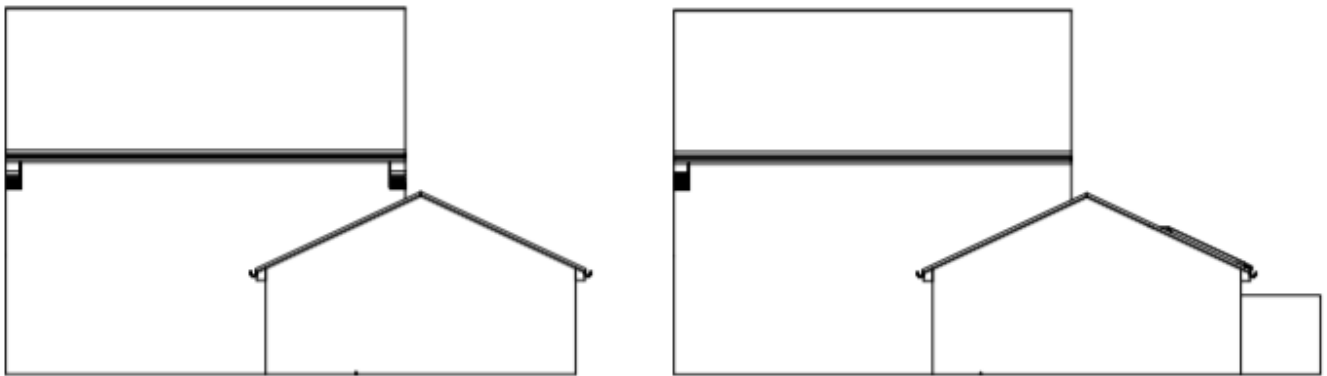


EXISTING FIRST FLOOR PLAN

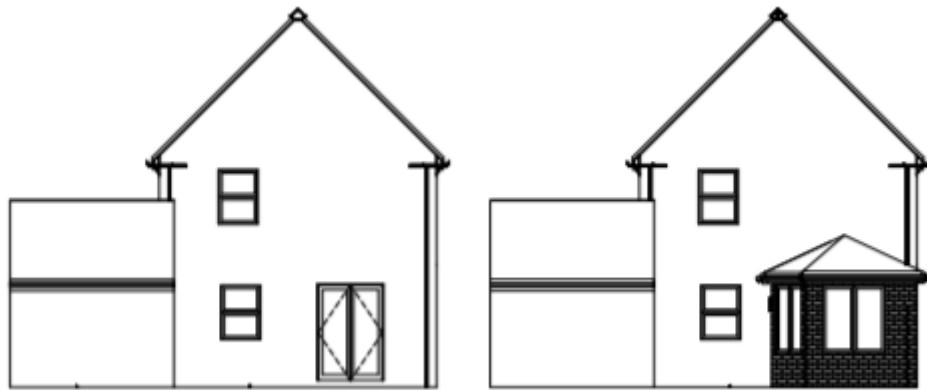
No changes proposed



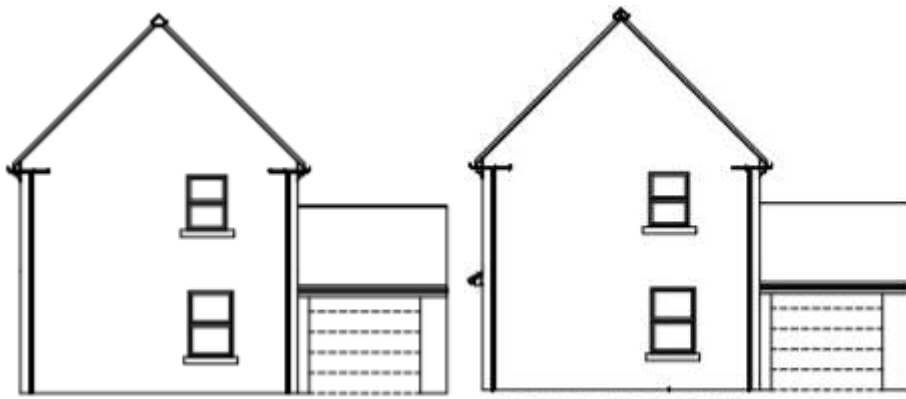
Existing and Proposed front elevation (to Botolph Mews). For Members who are wondering what the small black squares under each end of the guttering are, see above. Note that this view of the side of the garage is partly hidden by the existing 1.8m high garden wall.



Existing and Proposed rear elevation (to 11 Swithin Lane)



Elevation to garden (North)



Street elevation to Swithin Lane

2. **21/02951/ATN** Base Station adjacent to Gawcott Road [on the bypass by Ring Road Garage]  
 Upgrade of existing mobile phone base station, replacement of existing monopole and equipment cabinets  
*Cornerstone*

SITE LOCATION



The existing cabinets



The existing mast and surrounding area (Google 2021)

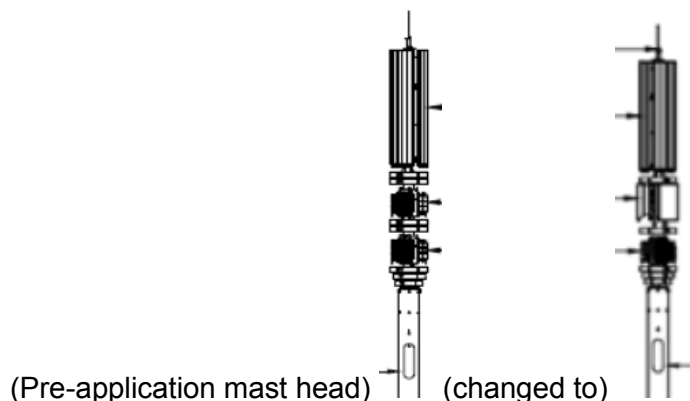
Planning history of this mast site

1	07/01137/ATN	Erection of 15metres monopole containing No3. antenna with equipment cabinets	Consent Granted
2	12/01260/ATN	Installation of No.1 Equipment Cabinet	Proceed with works
3	15/01536/ATN	The removal of the existing 15m mast and its replacement with a 15m mast, an additional radio equipment cabinet and development works ancillary thereto	Proceed with works
4	21/02951/ATN	Upgrade of existing mobile phone base station, replacement of existing monopole and equipment cabinets	Pending Consideration

Members will remember that BTC was approached by the applicants with pre-application drawings, which were considered at the 24<sup>th</sup> May meeting. No comments or suggested amendments were made. Very minor changes were sent in July, but they just missed the agenda deadline, and the office agreed with the applicants that in order not to delay the process the Committee would be advised of the changes in the briefing accompanying the August agenda and any comments could be made on the application itself.

The changes were:

1. An additional 3 antennas on the mast, which makes little difference to the profile:

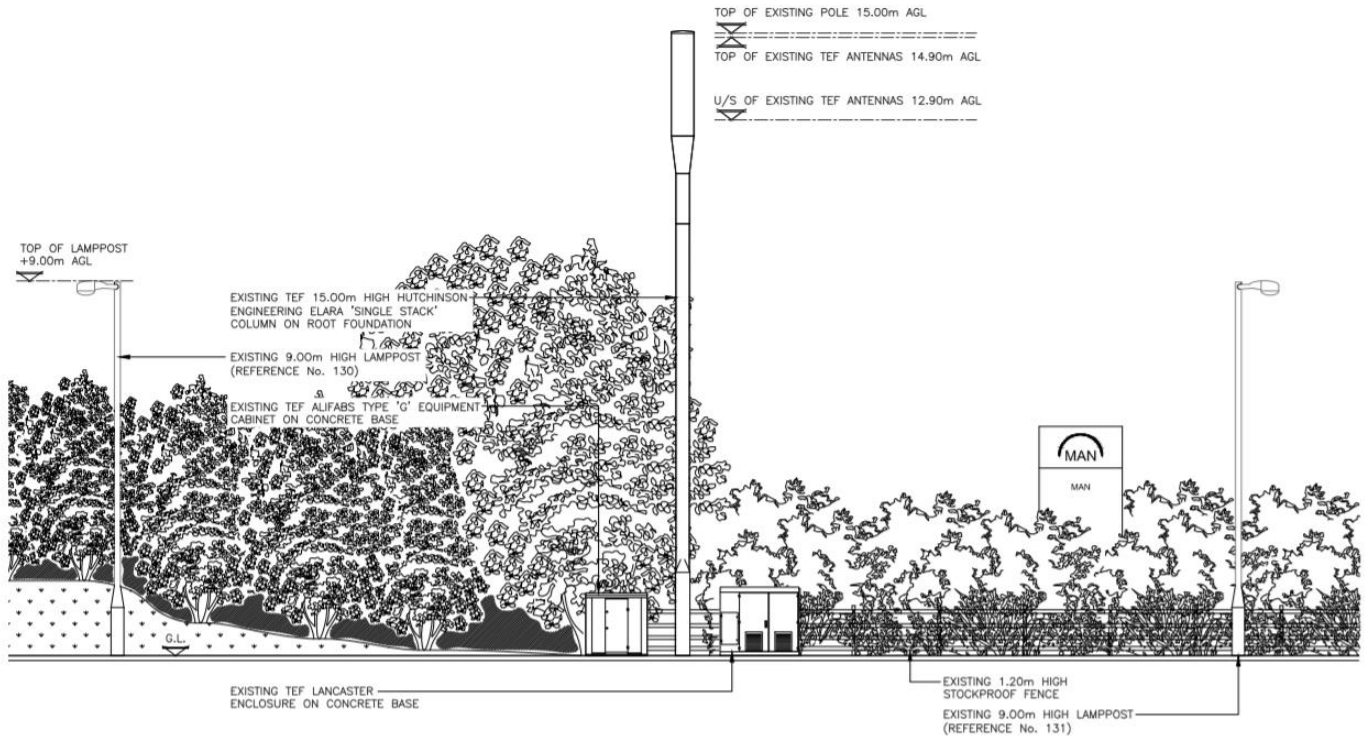


2. The equipment cabinet was referred to as a single combined unit in the pre-application consultation document; this was an error and it is in fact a row of three smaller cabinets.

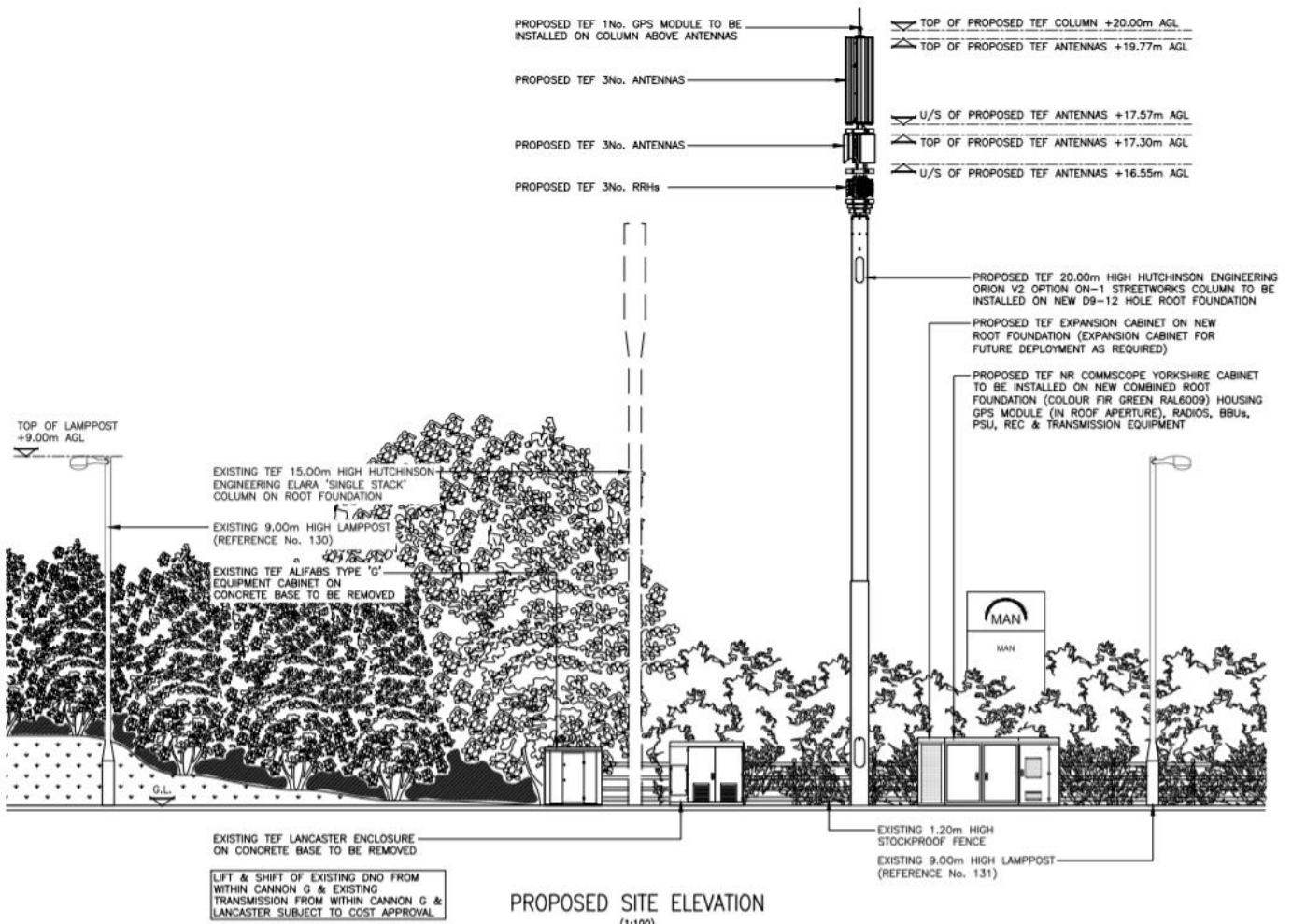
The new mast and cabinets will be slightly to the east of the present mast; the mast will be 5m taller. It will be in the verge, as before, close to the fence and hedge, and the cabinets will be dark green. I did ask in May about the possibility of mast-sharing with the installation by Brown's entrance on the Gawcott Road, but an altogether more substantial and intrusive mast arrangement would be required. Neither Highways nor Environmental Health have any objections.

Members using the Buckinghamshire website to view the originals of these drawings should not be alarmed by AVDC's insistence that the site is in the Tingewick Road Industrial Park, to the point that the technicians ignored the correct description on the application drawings, and attached the Industrial Park to the address and planning history of this application. The applicants have included detailed approach route directions from the M4, and the access is to be along the bypass from the west. I have constructed a correct history from other sources (the mast was a new installation in 2007) and advised Parish Support of the irrelevant inclusion of a mast on Bierton Road, Aylesbury, in the mapping system for this site.

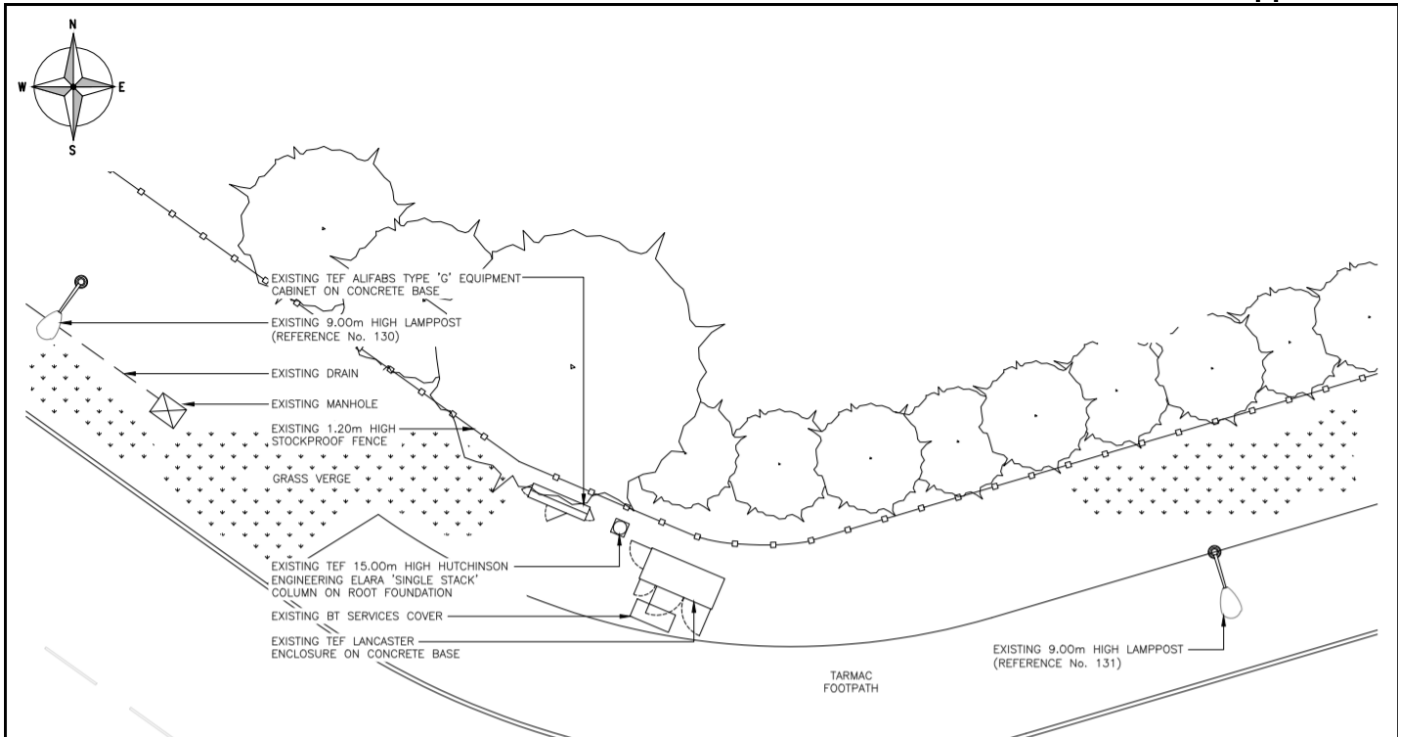




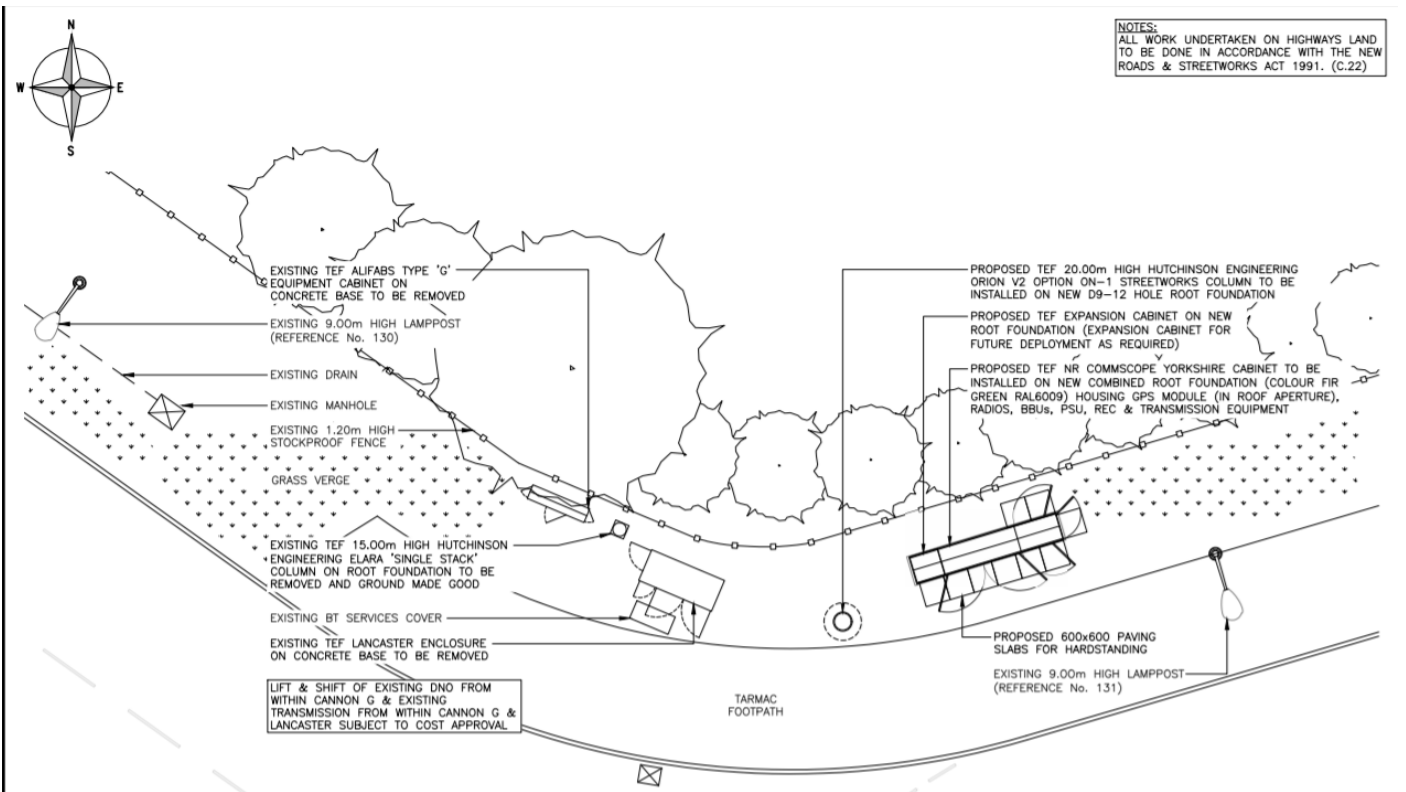
EXISTING SITE ELEVATION



PROPOSED SITE ELEVATION  
(1:100)

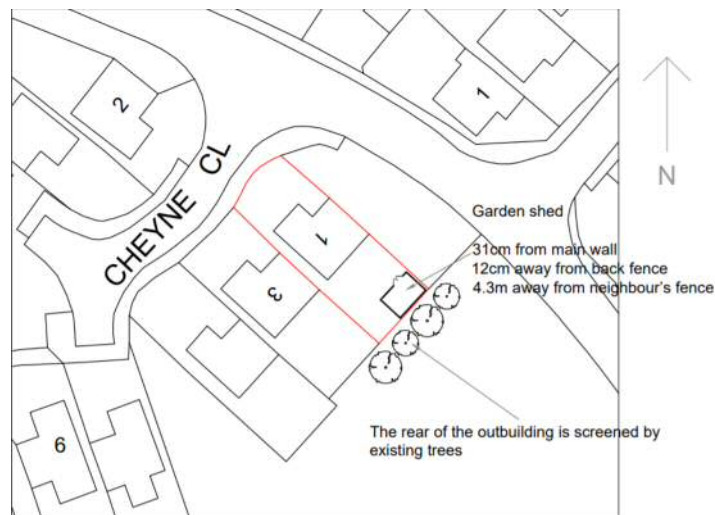


Existing layout



Proposed layout

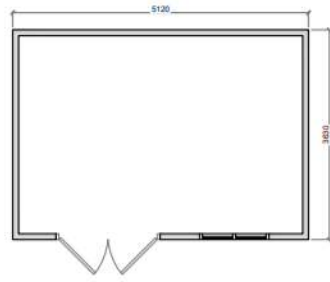
3. **21/02978/APP** 1 Cheyne Close MK18 1XP  
Erection of a traditional timber garden shed 5120mm x 3630mm with UPVC doors and window (part retrospective)  
Checkley



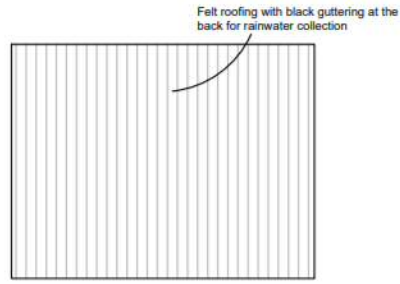
The shed is 2.4m high and can be seen above the 1.8m wall from a point of view uphill of the house, but not from the entrance to the estate due to trees outside the boundary. Photos taken 30/7/21.

The site is the first house on the left hand side of Cheyne Close, the first road on the left after leaving the bypass roundabout. It is a house of a style common on Page Hill, with a single storey glazed porch and brick garage projecting forward of the general building line. The road side rear garden boundary is a standard 1.8m brick wall, stepped down in 5 sections to follow the slope of the hill. The other garden boundaries are timber fencing. There is a wide verge between the house and Page Hill Avenue and a large area of public open space between the rear of the site and the bypass, with mature trees close to the back fence. The premises have no previous application history.

The proposal is to build a flat-roofed timber garden shed on a concrete slab foundation in the easternmost rear corner of the back garden, to be used for storage of tools and toys. It has been partially completed because the removal of PDR on parts of Page Hill was not made known to the applicant before construction was started. It is slightly visible over the garden wall, see above, and has a double door and window in the side facing the house and no others, and is 8m from the common boundary with No.3.



Floor Plan



Roof Plan



North-East Elevation

North-West Elevation

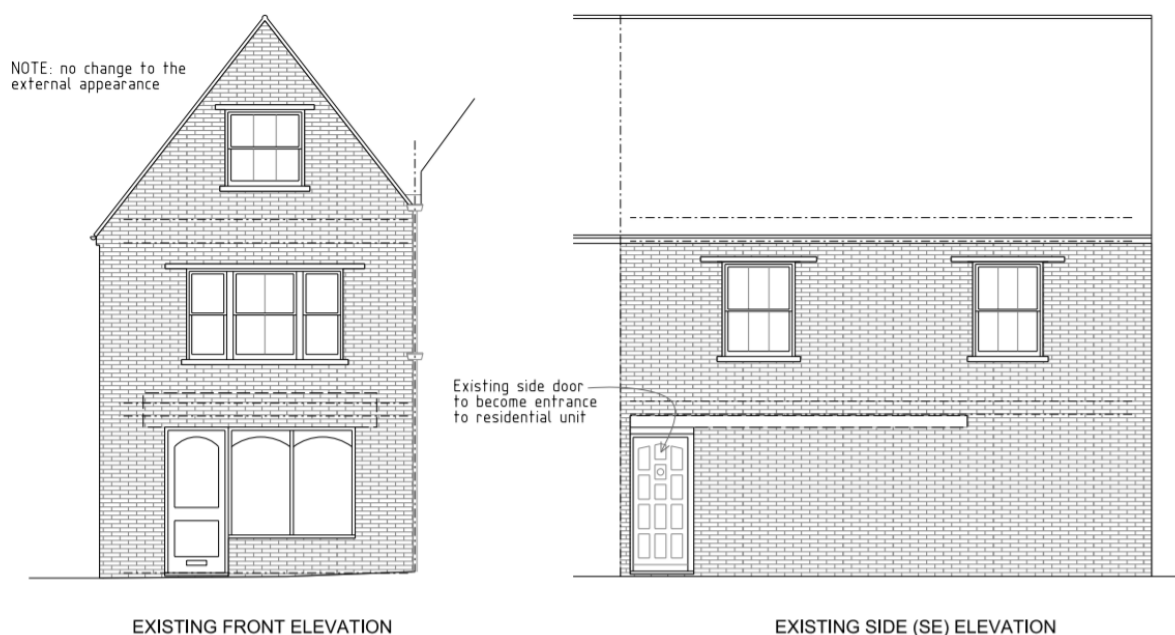
South-West Elevation

South-East Elevation

4. **21/03028/ALB** Monroe House [1 The Chewar], Market Hill, MK18 1JU  
 Internal alterations to enable change of use including 2N<sup>o</sup> new staircases and conversion of existing loft area to create a new mezzanine  
 Day



Photo taken in May for ACL applications



The site is the building on the corner of The Chewar facing the Post Office, with №23 Market Hill (previously occupied by the Harpenden Building Society) on its northwestern wall and №2 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. Earlier this year Certificates of Lawfulness were granted (see table below) and this is the necessary Listed Building application to make the internal alterations. Some changes have been made to the internal layout of the upper floor; in May the proposal was to block access to the shop unit from the side door in The Chewar, provide a kitchenette and toilet at the rear of the shop for the staff, and the first floor was to 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. The existing staircase was L-shaped and started well back from the door to allow room for the door into the rear of the shop.

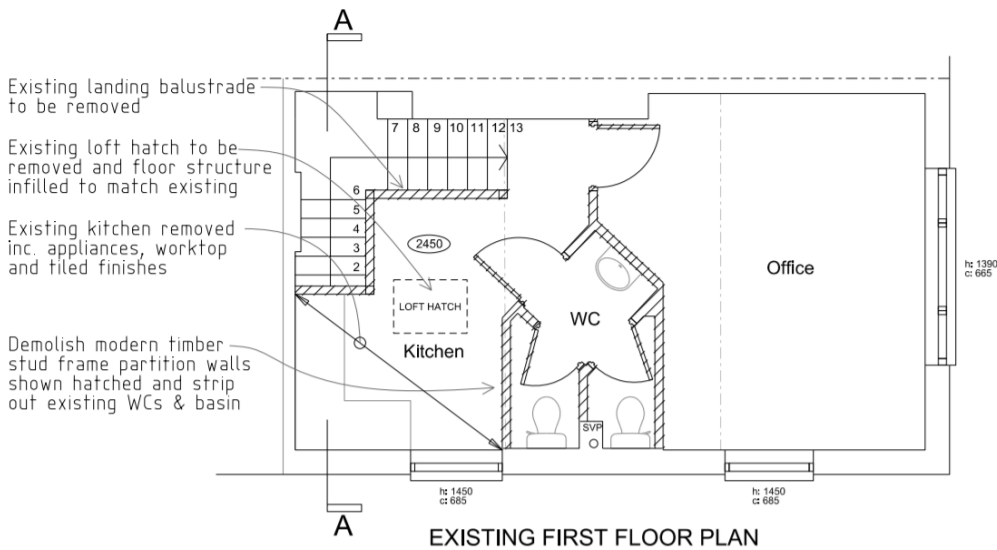
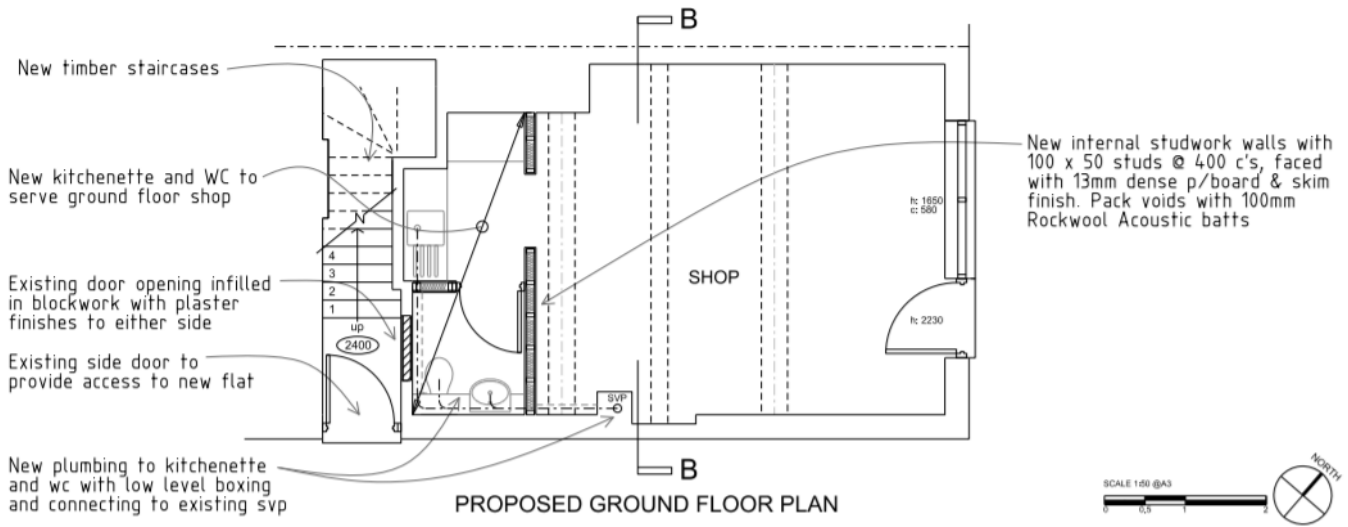
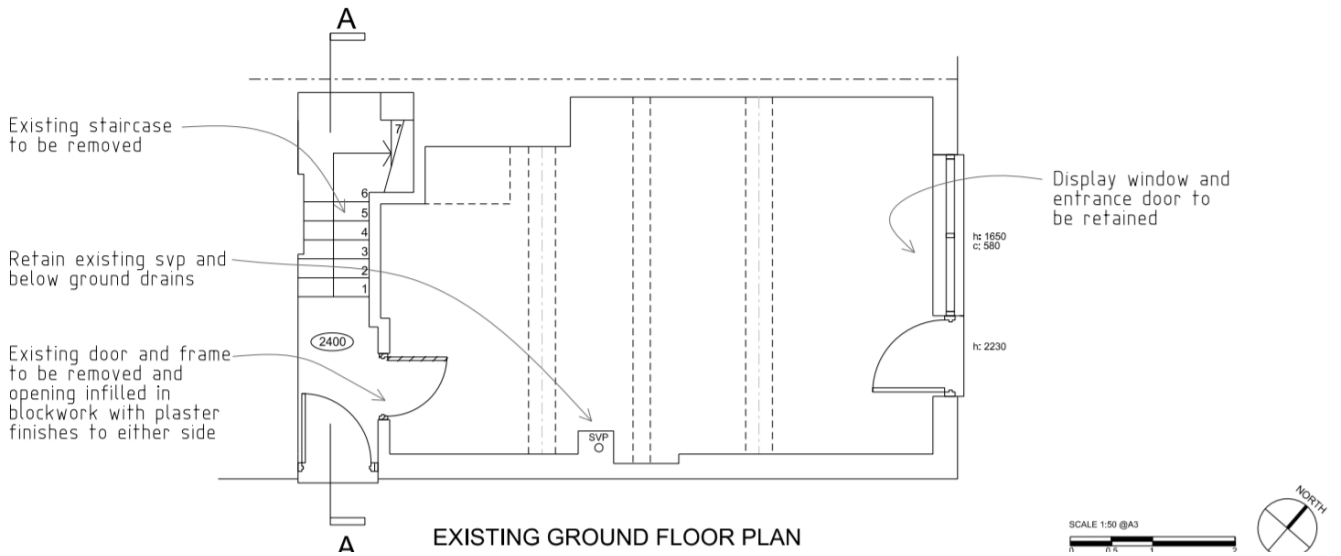
The new layout involves a new staircase, starting nearer to the outer door and thus achieving first floor level without requiring the second part of the L, and insertion of a mezzanine floor to accommodate the bedroom; the first floor will have a living/dining room occupying about half the area, with the gable end window and side window as before and the kitchen (entirely interior; no venting detailed) and bathroom (with the other side window) between it and the landing between the two staircases. New stairs will be created up to the loft area which have a mezzanine floor projecting over about a third of the living/dining area with a glass balustrade along its open edge. A wardrobe area will be fitted over the stairs, and additional storage will be under the eaves each side. The drawings include details of insulation and fire-resistant materials. There will be no alteration to the exterior appearance, and no further changes to the shop unit.

At the 24<sup>th</sup> May meeting, Members “Noted” the two ACL applications but added no comments.

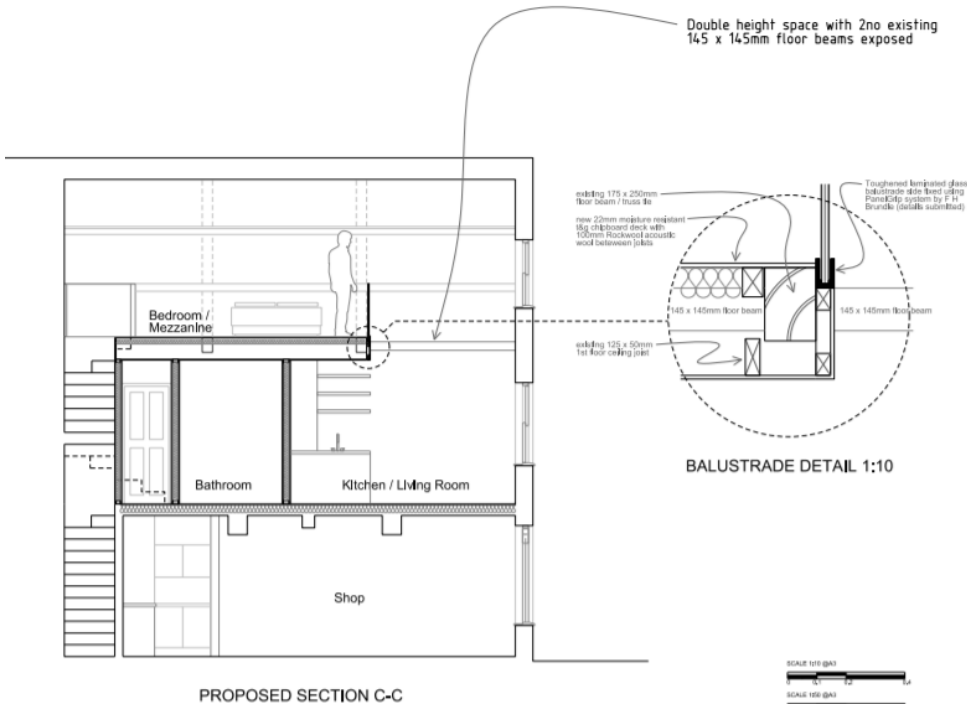
#### Planning History (not signage)

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	Certificate issued
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	Certificate issued

5	21/03028/ALB	Internal alterations to enable change of use including 2N <sup>o</sup> new staircases and conversion of existing loft area to create a new mezzanine	Pending consideration
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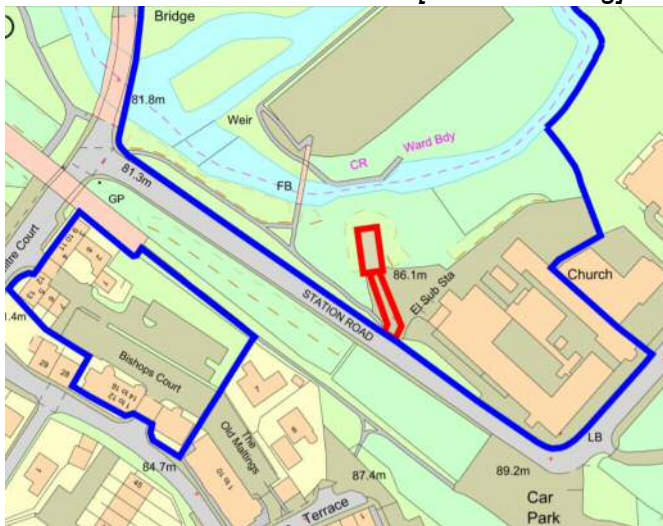




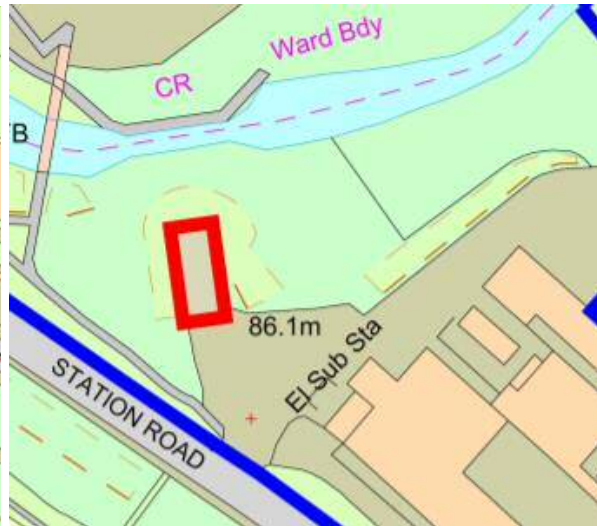
Note that C-C was not labelled on original drawing – labels have been added in red on drawing above

5. 21/03030/APP

University of Buckingham campus, Station Road  
 Installation of a log building to provide a multi-faith prayer room, together with associated drainage works  
 Sheridan [Delta Planning]



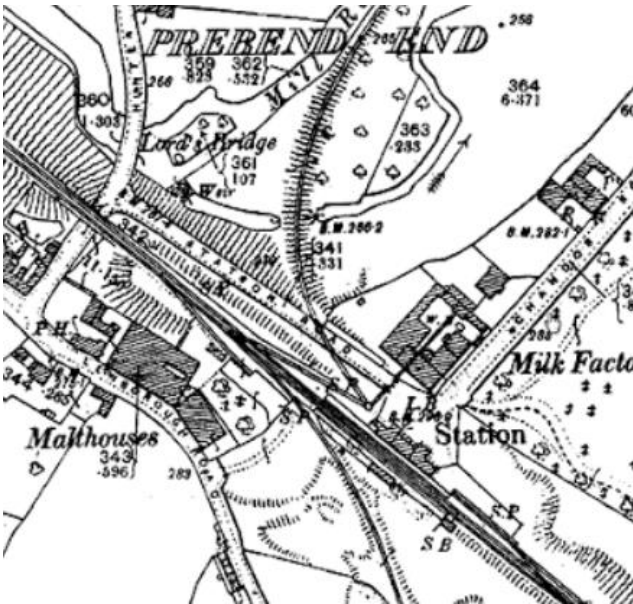
Location plan



Block plan

The proposal, according to the Covering Letter in the documents list, is to install a log building 14.55m x 6.55m containing two prayer rooms and toilets, for public and University use. “The proposed building will be sited upon a tarmacked area within the existing car park which currently has a total of 12 parking bays. The proposals will result in a loss of 5 parking spaces.” As can be seen from the plans above, the rectangle of the building is off the northwest corner of the parking area. There is a tongue of land projecting in this direction from the car park – it is the remains of a railway embankment which carried a siding from the main line to Tanlaw Mill. However it is now part of the wooded area between Station Road and the river, and not ‘tarmacked’ as stated above. The remains of the bridge abutments are visible each side of the river below The Flosch.





The car park is a triangular shape with its tip cut off: its base is towards the Chandos Road Building, with a substation and one parking bay on this edge, 5 parking bays on the western side (the markings of 4 are visible in the photo above), two across the truncated tip, and 4 (including one disabled bay) on the northern side all but two hidden by a tree). It is surrounded on three sides by trees.



The western edge – cars in bays 2, 3 & 4 of 5  
The bollards divide the carpark from the Circular Walk



The corner space and the two bays at the end. The plans above show the cabin as sited in the trees behind the car



Cars in the two end bays; one bay and the disabled bay with side hatchings on the northern edge.  
There are two further bays behind the photographer



Each side of the tongue of land forming the embankment the land falls steeply to river level

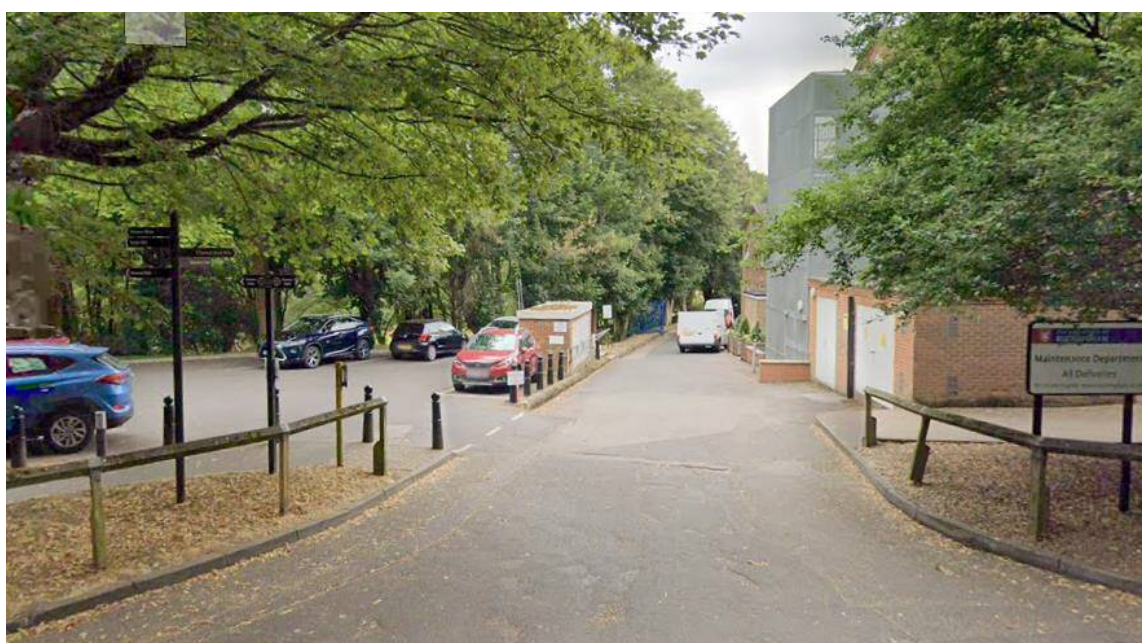
It can be seen that the area described in the letter and that drawn on the plans cannot be the same. There are 12 bays in the car park area, and the most obvious solution to the anomaly is that the cabin is to be sited on the 5 bays in a row along the left hand side of the car park entrance, backing on to the Circular Walk.

However, in the Drainage Statement there is the drawing on the left, accompanied by

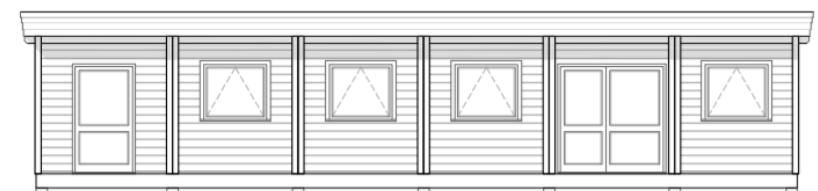
We will be introducing a new 150mm plastic pipe foul/storm water drainage to allow for foul and storm water from the new building, this will be connected into the existing combined foul and storm water system.

A new trench will be excavated at the required invert levels across the existing car park and a new 150mm plastic foul and storm water drainage will be introduced with new Manhole A being installed at the correct invert level to allow directional change of new foul/storm water drainage. A new trench will be excavated at the required invert level to the side of the existing road allowing for 150mm plastic pipe foul/storm water drainage to be installed with connections made into existing Manhole B.

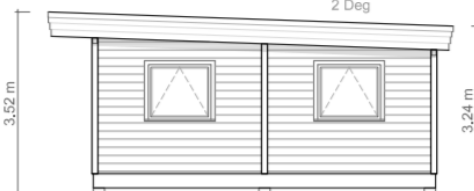
Comparison of this drawing with the outlines of the Chandos Road Building on the Block Plan shows the cabin (yellow rectangle in their drawing, green in my comparison) lying across the road access to the car park at the rear of the CRB (see satellite photo), or beyond the substation in the car park in the photo below about where the back of the white van is. There might also be a problem with levels as the car park is somewhat lower than the roadway (but the crest of the embankment is even lower, and slopes toward the river).



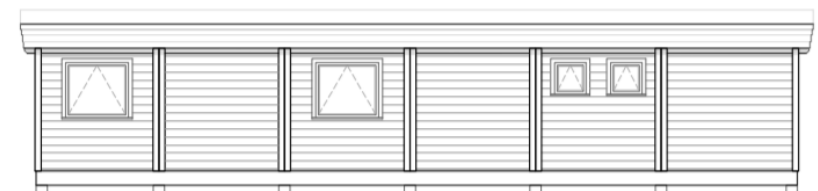
There is a Flood Risk Assessment Statement, but the car park is well above river level. One assumes that surface water flooding is not a problem as the car park has been in use for some time without problems.



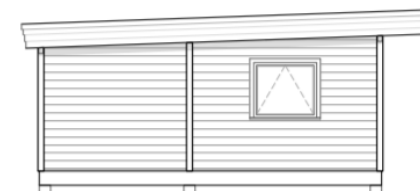
Front Elevation



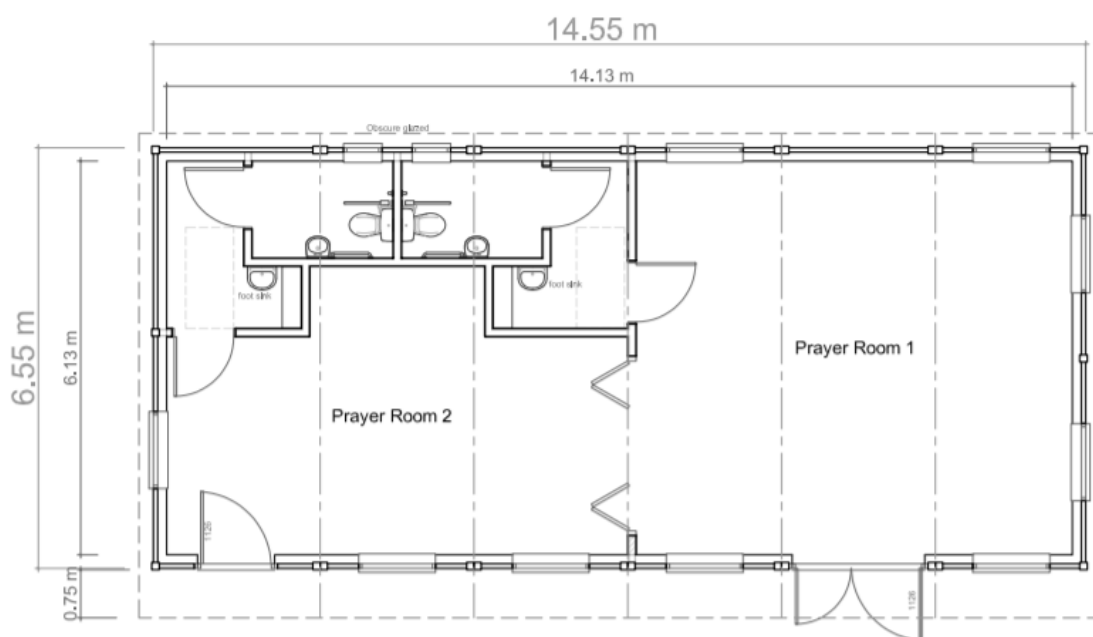
Side Elevation



Rear Elevation



Side Elevation



Floor Plan

Internal area 86.62m<sup>2</sup>



Loss of parking

“It should be noted that the proposals do not include any parking provision for the multifaith prayer room as it will be a walk-in facility.”

If it is assumed that the cabin is to occupy the 5 bays on the left of the car park entrance on the hardstanding (which would have the advantage that no trees will need to be felled, or their roots disturbed) then that would remove those 5 bays from the total available. There is existing parking in the yard behind the CRB (access conditions unknown), and across the road in the station car park (the ground floor of the student residence – approved August 2019 – will be a replacement car park, though not available during construction, of course). The station car park needs a pass to enter, so if these prayer rooms are to be used by the public as well as University staff and students, the remaining 6 places in the car park (7 including the Disabled space) will have to be available for public use. It is ingenious to assume that all visitors will walk from home, and Station Road is not suitable for on-street overflow parking.

6. 21/03080/APP 3 Wharf View, MK18 1XF  
 Timber framed garden room  
 Try



Location Plan



Block Plan



Side garden fence



Rear corner – existing pergola visible (10/8/21)

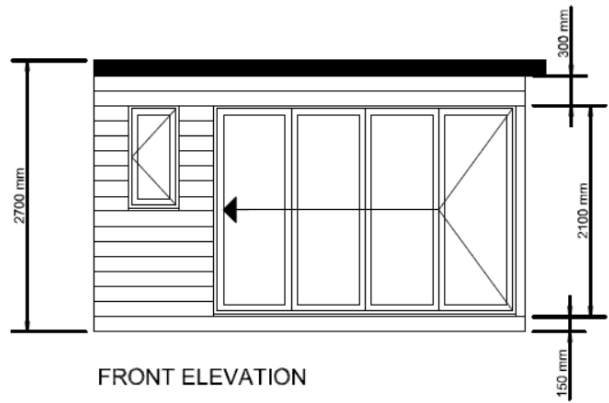
The site is a 4-bed detached house on the eastern cul-de-sac end of Wharf View on Page Hill, the most northern of a row of three. To the north and rear of it is a public open space through which a path runs downhill, linking Page Hill Avenue with the layby on the Stratford Road, and crossed by a path from Wharf View into Middlefield Close. The northeast corner is currently occupied by a pergola; the garden boundary is a hit-and-miss timber fence of the standard 1.8m height. The previous application extended the set back front wall forward to be flush with the garage front, with a single pitch tiled roof, and added an open porch.

This proposal seeks to replace the pergola with a garden room, with glazed doors (bi-fold facing the house, sliding facing south) on the two garden elevations, and plain sides to the fences, with small high-level openable windows at the rear. It will have a single pitch slightly sloping roof. Its concrete base will be 4.3m x 3.3m, and the building height 2.7m, so the roof will be visible above the fence. There will be a 20cm gap between the building and the side fence, and a 40cm gap between the building and the rear fence (ground to be covered with pea shingle).

Materials: olive colour feathered shipboard cladding walls; grey rubberised roof; anthracite grey pvc doors and windows.

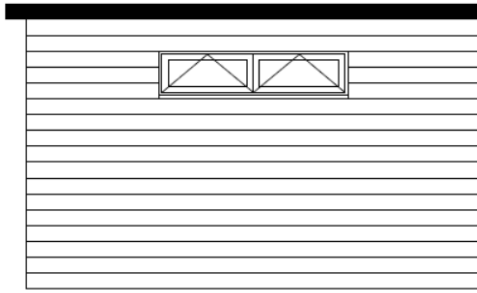
Property history

1	98/02325/APP	SINGLE STOREY FRONT EXTENSION	Approved
2	21/03080/APP	Timber framed garden room	Pending Consideration

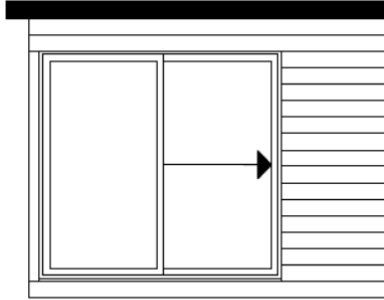


FRONT ELEVATION

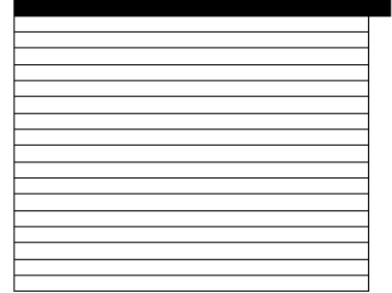
(Facing rear of house)



REAR ELEVATION  
(facing rear fence)



RIGHT ELEVATION  
(facing south towards garden of No4 )



LEFT ELEVATION  
(facing side fence)

**Not for consultation**

*This application has been approved (28/7/21).*

- 6. 21/02904/ATC 5 Moreton Road, MK18 1JZ  
Conifer to be felled in front garden next to Moreton Road  
*Bonhomme*

*Condensed version of information circulated for consultation and comments:*



(KM 16/7/21)

Unfortunately the application form offers very little information apart from the site being in the Conservation Area, and the map above.

There is no previous application for work to this tree. It is not TPO'd, but it is a substantial contributor to the street scene.

However, this is one of a line of originally five matching conifers and the middle one was allowed to be felled three years ago because it was damaging the retaining wall, so it seems likely that the reason is the same. There is evidence of cracking in the wall, and displacement of the mortar holding the capping stones; the trunk is very close to the wall, and the wall will be limiting its root growth, possibly leaving it unstable. If this tree blew over, it could completely block the Moreton Road and possibly damage properties opposite, and any parked or passing cars. Falling backwards into the property is less likely.

This is surmise, of course, because no tree report or any other justification is included with the application, nor any indication of an intention to replace it.

KM 10/8/21

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**BUCKINGHAMSHIRE COUNCIL PARISHES PLANNING WORKSHOP**  
**Green Park, 22nd July 2021**

I attended the above Planning Workshop *Demystifying the Planning Process* at which parishes were briefed on the BC Planning committees, their structures and how the Planning Register is operated.

It was presented by Alastair Nicholson, who is Planning Business and Improvement Manager. There were around 40 town and parish councillors present, predominantly from South Bucks.

But he dropped a very large bombshell. After I had asked why public comments were removed once an application had been determined, he said that with almost immediate effect, public comments may no longer be posted on the AV Planning Portal. The Government has ordered that they may not be seen in public under new GPDR regulations, whether shown anonymously or not.

He said that the order came through two weeks ago, and that they are gradually removing all public comments from BC websites, and will not be adding them in the future. Asked if Town and Parish Councils can be notified by BC Planning if there any public comments, he said no, that would be a breach too, and added that in any case BC has no legal requirement to give this information to parishes.

Those present expressed great concern, some calling it a lack of transparency in the planning process, transparency being something Mr Nicholson had been promoting throughout the workshop. Asked what other options there were for towns and parishes to know that the public was commenting on applications, he said that parishes would have to ask residents to send comments to them as well as to BC Planning, but that we could not publish them.

Another interesting fact that came up was that BC Planning policy no longer counts small garages as parking spaces, because modern cars won't fit, and householders need the space for other things. He said that more and more developers were assuming that all parking would be outside, and garages were effectively becoming redundant in housing plans.

Neighbourhood plans were discussed, and Mr Nicholson confirmed that the LPA would continue to give full weight to them and their local policies, together with local design guides, as they had been approved by the LPA before being made. It was acknowledged that the VALP was still delayed, but that the whole County Plan was now a work in progress.

There was a session devoted to Permitted Development Rights, which fall into 20 different categories, and on Prior Approval regulations, and what approvals are needed, and also to the Government's new guidelines on Change of Use, particularly in allowing High Street shops to be used for dwellings, although not in Conservation Areas. Mr Nicholson pointed out that this now was a minefield for planners, with much contradiction, and every case had to be dealt with on merit rather than law.

Bullet points from the session were:

- There are now 50 different types of Planning Applications and Notifications, including Full, Outline, Reserved Matters, Retrospective, Variation, and Permission in Principle, Advert Consent, Certificates of Lawfulness, Tree orders and Hedgerow Removal. All have different timescales and legal criteria.
- Over 96% of applications are now determined under delegated authority.
- The presumption is in favour of an application, unless there is a good reason not to approve.
- Committee members must avoid unreasonableness, avoid bias or personal taste, recognise precedents from previous decisions or appeals, avoid political pressure and like a jury, base decisions only on evidence and material considerations.
- Town and parish councils may now call-in applications themselves, although it is still left to the Service Director and appropriate Committee Chairman to decide whether to accept the call-in. A call-up requested by three local BC members does not require their approval.
- Bringing an application to either the North Bucks or Strategic Planning Committee costs approximately £1000 in reports and officer attendance.
- Call-in requests must be made within 28 days of validation of the application, no longer 21 days.
- The BC Planning Protocol is not part of the BC Constitution so that decisions avoid bias and are made for justifiable planning reasons.
- Material considerations include loss of privacy; loss of light; car parking; traffic generation; noise and disturbance; character of area; green belt; conservation area; design appearance and layout; and national and local policies.
- What cannot be taken into account is loss of value; loss of view; personal disagreements; boundary disputes, covenants; commercial competition; construction disturbance, Sunday trading; and matters controlled by other legislation such as building regulations and environmental health.
- Finally, what has to be taken into account by LPAs is 1) National Guidance, 2) Local Development Plans and 3) Other Material Considerations. This, said Mr Nicholson, was the most important mantra of all.

**Cllr Mark Cole JP  
Chairman Planning,  
Buckingham Town Council**

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## A CAUSE FOR CONCERN: CHANGES TO INFORMATION ON PLANNING APPLICATIONS

### 1. NBPPC

As a result of the new policy on Neighbour Comments described by Cllr. Cole in his report, he and I agreed the North Bucks Parish Planning Consortium (NBPPC) should immediately be informed of this and as the BTC representative on the NBPPC I duly emailed Geoff Culverhouse the Secretary. He distributed the information to other parish council members and Mike Galloway the Clerk to Newton Longville Parish Council responded. *See appendix 1*

On the 4<sup>th</sup> August Geoff Culverhouse wrote to Cllrs. Williams and Bambrick expressing NBPPC's concern. *See appendix 2*

### 2. PAS GUIDE AND CURRENT SITUATION

In searching for current GDPR rules on planning matters I found the current Planning Advisory Service (PAS) document on GDPR which was issued on 22nd June and there do not appear to be any 'new rules' I could immediately find. This document is of considerable length so a link is provided on the agenda.

A workable compromise could be...

2.1 A section on the Planning Portal that contains contact details clearly marked 'not for publication' that is available to officers for internal use but not put on the publicly available website file; given the length of time between receipt and validation, and validation and sending out for this could be done manually by a technician, it doesn't have to be written into the software; PAS is quite clear that a name and (postal) address is fine, phone and email not.

Indeed, the Planning website currently carries the following wording

*"Please note:*

*All comments are published on our website after obscuring signatures, personal email addresses and private telephone numbers"*

And this is at the top of the Comments form:

*"You can add a comment to this application which will be published on line. We will use our best endeavours to conceal signatures, personal email addresses, and telephone numbers online, but the names and addresses of applicants, agents and those*

*commenting on applications will be made public. Anonymised comments are not taken into account when evaluating planning applications. Please see our privacy policy for more information. There may be a delay before the comment is published."*

so no resident could claim their privacy had been unwittingly compromised if they still chose to register a comment. This was from the document list of 21/03028, the most recent available.

2.2 Neighbour comments, suitably redacted as above, are retained until the six-month appeal period allowed following the decision has elapsed; this allows the dissatisfied some idea of the strength of feeling in the area and the feasibility of lodging an appeal – and if the persons with similar views are neighbours, a complainant will probably know who they are anyway.

If no appeal is made within the six months the neighbour comments can be removed to archive and available only to officers and LPA Councillors (e.g. on a Scrutiny Committee).

In preparing this paper, I requested some examples from our Planning Clerk of the importance of retaining the current level of detail; she gave me the following...

*"We are receiving a much greater number of 'variation' applications than we used to, and we need access to a complete file of the application being varied; we can at least alert neighbours not on-line or with a direct interest in any changes to the application long before a yellow notice gets posted. The increase in Variations of Conditions or of Approvals – in 2021 we have had 8 (of 69) such applications this year already – in 2020 we only had 7 (of 135) and two of those were the insertion of extra houses at St Rumbolds Fields (within the approved maximum).*

*Applications like Oddfellows Hall, which was put up for auction the same day (a Friday) as the application was approved and all the neighbour comments (40+ as I recollect) were removed, and 61 Moreton Road, which is on its third owner since the original application was submitted, need to have neighbour views available for prospective buyers for them to get a true picture of any problems.*

*The Twisted Chimneys applications we looked at in June 2021 were a revisit of a 2016 approval, and application files are not kept by BTC that long – one year after the decision is normally the limit".*

#### **4. CONCLUSIONS**

It is unclear why Buckinghamshire Council should be downgrading transparency on planning matters in this way, as it suggests a lack of respect for the expertise available to us in the parishes. It is clearly undemocratic. The information collected in planning Applications and the availability of these data even after planning decisions have been made are of obvious and lasting value.

#### **5. RECOMMENDATION**

I propose this matter is brought formally to the attention of Full Council and in doing so ask that a letter is sent to the relevant Cabinet Members of Buckinghamshire Council to ask if they will confirm that what Mr. Nicholson said is in fact correct and if so, request sight of the relevant GDPR documentation emanating from Central Government diluting the democratic process of transparency in planning applications in this way. At the discretion of Full Council a copy of any such letter might usefully be forwarded to Greg Smith MP.

Cllr. Anthony Ralph  
Vice Chair Planning  
Buckingham Town Council

6<sup>th</sup> August 2021

### Appendix 1

On Sat, 24 Jul 2021 at 12:06, Newton Longville Parish Council

<[newtonlongvillepc@hotmail.co.uk](mailto:newtonlongvillepc@hotmail.co.uk)> wrote:

Geoff

Most disturbing and almost certainly not justified. I very much doubt anything has been issued by the government. There is nothing obvious I can find. I can be very sure that neither the Data Protection Act 2018 nor UK GDPR mean public comments cannot be held as part of the planning register and made available online.

I assume someone within NBPPC can raise at a senior level within BC and as a starting point request a copy of the "order from government". Overall it would I think be far better if something definitive was issued by government on this, so perhaps something Greg Smith could be asked to raise with the Secretary of State?

What I have found though is updated guidance from PAS – part of the LGA. This was issued on 22<sup>nd</sup> June and is attached along with an earlier consultation draft I also found. I do not believe there is any order from government.

I very much doubt the scheme of delegation allows for this decision to be made by officers (but I've not tried checking, hopefully someone else can).

I suspect this is actually as a result of some internal decision based on trying to standardise processes across what were five different planning authorities. It appears that the County Council previously tried to keep public comments from being easily accessed and were too anonymised.

This decision by BC sounds one of the most crass they have made so far, whilst they can legally chose not to publish online they would not generally be able to refuse to release under FOI requests – do they really want to get a request for every single application submitted.

There is the 2015 case where Basildon Council were fined £150,000 (reduced to £75,000 on appeal) for publishing sensitive personal detail about a planning application on its website. See <https://bit.ly/3ryYxmU> and <https://bit.ly/3rwCUU4> (Tribunal reduces fine to £75,000). Whilst these decision were on the old law, if anything the new law gives even more basis for publication of the vast majority of documents submitted in relation to a planning application – which I would argue will in the vast majority of cases will include the name and address of someone submitted something in support or opposition. Knowing where an objection (or support) for an application is from is most relevant.

Mike

Mike Galloway

Clerk to Newton Longville Parish Council

## **Appendix 2**

From: Geoff Culverhouse [geoff.culverhouse@gmail.com]

Sent: Wednesday, 4 August 2021 10:13

To: undisclosed-recipients:

Subject: Public comments no longer to be posted on the Aylesbury Vale Planning Portal

Dear Councillor Williams/Mr Bambrick

Buckingham Town Council is one of our Consortium members. A Buckingham Town Councillor recently attended a Buckinghamshire Council Planning Workshop and during a presentation at that Workshop was shocked to discover that the intention with almost immediate effect is that public comments concerning planning applications will no longer be posted on the Aylesbury Vale Planning Portal. It also seems that public comments will be removed from the Portal once an application has been determined. Apparently the justification for this decision is that the Government has Ordered that under new GDPR regulations such comments, whether posted anonymously or not, should no longer be shown. We can find no evidence of such an Order and should be grateful, therefore, if you would provide us with full details as this matter is causing a great deal of concern to our members.

Yours sincerely

Geoff Culverhouse

Secretary, North Bucks Parishes Planning Consortium

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**Question from Councillor Robin Stuchbury to Councillor Gareth Williams,  
Cabinet Member for Planning and Regeneration**

Will Buckinghamshire Council improve its method of reporting and engagement on enforcement matters to Buckinghamshire's town and parish councils? For example, sending an acknowledgement email/ reference number to the town council when they have reported an enforcement issue to the council, and reintroducing monthly bulletins to town and parish councils? Further, in light of the information provided to the cabinet member, can the council consider a list of important cases to Buckingham Town Council specifically, and advise the town council whether or not these enforcement matters are progressing, and if not, why not?

**Response**

I'm sorry to hear that Buckingham Town Council are experiencing difficulties with obtaining information about enforcement cases and acknowledge the request for more regular updates.

Firstly, I would like to assure you that it is of the utmost importance that the Council has a good working relationship and an excellent communication channel with all our Parish and Town Councils. I am pleased to say we have recently appointed a new enforcement team leader. This appointment completes our management restructure in planning enforcement and our newly appointed Team Leaders will be driving our service improvements in their areas.

I understand that the regular bulletin style updates which were once issued were much appreciated by Buckingham Town Council and other parish councils. However, these bulletins were stopped several years ago and these are not a viable option for us to reintroduce at Buckinghamshire Council.

It is important to us to work closely with all our town and parish councils and this is well embedded in the way in which we want to development the team in the future

The need for information is understood and it is recognised that a lack of information can lead to frustration that nothing is happening.

The Council's policy as set out in the local enforcement and monitoring plan is to update our complainants at key points of the investigation, such as when we take formal action or when a case is closed. We are therefore unable to provide updates on regular timed basis, particularly when there is no update to provide. The reality of planning enforcement is that cases can often take months and sometimes years to reach a final conclusion and therefore weekly or fortnightly updates are extremely laboursome on our part and are impossible to sustain without impacting on the overall service.

The team has received the list of cases that you have provided and this will be assessed by the team and a response provide accordingly.

Going forward, it is important for us to work together to provide the best service we can to the residents of Buckingham. As part of this we would also ask that local councillors keep us updated with changes they see happening on planning enforcement cases in their area. We want your town councillors to feel welcome to contact us with information and photographs if they wish to and know that we welcome their contribution to ensuring that we maintain a robust planning control service.

Finally, I can also advise that the team remain keen to improve on our communication channels through the improved use of our IT and, where possible, create a self-serve system, so that updates on the status of cases can be at your fingertips 24/7. Whilst there are no guarantees made about the implementation of this system nor any timescales, please be assured that the team are looking at every option to make providing updates a simpler process for all involved.

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	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 <b>Appeal lodged (NONDET) 15/6/21</b>			
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	<b>Oppose/Call-ins Not Accepted by Cllr - awaiting decision</b>					<b>Shire Councillors</b>						<b>Notes</b>					
15	<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>	
16	2020	02506	ALB	50-51 Nelson Street	change #51 to HMO	not possible for ALB						17/8/20		in combination with 20/01830/APP			
17	2020	04127	APP	10 Hilltop Avenue	fence & shed	-	-	-	-	-	-	21/12/20		WW has objected separately		<b>Approved 13/7/21</b>	
18	2021	02337	APP	37 Badgers Way	garage conv./side extension	-	-	-	-	-	-	28/06/21		No response from Shire Members; Clerk called in post Constitution change, as below	n/a	n/a	
19																	
20	<b>Oppose/Call-ins lodged post Constitution change July 2021</b>					<b>Progress</b>						<b>Notes</b>					
21	<b>Year</b>	<b>Appln</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>meeting</b>	<b>date called-in</b>	<b>acknowledged</b>	<b>Accepted?</b>	<b>Later contact</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>				
22	2021	02337	APP	37 Badgers Way	garage conv./side extension	28/6/21	13/7/21	15/7/21									
23	2021	02518	APP	Old Telephone Exch.	ch/use & 10 flats	19/7/21	23/7/21										
24	2021	02710	APP	61 Moreton Road	Replace demolished dwelling	19/7/21	23/7/21										

	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	<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)	-	-	-	-	-	-	9/9/1924/02/2020	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	<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			officer decision 03092/03281 REFUSED 9/4/21 03439 withdrawn 11/6/21	
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

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
42	2020	03602	APP	Royal Latin School	Vary hours of use	?	-	-	-	-	-	1/11/20				Approved 12/4/20
43	2020	03677	APP	32 Bradfield Ave	new house	-	-	-	-	-	-	30/11/20				<b>Approved 28/6/21</b>
44	2020	04044	APP	61 Moreton Road	Condition to be added to 19/00735	-	-	x	-	-	-	21/12/20		TM queried reasons;refused <b>New application 21/002710/APP</b>	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				<b>Refused 20/5/21</b>
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**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, 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
<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 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.	Approved 17/7/21
	02904	5 Moreton Road	1 x conifer	None given	Approved 28/7/21

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