



BUCKINGHAM TOWN COUNCIL

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

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Town Clerk: Mr. P. Hodson

Think Mask, Think Lateral Flow Test

Wednesday, 19 January 2022

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 24th January 2022 at 7.00pm 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/UC89BUTwVpjAOEIdSlfcZC9Q/>

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

3.1 *[held over from December 20th meeting]* To receive the minutes of the Planning Committee Meeting held on Monday 29th November 2021 to be put before the Full Council meeting to be held on 7th February 2022.

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.

3.2 *The meeting scheduled for 20th December 2021 was cancelled, and an informal meeting held to discuss the planning applications, with the responses agreed by the Mayor, the Chair and Vice-Chair. The responses are attached for information* [Appendix A](#)

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update.

5. Action reports

5.1 *[Updated version of that submitted for December 20th meeting]* To receive action reports as per the attached list. [Appendix B](#)

5.2 *[held over from December 20th meeting]* To receive and discuss a suggestion arising from the Public Session before the October 4th Full Council meeting; and (if appropriate) to agree date(s) and times when Councillors would be able to carry out such a survey, and to solicit volunteers.

Cornwall's Meadow Care Home, Land Rear of 13 High Street, Buckingham

A Member of the public attended the Public Session to raise concerns about the lack of car parking provision at the new care home site in Cornwall's Meadow for staff, visitors, residents and emergency services. It was noted that the renovation plans for 13 High Street did not allow for additional customer or staff parking and the shared access road with the care home may become congested at peak times. The resident expressed concerns that the Cornwall's Meadow car park was full to capacity at weekends, when most visitors might be expected.

Members were asked to consider conducting a footfall survey across the bridge from Heartlands Park to the car park in order to ascertain the volume of pedestrians that have to cross the busy car park entrance to reach shops and other facilities.

6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 9th February and 9th March 2022 at 2.30pm. Strategic Sites Committee meetings are 24th February and 24th March 2022 at 2pm.

Additional information provided by the Clerk

[PL/95/21](#)

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

- | | | |
|----|--------------|--|
| 1. | 21/04298/APP | 7 Boswell Court, MK18 1UU
Change of use of amenity land to residential garden land and enclosed by 2.1m timber close board fence
<i>Turner</i> |
| 2. | 21/04801/APP | 20 Bushey Close, MK18 7RD
Householder application for single storey rear extension
<i>Durant</i> |
| 3. | 21/04805/APP | 89 Western Avenue, MK18 1LX
Householder application for proposed garage and loft conversion with associated internal and external works
<i>Burrell</i> |

4. 21/04875/APP

5 Bushey Close, MK18 7BD
Householder application for demolition of garage, porch and conservatory. Erection of two storey side and single storey rear extensions and side porch.
Dunbarton

5. 21/04886/APP

The Workshop, Land Off Tingewick Road, MK18 1GX
[previously known as Land adjacent to Cobblers Cottage]
Erection of fence and shed (Retrospective)
EP Constructions Ltd

6. 21/04920/APP

2 Keyes Way, MK18 1UD
Householder application for first floor side extension.
Entrance canopy.
Morris [C. Morris Architecture & Associates] Householder's name is Chapman

7. 22/00071/APP

10 Aris Way, MK18 1FX
Householder application for single storey side extension
Mart (agent; Householder's name is Mould)

Not for consultation (circulated separately due to response time)

8. 21/04827/HPDE

19 Osprey Walk Buckingham, MK18 7JA
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.55m for which the maximum height would be 3m and for which the height of the eaves would be 3m.
Everleigh

9. 22/00070/ATP

20 Waglands Garden, MK18 1EA
G1 – Thuja hedge. Re-reduce group to previous points.
Approx 1m off the top and trim the sides
Cove

7. Planning Decisions

To receive for information details of planning decisions made by Buckinghamshire Council.
Members are referred to the December 20th agenda for last month's decisions.

Approved

Application	Site address	Proposal	BTC response
21/00270/APP	73 Moreton Road <i>[Roxwell]</i>	Demolition of existing dwelling and erection of new dwelling	No objections
21/02085/APP	28 Candleford Ct.	Conv. Gym to residential: two flats	Oppose
21/02448/APP	Royal; Latin School	Heat pump installation & enclosure	No objections
21/03681/APP	40 March Edge	Replacement s/st rear conservatory	No objections
21/04165/APP	24 Plover Close	First floor side & s/st rear extensions	No objections

Refused

Application	Site address	Proposal	BTC response
21/00583/APP	19 Bridge Street	Ch/use of ground floor of dwelling (C3) to hot food takeaway (A5/sui generis) and drycleaners (A1/E) and other alterations	Oppose (Cllr. Stuchbury called it in)

21/03714/APP	2 Mallard Drive	Enclosure of public open space with 1.8m timber fence to extend residential garden	Oppose
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Withdrawn

Application	Site address	Proposal	BTC response
21/04725/APP	15 Bernardines Way	Loft conversion with dormers and rooflights	Oppose ¹

¹ Actually withdrawn the Friday before last meeting, but not advised until the following Tuesday.

Not for consultation

Approved (Deemed approval as time-expired)

Application	Site address	Proposal	BTC response
20/03994/ATC	Rear of 22 Nelson St. <i>[The Workshop, Tingewick Road]</i>	Fell 2 Scots Pine and part of conifer hedge to facilitate new access	No Objections ²
21/00730/ATC	Land at Verney Close <i>[new flats]</i>	Remove 4 trees to allow development; Prune 2 Yews away from site entrance and new building	Oppose

² as the application the access was to facilitate (19/00391/APP) had been approved though BTC had opposed it. See also 6.5 (21/04886/APP) above.

Approved

Application	Site address	Proposal	BTC response
21/04076/ACL	31 Bourtonville	Two storey rear extension	Oppose
21/04198/ATC	Land at Verney Close <i>[new flats]</i>	Reduce Yew away from site entrance	Oppose & TPO requested
21/04709/ATC	Ondaatje Hall, Church Street	Crown reduction and removal of deadwood 1 Cedar, and 1 Acacia	No objections
21/04321/ATP	2 The Siding	Prune Yew away from driveway; crown lift Sycamore to clear public footpath & parking bays.	No objections

8. Buckinghamshire Council Matters

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

8.2 *[held over from December 20th meeting]* (Min.526.1 refers) To receive and discuss the Cabinet Member's response to a Written Question on staffing levels [Appendix C](#)

8.3 To receive and discuss a response from Highways on the condition of Top Angel

[Appendix D](#)

8.4 An updated list of **OPPOSE & ATTEND/CALL-IN** applications is attached for information

[Appendix E](#)

9. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (15th December 2021) *No Buckingham applications*
(12th January 2022) *No Buckingham applications*

9.2 Strategic Sites Committee (16th December 2021; 19/00148/AOP Osier Way; 420 dwellings etc.) To discuss Cllr. Cole's report of the meeting and agree any actions arising.
(20th January 2022) *Cancelled*

10. Consultation – Winslow Neighbourhood Plan

To discuss and agree any comments on the pre-submission draft of the WNP.

[Appendix F](#)

11. Enforcement

To report any new breaches

12. Applications to fell trees

An updated list of relevant applications is attached

[Appendix G](#)

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 14th February 2022 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			

21/04583/APP

NO OBJECTIONS

48 Western Avenue

Householder application for two storey side, part two and part single storey rear extension

Members regretted the loss of the chimney (with no reason given) to the notable uniformity of the street scene, and the projecting porch was also an anomaly. It was also noted that work had started and the front garden cleared and the wall demolished.

21/04633/CPE

NO OBJECTIONS subject to the Heritage

Corner House, 16A West Street

Officer's satisfaction.

Certificate of lawfulness application for existing use for external stonework repairs

Members noted the lack of information supplied, not least the unusual application suffix, but agreed that the starkness of the new stonework would weather in.

21/04683/APP

NO OBJECTIONS

37 Badgers Way

Householder application for first floor rear extension

21/04690/APP

NO OBJECTIONS

45 Hare Close

Householder application for single storey rear extension and conversion of garage

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

21/04696/APP

NO OBJECTIONS

Chicana, 2 Avenue Road

Householder application for proposed rear and side extension with associated internal and external works

21/04725/APP

OPPOSE

15 Bernardines Way

Householder application for loft conversion with two dormers and rooflight to front elevation and rooflights to rear roofslope

Members noted that the description now matched the drawing, but there is still inadequate parking for a 4-bedroom house, as the premises only have the garage in the adjacent court and the space in front of it.

Not for consultation (circulated separately)

21/04603/ATP

NO OBJECTIONS

Maids Moreton Avenue [rear of Carisbrooke Court]

T1 Lime, fell; T2 Beech, fell; T3 Horse Chestnut, fell

21/04709/ATC

NO OBJECTIONS

Ondaatje Hall [previously Walnut Yard], Church Street

Rear Garden of Ondaatje Hall (Chancellors residence) 1 x Cedar - This is to undergo a target crown reduction to reduce the load on the heaviest branches by

approximately 3-4 metres in height and spread where appropriate and remove significant deadwood - this tree is susceptible to wind damage and the work is to mitigate the risk of branch failure.

1 x Acacia - Remove large significant deadwood - to reduce risk of branch failure.

Emergency approval had already been granted to the following proposal:

21/04710/ATP

NO OBJECTIONS

Site Of The Former Westfield Works [Hartridges/Inov8 site], Tingewick Road

We are submitting a five-day notice of our intent to complete the following work to 1 x large twin Stemmed Ash (see location plan and photographs). We have submitted on line as advised by Neil Pasmore (Parks and Planning Tree Officer). This tree is leaning over the river and is within striking of the accommodation block - Hailsham House. One of the major stems failed in the recent storm and is hung up in the adjacent rees and split out completely at the base which has revealed extensive basal decay caused by the pathogen infection of inonotus hispidus. The remaining large stem hangs over the iver and is in falling distance of the University accommodation building. We propose to remove the remaining stem to mitigate the risk of it collapsing onto the adjacent accommodation block.

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Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
By agreement of Cllrs. Gateley, Cole & Ralph	6 direct 1 via Parish Liaison (withdrawn before filing) 3 Trees			

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	1177/20 522.1	Cllrs. Stuchbury & Whyte to pursue action. WW meeting TFB 30/11		19 October: Cllr. Whyte is looking into this again Cllr. Whyte reports that the LAT is looking into the bridge condition – report awaited.
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	Town Clerk to report any progress
West End Farm	401.2/21	Letter & press release as minuted	√	

Neighbourhood Plan	470/21	Town Clerk to set up meeting with new NP Officer		
Repair timescales	522.2/21	Request length of time for 'in progress' etc		
TPO request	524.12/21	Confirm formally the request for TPO on Verney Close yews made on application response	√	
BC Planning Staff levels	526.1/21	Cllr. Stuchbury to provide response to written question to Cabinet Member	√	See Agenda 8.2
Buck. Local Plan consultation	(20 th December briefing)	Refer to Full Council 7 th February 2022	√	(Committee Clerk notified)
Call-in included in response; awaiting decision				
	524.3/21	21/04241/APP 60 Moreton Road	√	acknowledged
Enforcement reports and queries				
Walnut Drive s106	398.2/21	Respond to Cabinet Member's reply to July letter	√	
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 and 21/10/21
	478/21	Unauthorised work and pavement hazard	√	
	Public Session 29/11/21	Cllr. Stuchbury to pursue complaints		

Neighbourhood Plan Review				
Survey Questions	1166.2/20	Town Plan Officer to circulate final version to Cllrs. for comments		
NBPPC	362./21	Town Clerk to write to BC asking for criteria for statutory consultees & list		
Other				

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BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 24th JANUARY 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. 21/04298/APP

7 Boswell Court, MK18 1UU

Change of use of amenity land to residential garden land and enclosed by 2.1m timber close board fence

Turner



a = 2.0m; b = 4.2m; c = 2.0m



General view of the house and side land, December 2021



General view of trees T2 – T7 from the south



The open space land from the north



Maintenance access between trees T2 & T3, opposite No 20 Boswell Court



The open space land from the south – T5 in left foreground, T6 in centre, T4 to right rear



T8 (covered in ivy), corner of the garden wall of 7 Boswell Court, proximity to house wall of 9 Boswell Court (far right)



T6, foreground, is drawn within the angle of the new fence; T8, ivy-covered, to rear, is drawn as being outside the fence but is clearly north of the wall corner where the fence is to join the wall. (Officer has been contacted for clarification; no response at date of publication).

The site is a detached house on the south side of Boswell Court where it divides into two culs-de-sac; the house faces northwest and its side wall has public open space between it and the kerb (no footway) laid to grass with some substantial trees (conifers along the kerb, deciduous in the grass). This side boundary is a

standard height brick wall matching the house, and there is a side path to the rear garden between the house and the garden wall.

The proposal is to demolish the brick wall and enclose approximately half of the open space with a 2.1m high close-board fence. The enclosed area would be the length of the wall and 4.2m wide, narrowing at the front and back to 2m to follow the curve of the kerbs. The deciduous trees would be inside the fence, the conifers outside. The Ecology & Trees checklist indicates there will be no effect on the trees, though T6 looks to be very close to the new fence where it forms an angle and the posthole may affect the roots. T8 is rather less substantial tree but also close to the fence (see note to photo above).

2. 21/04801/APP

20 Bushey Close, MK18 7RD

Householder application for single storey rear extension

Durant



Location plan taken from 1999 application to show separation from bypass



Site plan



↑ No 22

↑ No 20

No 18 garage ↑



Neighbouring houses to the south are a different design



Rear of №20 and the existing conservatory
Taken from the bypass verge 17/12/21



Houses are set at an angle to the road and fronts staggered. (Google 2021) №20 second from top

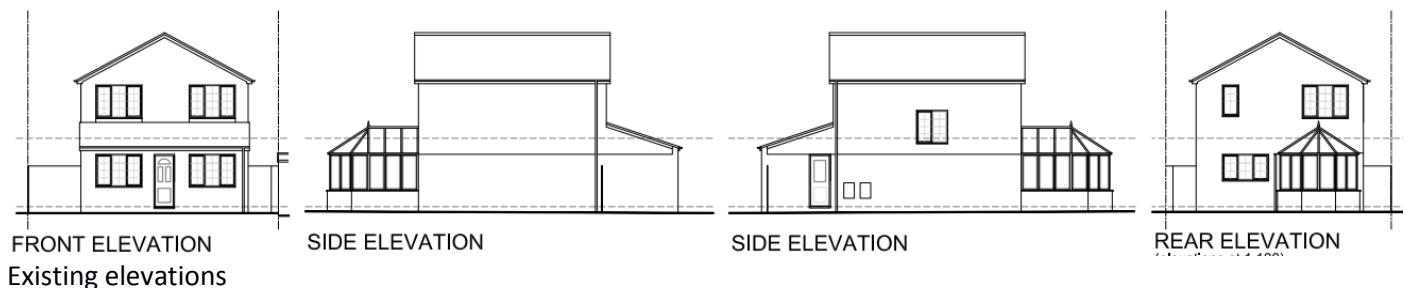
Planning history

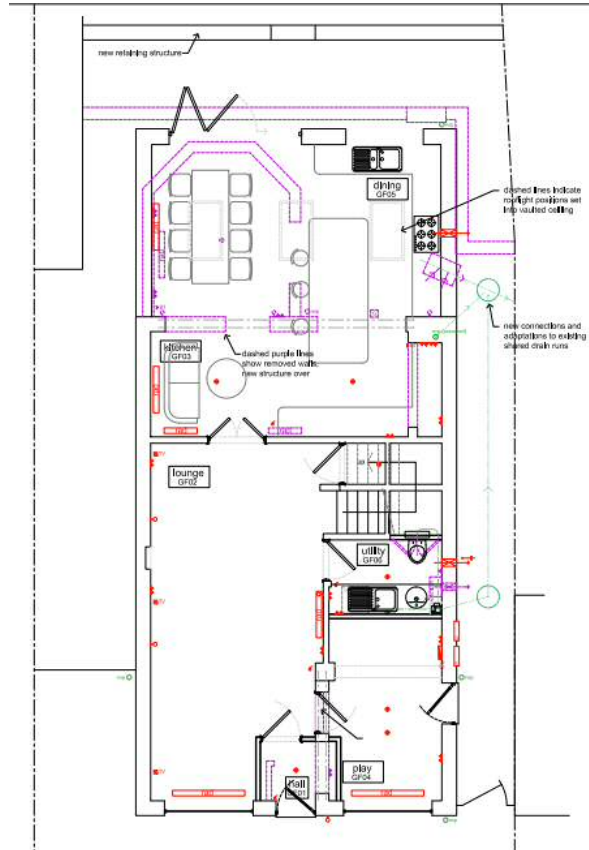
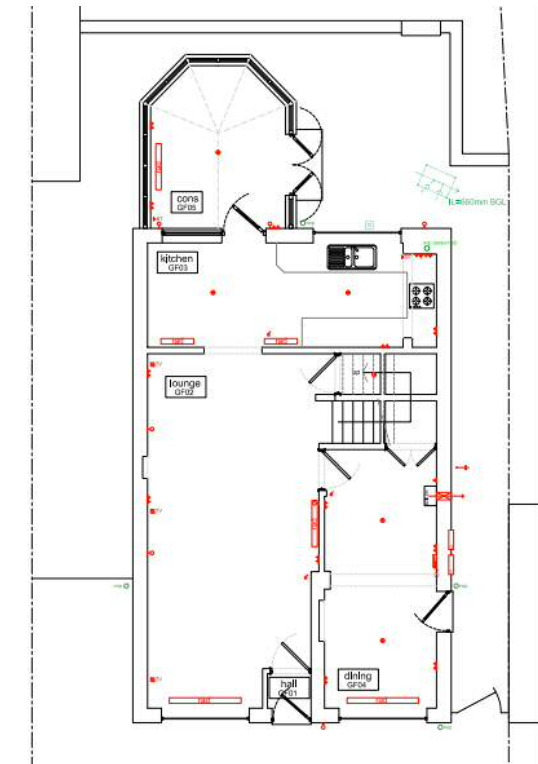
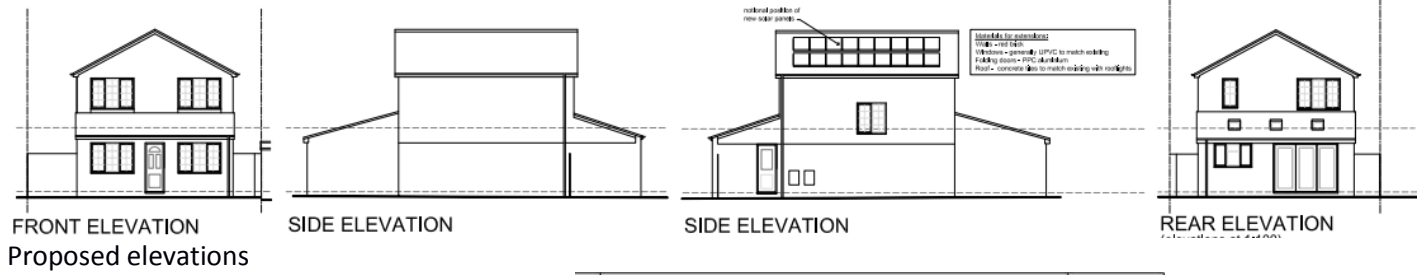
1	90/00569/APP	CONSERVATORY	APPROV
2	99/00763/APP	Lounge extension at front of house	Approved
3	21/04801/APP	Householder application for single storey rear extension	Pending Consideration

The site is a detached house in the northeast corner of Linden Village, backing on to the bypass just south of the Stratford Road roundabout. The house as built had an integral garage projecting forward of the main house; the 1999 extension enlarged the lounge by squaring this off and continuing the lean-to roof across the new extension. At some point the garage has been turned into living accommodation (dining room) by bricking up the door opening and inserting a matching window. The two detached houses at the north end of the cul-de-sac are not the same style as houses to the south and opposite, which are semi-detached and have bow windows to the lounge, so the street scene is not uniform. The rear garden is terraced to eliminate the slope, and is somewhat below bypass level (see photo above).

The proposal is to demolish the existing conservatory and terrace wall and extend the whole width of the house backwards rather further than the conservatory footprint to form a dining room and enlarged kitchen. A new retaining wall will be built further into the garden. Part of the existing rear house wall will be removed to make a more open plan room, and the dining area will have folding doors to the garden. The kitchen area will have a new window over the sink matching the existing window but rather more symmetrically placed with respect to the narrow window on the first floor above it. Part of the rear of the former garage will be divided off to form a utility room, the remainder to become a play room with a new doorway into the lounge. The extension will have a lean-to roof with three skylights and no windows in its side walls. The front elevation is unchanged, and there are no extra bedrooms. Solar Panels are proposed for the south facing main roof.

Materials to match existing, with aluminium folding doors.



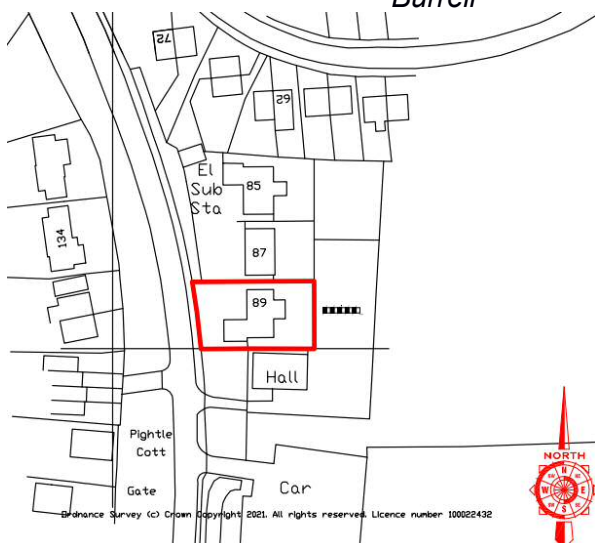


3. 21/04805/APP

89 Western Avenue, MK18 1LX

Householder application for proposed garage and loft conversion with associated internal and external works

Burrell





Garage of No 87

No 89

No 87 ↑

No 89 ↑

The site is the most southerly of a private development of three houses near the southern end of Western Avenue; to the south is the Plymouth Brethren Meeting Hall, and beyond that Western Avenue car park. To the east is the amenity woodland behind Castle House, separated from the rear boundary of the three houses by the meeting hall's car parking. There is a considerable slope between the houses and the road, and No 89 is well hidden at the end of the access road by trees and shrubs and by being set lower down than its neighbour.

The house is a 5-bed detached, rectangular in form with a double garage set at right angles to the main building; its front door is recessed between a bay window and the garage and has a single pitch porch which continues over the bay. There are two gabled dormers in the front roof, and three in the rear roof which will be retained. There is a garden room with a pitched roof attached at the rear. No change to the footprint of the building is proposed.

The proposal is

- To change most of the garage into a media room with a small storage cupboard and folding patio doors to the south; a new staircase to the loft area which will have a bedroom & shower room in it and two large skylights facing south, plus one small one near the ridge to light the stairwell; the remainder to be a storage area approximately 5m wide x 1.5m deep (so adequate for some garden tools, or children's cycles), with the garage door retained to allow access
- To turn the existing small study into a utility room with a new doorway to the media room;
- To retain the existing hall, kitchen/diner, lounge with bay window, and garden room as they are.
- On the first floor, to knock the two largest bedrooms into one, blocking up one door, retaining one en-suite bathroom (with a new small skylight), and turning the other into a walk-in wardrobe;
- To retain the other rear room as a bedroom, reducing the size of its large cupboard to accommodate a new stair into the loft area from the landing;
- To turn the front-facing bedroom into a large study;
- To turn the smallest bedroom (usable area 2m x 1.8m) into a bathroom.
- To build a bedroom, bathroom and dressing room into the central strip of the loft (in line with the roof ridge) with low level storage each side at the eaves, a large 4-paned window in the apex of the south-facing gable and 5 skylights in the roof facing east.

Total number of bedrooms will be reduced to 4, with 3 en-suite shower rooms and a separate bathroom.

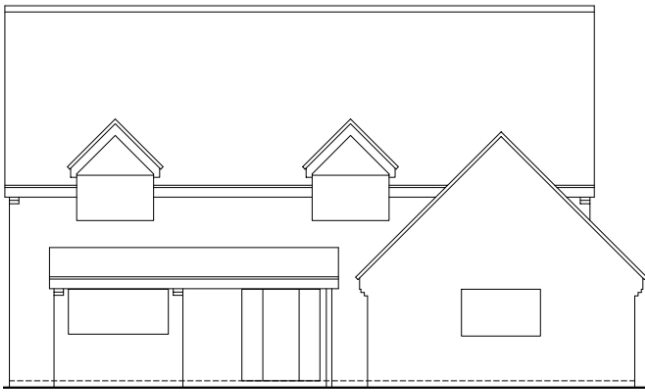
There are no new windows facing No 87.

There is no parking layout, but the driveway parking is adequate for 3 vehicles, as required.

Materials to match existing.

Property History

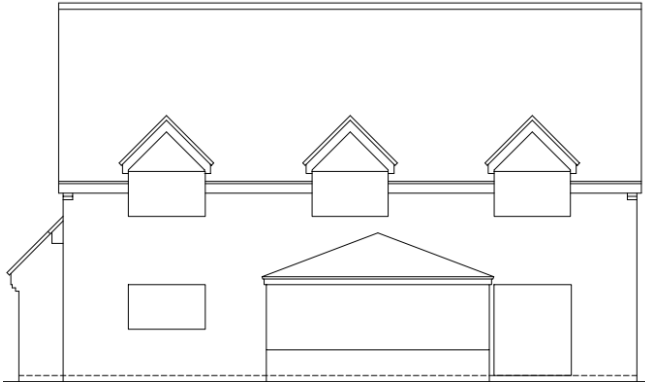
1	90/00468/AOP	CHANGE OF USE OF OPEN SPACE INTO RESIDENTIAL USE AND ERECTION OF 3 DWELLINGS WITH NEW VEHICULAR ACCESS	APPROV
2	98/00090/APP	ERECTION OF 3 DWELLINGS & GARAGES	Approved
3	21/04805/APP	Householder application for proposed garage and loft conversion with associated internal and external works	Pending Consideration



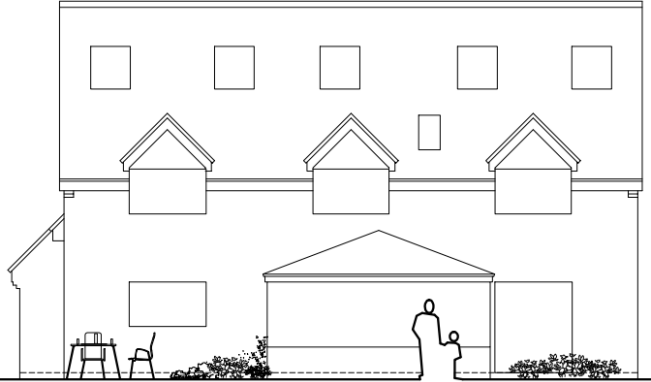
EXISTING FRONT WEST ELEVATION



PROPOSED FRONT WEST ELEVATION

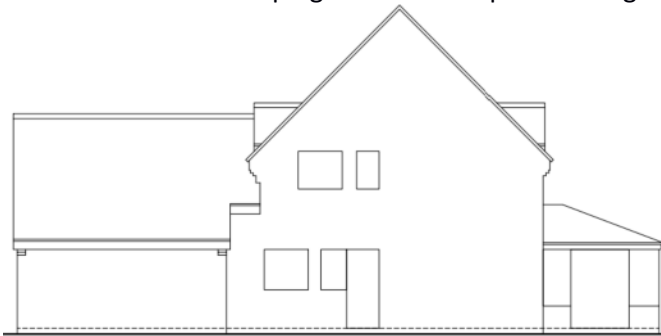


EXISTING REAR EAST ELEVATION



PROPOSED REAR EAST ELEVATION

Sloping roof at left is part of the garage roof visible from the rear of the house

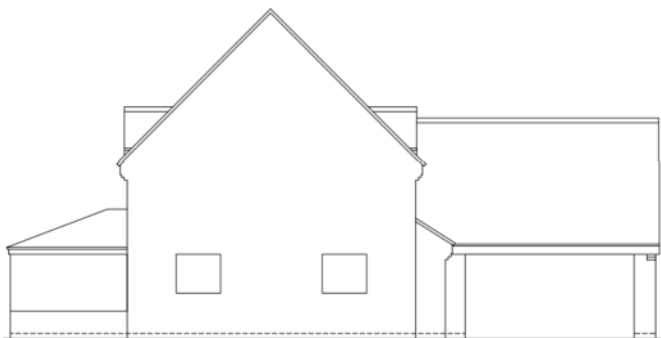


EXISTING SIDE SOUTH ELEVATION



PROPOSED SIDE SOUTH ELEVATION

The gable window is over 2m high

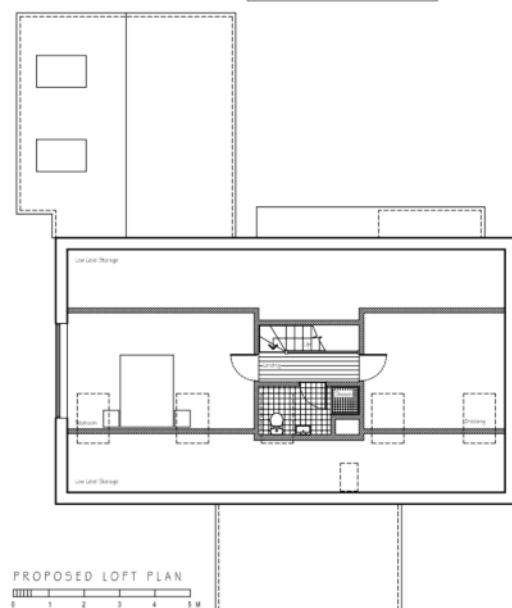
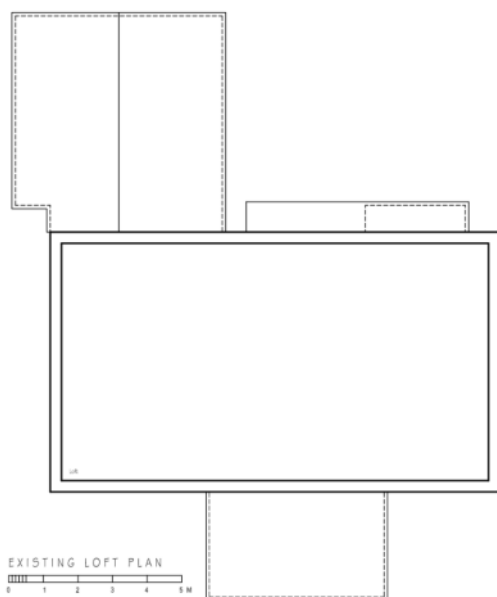
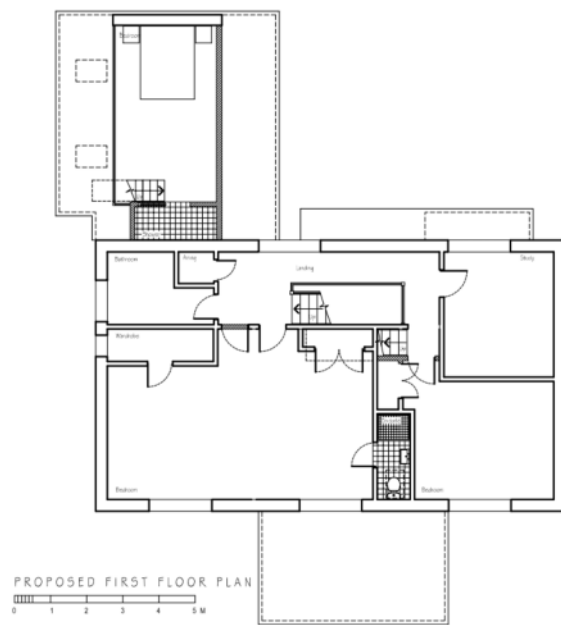
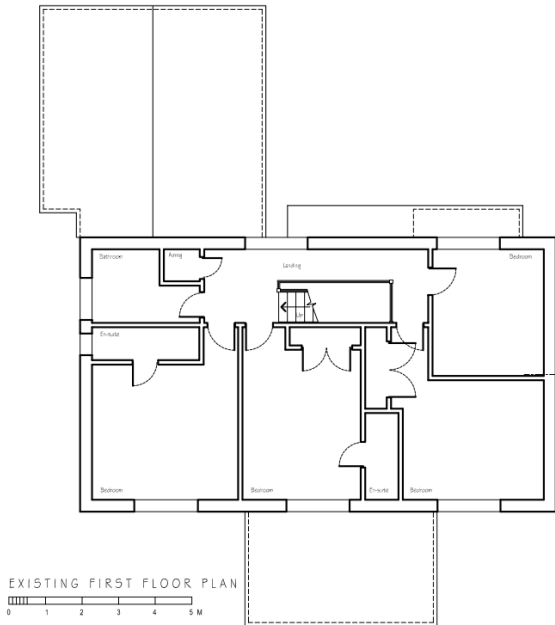
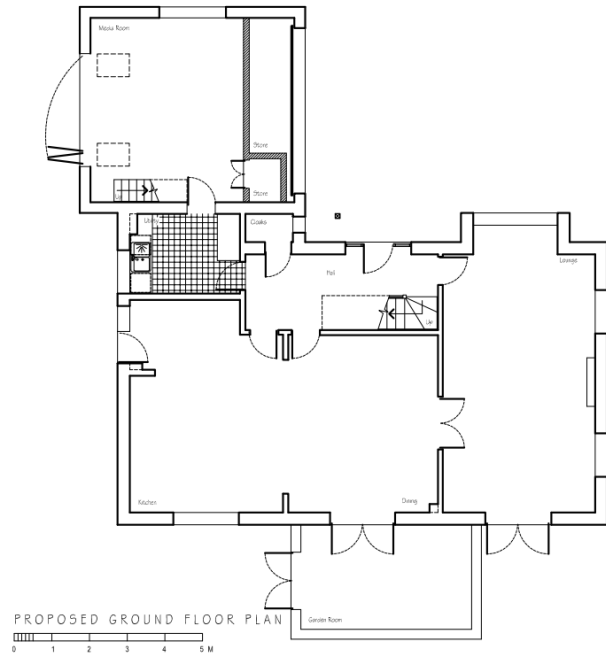
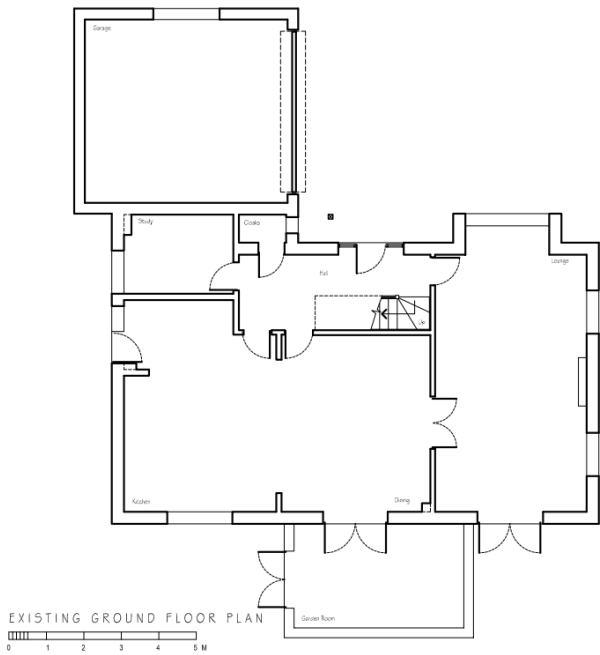


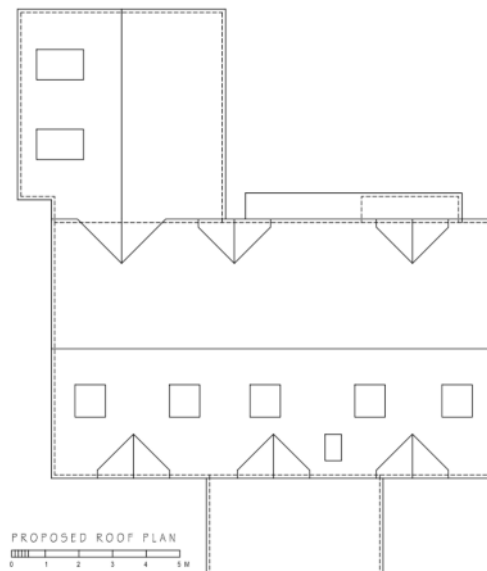
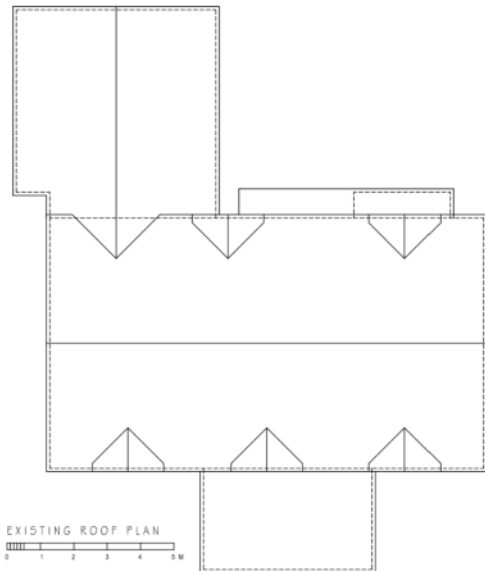
EXISTING END NORTH ELEVATION



PROPOSED END NORTH SECTION ELEVATION

Note that the right hand drawing is a section through the house between the garage and the bay window so the lack of ground floor windows in the 'proposed' elevation is not an omission (but the lack of porch roof is). However this makes the existing cloakroom window visible; all these windows and the porch are clearly shown on both the 'existing' and 'proposed' the plans.





4. **21/04875/APP**

5 Bushey Close, MK18 7BD

Householder application for demolition of garage, porch and conservatory.
Erection of two storey side and single storey rear extensions and side porch.
Dunbarton



No 3 (beyond the hedge), No5 and part of No7



(left) No5's side wall, porch, garden gate & garage
(right) No7's now integral garage rebuilt as part of 2017 extension, and new front door.

The site is a semi-detached 3-bed house on the west side of Bushey Close on a comparatively large trapezoidal plot backing onto the rear garden of 24 Burleigh Piece. It currently has a detached single flat-roofed garage separated from the house by a gated passage, and a side porch set well back. A two room conservatory almost the full width of the house is at the rear; this has large windows on all three sides and a shallow single pitch glass roof.

The proposal is to demolish the conservatory, porch and garage and build a two storey side extension stepped back from the existing line of the front wall to house a home office, hallway and utility room on the ground floor and a 4th bedroom with en-suite bathroom on the first floor. The home office will have a window in the front elevation, the utility room two in the side elevation and the new bedroom one at the front, one at the side and one in the bathroom at the rear. A new single storey side porch with a pitched roof will be added. There will also be a single storey rear extension behind the existing kitchen and new utility room for a dining area/family room, not the full width of the new rear wall, and this will have patio doors to the garden and two windows in the rear wall, plus two skylights in a single pitch roof, but no side windows. As can be seen above the site has a wide frontage with parking for three vehicles, which is the required accommodation for a 4-bed house. The extension is quite large, but is clearly subsidiary both in the roof ridge height and the walls being stepped in.

Matching materials and painted render.

The neighbouring house to the north, No 7, had a similar two-storey side extension and single storey rear extension in 2017 (17/00234/APP), but without the benefit of the wider frontage. Its garage, originally attached to that of No. 5 forming a detached block between the houses, was demolished and rebuilt as a side extension with a 4th bedroom over it. The main door was repositioned in the front elevation as the width of the extension did not permit a side entrance within the curtilage (see photo above right).



Existing front elevation



Proposed



Existing rear elevation

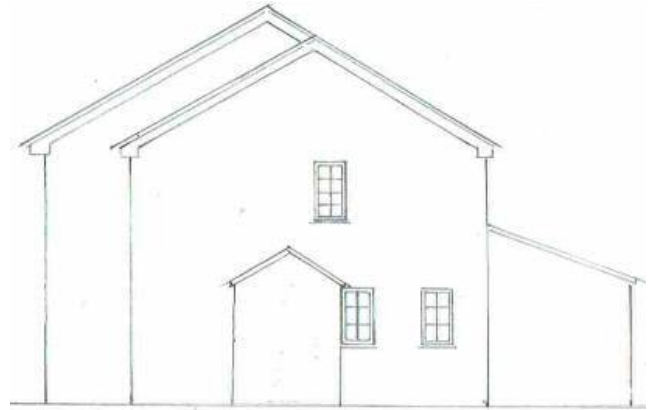


Proposed

Existing side elevation

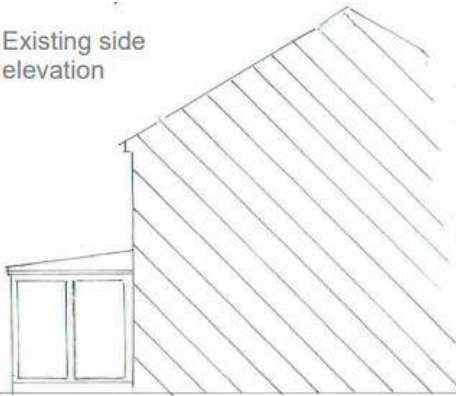


Facing north

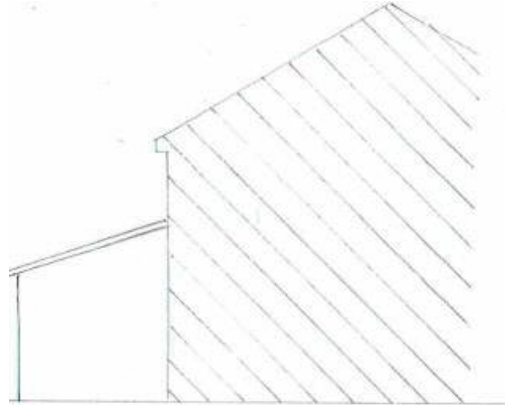


Proposed

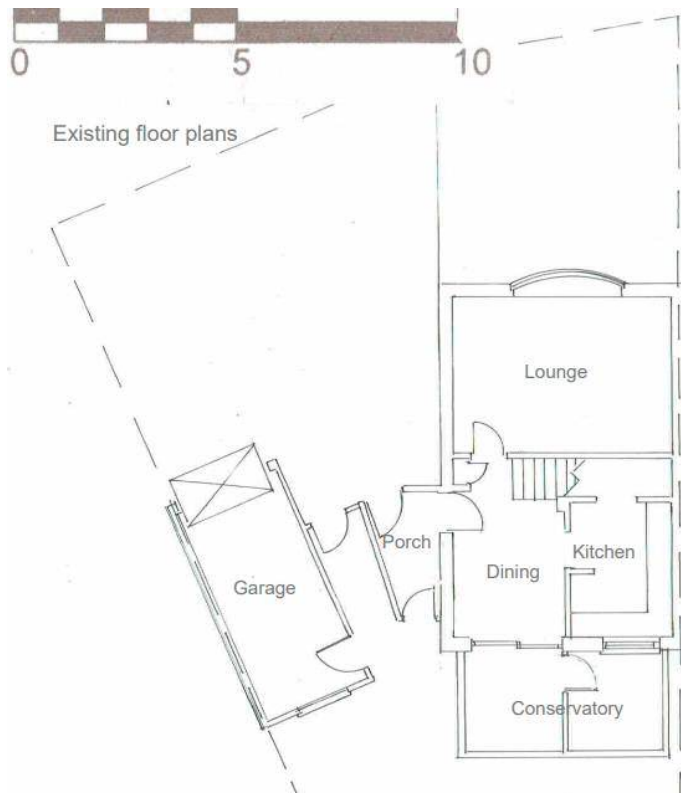
Existing side elevation



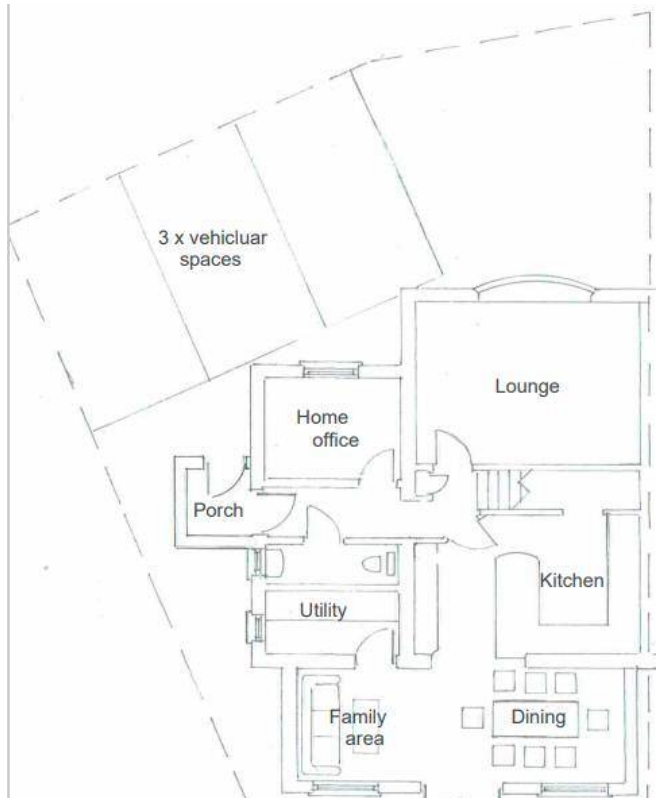
Facing south



Proposed



Existing ground floor



Proposed ground floor and parking layout

Proposed first floor

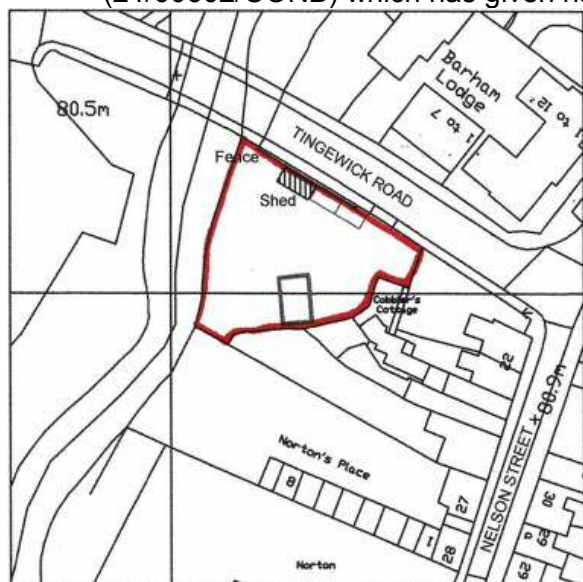


(‘Existing’ not submitted; comprises what will be bedrooms 2 - 4 + bathroom)

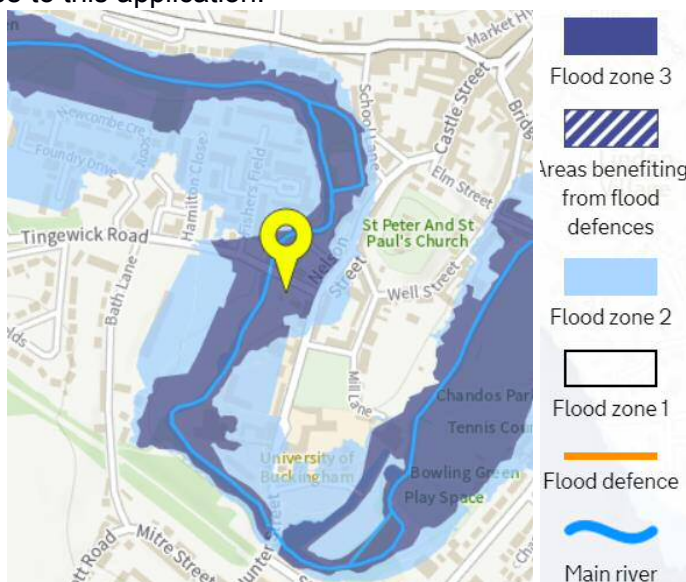
5. **21/04886/APP** The Workshop, Land Off Tingewick Road, MK18 1GX
[previously known as Land adjacent to Cobblers Cottage]
 Erection of fence and shed (Retrospective)
EP Constructions Ltd.

The site is on the south side of Tingewick Road between the rear of Nelson Street houses and the river; it was formerly the garden of Cobblers Cottage and the building now known as The Workshop (or 4 Tingewick Road) was nominally the garage for the cottage. An access was created, without approval, through the bridge approach wall close to the beginning of the bridge parapet. The building and site has a troubled history, see below, and an extensive Enforcement file. The most recent reports are

- a new fence reported in January 2019; if an Enforcement case file was opened we weren't informed, but it obviously gave rise to 19/00319/APP, from which it appeared that the site was now in separate ownership to the cottage.
- The appearance of a new building and new fence reported and photographed by a resident (21/00602/CONB) which has given rise to this application.



Location Plan



Flood map

Property History – this building

1	87/01271/APP	ERECTION OF BUNGALOW	Withdrawn
2	99/00141/APP	Reconstruction of garage	Approved
3	00/12737/INFI	Proposed amendment to garage	Not Proceeded With
4	01/02002/APP	Conversion of existing garage/workshop into dwelling	Refused ^{1 2}
5a	02/00381/APP	Retention of detached garage/store	Refused ^{1 2}

5b	02/00048/REF	Appeal against refusal	Dismissed ^{1 2}
6	05/00883/ACL	Certificate for the erection of detached garage/store for domestic storage and car parking	Cert. Issued - Existing use ³
7	05/03123/APP	Change of use from domestic garage to garage/office accommodation and roof extension to create first floor	Application Withdrawn
8	06/01320/APP	Change of Use from domestic garage to garage/office accommodation and rear extension to create first floor	Refused ^{2 4 5 6}
9a	06/02145/APP	Alterations to roof of garage building to provide loft room	Refused ²
9b	06/00125/REF	Appeal against refusal	Allowed ⁷
9c	10/01530/APP	Extension of time limit 06/02145/APP	Approved ⁸
10	17/02234/INF4	Change of use from a detached garage to commercial kitchen (Class A5).	Not Proceeded With
11	19/00391/APP	Subdivision and change of use of existing domestic, ancillary outbuilding to a B1 office and creation of new access.	Approved ⁹
12	21/04886/APP	Erection of fence and shed (Retrospective)	Pending Consideration

¹ Development on the flood plain

² Detrimental to the Conservation Area

³ AVDC had no option; the building had provably been in situ for over 4 years unchallenged, despite repeated BTC complaints to Enforcement and the Planning Inspector's ruling.

⁴ Likely to generate additional traffic movements in an unsuitable place

⁵ Access had substandard visibility due to the walls each side

⁶ Access would be serving more than 5 properties (including rear access to houses in Nelson Street), contrary to BCC policy

⁷ Planning Inspector noted there was no increase in footprint in the flood plain, and that the heightened roof with steeper pitch echoed the steep roof forms of the CA, which was an improvement. His report contained the following condition:

3) The garage building shall not be used for any purposes other than as a garage/store for domestic storage and car parking.

and:

Other matters

9. I note the appellant's views as to why a condition to define the use of the building is unnecessary.

However, bearing in mind that the site is no longer part of a residential property, it seems both reasonable and necessary to me to impose such a condition, in the interests of clarity and for the avoidance of any doubt in the future.

10. Taking account of the separation from and relationships with nearby dwellings, I am satisfied that there would be no unduly harmful impact on the living conditions of neighbouring occupiers in terms of outlook or privacy. Rights of access over the appeal site are a private matter between the parties concerned, and do not affect the proposal's planning merits. Any future proposal to use the building as a dwelling, or for commercial use, is likely to require a further planning application which the Council would be able to consider on its merits. Neither these nor any other matters raised are so significant as to alter the balance of my conclusions on the main issue.

This is why there was a need for 19/00391/APP.

⁸ BTC still opposed but AVDC wouldn't go against the Planning Inspector's ruling

⁹ Members response to the original application (25th February 2019) described as "Change of use of existing workshop to a B1 office" with the existing access point close to the bridge was No Objections, commenting "*Members were concerned about an increase in traffic using the access, and should the office require signage the applicant was reminded that a separate application was necessary.*"

Amended plans with the description in the table above were reviewed on 3rd February 2020, changing the access to a new opening in the wall, opposite Barham Lodge: Members agreed to Oppose & Attend, commenting "*Creation of new access and blocking up of existing access has been added to the change of use application. An illustrated briefing note was circulated with the agenda.*"

Members agreed to change their response from No Objections on the grounds that the drawing

supplied was inadequate, the new site was dangerously close to the junction with Nelson Street, and there were as yet no comments on the proposed access from BCC Highways. A more detailed drawing showing an adequate vision splay and which of the mature trees within the site would have to be removed was awaited. Concern was expressed that the whole wall would have to be moved back to allow an emerging vehicle sufficient vision up and down the street.

The new opening would be directly opposite the end parking bay on the opposite side of the road – the parking bays mean that eastbound traffic is obliged to move towards the centre of the road – and is where the white centre lining splits into two for the junction hatching. The opening would involve the removal of the one pillar on this side of the road remaining from the old bridge approaches (two remain on the Barham Lodge side, although without capstones) and should the LPA be minded to approve this application, Members would look to see it being replaced in an appropriate position when the old access is blocked up. The views of the Heritage Officer would also be appreciated.

Buckinghamshire Council decided the application did not qualify for submission to the Committee and it was approved in November 2020. The old entrance has been blocked, and the stone pillar incorporated, as we requested.

Tree applications – this site

1	08/01165/ATC	Reduction of height and thinning of group of Leylandi trees	Approved
2	14/01912/ATC	Fell one Willow tree (T1) as shown on drawing; fell one Pine tree (T5); crown reduction by 50% to reduce shading of one Poplar tree (T6) and crown reduction by 60% of one Leylandii tree (T7)	Approved
3	14/01915/ATP	Crown reduction of two Aspen trees by 50% (T3 & T4 shown on drawing and fell one Aspen tree (T2).	TPO - Consent Granted
4	20/03994/ATC	T2 (Scots Pine) Fell and remove roots. T4 (Scots Pine) Fell and remove roots. H1 (Conifer hedges) Cut out sections to allow formation of new access and parking bays	ATC4 - Tree Consideration period expired



TPO'd trees on this site (in green)

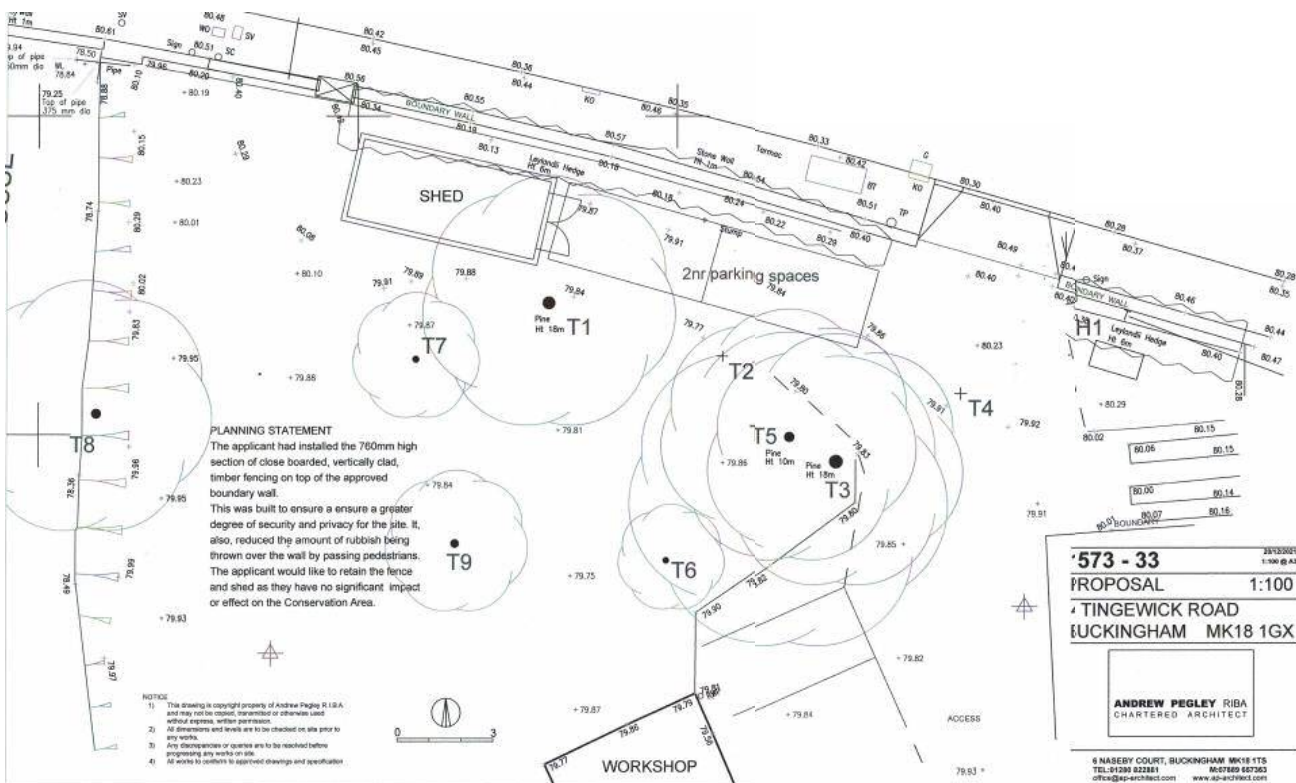
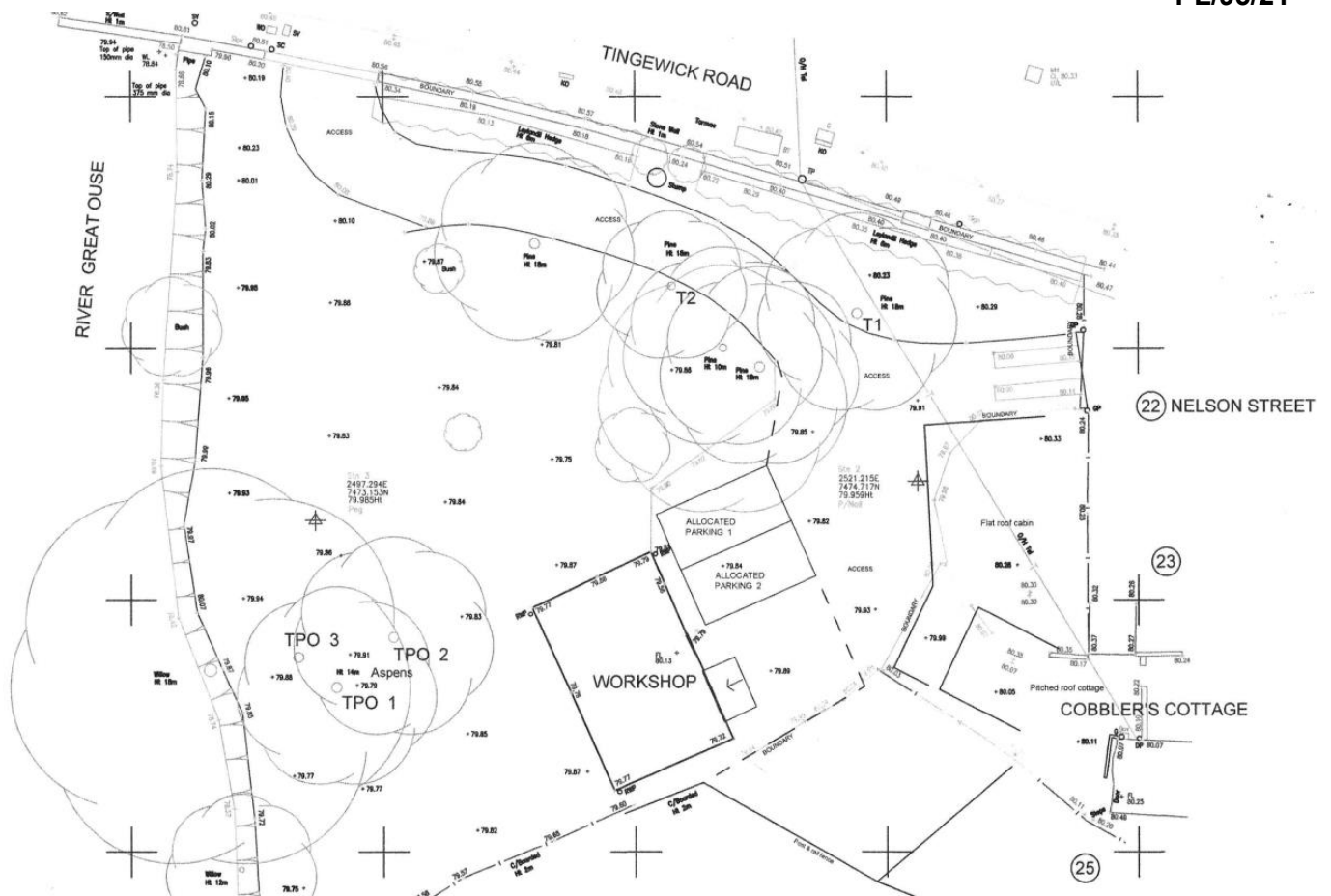
These are the three Aspens marked TPO 1, TPO2 & TPO3 on the site plan below. The whole site is in the Conservation Area so work on other trees has to be notified. One of the Aspens (nearest the river) was felled in 2014. BTC complained of lack of information in the application and the Tree Officer supplied this:

14/01915/ATP

The works appear tolerable to control hazards of future collapse. The aspens have previously been heavily reduced and have formed weak branch unions with their main limbs. I anticipate recommending consent for these works.

And the application was subsequently approved.

As can be seen in the photo below, the shed and parking spaces are very close to the line of trees inside the wall, certainly enough to overlay their root run. It is possible that, had this been a normal application as opposed to a retrospective one, Root Protection Areas would have been designated and the building moved further away from the boundary.



Site layout – this application. Note that this also shows the 1.8m close board fence north of the Workshop to T3, but not the part that now borders the approach to the new shed.

The plan is well provided with survey levels. In both 2007 and 2020 the river gauge ‘drowned out’ at 80.66AOD so an accurate final water level was not possible for either event. However a visual estimate for

December 2020 is 82.0m AOD (Buckinghamshire Council s19 report). Very few of the survey levels on the site are higher than 80m. A Flood Risk Assessment has been submitted with the application; this is identical to the one submitted with the 2019 application (there is no amendment to take account of the new building in this application), and thus considers flooding only with respect to the change of use, ie the Workshop building itself is unchanged, and it is not residential. The site is in Flood Zone 3, and the proposed Use is 'Less Vulnerable' in that evacuation in emergencies will be possible. There is no historical data of floods included, and states (my highlights)

6.1 Fluvial Risk

The site is adjacent to t is within Flood Zone 3.

The principal flood source and the design event is fluvial.

The floodplain is associated with the River Great Ouse adjacent to the west of the site.

The site is **not** in a flood storage area **or functional floodplain**.

No defences: no breach events need to be considered.

6.1b EA New Surface Water Risk Area

- Site is in LOW hazard in the EA high risk scenario
- **Property is at the furthest extent of the flood extent**
- Critical: access and egress are in NO – LOW hazard in all EA scenarios

and 6.3 Flood Risk Posed from the proposed development

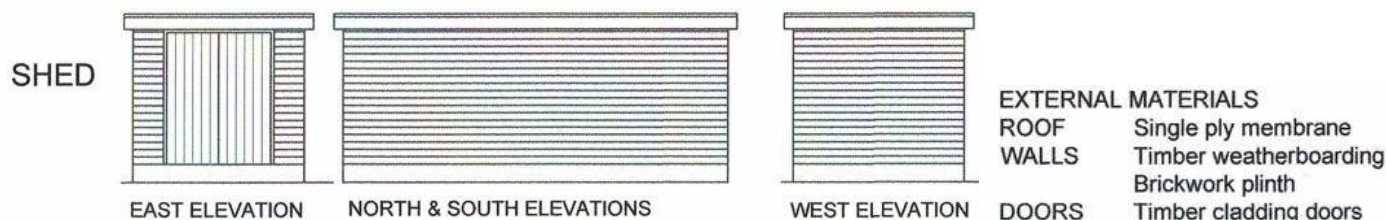
Proposed Development is a continued use for "Less Vulnerable" purposes.

There will be no increase in impermeable areas on the site or footprint.

There will be no likely significant change in the peak flow rate or volume of water discharged from the site

This shed has a brick floor and breezeblock walls and has been constructed in an area likely to flood, and the site surrounded with a fence which is a barrier to the flow of floodwater. That surely constitutes an impermeable area in a floodplain, and not at the furthest extent of the floodable area either, given the amount of water seen in Nelson Street last Christmas.

The shed appears to have exterior dimensions of approximately 6.5m x 3m:



October 2021 (resident's photo)



My photo 26th December 2021

The 'timber weatherboarding' seems to be cladding for breeze block walls. The extended fence does not have space underneath for floodwaters to flow through, and neither does the previous section:



The Workshop and new fence in January 2019 from the bridge parapet. A close-up shows that it also appears to be flush with the ground with no capacity for dispersing floodwater.

The fence. The label on the site plan reads:

PLANNING STATEMENT

The applicant had installed the 760mm high section of close boarded, vertically clad, timber fencing on top of the approved boundary wall.

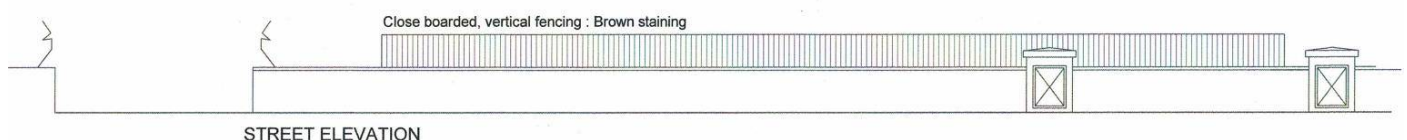
This was built to ensure a greater degree of security and privacy for the site. It, also, reduced the amount of rubbish being thrown over the wall by passing pedestrians.

The applicant would like to retain the fence and shed as they have no significant effect on the Conservation Area.



26/12/21

The plain pier is the end of the bridge parapet. The original access was where the lighter coloured wall and decorative pier is, transferred from the new access opening (far left) per condition of 19/00391/APP.

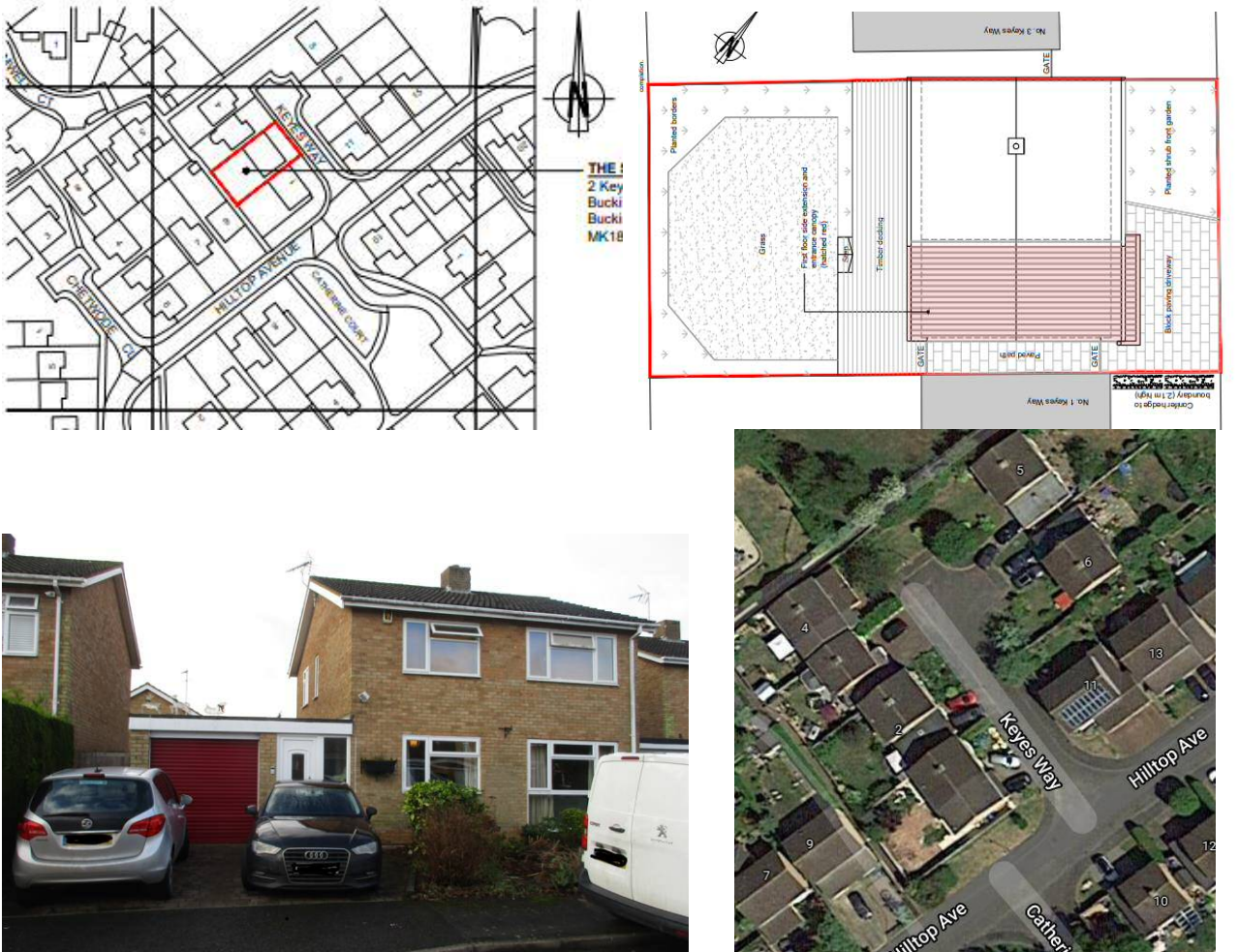


Parts of the upper edge have been cut out to allow low branches space.

6. 21/04920/APP

2 Keyes Way, MK18 1UD

Householder application for first floor side extension. Entrance canopy.

Morris [C. Morris Architecture & Associates] Householder's name is Chapman

The site is one of 6 originally identical 4-bed detached houses very typical of the older part of Page Hill, with a flat-roofed single storey side section housing the hall, cloakroom, utility room and garage, Nos 1-4 on the west side and Nos 5 & 6 on the east side of Keyes Way (No 5 is handed), off Hilltop Avenue. A gated side passage between the garage and No 1 Keyes Way leads to the rear garden which is mostly lawn with some decking between it and the house. A public footpath runs behind Nos 1-4 from Hilltop Avenue to Cromwell Court (off Foscott Way close to the school gate) and another from this path across the end of the close behind a hedge, along the edge of the school field to Watchcoft Drive. Of the six, only Nos 2, 3, 5 and 6 retain their original form: Nos 1 and 4 have both (in 1988) extended over the garage to form a second storey and added a continuous lean-to porch roof as proposed here. No 4 also added a projecting front extension to the right of the front door and porch. No 3 added a conservatory at the rear in 2003. Neither of the existing first floor extensions is clearly subsidiary, and the roof ridge is continuous in both cases.

The proposal is to build over the flat-roofed side section forming a large 4th bedroom with ensuite shower-room using part of the existing bedroom 4 (usable area 1.4m x 1.9m, so not big enough for a standard single bed); the rest of the existing bedroom 4 will be used to add a separate shower to the existing bathroom and provide landing access to the new bedroom. There is therefore no increase in the number of bedrooms, and the side wall of the extension will have no windows. The bedroom will have one at the front and one at the back, matching the existing style, and one small one in the en-suite.

In addition a single pitch roof will make a porch over the front door and garage, tiled to match the house roof; other materials will also match the existing. The garage is being retained as such.

Given that two neighbouring houses have extensions without a dropped ridge level or stepped-in walls, it could be said that if clear subsidiarity were insisted upon, this would be an anomaly.



Facing №1 Keyes Way, which has a blank wall at first floor facing the proposed extension across the 1m wide side passage, so no loss of light

7. 22/00071/APP

10 Aris Way, MK18 1FX

Householder application for single storey side extension

Mart (agent; Householder's name is Mould)



Google 2021

The site is a 5-bed detached house with double garage at the western end of a short side road section of Aris Way on Mount Pleasant. It would appear that the access spur is in shared ownership with №12 on the south side as there is a Cert.B in the documents indicating that notice of the proposal has been served on the owners of №12. The garage is a gabled single storey projection at the front of a gabled two-storey projection on the front of the house; there is also a matching gable at the rear over a much shallower two-storey projection. A single pitch roof over the entrance hall and another over the square bay window to the lounge gives a complex front elevation. The rear of the garage wraps round the main house very slightly and an adaptation will have to be made to accommodate the new flat roof..

The proposal is to build a flat-roofed extension with two rooflights the full length of the main house on its western side to extend the kitchen, and remove internal walls to incorporate the existing utility room. A narrow two-panel door will give access to the garden, and there will be no side windows. An additional flat-roofed extension – wider than the garage but not as wide as the proposed kitchen extension - is to be added between the utility room and the garage to form a new utility room. The existing door at the rear of the garage will be replaced by a fire door, the exterior door from the utility room retained, and the study window will become a doorway into the new utility room, and it will have a door and window on its west wall. All materials to match existing.

The parking will not be affected, nor the east side which faces the rear of Nos 6 and 8 Aris Way.



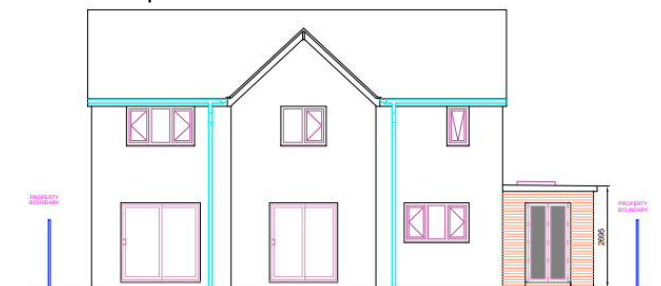
Existing front elevation



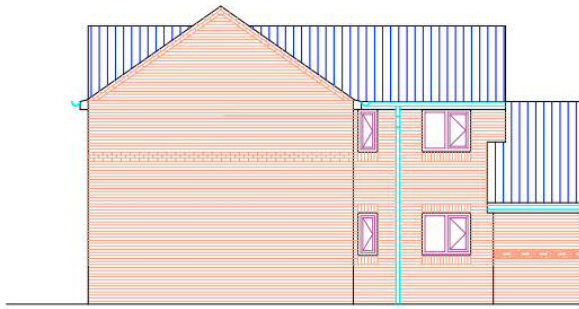
Proposed front elevation



Existing rear elevation



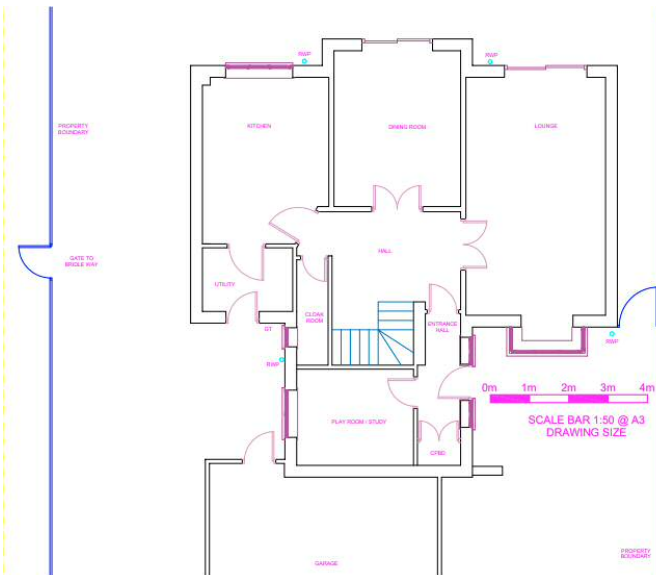
Proposed rear elevation



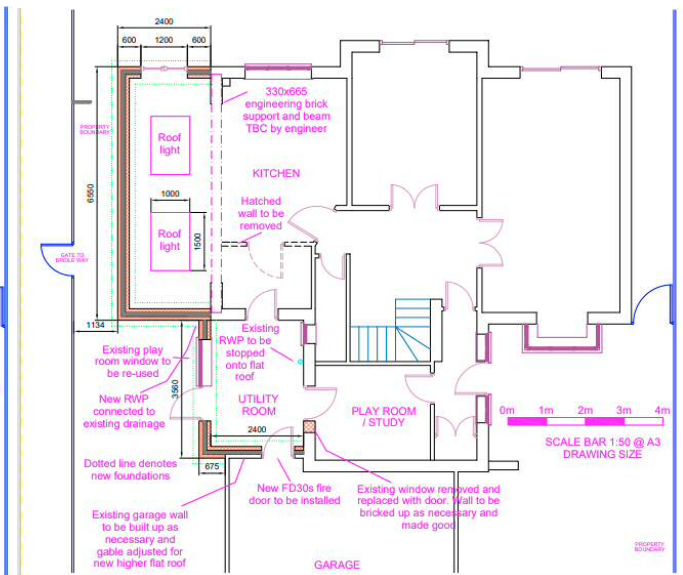
Existing west side elevation



Proposed west side elevation



Existing ground floor plan

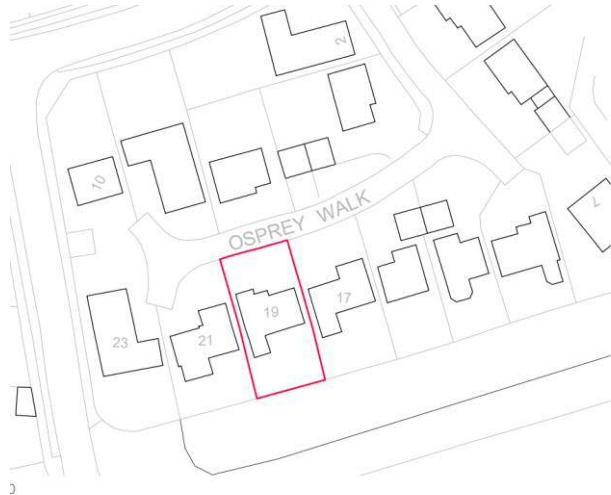


Proposed ground floor plan

Not for consultation**8. 21/04827/HPDE**

19 Osprey Walk Buckingham, MK18 7JA

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.55m for which the maximum height would be 3m and for which the height of the eaves would be 3m

Everleigh



Google, March 2009



Google 2021

The site is a detached house built with a double garage and driveway parking in the cul-de-sac western end of Osprey Way to the eastern side of the bypass access to Badgers Way. It backs on to the bypass and the tree cover shields it from view. The inner garage has been converted into a habitable room, and the front porch (previously a canopy as above) appears from the floor plan to have been walled round and double doors added to the front of it (no applications on the system).

HPDE (Householder Permitted Development) is a type of fast-track application where only the immediate neighbours need to be consulted and has maximum size limits (also cannot be to the front of the house, or more than single-storey). I thought the time limit was expired, and the last one we had – after a long interval – was 20/03545/HPDE which was deemed not to require approval. The latest description is

“For a period of six years, between 30 May 2013 and 30 May 2019, householders will be able to build larger single-storey rear extensions under permitted development.

The size limits will double from 4 metres to 8 metres for detached houses, and from 3 metres to 6 metres for any other type of house outside Article 2(3) land and sites of special scientific interest.”*

This one has a neighbour consultation period ending on 10th January, and a Determination Date of 28th January.

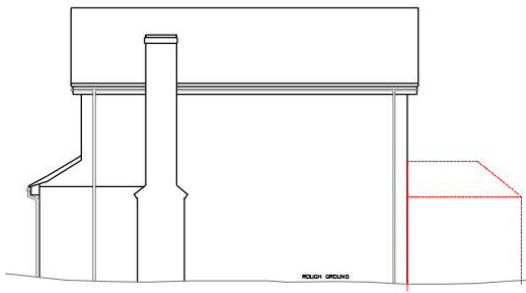
I have checked the original approval (86/00134/AV) and it contains no conditions which would prevent an HPDE application being valid. It is proposed to add a single storey flat roofed rear extension to enlarge the living room and provide a home office opening off it. The west side (against the neighbour's boundary) is blank, and the east side (to the garden) has patio doors from the living room and a small window in the office area, which has another window facing south towards the bypass. The roof is labelled as a 'green' roof and has a skylight over the living room extension. The red outline in the drawings below indicates a conservatory which has already been demolished. The front aspect of the house is unchanged.



Existing

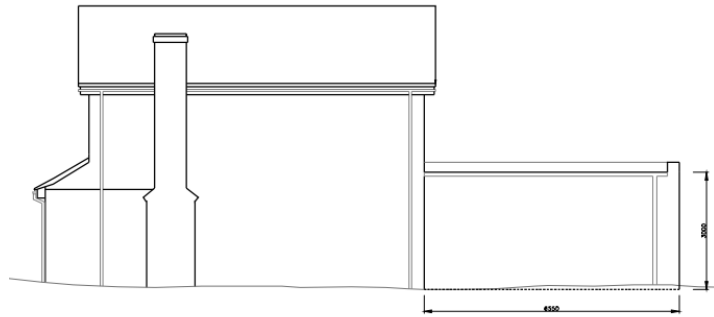


Proposed



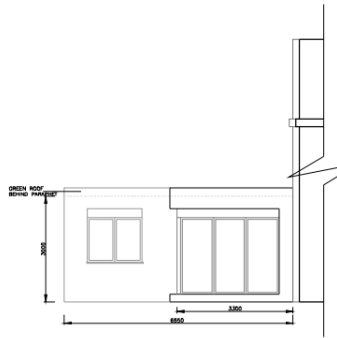
WEST ELEVATION (RIGHT SIDE)

Existing



WEST ELEVATION (RIGHT SIDE)

Proposed



EAST ELEVATION (LEFT SIDE)

Proposed (faces into rear garden)

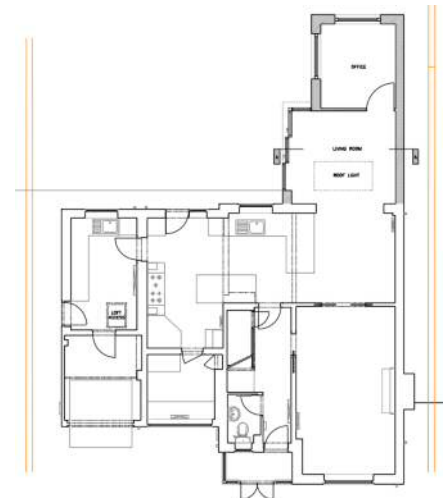


SECTION AA

Section through proposed extension parallel to rear wall



GROUND FLOOR PLAN



GROUND FLOOR PLAN

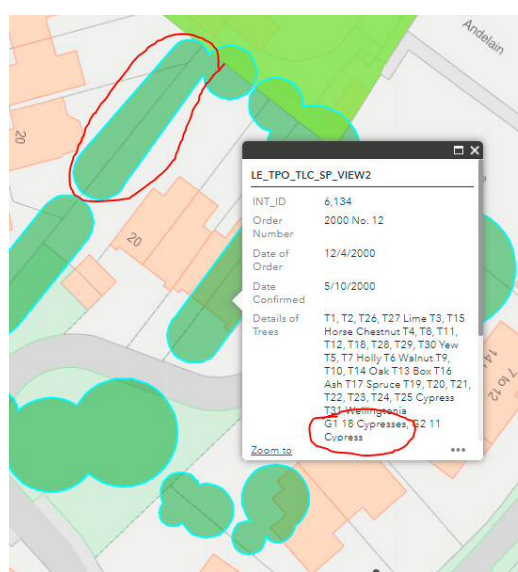
Existing (note that the front of the house is at the bottom of these drawings) and Proposed

22/00070/ATP

20 Waglands Garden MK18 1EA

G1 - Thuja hedge - Re-reduce group to previous points. Approx. 1m off the top and trim the sides.

Cove



Previous History, this hedge:

1	08/00508/ATP	Works to No.1 Lime and 12 conifers	TPO - Split Decison - part refused/approved *
2	13/03049/ATP	Thuja and Lawson Cypress hedge reduce height by up to 1.5m	TPO - Consent Granted
3	20/03495/ATP	G1 - Thuja hedge - Re-reduce group to previous points. Approx. 1m off the top and trim the sides	TPO - Consent Granted
4	22/00070/ATP	G1 - Thuja hedge - Re-reduce group to previous points. Approx. 1m off the top and trim the sides	Pending Consideration

*Refused – reduction in height of Lime by 25% (too damaging to the tree in the longer term)

Approved – Trim top and sides of Conifers (with a note that this will require regular repeat trims)

[Back to AGENDA](#)

Buckinghamshire Council meeting 24th November 2021 - Answer to written question

Question from Councillor Robin Stuchbury to Councillor Gareth Williams, Cabinet Member for Planning and Regeneration, in relating to staffing in the Planning, Growth and Sustainability directorate

Dear Cabinet Member

My understanding is that there are 7 out of 14 vacant posts currently within the planning policy team at the council and there is a concern that these vacancies will have an impact on the progression of the Buckinghamshire Local Plan, the use of CIL/ S106, and the determination of planning applications, as well as the availability of support the council provides to town and parishes in developing neighbourhood plans and the monitoring of those plans. There are also a number of vacancies in other teams within the Planning, Growth and Sustainability and Communities Directorates (enforcement/ climate change and environment/ building control/ flooding/ highways). I have real concerns that the development management team council has 18 vacancies, one being within highways, six in building control, three within technology services and 8 within development management.

How are these vacancies going to be filled, and how can I be assured that they will be filled quickly, with permanent staff as opposed to temporary agency staff?

Response

Can I thank Cllr Stuchbury for his question. It is always our aim across all of our teams to maintain a full compliment of staff. However, that is not always possible and realistically we always expect a degree of turnover within our core staffing base. We currently have the following vacancies in Planning & Environment.

Team	Number of vacancies
Planning Policy	7
Climate Change & Environment	8 (mainly urban design and ecology)
Development Management	<p>22</p> <p>Breakdown:</p> <p>1 highways development management</p> <p>6 building control</p> <p>4 technical services</p> <p>2 graduates</p> <p>3 planning officers</p> <p>4 senior planning officers</p> <p>2 principal planning officer</p>

The Planning & Environment Service employ a total of 270 staff (216 full time and 54 part time). Whilst 37 vacancies may seem high in isolation, as a proportion of the total staffing establishment, this represents a 13.7%. In addition, this vacancy rate is reduced further to 10.7% as the Council continues to use agency staffing support to provide short term cover for some of our key vacant posts.

Over the last 6 months there has been a huge recruitment drive by the service. We have worked closely with HR colleagues to design a recruitment campaign via social media, including staff profiles promoting how 'we grow our own', which has been very successful.

We have recently successfully recruited:

September 2021

- Ecology Officer
- 2 x Principal Planning Officers
- Development Management Team Leader
- Building Control Surveyor
- Compliance & Enforcement Team Leader
- Highways Development Management Delivery Technician

October 2021

- Senior Energy Officer
- Lead Flood Programme Management Officer
- Senior Planning Officer
- Heritage Officer

November 2021

- Building Control Surveyor
- Principal Planning Officer
- Principal Planning Policy Officer

In addition, we have 2 Principal Planning Officers currently going through our onboarding process and will be joining us soon.

The 7 vacancies in the policy team are currently out to advert, along with a rolling advert out for Planning Officer, Senior Planning Officer and Principal Planning Officer posts. In our Compliance and Enforcement team we now have a stable and fully staffed Management team and are in the process of recruiting to the 3 vacant roles. The ecology post Interviews are arranged for next.

We continue to prioritise our recruitment programme and are currently working with HR on arranging a couple of 'Try Before You Apply' sessions early in the new year to promote working in Planning & Environment at Buckinghamshire Council and attract people to join our team.

Given the above, I remain confident that all necessary and appropriate actions are being taken to ensure timely recruitment to vacant posts within the service and that the impact of these vacancies on service delivery, including the new Buckinghamshire Local Plan, is very limited.

I trust that this demonstrates all the hard work the service are putting in to addressing the vacancy situation and reassures you that we are making significant progress. We will continue to work very closely with our HR colleagues and explore all avenues to try and fill our vacancies as quickly as possible.

Gareth Williams

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**Directorate for Communities
Highways & Technical Services**

Service Director: Rob Smith
Buckinghamshire Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

www.buckinghamshire.gov.uk

Councillor Robin Stuchbury
By email: Robin.Stuchbury@buckinghamshire.gov.uk

Ref: 40179722/RT/dw
14th December 2021

Dear Councillor Stuchbury

Top Angel, Buckingham

Thank you for your email dated 6th December addressed to Cllr Steve Broadbent regarding your concerns about the road surface at Top Angel in Buckingham, to which I have been asked to respond on behalf of Transport for Buckinghamshire (TfB).

This matter was discussed at the recent meetings with the Asset team - James Bayley and Keith Carpenter; unfortunately, Cllr Stuchbury was not able to attend this meeting. Monies are available for failed roads but in this ward Top Angel is by far one of the less severely affected areas, due to the size of the subsidence.

The Local Area Technician (LAT) has raised a job for the area but believes that it requires the Capital Maintenance team to carry out the works, as two large areas need to be reconstructed. In addition to this, the area is right outside the entrance to two large industrial parks and would require a closure, creating potential havoc for the businesses.

The LAT is going to investigate and see if there is any time when the road could be shut but believes the scale of the disruption/patching means it needs to be monitored and discussed at the next Capital Maintenance Project/Member meeting, when funding becomes available.

I can confirm that currently the area is not causing any disruption or damage to traffic and remains safe but please be assured that we continue to closely monitor this area, and that the LAT regularly inspects the site whilst travelling in and around the area.

I hope the information above is helpful.

Yours sincerely

**Highways Community Liaison Officer
Communities, Highways & Technical Services**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Call-ins Accepted					Shire Councillors						Notes				
2	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
3	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	√	-	4/2/19	amended Plans	-> 28/6/21 Interim; no change	16/12/2021	Approval subject to s106 16/12/21
4	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		
5	2020	00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-	24/2/20				
6	2020	03840	APP	5 The Villas	extension	-	-	-	-	-	√	30/11/20				
7	2020	03950	APP	Land by Old Police Station	9 new houses	-	-	-	-	√	-	30/11/20				Refused 7/12/21
8	2021	00479	APP	Oddfellows Hall	variation - rooflights	-	-	-	-	-	√	22/2/21				
9	2021	02511	APP	land at The Pightle	8 flats	-	-	-	-	√	-	14/9/20	amended plans x2	oppose; RS call-in after amended plans (rejected)	appeal lodged 28/9/21	Appeal dismissed 3/12/21
10	2021	00583	APP	19 Bridge Street	Ch/use drycleaners & takeaway	-	-	-	-	√	-	22/3/21				Refused 10/1/22
11	2020	04324	ALB	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21				
12																
13	Call-ins submitted since Constitution changed July 2021											Notes				
14	Year	Appln	Type	site	Proposal	meeting	date called-in		acknowledged		Accepted?	Later contact if any	Response	Committee Date	Decision	
15	2021			all those previously submitted have been decided without recourse to Committee												
16		04241	APP	60 Moreton Road	2-st front extension & garage	29-Nov	01-Dec		02-Dec							
17																
18													Back to AGENDA			

Winslow Neighbourhood Plan - pre-submission consultation launched

The "pre-submission draft" of the revised Winslow Neighbourhood Plan has now been published by the Town Council for consultation, and this runs until 28 February. During the middle of January all homes and businesses in the parish should receive a consultation booklet which summarises the key proposals in the draft revised Plan – and the booklet points readers to the town council's web site where all of the supporting documents are available at www.winslowtowncouncil.gov.uk/neighbourhood-plan. Copies of the supporting documents are also available for consultation at the Community Library and at the Town Council's offices (28 High Street) during their normal opening hours.

Preparation of the Plan has reflected long and hard on the issues raised during the initial consultation between February and April last year. The consultation now is the final opportunity to influence the content of the Plan before it is submitted to Buckinghamshire Council for them to administer the final stages of the plan-making process.

There is no response form for this consultation. Responses to the consultation should be submitted by e-mail to <mailto:plan@winslowtowncouncil.gov.uk> or by letter addressed to Plan, Winslow Town Council, 28 High Street, Winslow MK18 3HF.

The consultation closes on Monday 28 February 2022.

Winslow Neighbourhood Plan 2022–2033

Pre-submission Consultation

Have your say

Let Winslow Town Council know
your views – they all count!

About a year ago Winslow Town Council launched a review of the existing Winslow Neighbourhood Plan (WNP2014) which was made in 2014 and covered the period 2014-2031. A town-wide consultation was undertaken following Covid-secure methods – using a leaflet which was delivered house to house and to local businesses and organisations, inviting comments to be submitted on-line, by response form, by e-mail or by letter. More than 300 responses were received, containing several thousand individual comments about issues and policy options for a revised Winslow Neighbourhood Plan.

A revised Plan is needed because a new Local Plan covering Aylesbury Vale (the Vale of Aylesbury Local Plan 2013-2033, or VALP) was adopted in September 2021. It provides the strategic planning framework policies for the area, some changed from the area's earlier Local Plan and some new – and these need to be reflected in our Neighbourhood Plan. WNP2014 was due to be reviewed about five years after it was made, but it was deemed more sensible to wait for the new VALP in order that its policies could be taken fully into account. In addition, a number of WNP2014's policies have been overtaken by events since 2014. Even since the consultation early in

2021 there have been changes to national planning guidelines and to some planning legislation.

Having considered all the consultation responses, the Council has concluded that the review should be limited to relatively minor updates of WNP2014 rather than a more significant change. An additional reason for this conclusion is that the revised Plan will have a relatively short life, as Buckinghamshire Council is required to create a new Local Plan for the whole of Buckinghamshire by 2025 – and this will trigger a further, and potentially more significant, review of Winslow's Neighbourhood Plan in 3-5 years from now.

This consultation

A draft of the revised WNP has been written and we now need to seek the community's view on the revised policies which are proposed. A summarised form of the proposed policies is set out in this leaflet, together with a brief explanation. The complete draft of the Plan with the policies in full and significantly more explanatory text, or an abridged version focusing on just the full policies, can be downloaded using links on the Town Council's web site at winslowtowncouncil.gov.uk/neighbourhood-plan.html.

Alternatively a printed copy of either of these additional documents can be supplied on request from the Town Council's offices.

Also available for download (or as a printed document on request) are

- A draft State of the Town Report, providing background information
- A draft Environmental Assessment for the revised Plan
- A schedule of the principal differences between WNP2014 and the revised Plan.

IMPORTANT: The wording of the numbered policies in this document (shown in bold) is a summary of the full text of those policies which appear in the full Plan.

There is no response form for this consultation. If you support or object to specific proposed policies, or wish to suggest a change, then please let us know in writing either by e-mail to plan@winslowtowncouncil.gov.uk or by letter to the Town Council. **The consultation closes on Monday 28 February 2022.**

All consultation responses will be considered by the Council, and the draft revised Plan will be amended where the Council considers this is possible and appropriate, to take account of the comments received. Once this is done, the submission version of the Plan will be sent to Buckinghamshire Council, who then take control of the remaining stages of the process. Buckinghamshire Council will arrange a further formal public consultation and will then appoint an independent professional Examiner to consider whether the Plan meets the relevant legal requirements. The Examiner may decide that some details of the Plan need to be revised, or may tell Buckinghamshire Council that the Plan contains sufficient changes to the nature of the Plan that a referendum should be called to approve (or not) the proposed Plan. At the end of this process, and assuming the Plan is approved in any referendum which may be called, it will be Buckinghamshire Council's decision to "make" the Plan – and it then becomes part of the Development Plan framework for the Winslow area.

Where can development take place?

The revised Plan maintains a Settlement Boundary within which it is expected that all new development will take place. The only change to this Policy from the proposals in the earlier consultation leaflet is that the boundary now includes the existing Tinkers End group of workshops, an important employment site. Redevelopment of that site is in prospect which, when completed, will deliver more jobs for the town. The settlement boundary is also extended in the north to include the WIN001 housing area east of Great Horwood Road which was allocated by VALP, and to increase the previously-designated Sports Hub site which has been found to be insufficient to accommodate the required sports facilities whilst protecting important wildlife habitats within it (and this moves the adjacent employment site westwards).

1: A Spatial Plan for the Town

A Winslow Settlement Boundary is set out on the Policies Map (see pages 8-9), with the aim of:

- (a) **directing future development in the town to enhance its role as a resilient and sustainable community;**
- (b) **containing the spread of the town, by promoting infilling up to its natural physical boundaries; and**
- (c) **encouraging the re-use of previously-developed sites in the town.**

Proposals for development outside the settlement boundary will be supported only when this cannot be avoided.

Abbreviations used in this booklet :

BC	Buckinghamshire Council
VALP	Vale of Aylesbury Local Plan 2013-2033
WNP	Winslow Neighbourhood Plan 2022-2033
WNP2014	Winslow Neighbourhood Plan 2014-2031
WTC	Winslow Town Council

Making provision for new housing

The new Local Plan (VALP) requires Winslow to accommodate more housing and to meet these requirements the new plan adds to those already in WNP2014 one new housing area (east of Great Horwood Road) and increases the number of extra-care homes to be built on the Winslow Centre site.

2: Housing Developments and Allocations

Land is allocated for housing development (subject to conditions) in the plan period to 31 March 2033 on the following sites:

- (a) **approximately 65 dwellings on land off Station Road, comprising a mix of predominantly two- and three-bedroom homes;**
- (b) **approximately 55 dwellings on the Rugby Field (adjacent to the Winslow Centre site), comprising a mix of predominantly two-, three- and four-bedroom homes;**
- (c) **approximately 83 extra-care dwellings on land at the Winslow Centre; and**
- (d) **at least 315 dwellings on about 20 hectares of land to the east of Great Horwood Road comprising a mix of one-, two-, three- and four-bedroom houses and one- and two-bedroom bungalows and apartments.**

A detailed masterplan and Design Code must be agreed for sites (b) and (c) before any development commences.

Site (a) maintains the allocation that was made in WNP2014.

Site (b) is also an allocation that was made in WNP2014, but recognises the need to protect the existing wildlife area and therefore the site area and capacity have been reduced accordingly. The rugby pitch must be re-provided at the Sports Hub (policy 6), road access must come from Furze Lane and a financial contribution to local highway (including pedestrian and cycle routes) improvements is expected.

Site (c) is part of the Winslow Centre mixed development (Policy 9). VALP has required the increase to a target of 83 dwellings.

Site (d) has been allocated in VALP, and it is subject to a range of conditions including a Design Code. Outline consent has already been given to one part of the site, and is expected to be granted for the other part in the very near future.

This Policy now omits from the corresponding list in WNP2014 the development to the east of Furze Lane (the Grange), which is almost complete, and the development on Granborough Road, which is under construction.

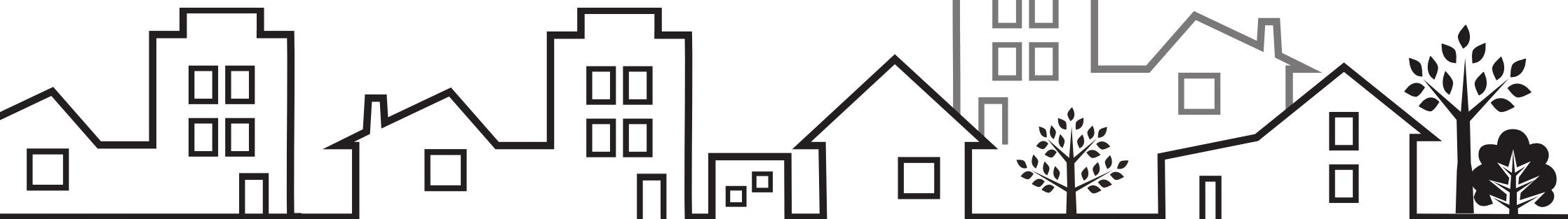
Providing affordable housing

The revised WNP continues the expectation of WNP2014 that 35% of new dwellings should be affordable housing. Of these 25% should be First Homes (formerly known as starter homes) and 60% should be affordable housing for rent. These figures exceed the minimum requirement of VALP. The new policy therefore provides for:

3: Affordable Housing

The Plan requires a minimum of 35% of affordable homes on residential developments of 11 or more dwellings gross or sites of 0.3 ha or more. The proportions of affordable housing of each category to be provided are to be determined on a case-by-case basis, but with the aim of securing approximately:

- (a) 25% of first homes;
- (b) 60% of affordable housing for rent; and
- (c) 15% of homes offered for shared ownership or by other routes to affordable owned housing.



What design of housing will fit in Winslow?

Housing in Winslow is generally two or three storeys high, with only a few four storey buildings. So the guidance in the Plan retains the existing WNP2014 requirement for designs throughout the town to be guided by the Winslow conservation area appraisal, but also to follow the most recent Design Guide principles that are relevant to the area. Those principles, which are still in the course of development, will be set either nationally or by Buckinghamshire Council.

The policy also challenges developers to follow the latest space standards within the properties, and to ensure that solar energy capture has been included in their designs where possible.

4: Housing Design

Housing developments in, or within the setting of, the designated Winslow Conservation Area will be supported provided they respect or enhance the character and appearance of the area, as set out in the published Appraisal of the Winslow Conservation Area.

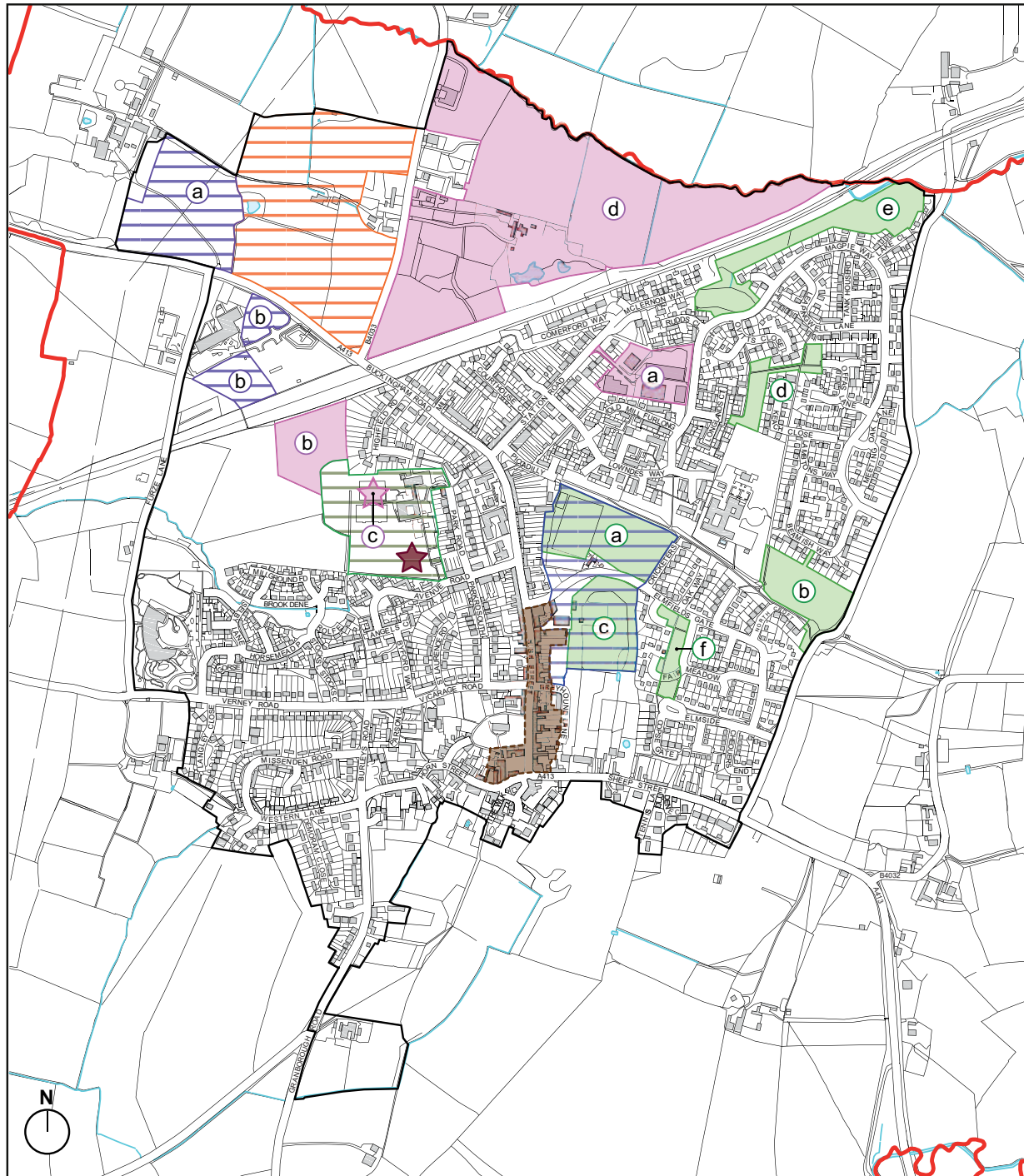
For all other housing development, this same Appraisal should be used to prompt modern and distinctive design solutions that still reflect the character of Winslow in their scale, siting, layout, materials, landscaping and design details. They should also follow the most recent relevant Design Guide principles for the area at the time when an application for permission is submitted.

All new residential properties should incorporate solar PV and solar hot water systems wherever technically possible, unless they are adopting other measures to deliver on the use of Renewable Energy.

Winslow Neighbourhood Plan Policies Map December 2021

Key

- Parish Boundary
- Policy 1 Settlement Boundary
- Policy 2 Housing
 - a Station Road
 - b Rugby Field
 - ★ c Extra-care housing
 - d East of Great Horwood Road
- Policy 5 Employment
 - a south of Buckingham Road
 - b north of Buckingham Road
- Policy 6 Sports Hub
- ★ Policy 7 Medical Centre
- Policy 8 Heart of Winslow
- Policy 9 former Winslow Centre
- Policy 10 Shopping Area
- Policy 12 Local Green Spaces
 - a Recreation Ground
 - b Three Hills
 - c Tomkins Park & Arboretum
 - d Longlands Court area
 - e The Spinney area
 - f Elmfields Gate area



Where will people work?

Winslow is far from a sustainable town in that it has fewer jobs than workers to fill them, so many commute out of town for their work. The two employment sites allocated in WNP2014 are retained, although the site north of Buckingham Road has been moved westwards to accommodate the extension of the site for the proposed Sports Hub (Policy 6). The Plan also now recognises the cluster of workshops at Tinkers End which could provide additional jobs in the future.

5: Employment

To make Winslow a more sustainable community the town needs more jobs, and so sites are allocated for employment purposes at:

- (a) approximately 1.5 hectares of land south of Buckingham Road, for General Industrial, Storage or Distribution and Commercial, Business and Service uses;
- (b) up to 4.2 hectares of land north of Buckingham Road for Commercial, Business and Service uses.

A master plan covering site (b) incorporating vehicular, cycle and pedestrian access, and adequate car, motorcycle and cycle parking spaces, will be required before any development commences – and it must integrate with the master plan for the Sports Hub (Policy 6).

Additional provision for sport and recreation

This Policy repeats WNP2014's allocation for a new Sports Hub, but work since 2014 has shown that part of the site originally proposed cannot be developed for ecological reasons. The overall site therefore has been enlarged to about 10.5ha to accommodate all the sports facilities which are to be moved from the former Winslow Centre area. The larger site will also accommodate other

recreational opportunities, including a long-awaited skate park, as well as significant recreational green space with walking routes. The project is led by Buckinghamshire Council (the land owner) who have recently held a public consultation about the details of their plans.

Other sports and recreational provision is in the Heart of Winslow (Policy 8).

6: Sports and recreation facilities (the Sports Hub)

A site of about 10.5 hectares is allocated for the relocation of a range of sports facilities that were associated with the former Winslow Centre; these will form the core of a new Sports Hub. The facilities to be relocated include a rugby pitch, a football pitch, three tennis courts and a multi-use games area (MUGA) suitable for activities such as netball. In addition, this site may provide other recreational facilities, such as leisure paths suitable for walking and Park Run events, a skate park, an adventure playground and a small playground for young children. A building

is expected to accommodate toilets, changing rooms, a function room and a café, together with storage for sports and ground maintenance equipment.

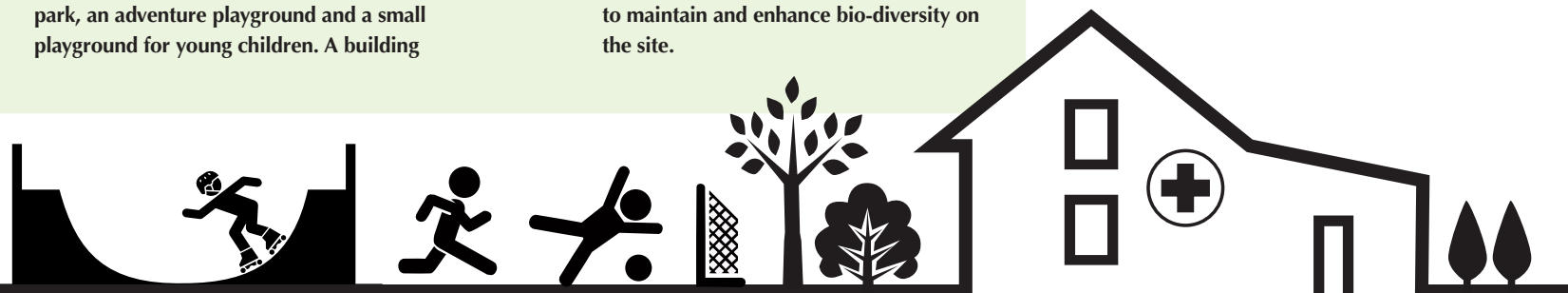
A master plan for the whole site will be required to incorporate vehicular, cycle and pedestrian access, adequate car, motorcycle and cycle parking spaces, circulation space and space for spectators and land to be reserved for ecological purposes to protect existing species and to maintain and enhance bio-diversity on the site.

A new medical centre?

The Plan stresses the urgency of finding a way to provide a new medical centre into which 3W Health's surgery (whose existing premises in Norden House are no longer adequate or fit for purpose) can be relocated. A site has been earmarked for this on the former Winslow Centre site, but agreement still has to be reached between the NHS and Buckinghamshire Council before any development can begin.

7: Medical facilities

Specific provision is made for a new Medical Centre to be included within the development of the former Winslow Centre site (see Policy 9). This must have sufficient capacity to meet the needs of the area both now and into the future.



Social and recreational needs

The area around the western end of Elmfields Gate is the focus for the community's social and recreational activities, and a simple policy provides support for the preservation and enhancement of these facilities.

8: The Heart of Winslow

This area, near the western end of Elmfields Gate (as shown on the Policies Map), accommodating sports, recreation, leisure and meeting spaces for the community, is seen as the heart of the town. Measures which enhance or preserve such facilities in this area of Winslow will be supported.

Reusing the former Winslow Centre site

In early 2022 Buckinghamshire Council is expected to launch a public consultation about its plans for development of this brownfield site. This Policy seeks to cover the core components of the intended mixed development – including the urgently required medical centre, the retention of the Community Library (probably in a new building) and an extra-care residential development to meet VALP's strategic policy requirements, along with an area retained as local green space. There may also be space for some additional housing, but the Policy does not make any allocation for it as a detailed traffic assessment will be required to demonstrate that traffic generated by such housing can be accommodated on local roads before any development can proceed.

9: Site of the former Winslow Centre

The site of the former Winslow Centre is allocated for a mixed development comprising a medical centre to replace the facilities currently accommodated in Norden House and its adjacent Health Centre building (see Policy 7); the town's Community Library; space to accommodate other public services; a development of extra-care housing comprising about 83 apartments and/or bungalows; and a retained area of public open space for recreational uses and habitat protection (see Policy 12). If any additional development is proposed on this site then an independent traffic impact assessment must be conducted to satisfy the Planning and Highway Authorities that the additional traffic generated by such additional development can be accommodated without unacceptably adverse impacts on the local highway network nor to established local residential parking (with whatever mitigation measures may be proposed).

Before any development takes place on the site, all sports facilities on the site will need to be re-provided elsewhere (see Policy 6). A detailed master plan and Design Code for the whole of this site, together with the adjacent Rugby Field site, must be agreed before any development commences.

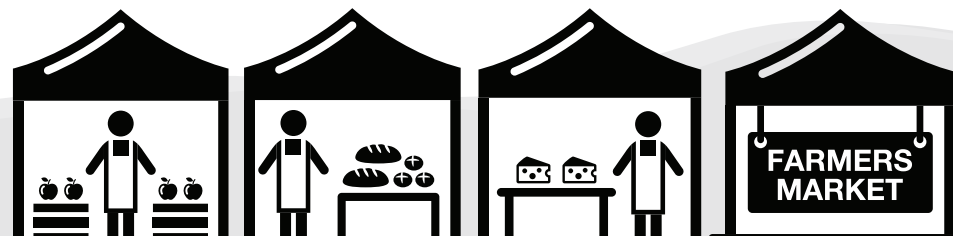
Maintaining a viable town centre

The shopping area defined in the Plan remains unchanged, encompassing Market Square and the High Street as far north as Elmfields Gate. Whilst the policy intentions are broadly the same as in WNP2014, it is noted that planning legislation changes make delivering this policy more difficult.

10: Winslow Shopping Area

Proposals which aim to protect and promote the viability of the town centre and its shopping area will be supported if they:

- (a) encourage the maximum possible retention of existing retail premises within the Shopping Area; or
- (b) would lead to the retention or provision of other town centre uses (particularly retail, office and hospitality) provided they contribute to the attractiveness, vitality and viability of the Shopping Area.



Transport related issues

VALP sets the key traffic and transport policies for the town, and WNP cannot add to or alter them. However, it does set out a requirement for bus stops to be within 400m walking distance of all new properties, and it provides for a contribution from developers towards the provision of additional public transport services when that is appropriate. The provision of cycle paths within new developments is promoted, with specific reference to the strategic objective over time of establishing a route between Winslow and Great Horwood which is not alongside the existing road.

11: Traffic, Transport, Cycle Routes and Parking

All developments will need to comply with VALP's Transport Policies T5 and T6. Developers will be required to make appropriate capital and/or revenue contributions to ensure public transport is available within 400m walk from all new properties. Cycle-paths (combined with footpaths where appropriate) should

be an integral feature of all major new developments, creating links with the town and with existing national and local cycle routes. The cycle route within the housing development east of Great Horwood Road (Policy 2(d)) must connect with the Winslow to Buckingham cycle route, and create the first stage of a route to Great Horwood. Provision for electric vehicle charging is required in association with all developments.



Preserving the town's environment and heritage

The qualities of the town rests on its environment and heritage, and the Plan emphasises the need for well-considered landscaping of all new developments to deliver a range of environmental benefits. It also stresses the need to protect the quality of the town's conservation area. The designation of Local Green Spaces has been reviewed to ensure that it is consistent with current policy guidance. Areas of open space to be provided at the Winslow Centre site and the Sports Hub should be candidates for designation as Local Green Space in a future revision of WNP.

12: Preserving and Enhancing the Environment and the Town's Heritage

All new development should include landscaping which incorporates green space, hedges and trees that are appropriate to the type of development as well as appropriate habitats and other relevant measures to promote bio-diversity within the natural environment. Tree canopy cover within urban areas should be so designed as to encourage biodiversity and promote climate change benefits such as increased habitat, increased rainwater control, and improved air quality. Sufficient space above and below ground for trees and other plants to meet their potential must be provided.

No development should be permitted which will have a direct or indirect detrimental effect on the town's conservation area, nor which impedes the publicly available views of listed buildings and other heritage assets of the town.

Local Green Space (LGS) designation applies to the following locations, as shown on the Policies Map:

- (a) the Recreation Ground, to the extent so shown;
- (b) Three Hills;
- (c) Tomkins Park & Arboretum;
- (d) land between Longlands Court, Keach Close and Offas Lane;
- (e) land off Magpie Way (including The Spinney); and
- (f) land off Elmfields Gate (Fair Meadow and Pumpus Green).

Land to be identified as public open space on the Winslow Centre site and at the Sports Hub should be considered for designation as LGS in a future review of WNP.

For more information

The following documents can be downloaded from
winslowtowncouncil.gov.uk/neighbourhood-plan.html



- full text of the pre-submission draft Plan
- full text of policies within the pre-submission draft Plan
- a schedule of the principal differences between WNP2014 and the revised Plan
- a draft State of the Town Report, providing background information
- a draft Environmental Assessment for the revised Plan

A printed copy of any of these documents can also be obtained from the Town Council offices on request.

A copy of this booklet in a larger text format (as a PDF) can also be downloaded from the web site or obtained in print from the Council's offices

A copy of all these documents can also be consulted during normal opening hours at the Town Council's office at 28 High Street, Winslow or in Winslow Community Library during the period 10 January to 28 February 2022.

If Covid restrictions permit then drop-in consultation sessions will be organised during January and February – please see the Council's noticeboard or web site for details (which will also be posted on the "Winslow UK General Enquiries Group" on Facebook).

There is no response form for this consultation. If you support or object to specific proposed policies, or wish to suggest a change, then please let us know in writing either

- by e-mail to plan@winslowtowncouncil.gov.uk or
- by letter to the Town Council,
28 High Street, Winslow MK18 3HF.



The consultation closes on Monday 28 February 2022.

Published by Winslow Town Council on 10 January 2022
winslowtowncouncil.gov.uk.

Applications to fell trees 2020 & 2021
Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
2021	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved
	03259	Buckingham Primary School (<i>mainly Maids Moreton Avenue</i>)	1 x English oak 1 x Common Hawthorn	Bad form, limited potential. Falling distance of playground and sheds. Almost completely ivy with limited live growth visible. Leans over public footpath	Approved
	04300	2 London Road	1 x White Fir	Fell; in decline, potential hazard of falling branches (also 21/04413/ATP to trim back)	Pending Consideration
	04603	Maids Moreton Avenue [<i>rear of Carisbrooke Ct</i>]	T1 Lime T2 Beech T3 Horse Chestnut	T1 Lime – risk of failure T2 Beech - leaning over footpath T3 Horse Chestnut - in decline	Pending Consideration

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Deemed approval (out of time)

Appendix G

2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Deemed approval (out of time)
	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
	02904	5 Moreton Road	1 x conifer	None given	Approved
	03115	7 Chandos Road	1 x larch	None given	Approved
	03123	Island behind 1 School Lane	1 x ash	Leaning over river, roots exposed by floodwaters; threat of collapse into houses	
	03652	1 Church Street	5 x conifers	None given	Approved

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