



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, 2nd March 2022

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 7th March 2022 following the Interim Council meeting, at the Town Council Chamber, Cornwalls Meadow, Buckingham MK18 1RP

Mr. P. Hodson
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend this session in person.

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

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

Buckingham



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



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

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

3. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 14th February 2022 to be put before the Full Council meeting to be held on 28th March 2022.

[Copy previously circulated](#)

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

4.1 To receive and discuss the Notes from the Neighbourhood Plan Group meeting held on Friday 25th February 2022. [Appendix A](#)

Recommendation: that the Planning Committee agree that the Town Clerk may hold informal discussions with Buckinghamshire Council officers to clarify options for working together in developing the Neighbourhood Plan and Buckingham Design Code alongside the upcoming Buckinghamshire Plan and Buckinghamshire Design Code.

4.2 To receive a verbal report from the Chairman on the article in the *Financial Times* of 26th February that the Oxford-Cambridge Arc is no longer considered a priority.

5. Action Reports

To receive action reports as per the attached list.

[Appendix B](#)

6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 9th March and 6th April 2022 at 2.30pm. Strategic Sites Committee meetings are 24th March and 21st April 2022 at 2pm.

Additional information provided by the Clerk

[PL/122/21](#)

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

- | | | |
|----|--------------|---|
| 1. | 22/00220/APP | 9 St. Rumbolds Lane, MK18 1BX
Infill extension and alteration to form 7N ^o self-contained student flats
<i>Rowlinson</i> |
| 2. | 22/00310/APP | 71 Moreton Road, MK18 1JZ
Householder application for two storey rear extension with loft conversion
<i>Paterson & John</i> |
| 3. | 22/00358/APP | 10 Foxglove Close, MK18 1FU
Householder application for single storey rear extension
<i>Yates</i> |

4. 22/00481/COUOR Chewar House, Market Hill, MK18 1JU
Application to determine if prior approval is required for a proposed change of use from commercial business and service use (use Class E) or betting office or pay day loan shop to mixed use including up to 2 flats (Use class C3)
Reynolds [for Appledore Holidays]
5. 22/00494/APP 48 Lime Avenue, MK18 7JJ
Householder application for first floor side extension above existing garage/utility
Morris
6. 22/00523/APP 6 Kestrel Way, MK18 7HJ
Householder application for single storey side extension
Robinson
7. 22/00581/APP 9 Addington Road, MK18 1PB
Householder application for new boundary wall, railings and gates to front elevation, front porch and existing front door replaced with window (Part Retrospective)
Van Nguyen

Not for consultation (circulated separately due to date restrictions)

8. 22/00348/ATC Lido Romeo, 12 Bridge Street, MK18 1AF
G1- Self set Sycamore & Cherry Group. Previously coppiced, self-set trees growing from rubble, close to road. 3 trees over 12.5cm DBH. Remove trees to tidy area and allow removal of rubble/waste.
Medori
9. 22/00463/ATP Land at Waglands Garden, MK18 1EA
T1 - Walnut - Overall crown reduction by 2-3m to manage canopy weight and alleviate stress on cavities and stem decay.
T2 - Holly - Crown lift canopy by 2m and remove epicormic regeneration around the base.
T3/T4 - Remove two dying/dead Lawsons Cypress. All works are from a health and safety POV.
Westley [Keyholder Management Ltd]

7. Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
21/04369/APP	8 Busby Close	Single storey rear extension	No Objections ¹
21/04377/APP	8 Needlepin Way	S/st rear extn & garage conversion	No Objections
21/04801/APP	20 Bushey Close	Single storey rear extension	No Objections
21/04920/APP	2 Keyes Way	1 st floor side extension & porch	No Objections

¹ Members noted in their response that the height of the proposed flue for the woodburning stove might be a nuisance for the neighbours to the rear due to the slope of the hill; the stove and flue were removed from Amended Plans submitted on 2nd February (not sent out for consultation) and these revised plans are listed on the decision sheet.

Refused

Application	Site address	Proposal	BTC response
20/03840/APP	5 The Villas	Single storey side extension	Oppose
21/04298/APP	7 Boswell Court	Ch/use amenity land to residential garden; enclose with 2.1m fence	Oppose

8. Buckinghamshire Council Matters

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

9. Buckinghamshire Council Committee meetings

- 9.1 N. Bucks Area Planning Committee (9th February 2022) *Cancelled*
- 9.2 Strategic Sites Committee (24th February 2022) *No Buckingham applications*
- 9.3

10. Enforcement

To report any new breaches.

11. Applications to fell trees - postponed to April stand-alone meeting

(Min.618 refers) "Year of the tree 2022" - *postponed to April stand-alone meeting*

12. S106 Quarterly update - postponed to April stand-alone meeting

13. Planning stats 2021

To receive the statistics for 2021

Appendix C

14. Matters to report

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

15. Chairman's items for information

16. Date of the next meeting: Monday 4th April 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			

Notes of a meeting of the Neighbourhood Plan Working Group of Buckingham Town Council held on Friday 25th February 2022 in the Council Chamber, Cornwall's Meadow, Buckingham at 2pm.

Present: Cllr. Cole JP (Chair of Planning Committee)
Cllr. Harvey
Cllr. Stuchbury
Cllr. Try
Roger Newall Buckingham Society

Also attending: Mr. P. Hodson Town Clerk

1. Apologies for Absence

Apologies were received from Cllr. Whyte, Cllr. Gateley and Sheena McMurtrie.

2. Current NDP

- Recent successes include the following rejections, which all referenced the Neighbourhood Plan:
 - 19/01564/APP 12 – 13 Market Hill (M & Co)
 - 21/02518/APP Home Appliances, Market Hill
 - 21/03724/APP 2 Mallard Drive
- Recent Challenges:
 - The approval of the Osier Way development was noted, which is not provided for in the neighbourhood plan, particularly in light of the distance from school, the difficulty of forming a community feeling with the town, or the increase of traffic on the bypass

3. Update on progress with revision of NDP from the Town Clerk

The Town Clerk updated the Group on staff capacity and resourcing needs. Progress has not been as fast as was hoped at the last meeting. Members agreed to review the situation at the following meeting.

4. Potential revised scope of review

The Group discussed the need to clarify what infrastructure we need, for example:

1. Secondary school
2. Primary School
3. Bypass extension to A422
4. Arts and Cultural Venue
5. Sewage capacity?

Then clarify how many houses are required to fund the required infrastructure

RN suggested members view the Berryfields S106 agreement as an example of what's possible.

Members discussed options for achieving a Western relief road, and the need to work with Buckinghamshire Council to promote the needs for its reinstatement as a reserve line.

5. Design Codes

Members supported the revised draft code and recommended that the Planning Committee notes the current draft as a working document.

Roger Newall reported that the National Design Code / Guide is in place.

6. Buckingham Survey

Members agreed to hold off from finalising the survey until the scope of the refresh is agreed.

7. Timetable for Actions

It was agreed to recommend to the Planning Committee to agree that the Town Clerk may hold informal discussions with Buckinghamshire Council officers to clarify options for working together in developing the Neighbourhood Plan and Buckingham Design Code alongside the upcoming Buckinghamshire Plan and Buckinghamshire Design Code.

8. Any other Business

The Town Clerk agreed to arrange for dates for the next meeting, to be in 4-5 weeks, to be circulated.

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
618/21	7 via Consultee In-Tray 3 direct to Trees	604.3/21	Top Angel	25/2/22

Other actions

Subject	Minute	Form	Rating [√] = done	Response received
Buckinghamshire Council				
Streetlighting, Tingewick Road	1165/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields	√	Response at Agenda # 5.2, Appendix C Resent to Cllr Stuchbury for OK 26/1/22, and agreed version to Town Clerk for sending 27/1/22
	85/21	Follow up letter	√	
	253/21	Follow up & copy letter to Cllr Stuchbury (& speed limits)	√	
	298.2/ 21	Cllrs. Harvey, Stuchbury & clerk to formulate letter	√	
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	Town Clerk to report any progress
Neighbourhood Plan	470/21	Town Clerk to set up meeting with new NP Officer		
TPO request	524.12/21	Confirm formally the request for TPO on Verney Close yews made on application response	√	

Sale of County-owned land	602/21	Town Clerk to write and ask for policy on sale of land and how much has been sold		
Highways response	603/21 (Refused application 21/00583/APP)	Letter as minuted		
Call-in included in response; awaiting decision				No new call-ins to report
Enforcement reports and queries				
Walnut Drive s106	398.2/21	Respond to Cabinet Member's reply to July letter	√	Ms. Pryke has again (7/2/22) requested an answer to her previous letters (6/1/22 and earlier)
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	√	Neighbour reported further breaches and concerns 8/2/22, forwarded to RS for action
Tesco generators	623/21	Report with photos		
Windmill Vets air-conditioning units	623/21	Report with photos	√	Case file opened 17/2/22: NC/22/00068/OPDEV
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		
	615/21	Circulate date of next NP Group meeting	√	Report at Agenda #4
Other				
University Prayer Room	618/21 (21/03030/APP)	Write to Vice Chancellor as minuted	√	Response received 23/2/22
	618/21	“Year of the Tree”		Postponed to April agenda
Annual statistics	621/21	Add Cancelled meetings table	√	See Agenda #13
Stratford Fields car parking	622/21	Relay Members’ decision to Mr. Rowley	√	

[Back to AGENDA](#)

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 7th MARCH 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. 22/00220/APP

9 St. Rumbolds Lane, MK18 1BX
 Infill extension and alteration to form 7 self contained student flats
Rowlinson



Site Plan - scale 1:200 @ A1



Location plan



▲ Listed Buildings around the site

The site is that of the yard and outbuildings of the former Red Lion public house; the main building was at No 44 Nelson Street and was Listed Grade II in the 1973 Department of Environment record. The outbuildings did not form part of that Listing, and the pub itself stopped trading sometime between 1900 and 1920 according to the OS maps, and was demolished in the late 1980s, see below. The new development (now Nos 44 and 44a Nelson Street and No 9 St Rumbolds Lane) fits well in the Old Town in scale, fenestration and the use of render. It is in the Conservation Area, and there are numerous Listed Buildings in the vicinity. It is adjacent to the Sunday School building of the United Reformed Church (now the Radcliffe Centre) which was turned into 3 houses in the late '80s.

9 St Rumbolds Lane was a licensed HiMO until last September (16/00017/HMOA + 5 years) for a maximum of 3 persons, although the submitted Planning, Design and Access Statement says four; there are certainly four bedrooms on the first floor 'existing' drawing together with a bathroom and shower room. The ground floor houses a kitchen and living room facing onto St Rumbolds Lane and a carport facing into the courtyard (currently boarded up, see photographs). The proposal is to incorporate the carport into the residential space and remodel the interior to form 7 self-contained bedsits. The drawings show each bedsit contains at least a kitchen area with two-burner hob, sink/drainage and a small worktop; a shower room/WC; room with a double bed; some have other seating (S), and/or a desk and chair as well (C/D), a few have a flat screen TV (which may have to be watched from the bed because of the way furnishings are jigsawed into the space). One has to assume a fridge under the worktop, and some sort of heating (the airing cupboard marked AC may contain a hot water tank). There is a tiny 'common room' on the first floor (7.1m²

including a washing machine and the airing cupboard). There is only the one door to the exterior, to St Rumbold's Lane, though it is possible that some of the windows may open wide enough to use as exits in an emergency. The archway courtyard entrance narrows markedly from street to yard, and has quite a low ceiling.

National space standards for 1-bed dwellings are:

(gross internal floor areas, including storage)

39m² for 1 bedroom/single occupant flat with a bathroom; 37m² is permitted if it has a shower room instead

50m² for 1 bedroom/two occupants

The bedsits are numbered 1 to 7 and have facilities as follows according to the drawings:

Ground Floor

	Floor area (m ²)	access	S	C/D	TV	comments
1	14.2	Level, via small hall behind door to street	-	√	√	Bathroom has sliding door off the kitchen. Foot of bed in alcove formed by bathroom, with TV on rear wall over.
2	13.5	From same hall, down 2 angled steps	-	√	√	Bathroom is behind the bedhead and has sliding door. Foot of bed is tucked under stairs. TV is half over the desk.
6	13.5	Up the stairs from this hall, step up onto the existing landing and down a new staircase to a small lobby with a door to each unit	-	-	-	These two rooms are in the bricked up car port, and could have level access from the courtyard.
7	13.5		-	-	-	

First Floor

3	13.8	Up the stairs to the existing landing, then 3 angled steps into the room	√	√	√	Bathroom has sliding door off the kitchen. TV is on wall at the foot of the bed, but would be at an angle if watched from the only space for an armchair.
4	13.0	Up the stairs to the existing landing, level access into the unit, but three steps up into the bathroom	-	√	√	Bathroom has sliding door and is next to the kitchen.
5	16.3	Up the stairs from the hall, step up onto the existing landing, then level	√	√	√	Bathroom has sliding door off the kitchen. 3-seater settee shown directly opposite TV over the desk.



Site frontage to St Rumbolds Lane

(photos taken 12/2/22)

Door to No.9 and yard entrance



Courtyard entrance from St. Rumbolds Lane

north side of courtyard, with access to St Rumbolds Lane



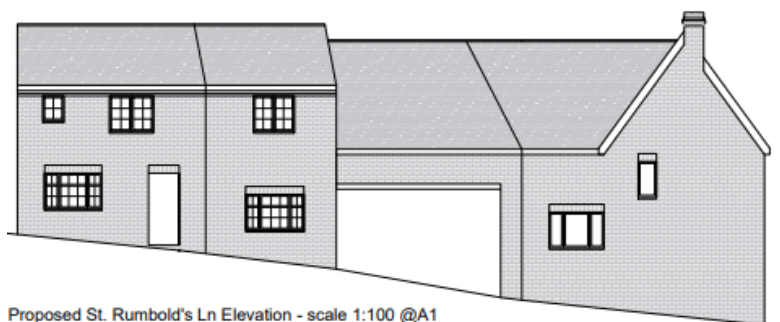
East side of courtyard



South side is a blank rendered wall



Rear of 44 & 44a Nelson Street (west side of courtyard)



Proposed St. Rumbold's Ln Elevation - scale 1:100 @A1
(no changes)

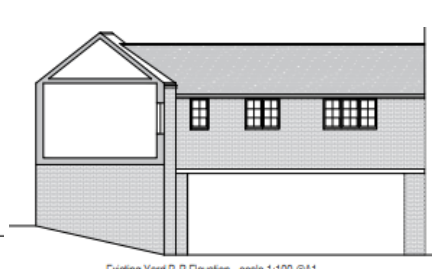


Nelson St elevation (no changes)

Elevation includes side wall of 44a Nelson Street right of archway



Existing Yard B-B Elevation - scale 1:100 @A1



Proposed Yard B-B Elevation - scale 1:100
(new soil pipe)

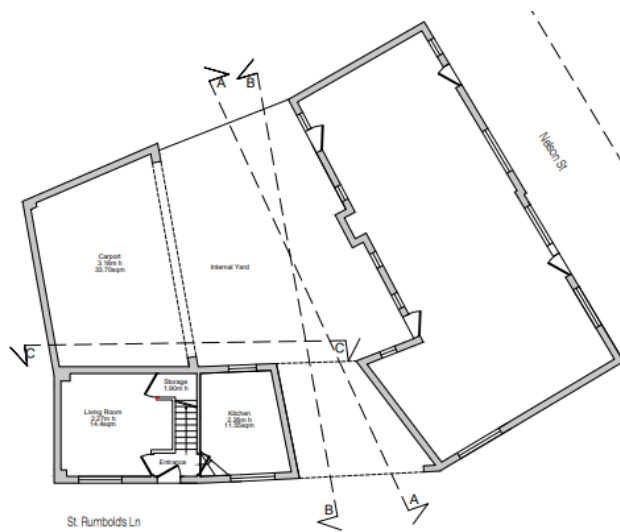
Elevation to Yard (no changes)
Rear of 44 & 44a Nelson Street

East side of courtyard – existing and proposed (the diagonal pipe already exists, see photo above)



Existing rear of No.9

and Proposed (north side of courtyard and part of entrance arch)

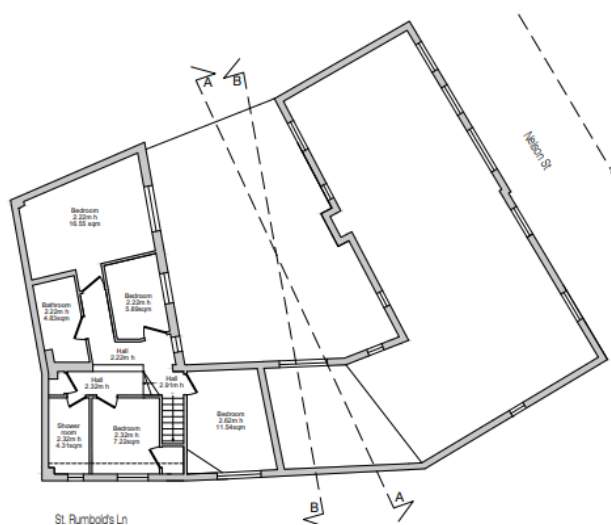


Existing ground floor plan

(not to same scale)



Proposed ground floor plan
A B



Existing first floor plan

(not to same scale)



Proposed first floor plan

The following applications are all listed under 44 Nelson Street; that marked with * is only relevant to № 44, the rest include the land that is now 9 St Rumbolds Lane and 44a Nelson Street (see red-line plans below).

1	86/02116/APP	CONVERSION AND EXTENSION OF EXISTING BUILDINGS TO	APPROV
2	86/02117/ALB	FORM THREE DWELLINGS	
3	87/00297/ALB	DEMOLISH DERELICT STRUCTURES WHICH ARE NOT CAPABLE	APPROV
		OF BEING RESTORED OR REUSED	
4	88/03030/ALB	DEMOLISH EXISTING BUILDING (PART RETROSPECTIVE)	APPROV
5	89/00171/APP	ERECTION OF 3 TERRACED HOUSES WITH COURT YARD AND	APPROV
		PARKING SPACES	
6 *	20/02537/APP	Conversion and alteration of dwelling house to form 5 self contained	Approved
		student flats (Retrospective)	



Applications 1-5

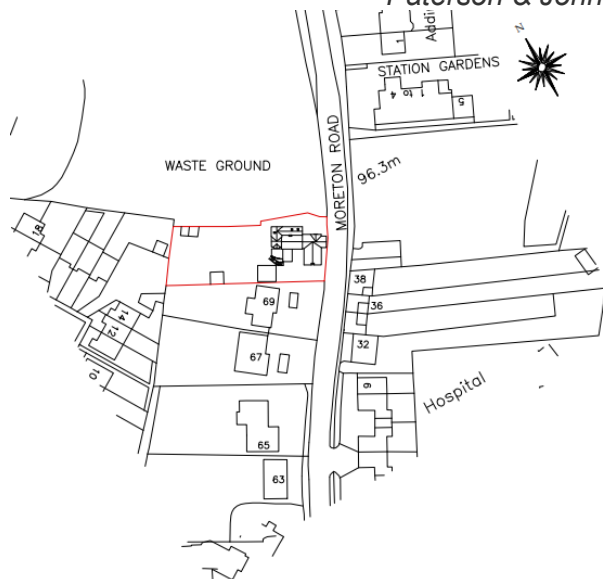


Application 6

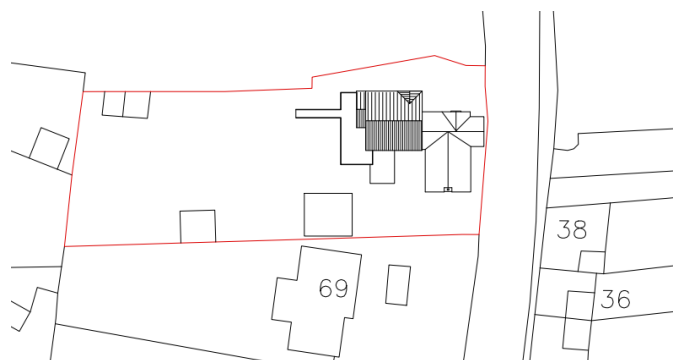
2. **22/00310/APP**

71 Moreton Road, MK18 1JZ

Householder application for two storey rear extension with loft conversion

Paterson & John

Location Plan



Block Plan

The site is on the west side of the Moreton Road just before it begins to level out; immediately to the north is the rough ground where an application for 12 houses has been submitted (no decision yet). It was formerly known as Brae Lodge (rendered as Bree Lodge on the neighbouring site drawing below) and is now Brae Cottage according to the application form. There is a considerable difference in ground level between the two sites as viewed from the road, though the application site slopes upward towards the rear

such that the garden is at first floor level, and then rises further in tiers. Access is from the south (shared with adjacent properties) and there is a white-rendered detached garage against the boundary to the south, and adequate hardstanding for at least three vehicles. The house has already been extended once to the rear and another application to extend to the (north) side was approved, but not carried out (see my notes added to the floor plans below). Members supported the 2007 application and had no objections to the 2014 application.



Front of house (photos taken 26/2/22)



South side of existing house; the black car is in front of the detached garage at the left



Northern side of house, showing side gate to yard and height difference to adjacent site



Southern end of proposed development to the north (19/00902, no decision yet) to approximately the same scale as Block Plan above

The existing house has:

On the ground floor – two lounges at the front, an L-shaped hall and stairway with a cloakroom behind these and a study, dining room and galley kitchen (with door to the yard) with a utility room at the rear;
On the first floor – a master bedroom with en-suite bathroom, 5 further bedrooms, a family bathroom and a large landing. The bedroom at the rear has double doors to the lowest tier of the garden and a skylight in the roof.

The proposal is to:

On the ground floor – turn the lounge with the bay window into a master bedroom, and the cloakroom into its en-suite shower room; make the other lounge into two single bedrooms; make the kitchen into a larger utility room, and a shower room; leave the dining room and study as they are;

On the first floor – make the front three bedrooms into two lounges, and the existing en-suite into a ‘snug’; turn the back three bedrooms into four by extending the previous rear extension to the south and dividing it into two; leaving the family bathroom as it is with minor adjustments to the partitioning, separating off the WC into a cubicle; continuing the staircase up from the landing to the new build;

Adding a second storey above the rear section of the house to form a new kitchen & dining room, with a cloakroom, a terrace large enough for a dining table for 10, and a bridge with matching balustrade to the upper level of the garden. There are no windows in the side of the new storey facing the development site to the north, so no overlooking. There are two windows in the new kitchen, and a rather smaller one than previously in the extended bedroom, on the south facing elevation. However these are some distance from Nø69 and mostly overlook its front garden; there are trees along the boundary screening the house. The building is not in the Conservation Area and not Listed.

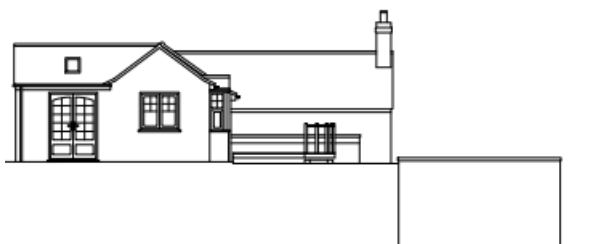
Materials for the walls and roof as existing; existing windows and doors are painted timber; the new will be grey aluminium.



Existing front elevation



Proposed front elevation



Existing rear elevation



Proposed rear elevation



Existing south facing side elevation



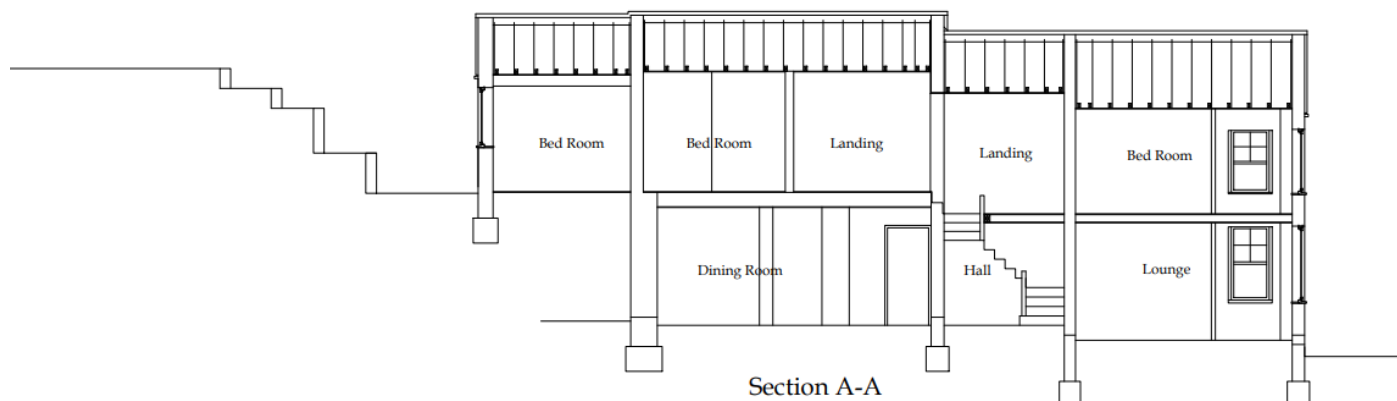
Proposed south facing side elevation

The ground floor element with the single-pitch roof is the study



Existing north facing side elevation

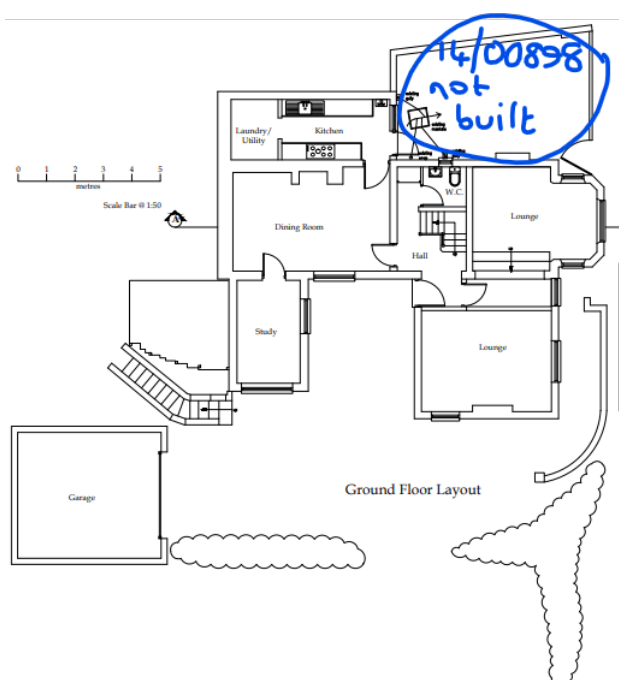
Proposed north facing side elevation



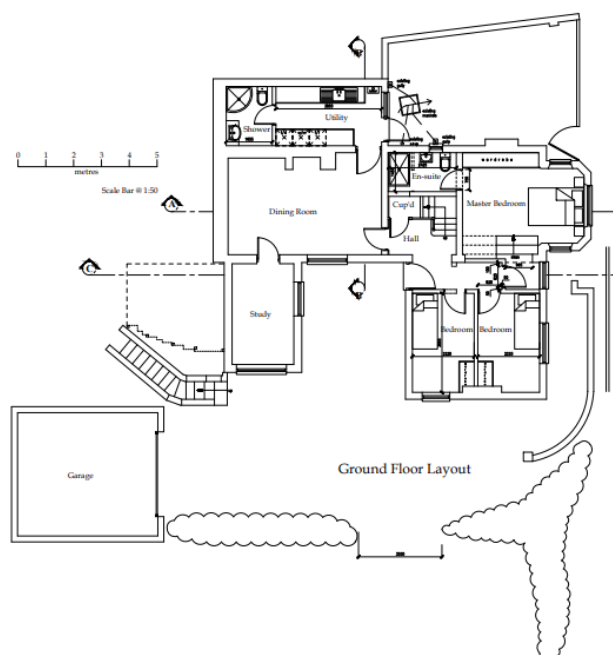
Section through existing building and part of rear garden

Property History

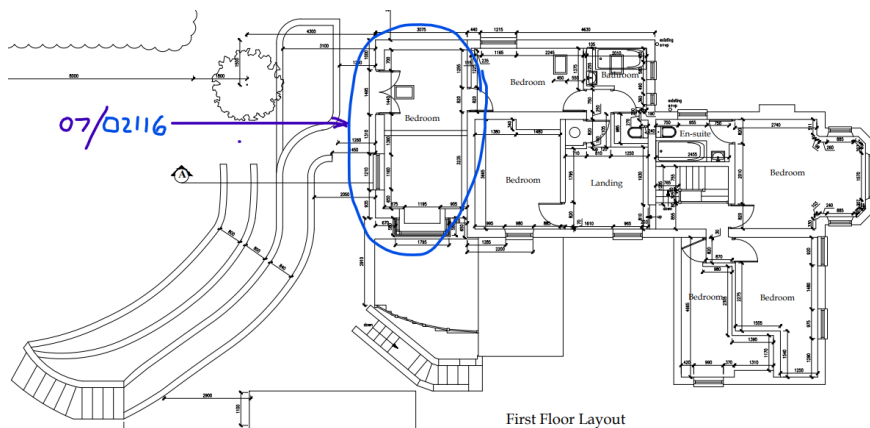
1	07/01126/APP	Rear first floor extension	Approved
2	14/00898/APP	Erection of single storey side extension and new front garden wall and gate	Householder Approved
3	22/00310/APP	Householder application for two storey rear extension with loft conversion	Pending Consideration



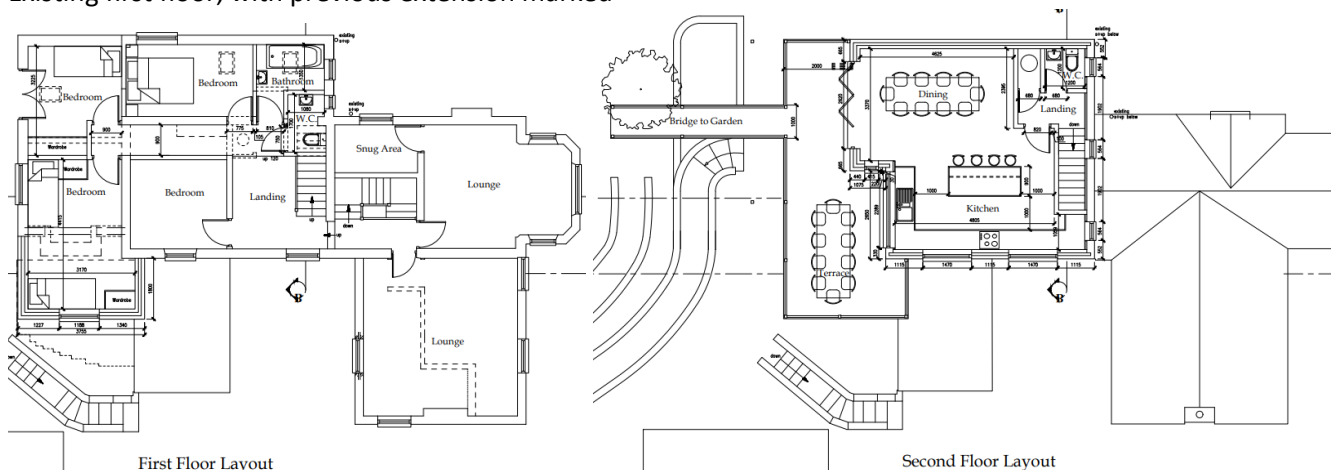
Existing ground floor, with previous proposal marked



Proposed ground floor plan



Existing first floor, with previous extension marked



Proposed first floor layout (excluding garden area)

Proposed new second floor layout

3. 22/00358/APP

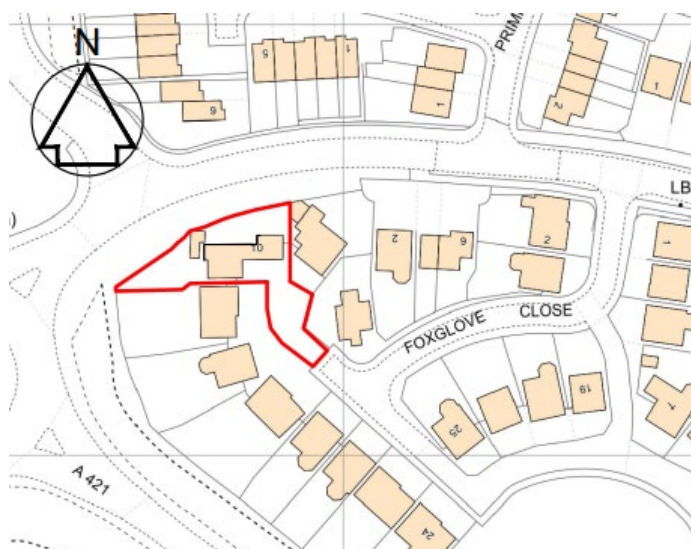
10 Foxglove Close, MK18 1FU

Householder application for single storey rear extension

Yates



Location plan



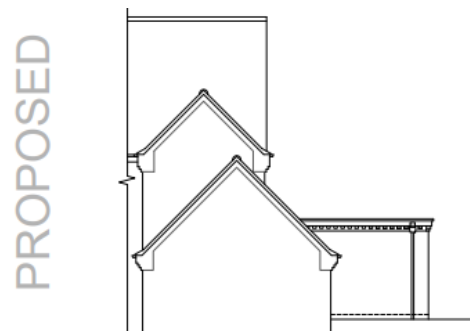
Site plan



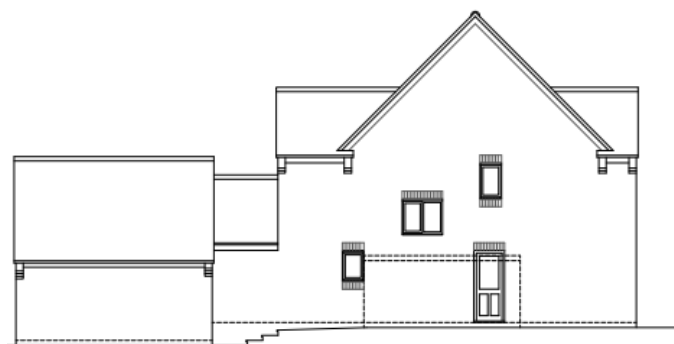
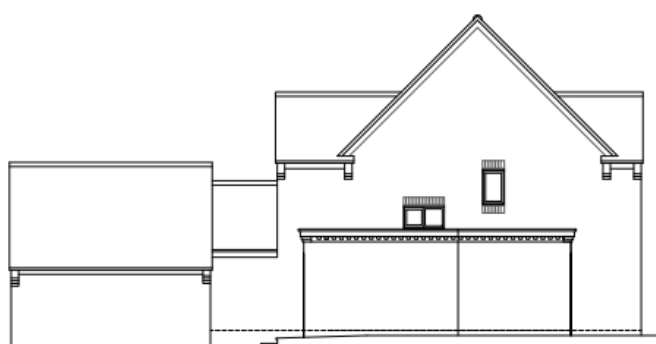
Front elevation (photos taken 21/2/22)

rear view from Embleton Way

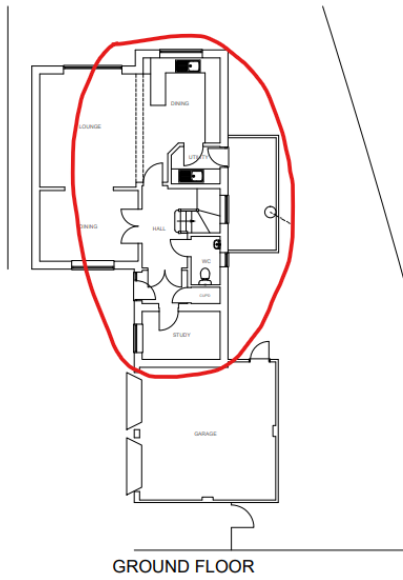
The site is a large detached house with linked double garage at the western end of Mount Pleasant, and backs on to Embleton Way very close to the roundabout, opposite the turn to Gawcott Road. The proposed extension, being flat-roofed, will not be very visible from the road, especially in summer. The outer wall is slightly angled, to follow the fence line, and the west side has sliding patio doors to match those existing on the rear elevation. There is a skylight in the flat roof, but no other windows. Materials to match existing

REAR ELEVATION
ExistingREAR ELEVATION
Proposed

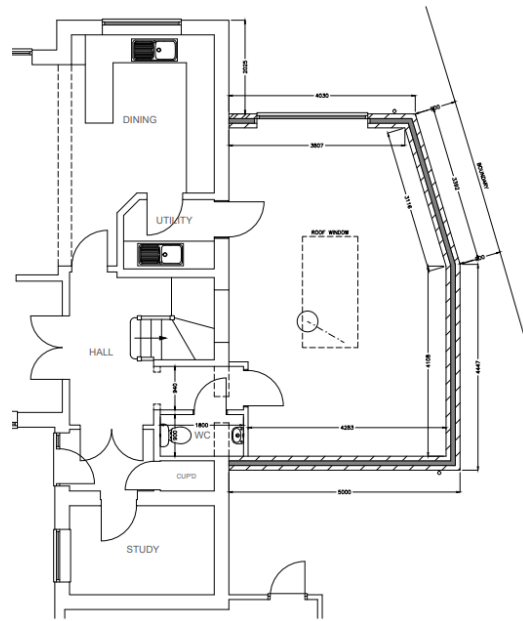
FRONT ELEVATION

RH SIDE ELEVATION
ExistingRH SIDE ELEVATION
proposed

EXISTING



Existing and proposed ground floor layouts



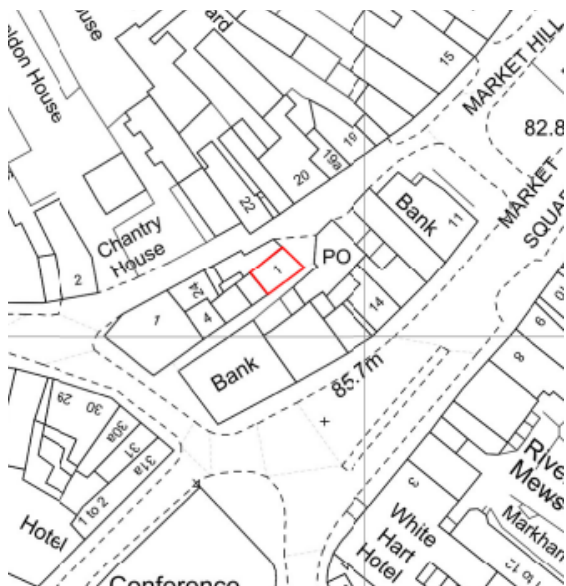
Partial drawing only submitted, as ringed on the 'existing' drawing

4. **22/00481/COUOR**

Chewar House, Market Hill, MK18 1JU

Application to determine if prior approval is required for a proposed change of use from commercial business and service use (use Class E) or betting office or pay day loan shop to mixed use including up to 2 flats (Use class C3)

Reynolds [for Appledore Holidays]



Location plan



The shopfront
Photos taken 12/2/22



The Chewar, with the door
and windows of the new flat

The site is the shop at the entrance to The Chewar, formerly Seahawk Supplies. It has permission for the change of use and flat conversion, but the GPDO rules changed while the ALB was being decided, and now it needs to be established whether Prior Approval is required before carrying out the works.

There is a list of conditions in the Covering Letter on the website; these are all complied with or not applicable. Attached as an Appendix to the letter is an email conversation re Waste Disposal. In light of the lack of an off-street bin storage area Buckinghamshire Council are offering a sack collection rather than bin emptying, providing the sack is not put out until the night before collection "to ensure local wildlife does get into the bags". This Council suggested this solution in correspondence over the number of bins left (firstly) adjacent to the Chantry Chapel, and (after these were moved) blocking The Chewar, so it is pleasing that bag collection is under consideration - hopefully for the whole area.

Recent Planning History

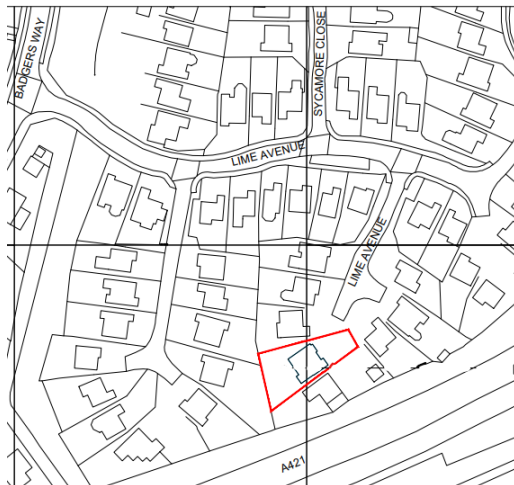
Members offered no comments on Nos. 1 & 2, as they were not for consultation (24th May) and No Objections (subject to the Heritage Officer's satisfaction) on No.3 (16th August).

1	21/01411/ACL	Application for a Lawful Development Certificate for the proposed change of use from A2 to mixed use of A1 and new flat above (Part 3, Class G). Internal alterations only to suit change of use	Certificate Issued - Proposed Use
2	21/01412/ACL		
3	21/03028/ALB	Internal alterations to enable change of use including 2no new staircases and conversion of existing loft area to create a mezzanine	Listed Building Consent
4	22/00481/COUOR	Application to determine if prior approval is required for a proposed change of use from commercial, business and service (use class E) or betting office or pay day loan shop to mixed use including up to two flats (use class C3)	Pending Consideration

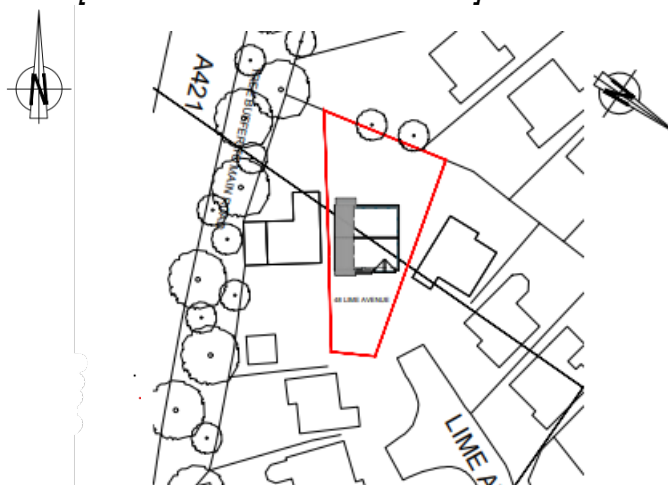
5. **22/00494/APP**

48 Lime Avenue, MK18 1JJ

Householder application for first floor side extension above existing garage/utility

Morris Architects [householder's name is Parker]

Location plan



block plan (rotated to match drawings below)



The front of the house 21/2/22



The access to the rear is quite narrow

The site is a 4-bed detached house with a single-storey side section containing the garage, a games room and a utility room at the end of a cul-de-sac off Lime Avenue on Badgers. The single storey section is longer than the main house at both front and back, and the pitched garage roof is extended to form a porch over the front door. It is one house away from the bypass, and the houses are essentially similar, but differentiated by areas of render, window design and placement of the garage. The rear garden boundary is closeboard fencing, and the garden backs on to the gardens of another side close off Lime Avenue.

The proposal is to add a first floor to the single storey to enlarge bedrooms 3 and 4, and insert a small bedroom 5 between the two (the width of the landing). There will be windows to match the existing front and back, and the small window currently serving the landing will be moved and enlarged to serve the new bedroom 5. The new storey will be the same dimensions as the main house, ie the front and back projections will remain single storey with single pitch tiled roofs. It is not therefore 'set back' from the original house walls, nor is its ridge subsidiary.

Materials to match existing.



Existing front elevation



Proposed front elevation



Existing rear elevation



Proposed rear elevation



Elevation facing No. 50 – existing



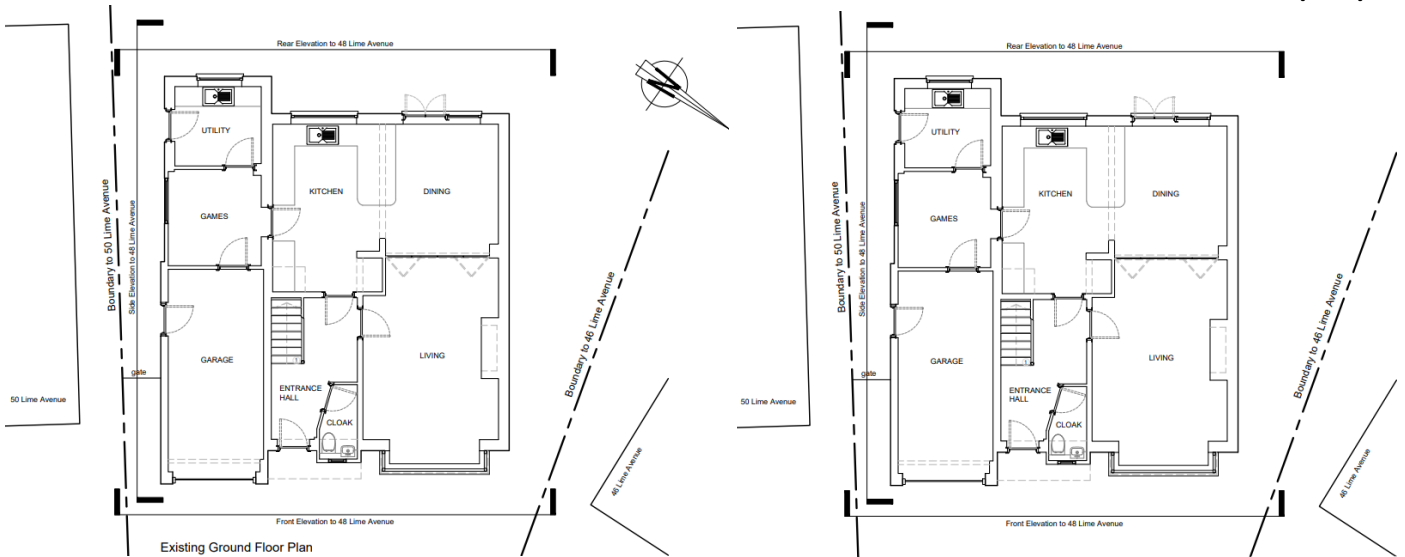
and proposed



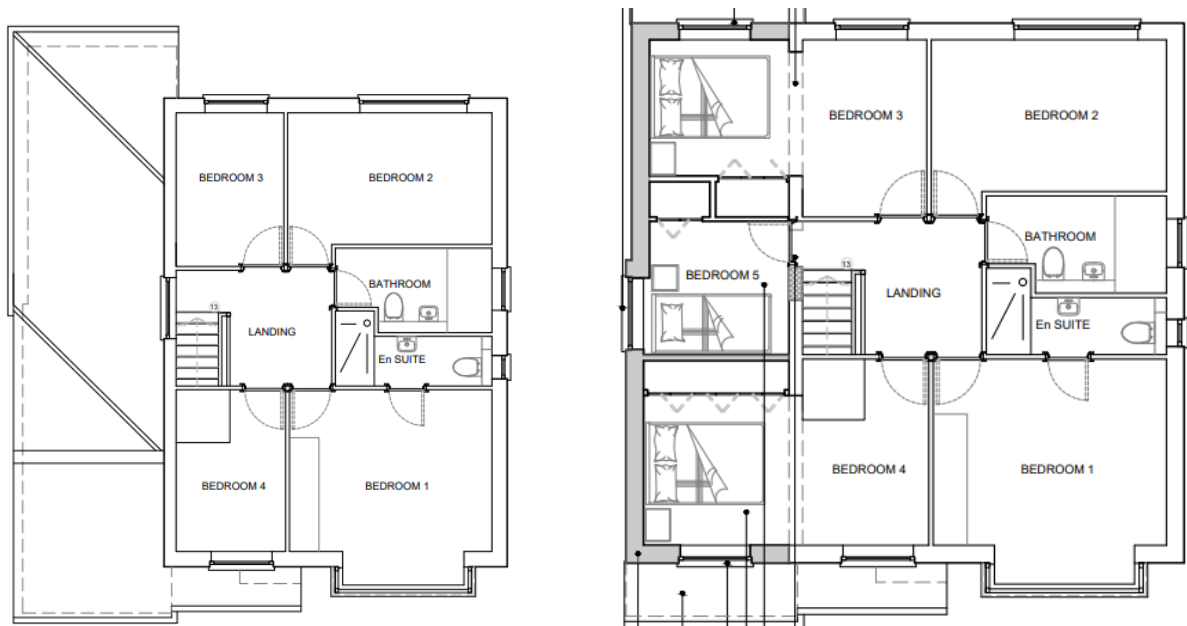
Elevation facing No. 46 – existing



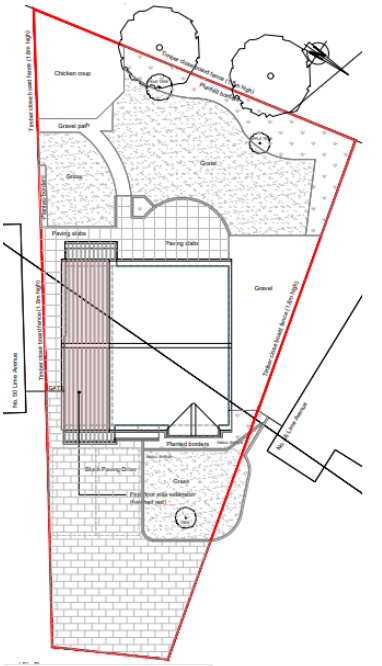
and proposed



Existing and proposed ground floor plans (no change)



Existing and proposed first floor plans (to larger scale for clarity)



(All external paved and planted areas remain unchanged from existing)

6. **22/00523/APP**

6 Kestrel Way, MK18 1HJ

Householder application for single storey side extension

Robinson



Location plan



Proposed extension
Site plan



View of the house from the front (21/2/22)



The side area where the extension is proposed

The site is a 4-bed detached house with a linked single storey double garage and a paved frontage capable of accommodating several vehicles, on a corner plot in Kestrel Way on Badgers. The side boundary is closeboard fencing with a small trellis on top, with a large matching double gate facing the front. There is already a building in this area, which can just be seen in the photo above right.

The proposal is to add a single storey extension on the opposite side of the house to the garage to accommodate a home office/study and a dining room separate from the kitchen. The first floor will be unchanged. There will be a 3-pane window front and back – no windows to the side – and the roof will be pitched to match the house roof on the three sides with a flat middle section so as not to intrude on the existing first floor (bathroom) windows.

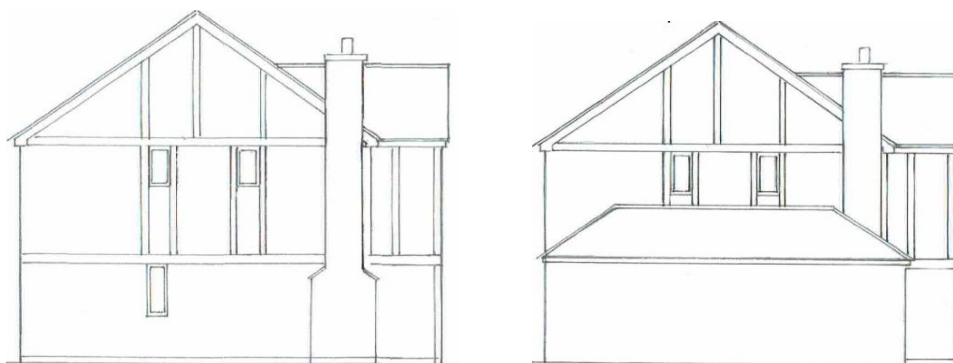
Materials to match existing.



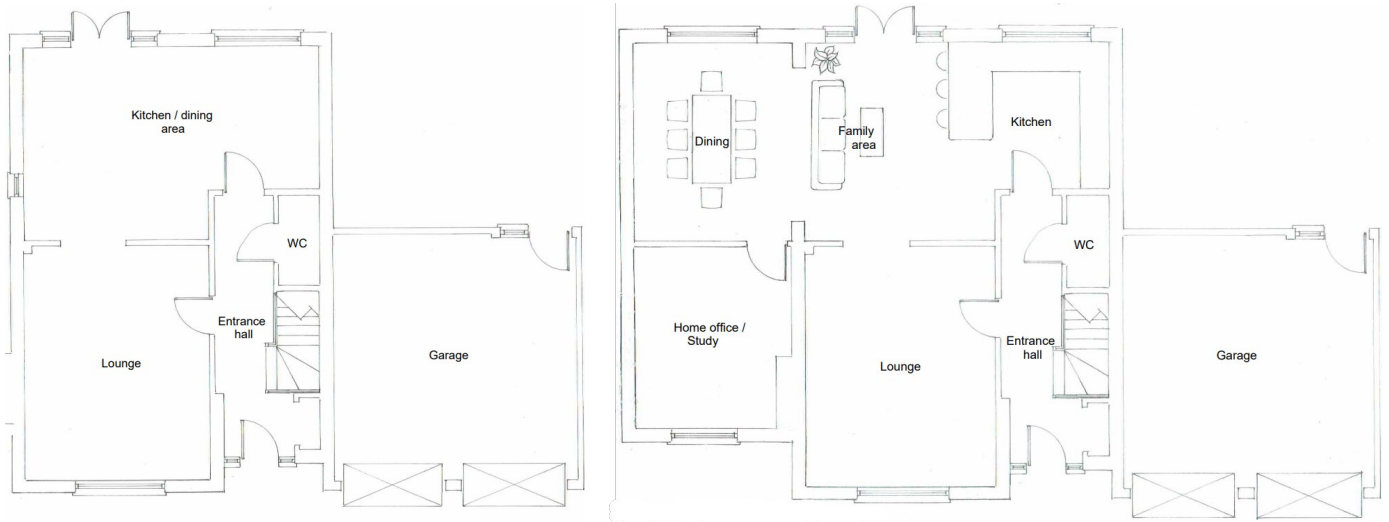
Existing and proposed front elevation



Existing and proposed rear elevation



Existing and proposed south elevation (to street)



Existing and proposed ground floor plans

7. 22/00581/APP

9 Addington Road, MK18 1PB

Householder application for new boundary wall, railings and gates to front elevation, front porch and existing front door replaced with window (Part Retrospective)

Van Nguyen

The site is a three-bed semi-detached house approximately halfway between the circle and the bottom of Addington Road (which is one-way, downhill, on this stretch). It appears to have been the only one with a gabled door canopy – all the others on each side have flat canopies. The right hand side of the front elevation projects forward about 30cm, and both ground floor windows project somewhat from their respective wall lines. A wide path runs across the whole width of the front of the house and along the side to the back garden. There were steps to it from the public footpath, but these have been replaced with a single step and a ramp.. There is no possibility of parking anywhere but at the kerb due to the steeply sloping verge between the roadway and the path, and the road is effectively single-track due to the parked cars. To the rear of the house is the public open space off Maids Moreton Avenue, above the Sandpit (Cadet huts) and below Orchard Dene.

In July 2021 an application was submitted for a rear extension and some alterations to the front of the building. Nothing was included about gates, fencing or other alterations to the street frontage. Members opposed the application (19/7/21) but the application was approved on 1/9/21. Members' response dealt entirely with the rear extension and is not included in this report

In October a neighbour complained about work being done to build a wall, and photographs were taken and a report made, resulting in Enforcement case number 21/00569/CONB. This application is the result.



Location Plan



Block plan



Photo taken July 2021, for previous application



Context, showing height above No 7.

The application seeks to regularise, retrospectively, the wall which replaced the paling fence and hedge last October (the application form states that work started on 13/12/21, which is clearly wrong). The wall is rendered brick, and is to be painted to match the house. Black painted steel railings are proposed between the brick piers across the frontage and a short way along the side returns to meet with a low wall on the uphill side, and the existing hit-and-miss boundary fence on the downhill side. Matching black double gates will open inwards to the new front door, which is to lose the gabled porch approved last year and the similar canopy over the new window replacing the front door, and replace them with a lean-to porch and a different style of window.

The wall materials are given as 'painted rendered blockwork wall and piers' which is not correct, the photos taken last year clearly show it to be brickwork not blockwork.



The wall as reported to Enforcement 16/10/21



Front of house, 1/3/22



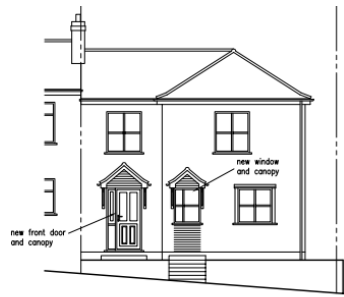
Further up and on the opposite side, Nos 20 and 22 already have brick pierced front walls, No 20 (left) with chains between, and No 22 (centre) with short timber paling fence sections. Most houses have paling fences as at left, though some have retained the paling-style gate and replaced the fence with chain-link or lapped timber panels.

Planning History

1	21/02535/APP	Two storey rear extension and alterations to front elevation	Approved
2	22/00581/APP	Householder application for new boundary wall, railings and gates to front elevation, front porch and existing front door replaced with window (Part Retrospective)	Pending Consideration



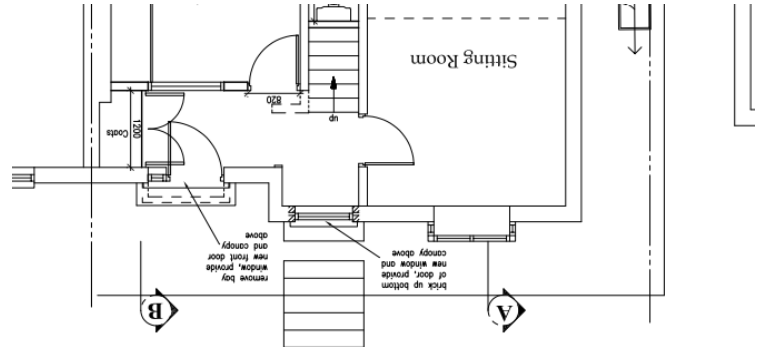
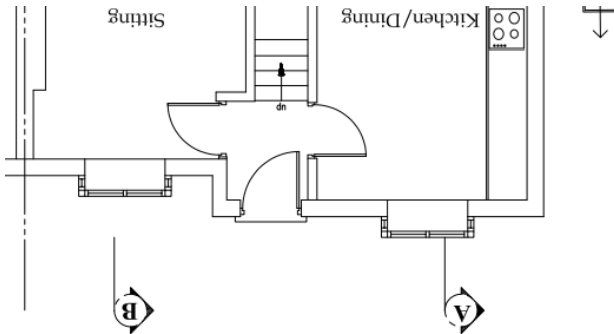
Front Elevation
Front pre 2021 appln



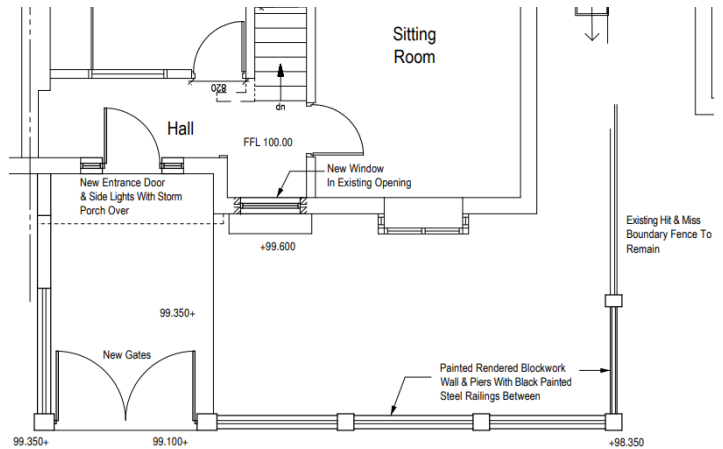
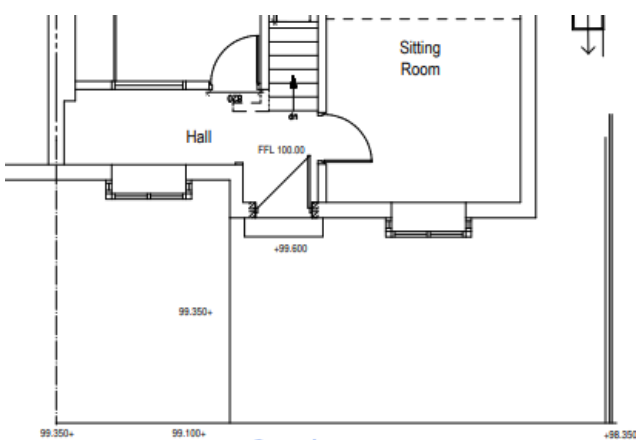
Front Elevation
As approved 2021



'existing' and 'proposed' submitted for 2022 application



(Previous application: relevant section of plans only, and rotated to match those below)
Existing and as Approved



Path

Verge



This application: 'Existing' and 'Proposed' ground floor plans (partial)



The new door is wider, with side panels



Photo taken by a neighbour 15/10/21 to accompany complaint; proving both the base wall and the piers are brickwork

The standard of workmanship was not impressive before the render was added, and the finish on the outside of the side wall careless:



Side wall facing No 11, outside face (October 2021)



Front wall (October 2021)



Side wall facing №7, outside face and brick retaining wall (March 2022)

Not for consultation (circulated separately)

8. **22/00348/ATC** Lido Romeo, 12 Bridge Street, MK18 1AF
 G1- Self set Sycamore & Cherry Group. Previously coppiced, self set trees growing from rubble, close to road. 3 trees over 12.5cm DBH. Remove trees to tidy area and allow removal of rubble/waste.
Medori

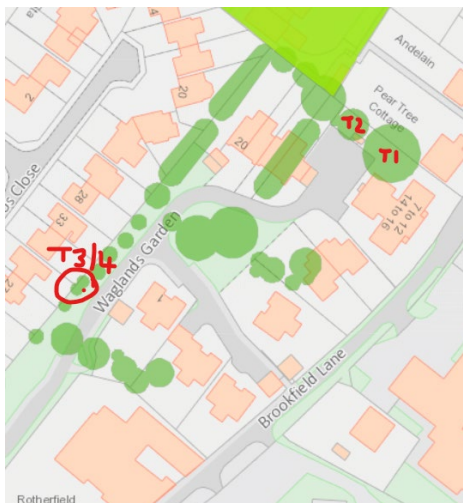
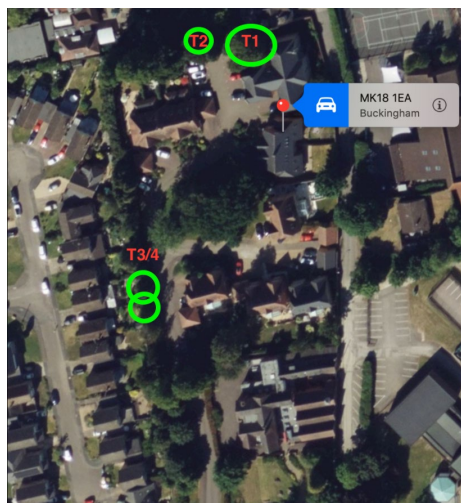


The site



Trees on the site 21/2/22, some felling has taken place already

9. **22/00463/ATP** Land At Waglands Garden MK18 1EA
 T1 - Walnut - Overall crown reduction by 2-3m to manage canopy weight and alleviate stress on cavities and stem decay.
 T2 - Holly - Crown lift canopy by 2m and remove epicormic regeneration around the base.
 T3/T4 - Remove two dying/dead Lawsons Cypress.
 All works are from a health and safety POV.
Westley [Keyholder Management Ltd]



Buckingham Planning Application statistics 2021

Figures correct to 28/2/22; 2020 figures in { }

Note

- That the 2021 total is skewed by double applications
These were
 - a) Modified application following refusal, withdrawal or variation of conditions
APP/APP 2 {4} ACL/APP 2 {3} COUC/APP 1 {0}
 - b) Parallel applications
ALB/APP 3 {2} ALB/AAD 2 {1} APP/ALB/AAD 0 {1}
ACL/ALB 1 {0} ATC/ATP 1 {0} ACL/ALB/APP 1 {0}
 There were also two applications for the same tree, from different applicants ATP/ATP
 - There were no out-of-parish applications in 2021
1. Figures below are based on the total number of 2021 Buckingham applications whether or not duplicated or approved. Northern Area's total for the year (including late validations) was 4930, so Buckingham applications formed 2.7% (2020 – 3.0%, 2019 - 3.0%, 2018 - 3.5%, 2017 – 2.8%, 2016 – 3.4%).

There were 135 {135} 2021 applications received as follows:

Applications by suffix:

AAD (signage)	4	{ 7 }
ACD (demolition)	<i>No applications as such; 1 application to demolish & rebuild a house, 1 to demolish a conservatory and replace with an extension</i>	
ACL (Cert. of Lawfulness)/CPE (≡ ACL, so far as I can tell)	8	{ 8 }
ADP (Approval/details foll. Outline Permission)	2	{ 2 }
ALB (listed buildings)	10	{ 7 }
AOP (Outline Permission)	0	{ 2 }
APP (general)	75	{77}
ATC (works to trees in Conservation Area)	15	{ 9 }
ATP (works to TPO trees)	17	{19}
COUC (change of use financial → nail bar)	1	{ 1 }
HPDE (Householder Permitted Development–Extension)	2	{ 1 }
INTN (telecomms, equipment cabinets, phone box etc)	1	{ 2 }

Applications by type:

Alterations/renovations/repairs	6	{ 6 }
Change of use	10	{11}
<i>A2 → A1 shop & C3 flat 2 (ALB/APP); A1/B8 → A1/C3 (10 flats) 1; hairdresser → clinic 1; financial services → takeaway 1; financial services → nail shop 1; C3 dwelling → hot food takeaway/drycleaners 1; public open space → residential use 2 (different); gym → 2 flats 1</i>		
Conservatory	1 ¹	{ 2 }
Conversions (garage to residential use)	3 ²	{ 3 }
(loft conversion)	3	{ 4 }
Enclosure (RLS heat pumps)	1	{ 0 }
Fence/Wall/Gate (residential)	3 ³	{ 6 }
Garage (new)	2	{ 0 }
Garden Building/works (3 garden rooms, 1 shed)	4	{ 3 }
House extension	47	{39}
Housing (new)	1	{ 7 }

The existing house on this site was demolished so no increase in housing numbers

¹ Plus another 1 included in a principally extension application and so counted in that category

² Plus another 6 included in extension applications and so counted in that category

³ Plus two applications which included a new fence in change of use of public space applications

Landscaping (Lace Hill Health Centre)	1	{ 0}
Porch/ Canopy ⁴	2	{ 1}
Prayer Room	1	{ 0}
Signage	7	{ 7}
Solar Park	1	{ 0}
Storage Units	1	{ 0}
Telecomms	1	{ 2}
Variation of condition	8	{ 7}
Works to trees	32	{28}

⁴ Plus another 2 included in extension applications and so counted in that category

2. Meetings comparison with other Areas (per Minute 621/21):

Area	Nº of meetings in calendar	Nº of these cancelled
Central Area	10	5 (50%)
East Bucks Area	14	5 (36%)
North Bucks Area	13	6 (46%)
South Bucks Area	13	5 (38%)
West Bucks Area	13	1 (8%)
Strategic Sites	16	7 (44%)

No Buckingham applications have come to the North Bucks Area Committee since February 2020. One (Osier Way) came before the Strategic Sites Committee in December 2021

3. Per Min. 1036/09 the Planning Consultations during 2021 were:

January	VALP	Further Main Modifications	Response made
	MCHLG	Supporting Housing Delivery	Response made
February	MCHLG	Right to Regenerate	Noted
	MK	SE MK extension	No response made
March	MCHLG	Future of new Homes Bonus	Response made
October	DLUHC	Creating a Vision for the Oxford-Cambridge Arc	Response made
November	BC	Tingewick Road speed limit	Response made
		Summerhouse Hill parking restriction	
December	BC	Local Plan - Discovery&Exploration Phase	Passed to Full Council

4. Appeals were lodged/decided as follows during 2021:

application	site	against	decision	date
18/04626/APP	Overn Cres. garages	Non-determination	dismissed	7/9/21
20/01332/AOP	North End surgery	Non-determination	dismissed	24/2/21
20/01333/AOP	Verney Close surgery	Non-determination	dismissed	24/2/21
20/02511/APP	Pightle Cres. garages	Non-determination	dismissed	6/8/21

5. Responses/decisions:

BTC response 2021		Buckinghamshire decision					
	Total 135	approved	refused	Split	With- drawn	Permission not required	No decision yet
No objections (includes tree works)	85	66					19
(of which 'subj HBO')	7	3*			2*		2*
Oppose (includes tree works)	34	13	9		5		7
(including Oppose & Attend/callin)	8		3		1		4
Deferred for further information	3				1	1	1
No comment / Noted mainly 'not for consultation'	10	9**					1
Tree works (ATP)	17	14					3
Tree works (ATC)	15	15					

* These include paired APP/ALB applications

**2 applications were decided before the meeting: 1 ATP, 1ATC (emergency works); 1 (Barclays' signage) had been carried out before the meeting (28/6/21), so Members declined to comment, though it wasn't approved until 1/9/21

BTC response 2020		AVDC/ Buckinghamshire decision					
	Total 135	approved	refused	Split	With- drawn	Permission not required	No decision yet
No objections	71	50	2		4	1	14
(of which subj HBO)	3						3
(of which subj RoW)	1	1					
Oppose	26	5	2		2		17
(including Oppose & Attend/callin)	14	2	2		2		8
Deferred for further information	3		1*				2
No comment / Noted mainly 'not for consultation'	7 (all ACL)	4	2		1		
Tree works (ATP) **	19	19					
Tree works (ATC) **	9	9					

* Allowed on appeal

**All 2021 ATC applications were approved whether BTC objected or not

Last 10 years comparison (discrepant totals are due to noted/withdrawn/not consulted on/no decision yet etc)

Year	Total responses	% Vale total	Decision		% approved	% refused
2012	133	4.6%	Support 81		87%	1%
			Oppose 37		60%	11%
2013	158	4.4%	Support 27		81%	4%
			No Objections 78		96%	1%
			Oppose 42		60%	12%
2014	147	3.9%	Support 8		75%	25%
			No Objections 83		94%	2%
			Oppose 33		42%	6%
2015	110 of 147	3.3%	Support 4		75%	0%
			No Objections 71		89%	7%
			Oppose 34		62%	6%
2016	138 of 156	3.4%	Support 3		67%	0%
			No Objections 79		90%	1%
			Oppose 34		44%	12%
2017	134	2.8%	Support 12		75%	0%
			No Objections 75		81%	9%
			Oppose /Oppose & attend 2		50%	35%
2018	164	3.5%	Support 1		no.decision yet	
			No Objections 97		73%	7%
			Oppose/Oppose & attend 41		29%	15%
2019	137	3.0%	Support 1		No decision yet	
			No Objections 83		81%	4%
			Oppose/Oppose & attend 36		36%	14%
2020	135	3.0%	No Objections 71		74%	3%
			Oppose/Oppose & attend 26		19%	8%
2021	135	2.7%	No Objections 85		78%	0%
			Oppose/Oppose & attend 34		38%	36%

6. Applications as yet undecided (as at 28/2/22)**The first three are not in the parish, but BTC have responded to the consultation**

15/00314/AOP	Land South Of The A421 West Of Far Bletchley North Of The East West Rail Link And East Of Whaddon Road Newton Longville
16/00151/AOP	Land Off Walnut Drive And Foscote Road Maids Moreton Buckinghamshire MK18 1QQ
16/02252/APP	Oakhaven Park Radclive Road Gawcott Buckinghamshire
18/04566/APP	Former Buckingham Town FC Ford Meadow Ford Street Buckingham Buckinghamshire MK18 1AG
19/00148/AOP	Land Off Osier Way South Of A421 And East Of Gawcott Road Buckingham
19/00823/APP	63 Moreton Road Buckingham Buckinghamshire MK18 1JZ
19/00902/ADP	Land Adj 73 Moreton Road Buckingham Buckinghamshire
20/00510/APP	Land West Of Moreton Road And Castlemilk Buckingham Buckinghamshire
20/01000/APP	Land At Moreton Road Buckingham Buckinghamshire MK18 1JZ
20/01830/APP	50 – 51 Nelson Street Buckingham Buckinghamshire MK18 1BT
20/02506/ALB	50 – 51 Nelson Street Buckingham Buckinghamshire MK18 1BT
20/04324/ALB	Bourton Mill Health And Leisure Club Bourton Mill Bourton Road Buckingham Buckinghamshire MK18 7DL
21/00130/APP	Land At Manor Farm East Of Buckingham Buckinghamshire MK18 7JH
21/00479/APP	Thinkbda Ltd Oddfellows Hall Well Street Buckingham Buckinghamshire MK18 1EP
21/00953/APP	Bourton Mill Health And Leisure Club Bourton Mill Bourton Road Buckingham Buckinghamshire MK18 7DL

Appendix C

21/01655/ADP	Land At Tingewick Road Buckingham Buckinghamshire
21/03030/APP	University Of Buckingham Campus Station Road Buckingham Buckinghamshire
21/03152/ADP	Land Off London Road Buckingham Buckinghamshire
21/03801/APP	23 Market Hill Buckingham Buckinghamshire MK18 1JX
21/03808/APP	Rose Cottage Bourton Road Buckingham Buckinghamshire MK18 7DR
21/03809/ALB	Rose Cottage Bourton Road Buckingham Buckinghamshire MK18 7DR
21/03819/APP	37 Well Street Buckingham Buckinghamshire MK18 1ET
21/03905/APP	29 Greenway Walk Buckingham Buckinghamshire MK18 7BG
21/04241/APP	60 Moreton Road Buckingham Buckinghamshire MK18 1PE
21/04300/ATP	2 London Road Buckingham Buckinghamshire MK18 1AS
21/04413/ATP	2 London Road Buckingham Buckinghamshire MK18 1AS
21/04475/APP	Wipac Group London Road Buckingham Buckinghamshire MK18 1BH
21/04489/APP	17 Westfields Buckingham Buckinghamshire MK18 1DZ
21/04690/APP	45 Hare Close Buckingham Buckinghamshire MK18 7EN
21/04696/APP	Chicana 2 Avenue Road Buckingham Buckinghamshire MK18 1QA
21/04805/APP	89 Western Avenue Buckingham Buckinghamshire MK18 1LX
21/04875/APP	5 Bushey Close Buckingham Buckinghamshire MK18 7BD
21/04886/APP	The Workshop Land Off Tingewick Road Buckingham Buckinghamshire MK18 1GX

Total – 33 (including 3 out of parish, and Walnut Drive and Osier Way awaiting signing of a satisfactory s106)

