



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 08 September 2021

PLANNING
COMMITTEE

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on **Monday 13th September 2021 following the Interim Council meeting** at the Town Council Chamber, Cornwalls Meadow, Buckingham MK18 1RP

Mr. P. Hodson
Town Clerk

Please note that the meeting 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. Members of the public can attend this session in person.

The Council is trialling the use of video conferencing to enable the public and guests to address Council meetings virtually. If you would like to address the meeting in this way, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEldSifcZC9Q/>

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

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

3. Minutes

To receive the minutes of the Planning Working Group Meeting held on Monday 16th August 2021 to be put before the Full Council meeting to be held on 4th October 2021.

[Copy previously circulated](#)

Buckingham



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



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

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

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

4.1 To receive for information the press release requested by the *Buckingham Advertiser* and note that the VALP report will be on the Full Council agenda for 4th October 2021.

[Appendix A](#)

4.2 to receive any other updates

5. North Bucks Parishes Planning Consortium

To receive and discuss a summary report from Cllr. Ralph.

[Appendix B](#)

6. Action Reports

To receive action reports as per the attached list.

[Appendix C](#)

7. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 29th September and 27th October 2021 at 2.30pm. Strategic Sites Committee meetings are scheduled for Thursdays 23rd September and 21st October 2021 at 2pm.

Additional information provided by the Clerk

[Appendix D](#)

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

1. [21/02965/APP](#) 17 Gifford Place, MK18 1XA
First floor, part two storey, part single storey front extension and garage conversion into living accommodation
Haigh
2. [21/03152/ADP](#) Land off London Road [*Lace Hill Medical Centre*]
Application for approval of reserved matters pursuant to outline permission 17/02112/AOP relating landscaping for the erection of a health centre
Montpelier Estates Ltd.
3. [21/03230/APP](#) 25 Willow Drive, MK18 7JH
Variation of condition 3 (approved plans) relating to 21/00449/APP (Single storey extension and part garage conversion to dwelling house)
Doyle
4. [21/03263/APP](#) 14 Lenborough Close, MK18 1SE
Single storey side and rear extensions
Tarvit

The following two applications may be considered together:

5. [21/03306/APP](#) 6 Castle Street, MK18 1BS
6. [21/03307/ALB](#) Householder & Listed building applications for demolition of conservatory and erection of rear extension
Stevens

7. [21/03330/APP](#) 15 Newcombe Crescent, MK18 1WH
Proposed single storey rear extension
Higgins

8. [21/03356/APP](#) 3 Waine Close, MK18 1FF
Erection of building for home gym (involving relocation of existing shed)
Furber

9. [21/03419/APP](#) 12-13 Market Hill, MK18 1JX
Part rear extension to provide storage area to ground floor
Wong

AMENDED PLANS

10. [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]

Not for consultation (tree applications)

11. 21/03115/ATC 7 Chandos Road MK18 1AH
T1 Larch Height - 15m Crown spread - 6m DBH - 550mm
Work required : Fell to ground level
Apostopoulos

12. 21/03116/ATP 1 Manor Gardens, Avenue Road MK18 1QA
T1 Lime Height - 18m Crown spread - 6m DBH - 700mm
Work required : 1m Crown reduction and crown clean
T2 Lime Height - 17m Crown spread - 8m DBH - 700mm
Work required : 1m Crown reduction and crown clean
Reason : The two Limes are overall in good condition. It is noted that there is significant major deadwood in both trees that will be removed. Some branches have shown signs of dieback and small decay pockets from old stores damage. A small reduction of these two trees and a crown clean would allow them to thrive. The client wants what is best for the trees and has no intention to damage the trees just to keep them as healthy as possible
Ashton

13. 21/03123/ATC Willow Cottage, 1 School Lane MK18 1HA
T1 Ash Height - 11m Crown spread - 6m DBH - 350mm
Work required : Fell to ground level
T2 Willow Height - 8m Crown spread - 7m DBH - 300mm
Work required : Remove large branch over waterway
Garvin-Elliot

14. 21/03162/ATC Land At Brooks Court, Well Street, MK18 1DG
Large Acacia Tree
Works recommended by Idverde (crown raise back to stem)
Tree is situated in a communal area and it's overhanging a communal seating area for elderly / vulnerable residents.
Frayne-Johnson [VAHT]

15. 21/03259/ATP Buckingham Primary School, Foscott Way MK18 1TT
Various trees as highlighted in the report dated June 2020 from
Macintyre Trees Arboricultural Consultancy
Work required: see specification.
Martin

16. 21/03457/ATP 15 Moreton Drive Buckingham MK18 1JG
T1 - Oak - Tree has recent major limb failure revealing significant
internal decay and stem crack at failure point. Remove all upper
crown, leaving a standing stem of 8-9m and retaining lower growth.
Moffat

This application was circulated for information only, as the tree required urgent work and an emergency approval was issued.

7. Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
21/01115/APP	1 Pearl Close	Garage conversion to storage/office	Oppose
21/02113/APP	11 Market Square [Barclays Bank]	Removal of signage and ATM, and making good.	No comment (decision made before meeting)
21/02535/APP	9 Addington Road	2-st. rear extension and alterations to front	Oppose
21/02951/ATN	Land adj. Gawcott Road bypass roundabout	Upgrade of existing mobile phone base station, replacement of existing monopole and equipment cabinets	No objections

Refused

Application	Site address	Proposal	BTC response
21/02337/APP	37 Badgers Way	A part garage conversion and a first floor side extension above the existing garage	Oppose & call-in

Withdrawn

Application	Site address	Proposal	BTC response
21/01148/APP	17 Gifford Place	Variation of condition 2 (Approved Plans) of planning permissions 18/00089/NONDET and 18/02726/APP (Two storey front extension and a garage conversion into habitable room) to allow for a single storey front infill extension	Oppose

7.2 To receive for information an appeal decision:

- 18/04626/APP Garage Site, Overn Crescent, MK18 1LZ
Erection of 4N^o houses and associated parking on the former garage site
VAHT

An appeal on the grounds of non-determination has been dismissed, and an application for costs refused.

8. Buckinghamshire Council Matters

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

9. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (1st September 2021) *Cancelled*

9.2 Strategic Sites Committee (26th August 2021) *Cancelled*

10. Enforcement

To report any new breaches

11. Matters to report

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

12. Chairman's items for information

13. Date of the next meeting: Monday 11th October 2021 at 7pm.

To Planning Committee:

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			

STATEMENT TO BUCKINGHAM ADVERTISER 7th September 2021

Following modification hearings in April, the Inspector of the much-delayed Vale of Aylesbury Plan has made his final report, which Buckinghamshire Council is expected to approved next week at Cabinet (Sept 13th) then Full Council (Sept 15th).

As Buckingham Town Council Planning Chairman, I would make the point that our Council has already established its view on the new VALP, and that the new VALP overrides the Neighbourhood Plan with flimsy justification. The Council will be disappointed that its Neighbourhood Plan, which was so fully supported by residents in the referendum, has been contradicted, when the BNP already provided for the required number of homes until the end of 2031.

I note VALP's position that development to the West of Buckingham (land off Brackley Road) is not viable without a Western Relief Road, yet the traffic impact from the two bigger allocated developments West of Castlefields and off Osier Way would be acceptable.

Buckingham Council will consider the recommendations regarding Buckingham in full at its next meeting on October 4th. The Inspector's comments were:

* **BUC043 Moreton Road Phase III** (Land West of Castlefields) has been allocated for new housing for the new VALP. A 130-dwelling application was rejected by the Secretary of State in 2017 as being outside the Buckingham Neighbourhood Plan development boundary. The new VALP will supersede the BNP, and the Inspector's conclusion is that 'the allocation of this site is necessary to meet housing requirements which were not identified at the time the Buckingham Neighbourhood Plan was made.'

* **BUC046 Land off Osier Way** is also outside the current BNP development boundary, but a planning application has already been made for 420 houses on this site between the industrial estate and Gawcott. The Inspector says that the same housing requirement applies, and notes that there is a nearby 10-hectare allocation for employment development in the made BNP. He adds that it is accepted that some detailed modifications relating to access and ecology 'are necessary to reflect the reality of the situation.'

* **BUC051 West Buckingham** (land off Brackley Road) has been removed from the new VALP, although it is the only one of the three sites allocated for housing in the current BNP. The Inspector noted that delivery of this site would be dependent on the construction of a Buckingham Western Relief Road, 'but the scale of development on this site would not be sufficient to finance the construction of the Relief Road. This consideration, together with more housing allocations ... focused in the vicinity of Milton Keynes, leads to a Modification deleting this proposed allocation from the plan as undeliverable, and therefore unjustified.'

* **Affordable housing** in the new VALP has been set at 25% for new developments required to provide it, but the Inspector notes that some made Neighbourhood Plans require a higher percentage (such as the BNP at 35%). He states 'VALP does not explicitly say that it supersedes any Neighbourhood Plan policy, and so they exist side by side. VALP policy H1 requires a minimum of 25% affordable homes on site and so Neighbourhood Plan policies which require more than that minimum are not inconsistent with it.'

Mark Cole JP,
Chairman Planning, Buckingham Town Council

NBPPC Summary report

For Planning Committee meeting 13.09.2021

Notes from 8th July 2021 NBPPC minutes

Vale of Aylesbury Local Plan update

Inspectors Report is due to be released by the end of July but this may not happen until early to mid-August. Question rose how the VALP can be adopted if a decision is still awaited in respect of the SWMK/Salden Chase Appeal Hearing.

Major Development Issues

- South West Milton Keynes (Salden Chase) update

A separate Inspector is involved in determining the Salden Chase Appeal situation and it should be a totally independent decision aside from any VALP issues.

New Homes Bonus Consultation – Buckinghamshire Council response to NBPPC's request for details of Council's consultation submission

After a long delay, Buckinghamshire Council informed NBPPC that they did not respond to this consultation blaming lack of time/resources.

East-West Rail/HS2 updates to include report on sub-group progress

No real improvement with contractor vehicles/equipment continuing to cause problems e.g dust getting into residential homes, vehicles using prohibited roads.

NBPPC should write to Cllr Steve Bowles, Cabinet Member for Communities at Buckinghamshire Council, to explore ways in which we could join in discussions about planning and infrastructure developments in North Bucks.

Milton Keynes Issues

Should money saved from the decision to cancel the Oxford-Cambridge Expressway not be spent on investment improvements to the A421. It seems that a study is planned for later this year and it was agreed that NBPPC members should be fully involved as and when the study is launched.

Town/Parish Updates

Another film documentary concerning the contentious Maids Moreton planning decision is due to be released shortly. It will be based on the VALP Evidence in Public Hearing session and will be sent to NBPPC's Secretary for circulation to members.

It was noted that Buckinghamshire Council planning officers have a distinct lack of knowledge regarding changes to call in arrangements and are generally providing a poor service to PCs.

A meeting is to be set up between BEAG and NBPPC to discuss the proposed development of the Oxford/Cambridge ARC in September 2021

Other items of interest

CHANGES TO PUBLIC INFORMATION ON PLANNING APPLICATIONS*

Response received by NBPPC from Alistair Nicholson to NBPPC justifying what is planned.

CONSTITUTION, SSC CHAIR AND AREA PLANNING COMMITTEES*

A Maids Moreton resident has been investigating potentially serious breaches of the BC Constitution and related matters and points raised in their report include...

1. SSC Chair should not have sat as a substitute on a recent West Bucks Planning Committee meeting because the Constitution forbids the SSC Chair from sitting on any local area planning committees. This has been confirmed as being in breach of the Constitution.

2. The Chair of the West Bucks Planning Committee (and Wycombe DC Planning Committee before it) has not voted on any planning application decisions for as long as anyone can remember, because of an incorrect belief that the Chair of this Committee may not vote.

3. Webcast committee meetings need more transparency about how Members are voting.

4. Is the BC being Member-led or Officer-led Council. It seems the latter

LETTER NBPPC REQUESTING INCLUSION OF NBPPC AS STAKEHOLDER AND CONSULTEE FOR THE BUCKINGHAMSHIRE LOCAL PLAN

Extract...

"...The new county-wide Buckinghamshire Local Plan is obviously a specific area in which NBPPC should be included as an important stakeholder and consultee, as well as a potential partner, given that we can bring together a large number of Parish and Town Councils through our membership.

We look forward to receiving your acknowledgement that NBPPC can be involved in the way we have described".

Cllr Gareth Williams replied seeking clarification on whether this is a request for a change in your status or continuation from the District days.

NBPPC replied

To clarify, NBPPC was never an official consultee under the AVDC planning system but, as indicated in my letter, we regularly commented on various planning related issues and continue to do so. So yes we are now requesting a change in our status to enable us to become a consultee under the Buckinghamshire Council planning system.

The next meeting scheduled for late October has been brought forward to 4th October to discuss the issues marked with an asterisk above.

Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
299/21	5 direct 1 via Parish Liaison (application had been removed early from In-Tray)	307/21	BC decision not to publish neighbour comments (to follow acceptance of Recommendation to Full Council at 301/21)	

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Streetlighting, Tingewick Road	1165/21 85/21 253/21 298.2/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields Follow up letter Follow up & copy letter to Cllr Stuchbury (& speed limits) Cllrs. Harvey, Stuchbury & clerk to formulate letter	√ √ √	Response at Agenda # 5.2, Appendix C
Bypass Bridge	1177/20	Cllrs. Stuchbury & Whyte to pursue action.		Cllr. Whyte will respond after return from leave
20mph speed limits	20/21	Referred from Full Council 17/5/21 (for new estates)		Costed bid for feasibility study submitted to Buckinghamshire Council
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	Town Clerk to report any progress
Town Hall frontage	56/21	Ask Cllr. Whyte if any progress	√	Cllr. Whyte will respond after return from leave
Blocked pavement drains	56/21	Ask for drain flush	√	
Speed reduction, Tingewick Rd	188/21 253/21	Request 30mph limit between estate and town centre (amalgamated with follow-up on streetlighting, see above)	√ √	
Scaffolding, Market Hill	259/21	Report access problem	√	Fix my street report 40170750: Status changed to Closed 29/7/21. We have fully investigated your report, however, we have been unable to

	298.1/21	Write to Licensing with warning about pavement widths & access in Buckingham		identify the issue. [Scaffolding removed before visit]
S106 quarterly report	261/21	Request details of Lace Hill flood alleviation funding destination	√	Mr. Rowley (26/7/21): 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. For precise details see Appendix D, agenda #5.3
	298.3	Query if monies cover smaller attenuation pond	√	Mr. Rowley (3/9/21): No, this money is required to mitigate flood risk around the main river in/around Buckingham.
Call-in included in response; awaiting decision				
	255.3/21 255.5/21	Old Telephone Exchange 61 Moreton Road	√ √	Call-in requests acknowledged. No other progress to report.
Enforcement reports and queries				
2 Mallard Drive		Unauthorised fence enclosing public land	√	22/6/21: Response from officer I have visited the site and spoken to the land owner. The works do appear to be a breach of planning control as planning permission is required to change the use of the land to garden and for the fencing adjacent to the highway. We have therefore invited the submission of a retrospective planning application which will enable the proper consideration of the works. We expect this to be submitted within the next 4 weeks. If an application is not submitted, or is submitted but refused, the Council will have to decide whether or not it is expedient to take enforcement action. In the meantime any works carried out are at the owners risk. I will update you again in four weeks but please do not hesitate to contact me if you have any questions in the meantime. (22/6 + 4 weeks = 20/7/21) 28/7/21: Response from officer 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.
	253/21	Request update		

Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)	√	Awaiting officer's return from leave Update requested 29/7/21 and 7/9/21
Neighbourhood Plan Review				
Survey Questions	1166.2/20	Town Plan Officer to circulate final version to Cllrs. for comments		
Other:				
Walnut Drive s106 (16/00151/AOP)	254/21	Cllr. Ralph to copy NBPPC letter to Cllr. Stuchbury Agreed response on July revision of document to be sent to Cabinet Member	√ √	
NBPPC	301.1/21 301.2/21	Cllr. Ralph to report back regularly & request an extraordinary meeting as minuted		

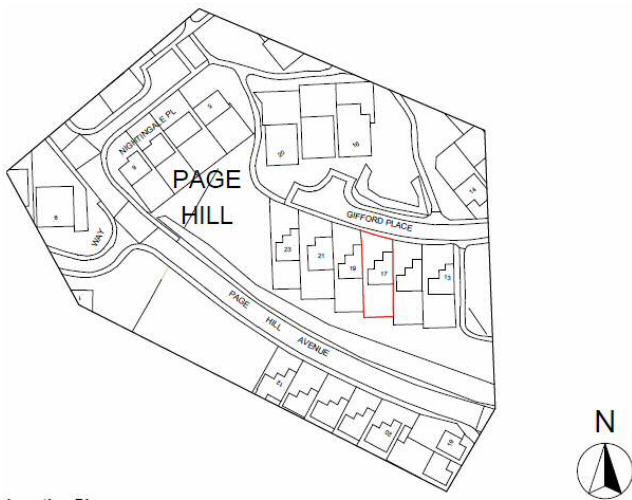
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PLANNING WORKING GROUP
MONDAY 13TH SEPTEMBER 2021

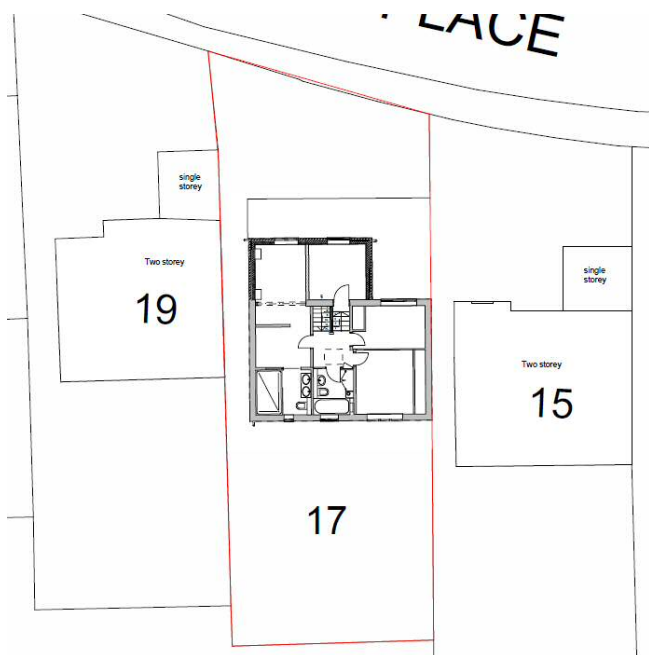
Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. **21/02965/APP** 17 Gifford Place, MK18 1XA
First floor, part two storey, part single storey front extension and garage conversion into living accommodation
Haigh



Aerial shot - No 17 has 2 white cars in front, and large conservatory at rear (to be demolished)



Note that the site plan shows the first, not the ground, floor



No13↑ No15↑ No17↑ No19↑

No21↑

No17↑

Photos taken for April application

The site is a detached 4-bedroom house on the south side of Gifford Place on Page Hill in the middle of a row of 6 originally identical buildings; the house fronts are set at an angle to the road, and are thus offset to the neighbours' to varying amounts. The land slopes steeply from front to back and the houses are constructed with the glazed entrance porch and hall as a mezzanine floor with half-flight stairs down to the main living area and up to the bedroom floor. Each had an flat-roofed single garage projecting forward of the porch, but of the six houses, the middle four have all added a two-storey front extension of differing design, so the unity of the street scene no longer exists (see above left). The entire frontage has been paved over, with room for two, possibly three, vehicles. The three houses opposite are of a different design. The 2018 application proposed two new bedrooms in the front extension, but two of the existing bedrooms were turned into a walk-in wardrobe and ensuite bathroom, so there is no increase. The garage was to be turned into a home gym. The previous rear extension (a conservatory) was to be demolished. Materials: brick and tile to match existing. The applicant appealed on the grounds of non-determination and the Inspector allowed the appeal and set the conditions of the approval (18/00089/NONDET). This permission expires on 14th May 2022.

The previous (and undecided) application of April 2021 has been withdrawn. Members had opposed it (19/4/21): *Members recalled that they opposed the 2018 application on the grounds that the proposed extension was very large and the gable out of character with the neighbouring properties, and opposed on the grounds of overdevelopment of the site, and the proposal being detrimental to the street scene. The addition of another section to the front elevation made the proposal even more bulky, and Members voted to oppose for the same reasons.*

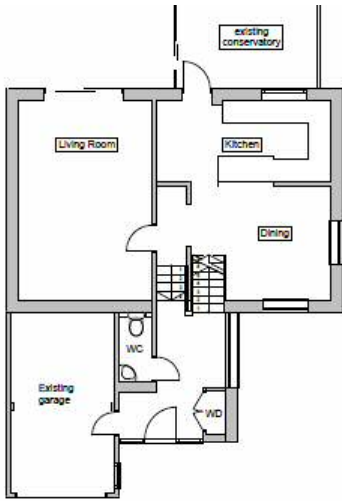
Planning history

1	93/01377/APP	SINGLE STOREY REAR EXTENSION	APPROV
2a	18/02726/APP	Two storey front extension and a garage conversion into habitable room	Appeal allowed
2b	18/00089/NONDET		
3	21/01148/APP	Variation of condition 2 (Approved Plans) of planning permissions 18/00089/NONDET and 18/02726/APP (Two storey front extension and a garage conversion into habitable room) to allow for a single storey front infill extension.	Application Withdrawn
4	21/02965/APP	First floor, part two storey, part single storey front extension and garage conversion into living accommodation	Pending consideration

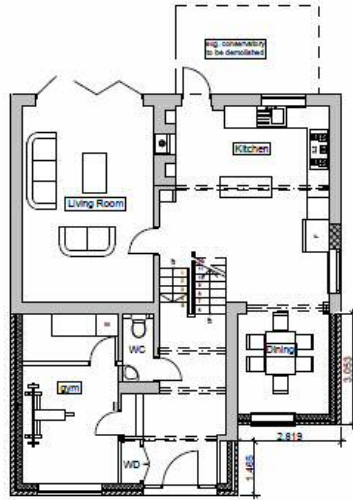
The new application proposes to convert the garage to a gym involving a double-thickness wall and extend the porch forward to be flush with the garage front wall, as before, and extend the dining room wall forward to be flush with the other approved extensions, making the flat roof continuous across the whole width of the house. The garage door is to be bricked up with a 3-pane window, and the dining room extension is to have a front window of the same dimensions as existing. There will be no window in its side wall.

The proposed first floor front extension to accommodate the bedrooms, and the rear of the building, are unchanged from the 2018 approved application.

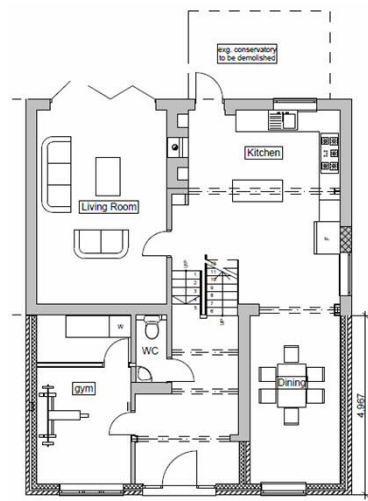
2018 Existing



2018 Approved



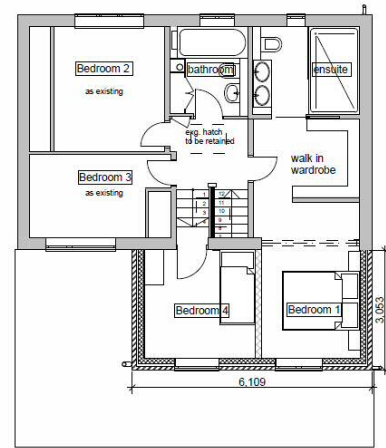
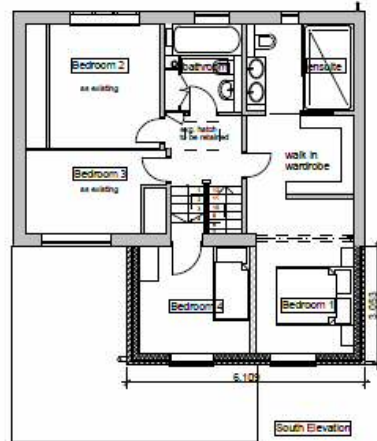
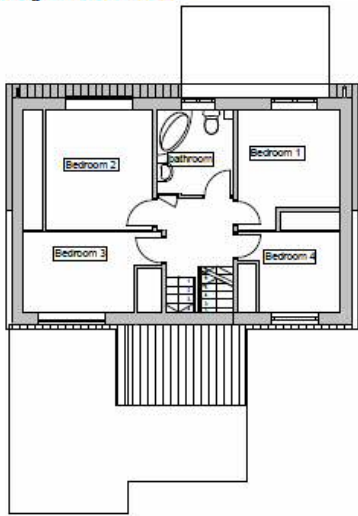
This application



Existing Ground Floor Plan

Ground Floor Plan

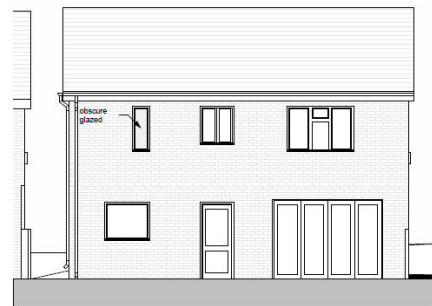
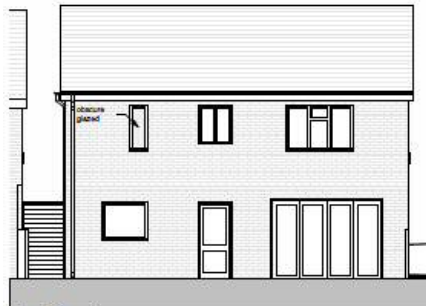
Ground Floor Plan



Existing Upper Floor Plan

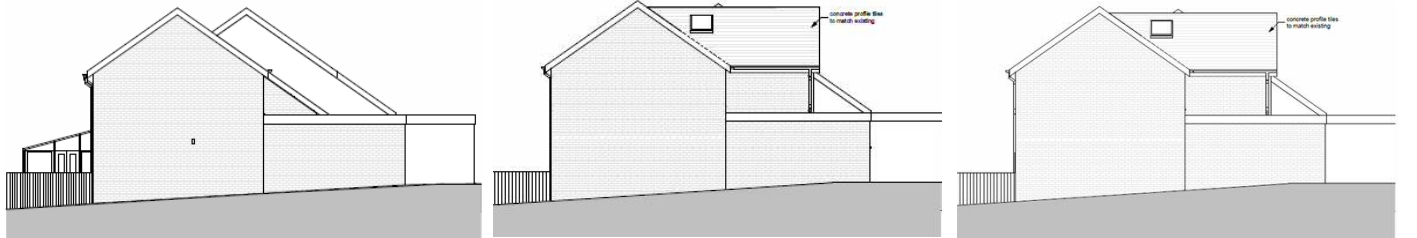
Upper ground Floor

Upper ground Floor





Side elevation towards No 19



Side elevation towards No 15 (No 19's roof profile and garage also shown, unshaded)

2. 21/03152/ADP Land off London Road [*Lace Hill Medical Centre*]
 Application for approval of reserved matters pursuant to outline permission 17/02112/AOP relating landscaping for the erection of a health centre
Montpelier Estates Ltd.



Planning History of this site and related infrastructure

1	09/01035/AOP	Comprehensive development of land comprising of 700 new dwellings (including affordable housing), primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision	Outline Permission Approved
2	16/04279/APP	Development of an electrical substation and associated temporary access	Approved
3	17/00111/APP	The excavation of a drainage detention basin and associated network of sewers and swales	Approved
4	17/01003/APP	Construction of a new bridleway and associated works (diversion of Bridleway No.13 (part))	Approved
5a	17/02112/AOP	Outline application with access, appearance, layout and scale	

5b	18/00049/NONDET	to be considered for the erection of a health centre Appeal (Decision date 24 th December 2018)	Appeal Allowed
6	21/03152/ADP	Application for approval of reserved matters pursuant to outline permission 17/02112/AOP relating landscaping for the erection of a health centre	Pending Consideration

The site for the medical centre is just past Lidl on the northern arm of Needlepin Way, with the Shell petrol station and Travelodge to the west, the bypass to the north, and the new Care Home and realigned bridleway to the east. It was granted permission on appeal on 24th December 2018 (not 23rd August as the website cover sheet has it) and little seems to have happened since. It therefore seems a little premature to be submitting the landscaping Reserved Matters application. The Renal Unit seems to have settled on the west wing; in 2017 it was west in some drawings and east in others (the access to the GP units was also in the other rear corner of the courtyard in some drawings)



Photo taken from access road beside the substation, ie approximately at the fork in front of the building in the site plan drawings, and looking towards the bypass. The building materials are for the Care Home under construction to the east. Taken 13/8/21

In addition to the detailed schedule and landscape layout, there is an 'Indicative Proposed Site Plan' which includes a tracking plot for the refuse wagon:





Landscape Schedule:

A remarkable number of these are toxic if eaten, or irritant on the skin. They are, of course, mainly light-maintenance evergreens and perennials, with a fair number of clump-forming sword-shaped leaf plants. A number of them have aromatic leaves or fragrant flowers. The abbreviation is as used on the drawing and in the notes to the list E= Evergreen, D=Deciduous, P=Perennial.

Trees: 1 each of

AmL	Amelanchier lamarkii (Snowy Mespilus)	D	flowers and berries
BeuJ	Betula utilis jacquemontii (Himalayan Birch)	D	catkins; peeling bark
LawV	Laburnum watereri 'Vossii'	D	masses of yellow flowers; toxic
PycC	Pyrus calleryana 'Chanticleer' (Callery Pear)	D	flowers; pears sometimes edible

Conifers: 9

JusS	Juniperus scopulorum 'Skyrocket' (Rocky Mountain Juniper)	E	Columnar form
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Native Hedge (390 plants)

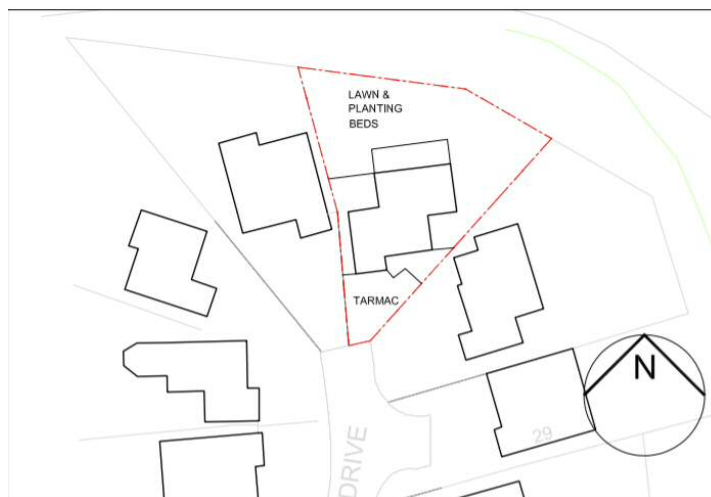
AcC	Acer campestre (Field Maple)	D	Autumn colour
CoA	Corylus avellana (Hazel)	D	Nuts (maybe)
CrM	Crataegus monogyna (Common Hawthorn)	D	flowers and berries
IIA	Ilex aquifolium (Holly)	E	flowers and berries
LiV	Ligustrum vulgare (Common Privet)	semi-E	berries poisonous
RoC	Rosa canina (Dog Rose)	D	flowers, rose hips
ViO	Viburnum opulus (Guelder Rose)	D	flowers and berries
<u>Shrubs (712 plants)</u>			
AssS	Astelia Silver Spear	E	Sword-like leaves; from N.Zealand
CetR	Ceanothus thyrsiflorus repens	E	Low-growing, blue flowers; USA
ChAP	Choisya 'Aztec Pearl' (Mexican Orange)	E	Flowers spring & autumn; aromatic
ChtS	Choisya ternata 'Sundance' (Mexican Orange)	E	Aromatic
ElpM	Elaeagnus pungens 'Maculata'	E	Yellow & green leaves
EufEG	Euonymus fortunei (Winter creeper)	E	Variegated leaves; harmful if eaten
FajV	Fatsia japonica 'Variegata' (Castor Oil Plant)	E	Big leaves; Japan
HePQ	Hebe 'Purple Queen'	E	Purple flowers summer/autumn
HyC	Hypericum calycinum (Rose of Sharon)	E/semi-E	Showy yellow flowers, toxic berries
HymBW	Hydrangea macrophylla (French Hydrangea)	D	Large blue flowers; mildly toxic
LaaH	Lavandula angustifolia 'Hidcote' (English Lavender)	E	Leaves and flowers fragrant
LonBG	Lonicera nitida 'Baggesen's Gold'	E	Yellow leaves
LoP	Lonicera pileata (Box-leaved Honeysuckle)	E	Fragrant flowers late spring
PeBS	Perovskia 'Blue Spire' (Russian Sage)	P	Grey leaves, blue flowers; aromatic
PhchCD	Phormium cook. hookeri (Mountain Flax)	E	3-colour sword leaves
PhfRR	Photinia x fraseri 'Red Robin' (Christmas Berry)	E	Young shoots are red
PhtP P	Phormium tenax 'Purpureum' (N.Zealand Flax)	E	Copper-purple sword leaves
PhYW	Phormium 'Yellow Wave' (N.Zealand Flax)	E	2-colour sword leaves
SkjR	Skimmia japonica 'Rubella'	E	Flowers in winter; berries; aromatic
SpjAW	Spiraea japonica 'Anthony Waterer'	D	Flowers late summer
ViD	Viburnum davidii	E	Berries mildly toxic if eaten
VimV	Vinca major 'Variegata' (Greater Periwinkle)	E	groundcover; blue flowers Aug/Sept
<u>Herbaceous (130 plants)</u>			
CahE	Carex hachijoensis (Japanese Sedge)	E	Green/gold sword leaves
EcRB	Echinacea 'Robert Bloom' (Coneflower)	P	Tall purple daisy-like flowers
FeG	Festuca glauca (Blue Fescue)	D	Blue grass
HeCR	Heuchera 'Chocolate Ruffles' (Alum Root)	E	Red-brown leaves
MisZ	Miscanthus sinensis 'Zebrinus' (Zebra Grass)	D	Green/yellow stripey leaves
OppN	Ophiopogon planiscapus (Black Dragon)	E	Purple/black grass, mauve flowers
RuG	Rudbeckia 'Goldsturm' (Coneflower)	P	Tall yellow daisy-like flowers
<u>Grasses (4 plants)</u>			
ImcR	Imperata cylindrica 'Rubra' (Japanese Blood Grass)	D	Red/green leaves, silver flowers

Planting Areas: 315m²; Grass Areas: 203m²; Courtyard Gravel Areas: 26m²; Courtyard Fine Mulch Area: 85m²

3. **21/03230/APP** 25 Willow Drive, MK18 7JH

Variation of condition 3 (approved plans) relating to 21/00449/APP (Single storey extension and part garage conversion to dwelling house)

Doyle



Members considered the original application on 22nd March 2021 and recorded No Objections. The application was approved on 8th April.

The site is at the end of a cul-de-sac off Willow Drive, and backs on to the Bourton Road close to the bypass roundabout. It is kite-shaped with a narrow driveway access, and the house is set down somewhat from its neighbour to the south (№ 27) and slightly higher than its neighbour to the west (№ 23). From the picture above it can be seen that there is no uniform style to the street elevations. There is a conservatory used as a dining room on the east wall, a verandah with single pitch roof and decked floor across the rear of the house and a gabled-roof garage on the west wall. A gated passage, rather over 1m wide, gives access to the rear alongside the garage.

This proposal seeks to extend the approved extension backwards to project approx..3.8m from the back wall of the house (c.2.5m was approved) and adding a horizontal high level strip window to the elevation facing № 23, and changing the bathroom window to openable. Condition 4 of the approval document states "4 The ground floor window in the side elevation of the extension hereby permitted shall not be glazed or reglazed other than with obscured glass to a minimum of level 3 and non opening unless the parts of the window that can be opened are more than 1.7m above internal floor level."

Assuming the openable window to be top-hinged as is usual, the bottom edge is c1.9m above internal floor level (not dimensioned on the drawing; scaled off from distance between lines of dashes).

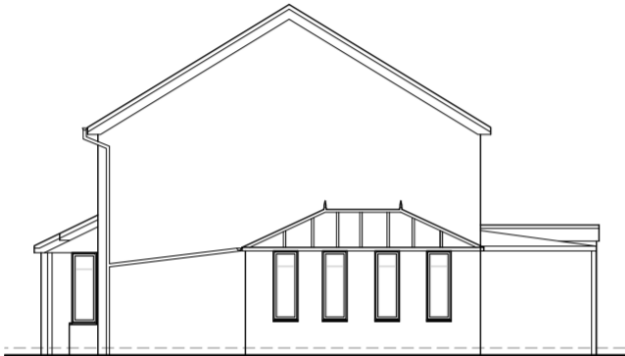
The extension will make no difference to the view from № 27 due to it being at right angles to № 25. Materials are unchanged.



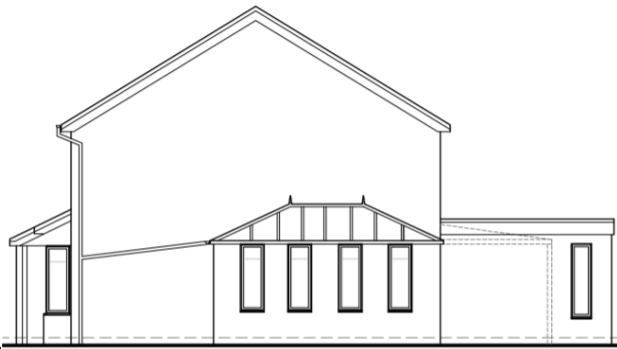
Front elevation – no change



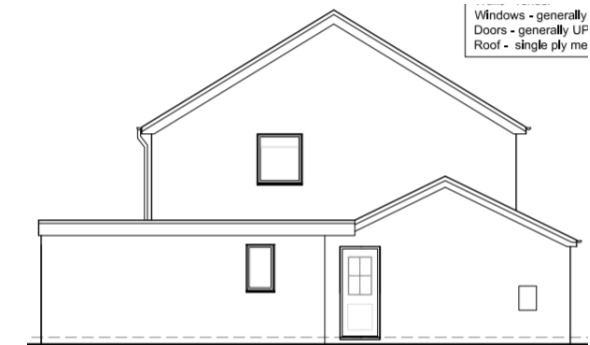
Rear elevation - no apparent change



East side elevation – approved



this application



West side elevation – approved

Windows - generally UP
Doors - generally UP
Roof - single ply me



this application

Windows - generally UP
Doors - generally UP
Roof - single ply me



Ground floor plan – approved



this application

Note that these plans are rotated from the original so that North is at the top

4. 21/03263/APP 14 Lenborough Close, MK18 1SE
Single storey side and rear extensions
Tarvit



Note that 'Mount Pleasant Close' is Lenborough Road

Site plan as proposed – green = proposed extensions



Front and side of No 14, No 12 behind, white van is in off-street parking bay (photos 25/8/21)



Rear of No 14 (No 12 to left) - garage behind red car
There is a wooden gate in the back fence



Gate and angled part of fence is to form bin storage area;
Side extension proposed behind remaining part of fence



Google satellite (from left) 8-10-garages-12-14

The site is a semi-detached house on the southern limb of Lenborough Close; the pair of houses is sideways on to the road and faces the side wall of №8 across gardens lining access to a garage between Nos 10 and 12. Outside the side fence of №14 there are parking bays, and to the rear a garage block for Nos 14 and 16. №12 is rather small than №14 and set back from its front building line.

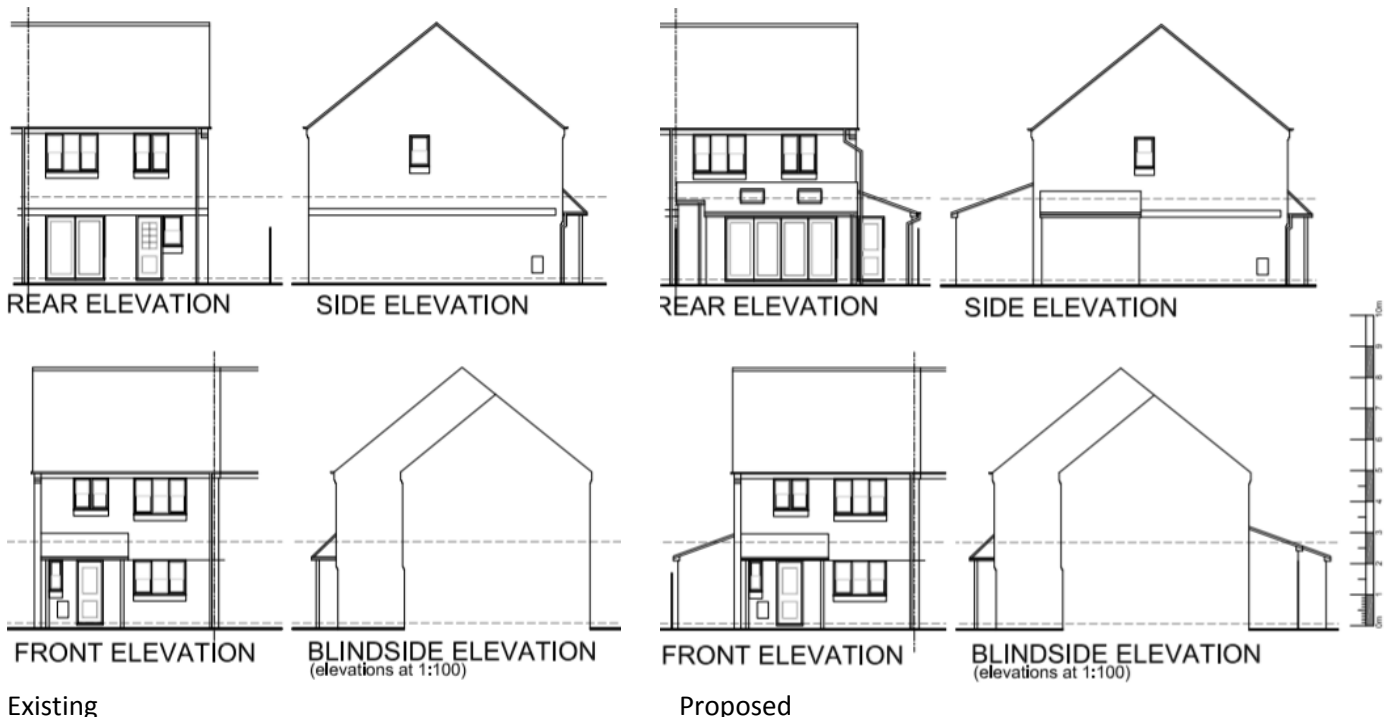
Planning History

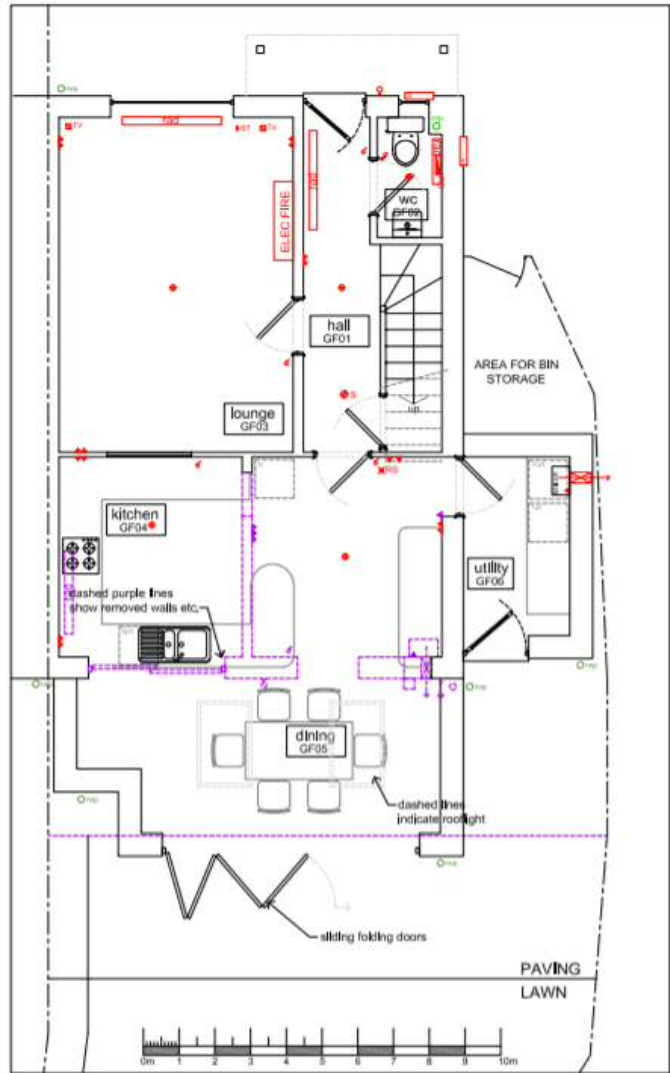
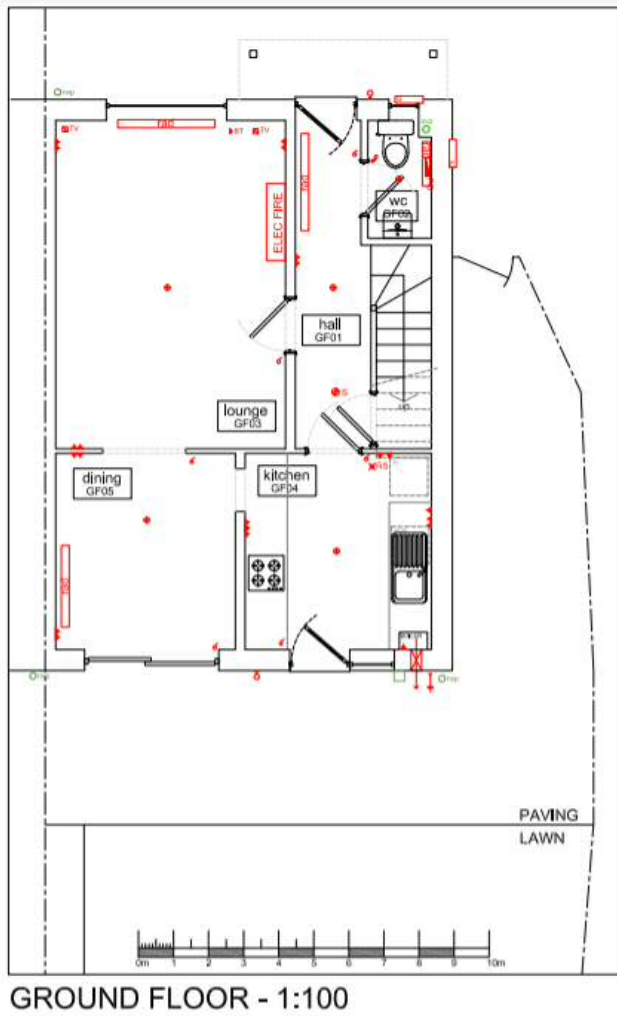
1	89/00343/APP	SINGLE STOREY SIDE EXTENSION SINGLE STOREY SIDE EXTENSION *	APPROV
2	21/03263/APP	Single storey rear and side extensions	Pending Consideration

* Does not appear to have been built

The proposal is

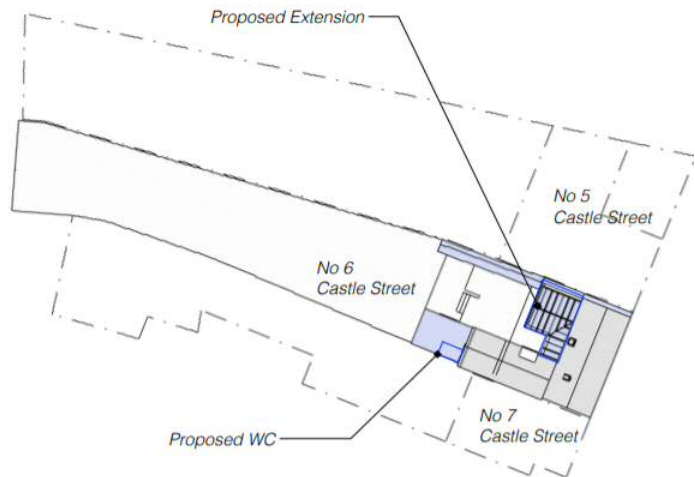
1. to build a small extension on the side of the house to form a utility room; it will fill almost the whole width of the side passage at the front end, but the fence is not parallel to the house wall, so there will be a small gap at the rear end. There will be a door into the rear garden, but no windows, and a single-pitch roof. The area in front of the extension but within the fence is marked for bin storage. It has a gate for access.
2. to build an extension across almost the whole width of the rear of the house to form a dining room, with a single-pitch roof with two skylights. The width is stepped in at the garden end, away from the neighbour's fence. This extension has no side windows, and a four-panel folding door to the garden.
3. To amalgamate the existing dining room with the existing kitchen by removing the dining room's sliding patio doors, the rear wall, door and window of the former kitchen area and the dividing wall between the two.





The following two applications may be considered together:

- 5. **21/03306/APP** 6 Castle Street, MK18 1BS
 - 6. **21/03307/ALB** Householder & Listed building applications for demolition of conservatory and erection of rear extension
- Stevens**



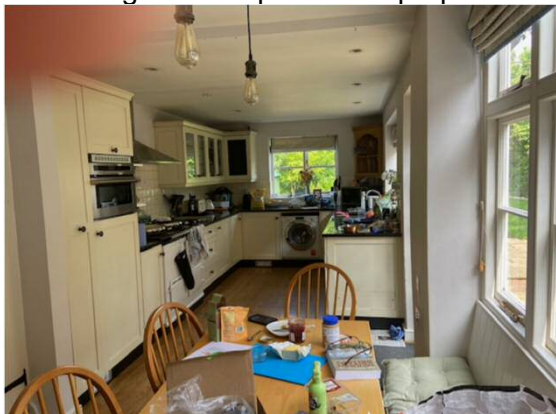


Existing view of rear of house

Perspective impression of rear yard with new extension

The site is the middle house of three between the entrance to the Villiers car park and the tailor's shop on the corner. It is a 5 bedroom, three storey, double fronted Listed Building with shallow canted bay windows each side of the front door (not shown on the drawings). Like its neighbours it is flush to the pavement. It is Grade II Listed and dates from the mid-late 18th century, with later alterations. The interior does not form part of the Listing description. There is a rear wing which extends back over about 1/3 of the house width into a sizeable garden and the wall of No5 makes a small sheltered yard area where previous conservatories have been constructed.

The chimney, about halfway along the ridge of the two storey rear range, has been omitted for convenience of drawing. It is not part of the proposal to remove it.



Internal view of existing kitchen in rear wing

Internal view of new kitchen in extension

The proposal is to demolish the 2003 conservatory, which is described as now requiring maintenance or replacement. The existing kitchen/diner is in the single storey, flat-roofed, extension of the rear range, and is two rooms knocked together as part of the 2003 internal alterations (the remains of the dividing wall can be seen on the right in the photo above). The new extension will house a new kitchen, and the old kitchen will become a study and utility room, with the dividing wall re-instated. The existing ground floor toilet, off the conservatory and taking a rectangle out of the sitting room behind, is to be removed, and a new cloakroom inserted into the new utility room.

The extension will be brick with an L-shaped tiled roof, height and footprint as the existing conservatory, and have two skylights (the existing main house has two skylights of a similar size in its rear roof). Windows and doors will be timber.

None of the changes will be visible from the public domain.

Planning History (not tree works)

1	83/00700/AV	UTILITY ROOM EXTENSION	APPROV
2	88/02607/ALB	ERECTION OF CONSERVATORY	APPROV
3	02/02625/APP	Erection of single storey rear extension and construction of bay window	Applications Withdrawn
4	02/02627/ALB		
5	03/00186/ALB	Demolition of existing conservatory and erection of replacement conservatory and internal alterations including installation of en-suite bathroom at first floor level	Listed Building Consent
6	03/00187/APP		
7	04/00998/ALB	Internal alterations and repairs	L.B. Consent

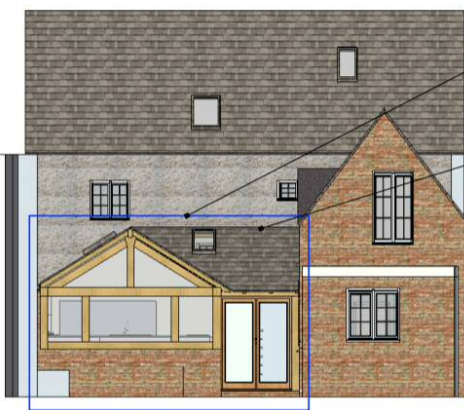
8	21/03306/APP	Demolition of conservatory and erection of rear extension	Pending
9	21/03307/ALB		Consideration



Existing rear elevation



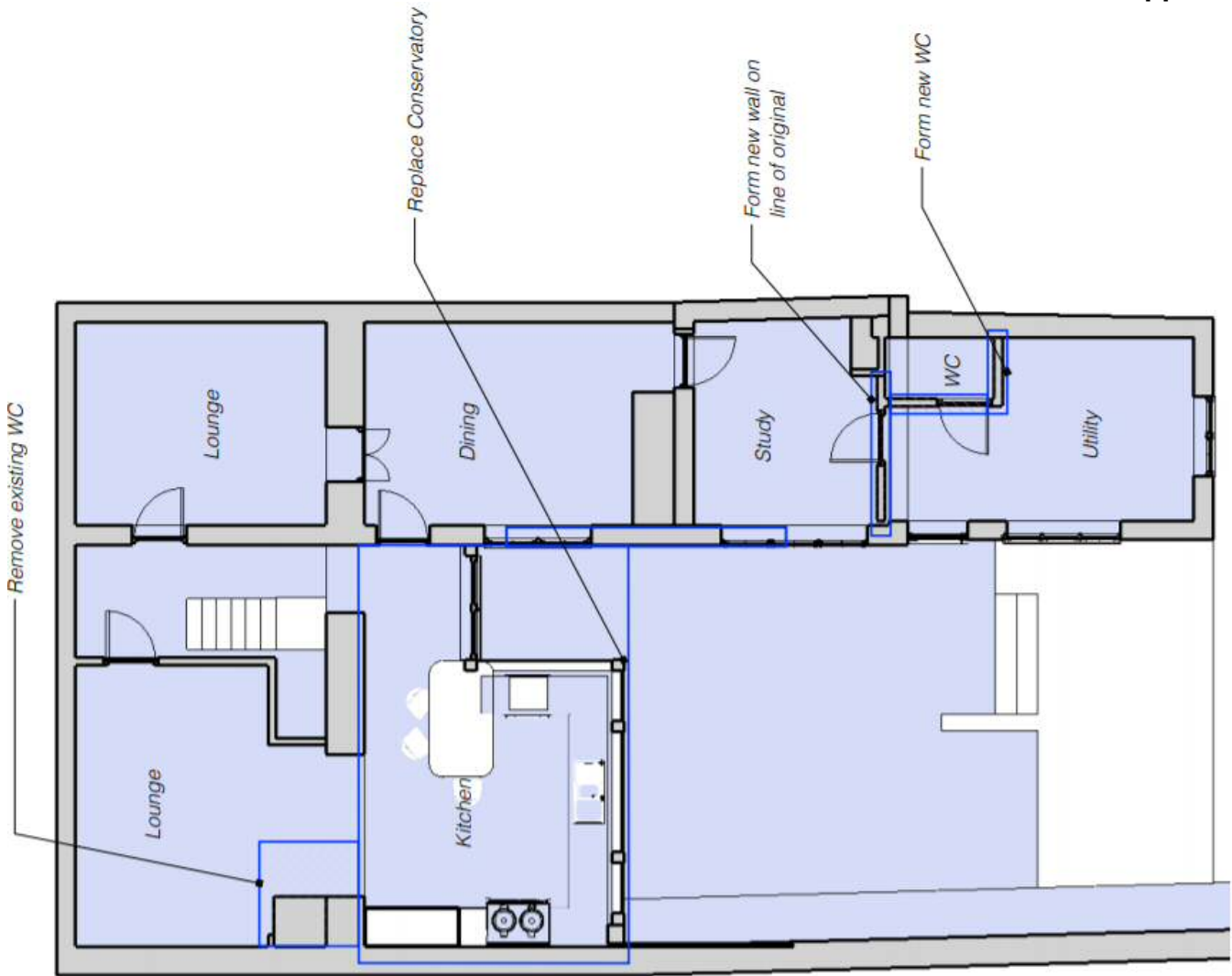
Section through house as existing (Castle Street on left)



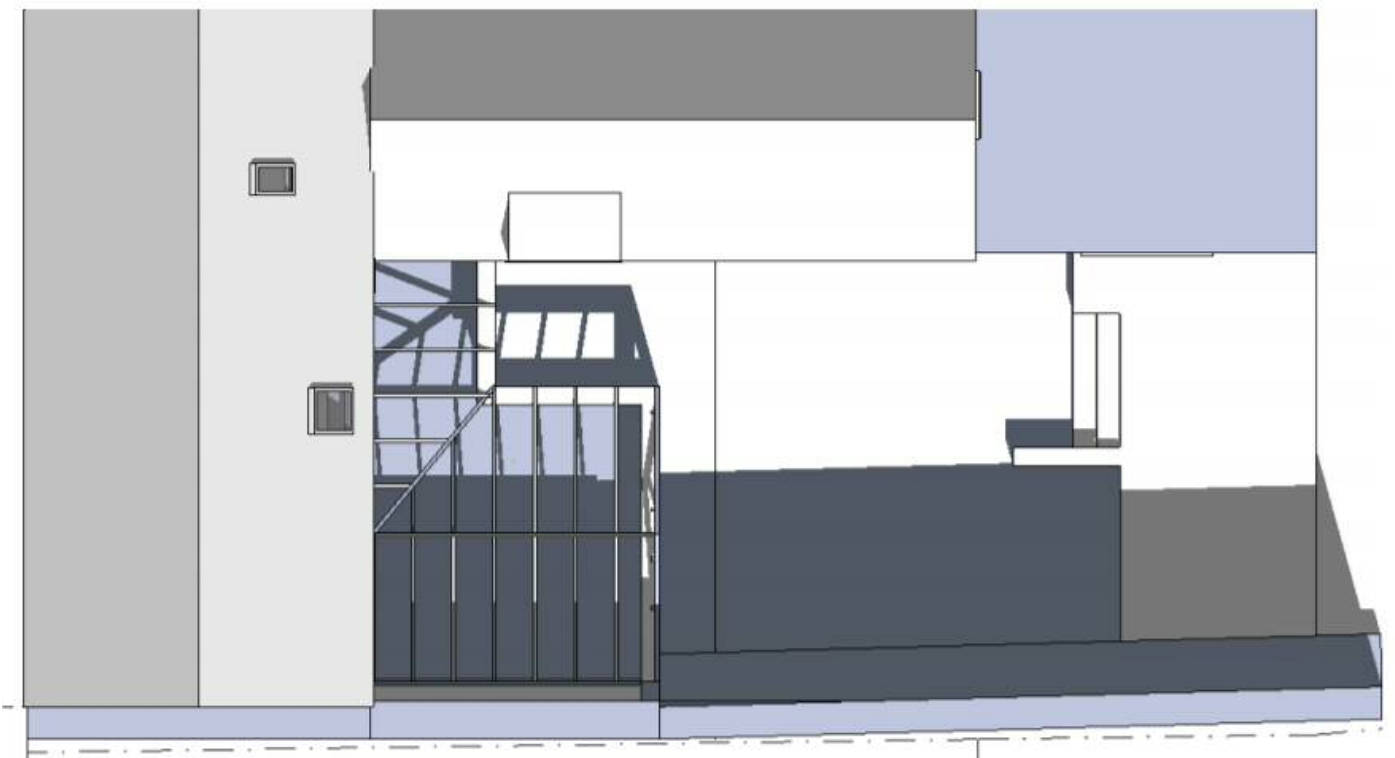
Proposed rear elevation and section (blue line shows new extension) Existing roofline is maintained.



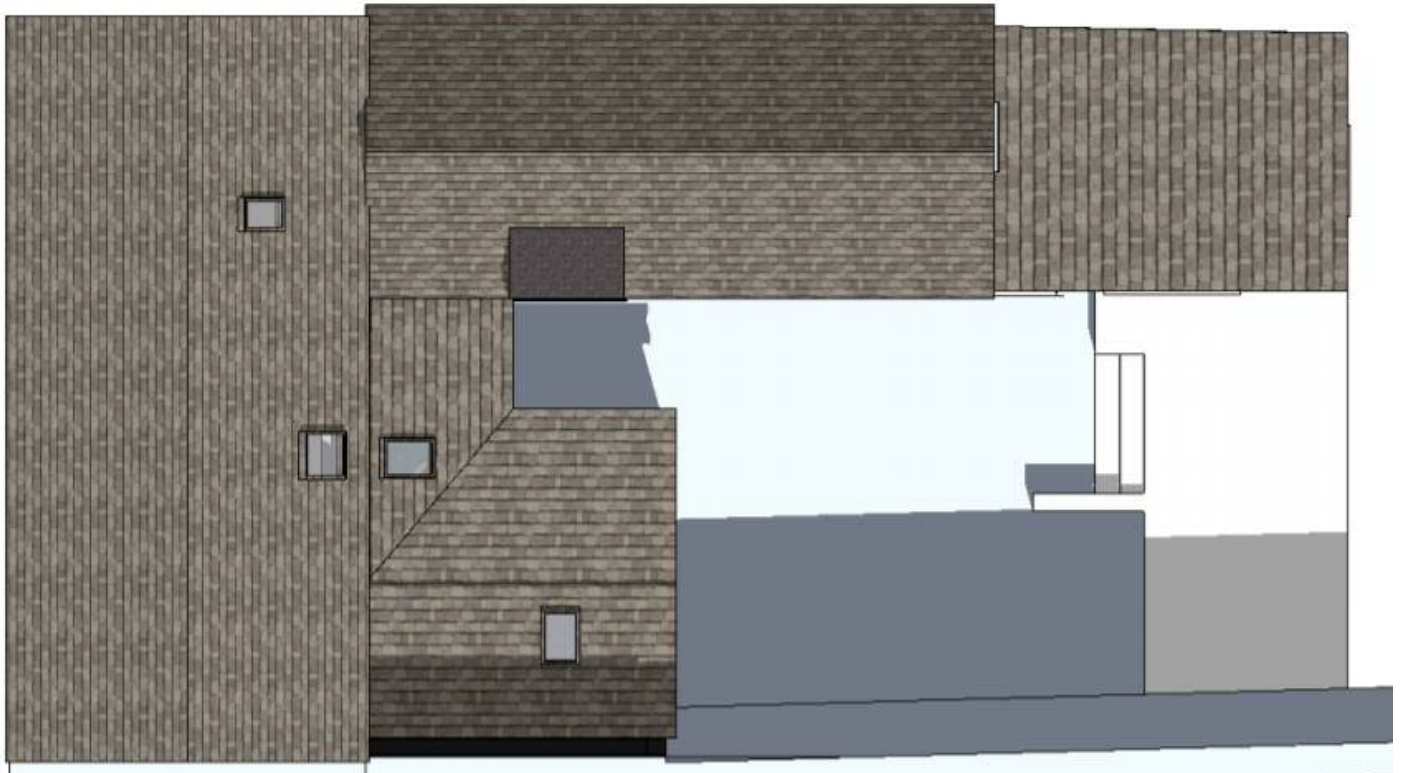
Existing floor plan (Castle Street on left)



Ground floor plan with proposed changes



Existing roof plan



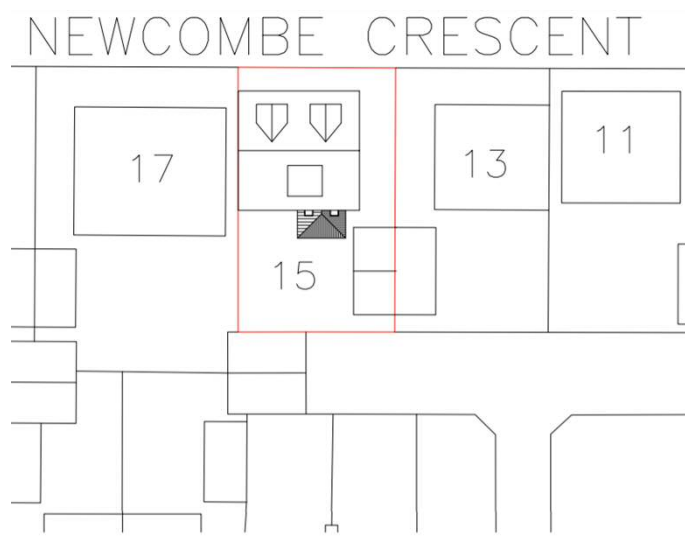
Proposed roof plan

7. **21/03330/APP** 15 Newcombe Crescent, MK18 1WH
 Proposed single storey rear extension
 Higgins

The site is a 2½ storey 4-bed detached house on Clarence Park, facing north towards the open space, playground and river (14/02513/ADP; original Plot 80, “Wilton” type). It has a driveway for two in-line vehicles and gable-roofed garage shared with №13 approx. 2m behind the house. The rear backs on to a T-shaped garage court serving Nos 8-14 (even numbers) Foundry Drive.



Location plan sourced from 14/02513/ADP (submitted plan was presented with river at the bottom)



Proposed layout plan

Planning history (housing development only)

1	06/03332/AOP	Demolition of existing structure and erection of commercial (Class B1)	Approved
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		(a) and (c) and 93 residential units and the provision of associated landscaping and car parking	
2	11/02116/AOP	Application to extend the time limit of application 06/03332/AOP	Approved
3	13/03139/ADP	Approval of reserved matter related to 11/02116/AOP for the Erection of 86 Dwellings. related to Access, Appearance, Landscaping, Layout and Scale	Withdrawn
4	14/02513/ADP	Approval of reserved matters of access, layout, scale, landscaping and appearance pursuant to outline permission 11/02116/AOP erection of 86 dwellings and approval of design code in accordance to Condition 4 of the Outline planning approval.	Approved

The proposal is to add a pitched-roof single storey extension 2.2m deep x 3.3m wide to the rear of the dining room, utilising the existing opening currently fitted with a folding patio door. A similar folding door will be fitted to the garden elevation of the extension. There will be side windows (large to the garden, small, high-level, to the drive) and a skylight in each of the side roof slopes.

Brick cavity walls and roof tiles to match existing.

The extension is deeper than the gap between house and garage, and the overlap allows a separation of rather less than 1m.

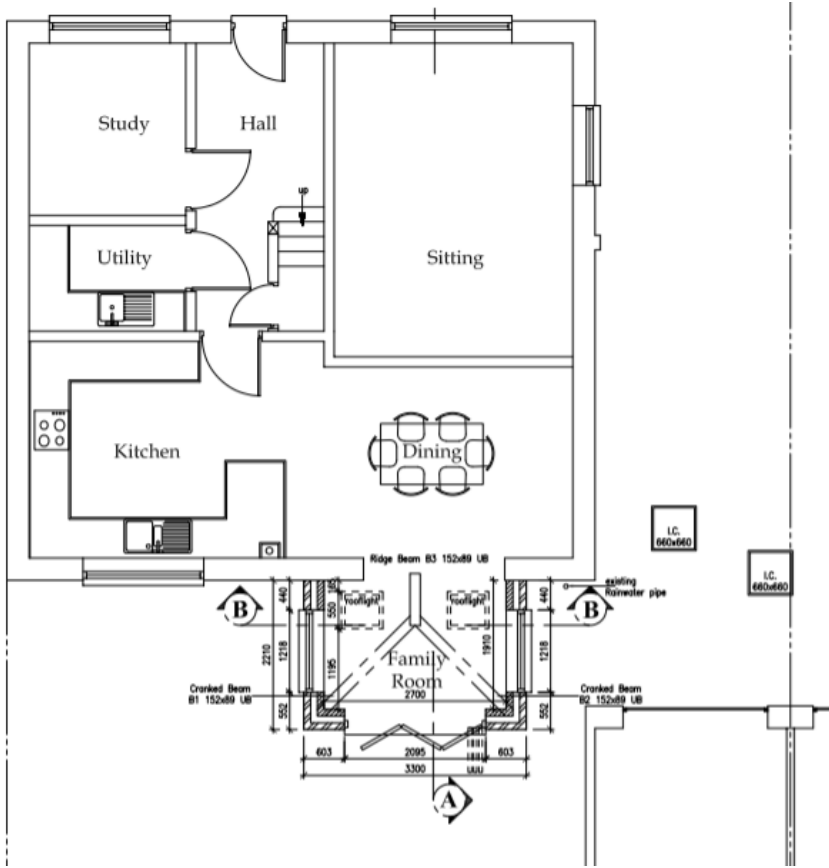


Front elevation and detached garage

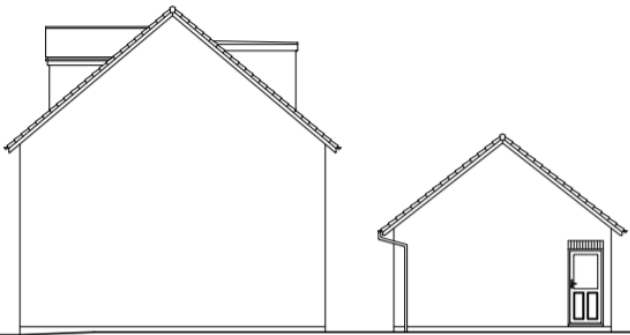


Rear elevation (taken from garage court)

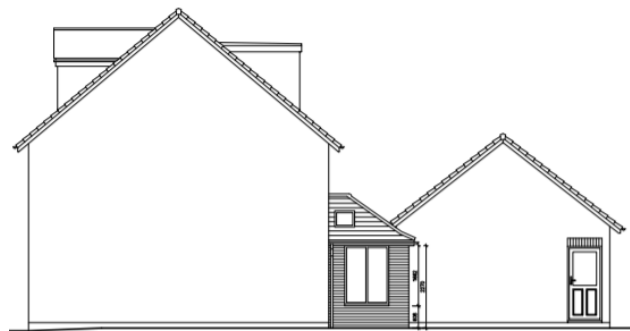
25/8/21



Proposed ground floor plan



Existing side elevation facing No17



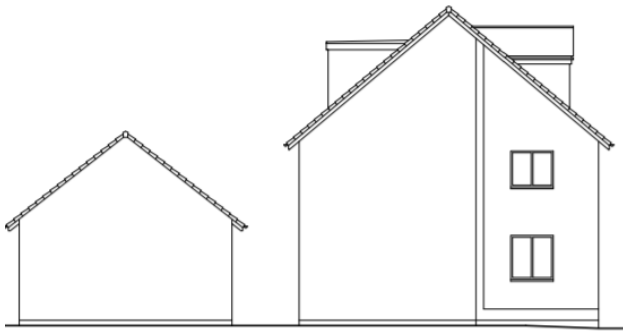
- and proposed



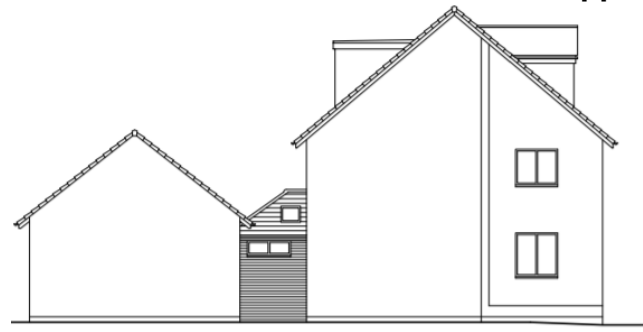
Existing rear elevation facing into garden



- and proposed

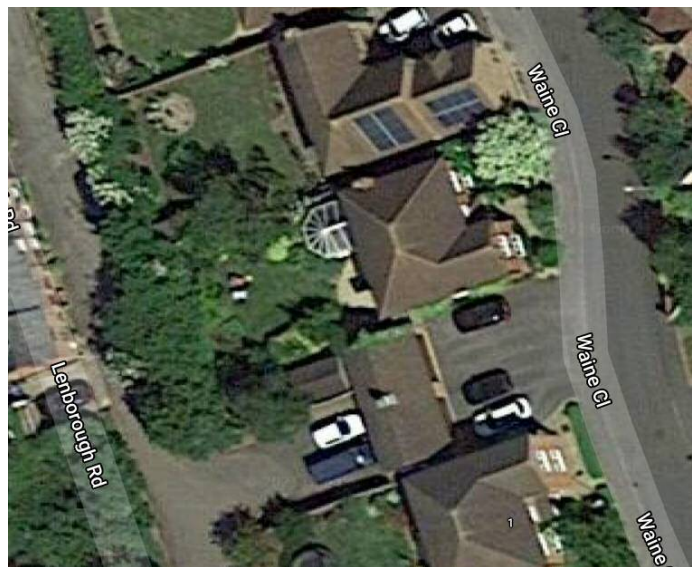


Existing side elevation facing No13 (shared garage)



- and proposed

8. **21/03356/APP** 3 Waine Close, MK18 1FF
 Erection of building for home gym (involving relocation of existing shed)
 Furber



Shed is visible above the white car in the parking bay, centre.



Front of house, double garage and hardstanding (25/8/21)



Rear view from Lenborough Road parking bay (Google 2011) A clear view is no longer possible.

The site is a large detached house on Mount Pleasant, close to the access from Aris Way and facing rather north of east, with a double garage in a detached block with that of No 1 and driveway parking for 4 for each house. $\frac{3}{4}$ of the garage block backs on to a parking area off Lenborough Road and the remaining $\frac{1}{4}$ is within the rear garden of No 3. Currently tucked in behind the garage is a pitched-roof shed 4m long x 2.5m wide, with its roof clearly visible over the side close-board fence. Outside the rear fence is a mature hedgerow, and behind the shed, by the fence, is a sturdy silver birch tree.

It is proposed to move the shed to the rear corner of the garden adjacent to the parking bay and erect a garden building in its place to be used as a home gym. The footprint of the new building is 5m x 3.5m and it has a single pitch roof with two skylights which slopes down from 3m to 2.5m towards the side fence and

Appendix D

projects over the front about 0.5m. There are two sliding doors in the garden elevation of the building but no side or rear windows. The walls are wood effect composite cladding, with a rubber roof and uPVC doors and windows. It will be placed close to the fence and the rear wall of the garage. The shed is to be reduced in size to 2.5m x 2.5m with a maximum height of 2.5m and placed at the rear of the garden about 1.5m in from the side fence and closer to the rear fence and hedge. There are no details of the existing shed other than its footprint on the drawings.

The building is to be 1m longer than the shed but the ecology checklist shows there to be no trees affected.

Are the following within the specified distance to the red line boundary? Are they affected or unaffected by the proposal?	Yes - affected by proposal	Yes - unaffected by proposal	No
Trees with a girth of 125cm or greater within 15m of the proposal (including offsite and access)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Trees with a girth of 25cm or greater within 10m of the proposal (including offsite and access)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hedgerows on or within 5m of the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I have visited the site (see photos below) and the existing separation of the shed from the tree is 1.7m, so the new building will be 0.7m from the trunk of the tree. No details of the foundations have been submitted, but a concrete slab could be detrimental to the health of the tree.



View 25/8/21 to compare with 2011, above



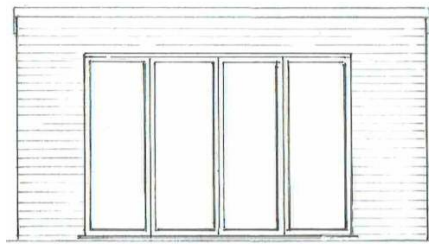
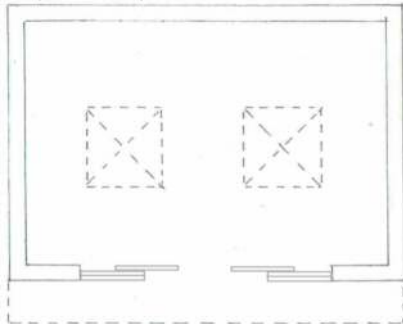
Separation between existing shed and rear wall of garage



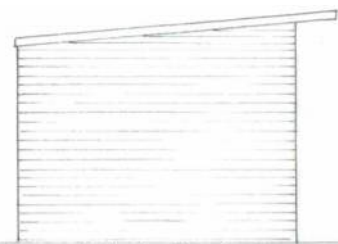
The planks of the lapped fencing are 10cm wide, overlapping 0.5cm; $x 18 = 1.7m$ between shed and tree trunk.



Proposed floor plan



Proposed front elevation - facing garden



Proposed side elevation - facing garage

other side and rear elevation similar

9. 21/03419/APP 12 – 13 Market Hill, MK18 1JX [rear of M&Co]
Part rear extension to provide storage area to ground floor
Wong



Appendix D

The site is the rear of the M&Co shop, where there is a 100 m² rectangular well between the building and the delivery yard (accessed from Summerhouse Hill). The floor of this well is at the shop floor level, due to the slope of the land between the service yard and Market Hill, and thus the yard is at the first floor level of the building, which is currently used as stock room and offices. The (private) yard also serves Boots the Chemist, and has staff parking for both shops. The well contains a metal fire escape stair for the ground floor level of the building and a metal bridge fire escape over its northern end, serving the first floor.

The proposal is to cover over most of the well with a flat roof with three raised rectangular domed skylights and add a lift at the delivery yard level so that the resulting space can be used as a stock room for the shop. A similar proposal for a covered stock room and lift was included in the 2020 application; Members opposed this application but their comments concentrated on the flats part of the proposal, and the roofing over of the well area was not mentioned.

The first floor fire escape will be unaffected (the metal bridge is between the wall and the lift shaft), but the fire escape staircase to the ground floor will be removed and presumably the lift is intended as a substitute in emergencies. Surface water drainage is not shown on the drawings, but the documents state that it will be disposed of via the main sewer, so some means of draining the roof area must be intended.



General view of rear of building from yard



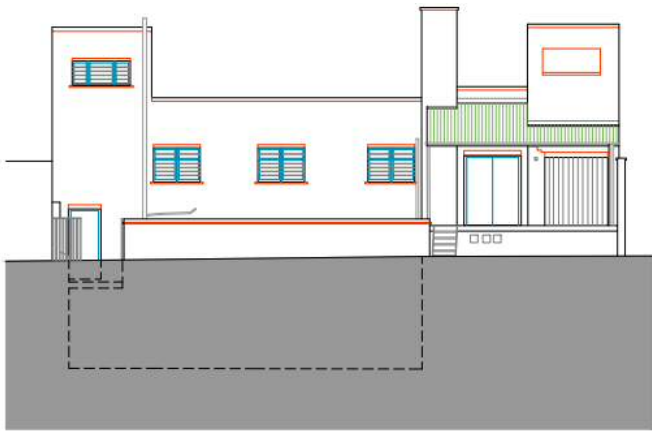
The basement door served by the fire escape



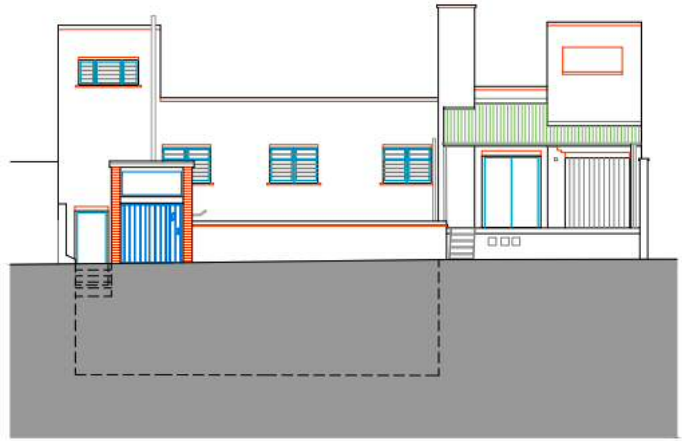
General view of basement area from ground level walkway



Ground floor fire escape and walkway to parking area

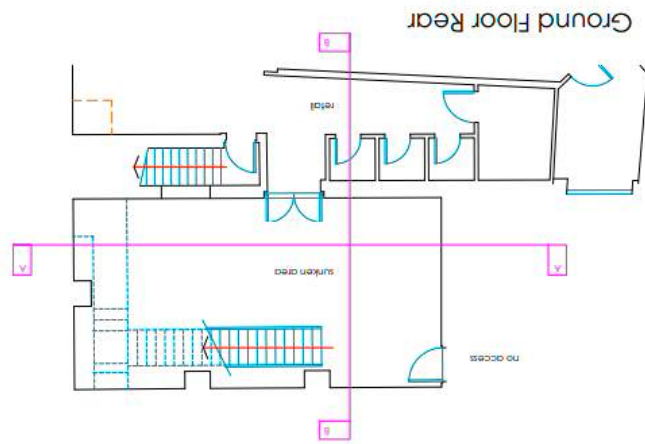


Rear Elevation

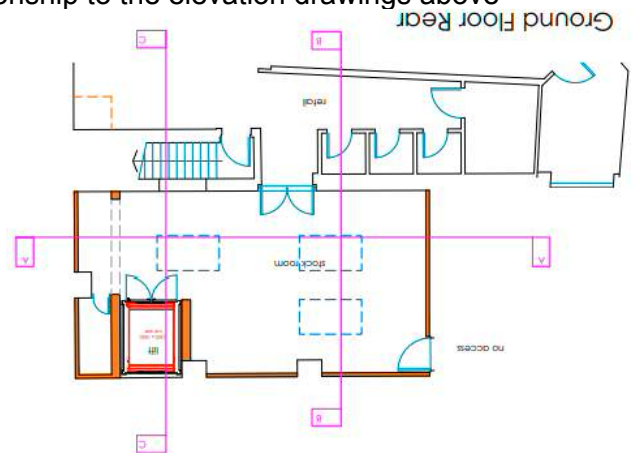


Rear Elevation

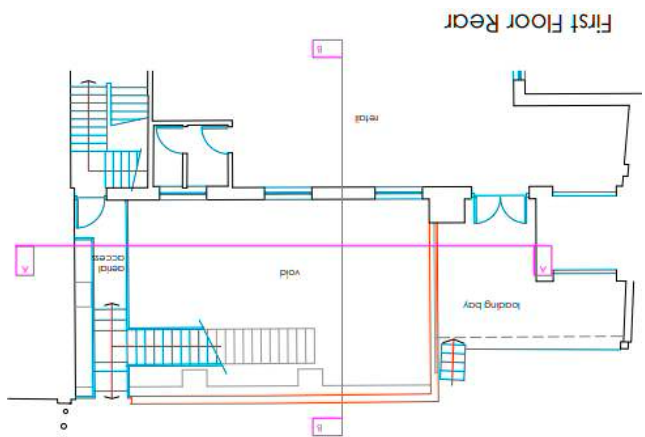
The following plan drawings are rotated for easier relationship to the elevation drawings above



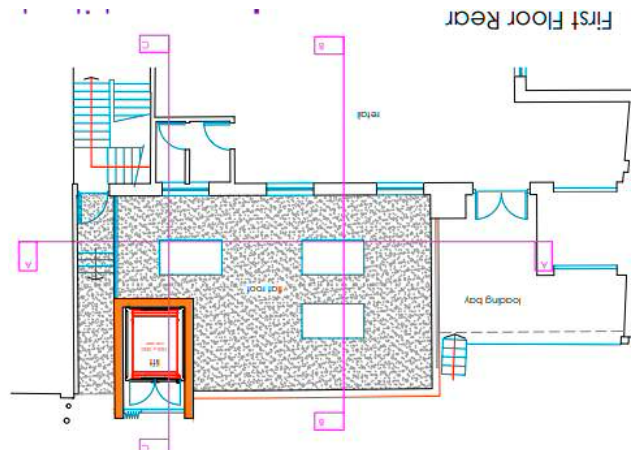
Existing



Proposed



Existing



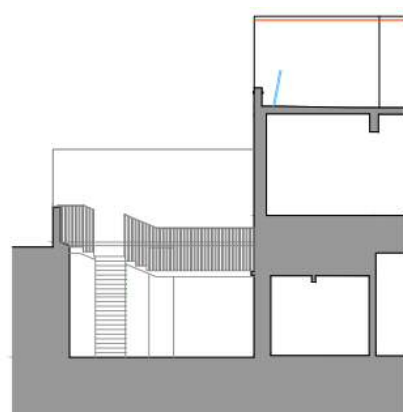
Proposed



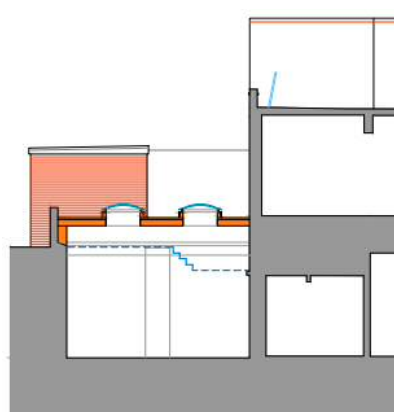
Section AA
Existing



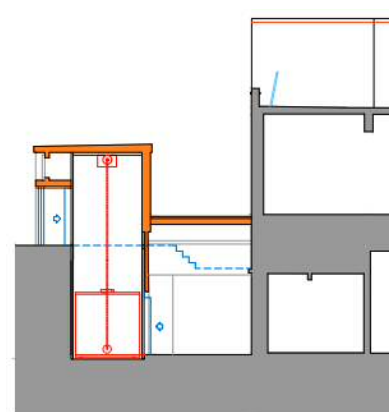
Section AA
Proposed



Section BB
Existing



Section BB
Proposed



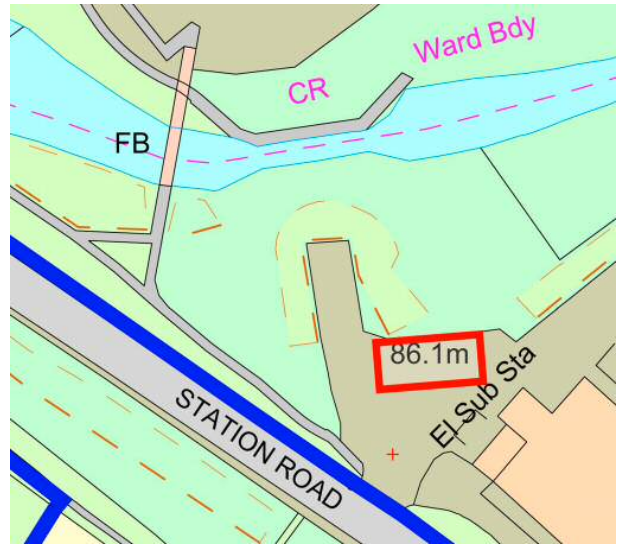
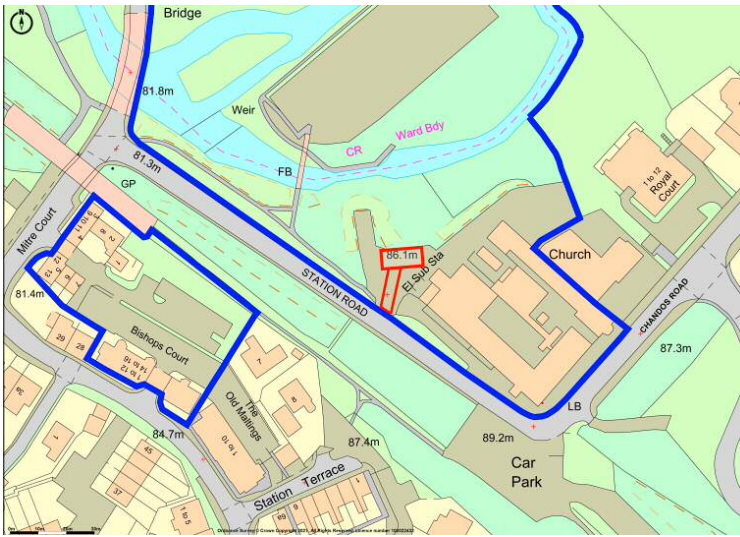
Section CC
Proposed

Planning History (not signage or telecomms)

1	87/01107/APP	PILASTER REFURBISHMENT	APPROV
2	02/01161/APP	Installation of roller shutters	Refused
3	09/00867/APP	Refit of existing shop front with illuminated fascia and projecting sign	Approved
4	09/01310/APP	Refit of existing shop front with illuminated fascia and projecting signs	Approved
5	19/01564/APP	Formation of new entrance to upper floors over existing shop off Market Hill; in-fill and cover of rear yard to form delivery area at first floor and staff and stock facilities to ground floor; to create 8 No, 1 bed flats and 1 No 2 bed flat to second floor and additional floor over existing shop; to create 23 No 1 bed flats to the rear of 12-13 Market Hill on vacant land with access off Summer Hill; provision of parking spaces, turning area for deliveries and new ramp to first floor of existing building at rear. Demolish the existing flue and lift to the rear of the existing building together with 2 No roof maintenance cupboards and extract pods located on the roofs of the existing building	Refused
6	20/02752/APP	Alterations to the ground floor retail unit and change of use of upper storeys to 9 flats	Pending Consideration
7	21/03419/APP	Part rear extension to provide storage area to ground floor	Pending Consideration

AMENDED PLANS

10. 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]



Members looked at this application last meeting, and deferred comment until certain points were clarified, notably the actual site of the proposed log cabin. The amended plans show that it is to be on the north side of the car park across the disabled bay, and thus three regular bays and the disabled bay are to be lost on that side and possibly the two at the narrow western end (the drawings are still showing the embankment as part of the car park, which it isn't), so that leaves the run of 5 bays on the left of the entrance and the single one by the substation (the small brick structure in the photo above). The foul water sewer is now shown to go along the back of the car park area into a new manhole in the access road to the rear of the Chandos Road Building and then to the existing manhole (see above; two manholes arrowed).



(photo of this part of the car park from the August Clerk's Report)

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

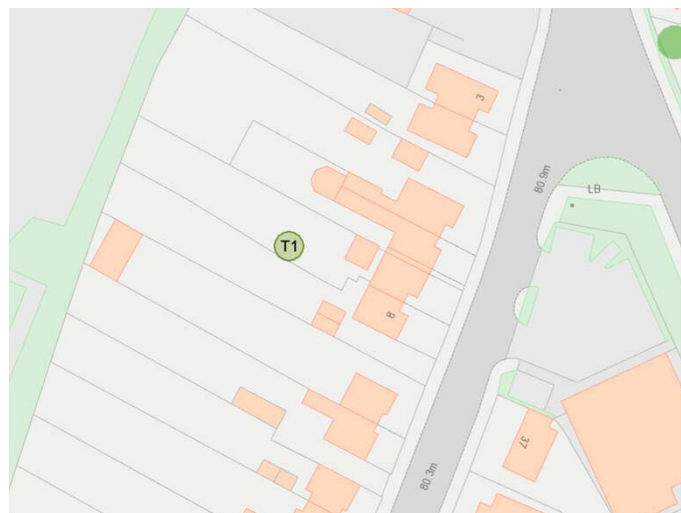
The new documents submitted do not address our 3rd comment:

If the building is to occupy 5 of the 12 parking bays – presumably the row of 5 to the left of the car park access – that leaves 7, including a bay for the disabled. If the building is to be available for public use, how can the applicants be sure that all the users will walk to it? Particularly those with restricted mobility? Buckingham has no places of worship for faiths other than Christianity so it may well be favoured by members of the public who do not wish to travel to other towns. The 51 spaces at the Station Road car park are available to permit-holders only, and when the University starts building the approved residence block (17/00746/APP) those will become unavailable for the duration. Station Road is not suitable for overflow parking.

Not for consultation (Edited down from sheets circulated for consultation)

Works to trees

- 11. **21/03115/ATC** 7 Chandos Road, MK18 1AH
 T1 Larch Height - 15m Crown spread - 6m DBH - 550mm
 Work required : Fell to ground level
 Apostopoulos





Google Streetview, circle added by Clerk

12. 21/03116/ATP

1 Manor Gardens, Avenue Road MK18 1QA

T1 Lime Height - 18m Crown spread - 6m DBH - 700mm

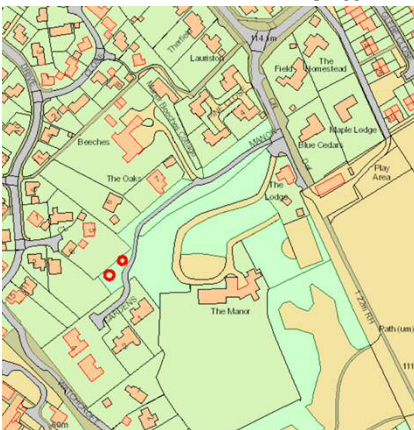
Work required : 1m Crown reduction and crown clean

T2 Lime Height - 17m Crown spread - 8m DBH - 700mm

Work required : 1m Crown reduction and crown clean

Reason : The two Limes are overall in good condition. It is noted that there is significant major deadwood in both trees that will be removed. Some branches have shown signs of dieback and small decay pockets from old stores damage. A small reduction of these two trees and a crown clean would allow them to thrive. The client wants what is best for the trees and has no intention to damage the trees just to keep them as healthy as possible

Ashton





T1



One of these is T2 (photos 15/8/21)

13. 21/03123/ATC

Willow Cottage 1 School Lane MK18 1HA

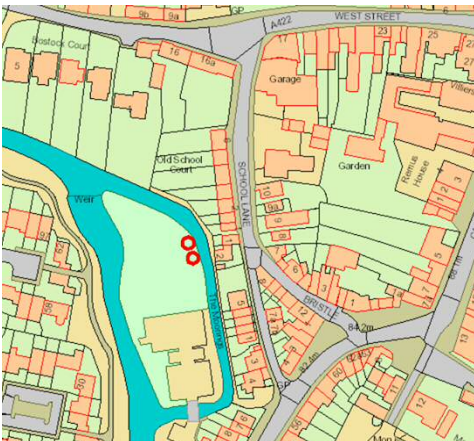
T1 Ash Height - 11m Crown spread - 6m DBH - 350mm

Work required : Fell to ground level

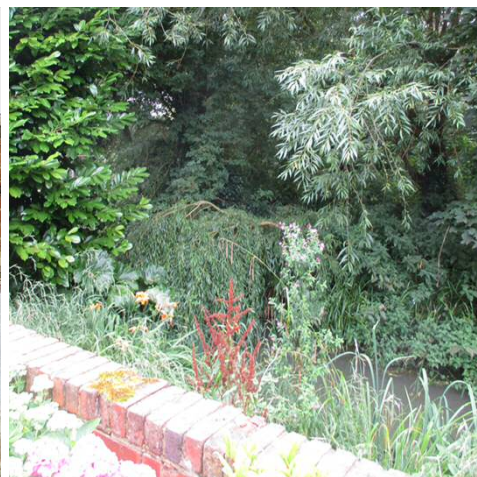
T2 Willow Height - 8m Crown spread - 7m DBH - 300mm

Work required : Remove large branch over waterway

Garvin-Elliot



Ash (with leaning trunk)



Willow branch trailing in river

14. 21/03162/ATC

Land At Brooks Court, Well Street, MK18 1DG

Large Acacia Tree

Works recommended by Idverde (crown raise back to stem)

Reason for work: Tree is situated in a communal area and it's overhanging a communal seating area for elderly / vulnerable residents.

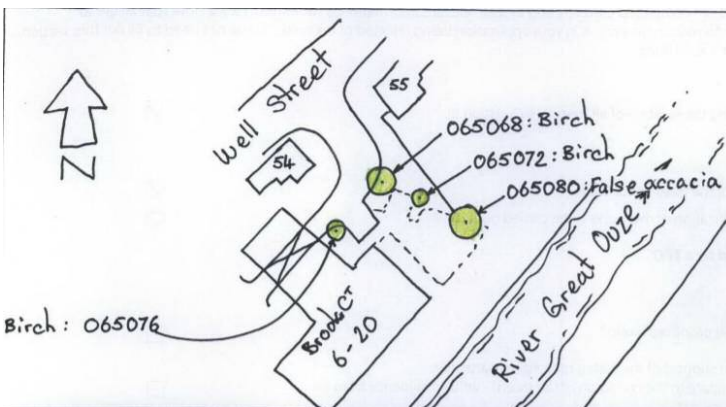
Frayne-Johnson [VAHT]



Neither the applicant's map (left) or the website location map (right), which is clearly derived from it, make any sense.

- Only one tree is listed for work, not three
- Two of those shown are in the rear garden of 55 Well Street
- The third is in the road way/turning head of Brooks Court, contrary to the 'reason for work' above.

However this drawing from a 2010 application puts an acacia near the river, and this matches the supplied photos and Google Streetview:



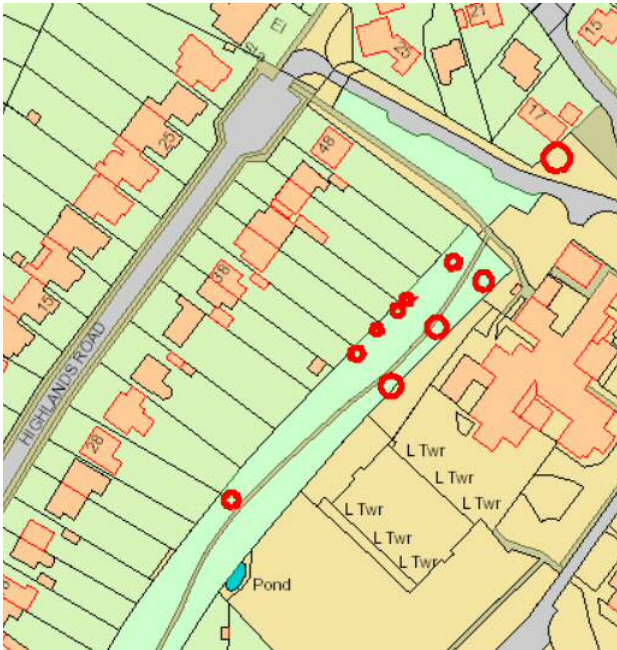
15. 21/03259/ATP

Buckingham Primary School, Foscott Way MK18 1TT

Various trees as highlighted in the report dated June 2020 from Macintyre Trees Arboricultural Consultancy

Work required: see specification.

Martin



Works are mostly pruning epicormic growth to clear footpath; removal of 1 hawthorn (T92) strangled by ivy and leaning over path, and 1 oak (T66) in poor condition and likely to fall on playground and storage sheds.

16. **21/03457/ATP** 15 Moreton Drive Buckingham MK18 1JG

T1 - Oak - Tree has recent major limb failure revealing significant internal decay and stem crack at failure point. Remove all upper crown, leaving a standing stem of 8-9m and retaining lower growth.

Moffat

This application was circulated for information only, as the tree required urgent work and an emergency approval was issued.

