



BUCKINGHAM TOWN COUNCIL

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

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Town Clerk: Mr. P. Hodson

PLANNING
COMMITTEE

Wednesday, 04 May 2022

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 9th May 2022, following the Extra Ordinary and Interim meetings from 7pm at the Town Council Chamber, Cornwalls Meadow, Buckingham MK18 1RP

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

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

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEldSIfcZC9Q/>

Mr. P. Hodson
Town Clerk

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

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

3. Minutes

To receive and agree as a correct record the minutes of the Planning Committee Meeting held on Monday 4th April 2022 to be received by the Full Council meeting to be held on 30th May 2022.

Buckingham



Twinned with Mouvaux, France; Neukirchen-Vluyn, Germany



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

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

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan
To receive any update.

5. North Bucks Parishes Planning Consortium

To receive and discuss a report from Cllr. Ralph on the NBPPC meeting held on 28th April 2022.

[Appendix A](#)

6. Action Reports

To receive action reports as per the attached list.

[Appendix B](#)

6.1 (729.1/21 Tree matters) To receive a verbal report from the Town Clerk on a meeting held with Rebecca Hart, and agree a date and time for her to have an informal meeting with Councillors.

7. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 6th April and 4th May 2022 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 21st April and 12th May at 2pm.

Additional information provided by the Clerk

[PL/135/21](#)

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

The following application was withdrawn before the meeting

1. 22/01052/APP 12-13 Market Hill, MK18 1JX
External alterations to include new windows and doors at ground and first floor level
Wong
2. 22/01188/APP 8 Sandhurst Drive, MK18 1DT
Householder application for Proposed single storey side extension
Priest
3. 22/01189/APP 2 Mallard Drive, MK18 1GJ
Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence 2m from back of footpath (Retrospective)
Whates
4. 22/01248/APP 26 Pillow Way, MK18 7RQ
Householder application for single storey rear extension with velux windows
Williams
5. 22/01262/APP 7 – 11 Homestall, Buckingham Industrial Park, MK18 1XJ
Replacement of existing front single storey extension to units 7 – 11
Denton [for The Buckingham Butchers]
6. 22/01362/APP 48 Highlands Road, MK18 1PL
Householder application for first floor side and single storey rear extension
Wilson

AMENDED PLANS

7. 21/03152/ADP Land off London Road [*Lace Hill Health Centre*]
 Application for reserved matters pursuant to outline permission
 17/02112/AOP relating [to] landscaping for the erection of a health
 centre
Montpelier Estates Ltd.

Not for consultation (circulated separately due to time constraints)

8. 22/001161/ATC 4 Victoria Row, MK18 1ER
 T1 Willow; Height - 15m, Crown Spread – 11m, DBH – 700mm
 Work required: Pollard to previous point
Snell
9. 22/001178/ATC Mill House, Nelson Street, MK18 1GW
 T1 Lime: reduce height and spread by 2.5m back to original pruning
 points
Messenger

8. Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
21/00479/APP	Oddfellows Hall, Well Street	Reposition rooflights (variation of 19/03398/APP)	Oppose (Cllr Whyte call-in)
21/04805/APP	89 Western Ave.	Garage & loft conversion	No objections
22/00494/APP	48 Lime Avenue	1 st fl. Side extension over garage	No objections
22/00523/APP	6 Kestrel Way	Single storey side extension	No objections ¹

¹ Members commented “that it was a large extension on a relatively small plot and placed so close to the fence at one corner that access into the rear garden would be impossible from the double gates. No side opening in the fence was included in the application.”

Approval was given after an amended site plan was submitted including a gate in the side fence.

Refused

Application	Site address	Proposal	BTC response
21/04241/APP	60 Moreton Road	Part 2-st front extension & garage	Oppose & call-in
22/00310/APP	71 Moreton Road	2-st rear extension & loft conversion	Oppose
22/00328/ALB 22/00330/AAD	Nelson’s Local 40-41 Nelson St.	Fascia sign, projecting sign & 2 board signs below bay window	Oppose
22/00310/APP	9 Addington Rd.	New wall, railings and gates; porch & window (part retrospective)	Oppose

Withdrawn

Application	Site address	Proposal	BTC response
21/03030/APP	Station Road	Multi-faith prayer room	No objections ²
22/00275/APP	31 Highlands Rd.	Conv. loft to form new 1 st floor, & rear extension, balcony & 2-st. light well	Oppose

² Changed from ‘oppose’ on receipt of amended plans in February 2022

Not for consultation

Approved

Application	Site address	Proposal	BTC response
21/04413/ATP	2 London Road	Conifer: Cut back branches overhanging rear of store (fire risk)	No objections ³

22/00463/ATP	Waglands Garden	Walnut: Crown reduction Holly: Crown Lift Lawson Cypress x 2: Fell (dead)	No objections
22/00632/ATC	1 Salisbury Cottages, Bath Lane	Apple: Crown reduction to clear overhead power lines	No objections
22/00694/ATC	35 High Street	Reduce crown by 25%; remove ivy	No objections
22/00929/ATC	Chandos Park	Reduce Lime, Sycamore and 2 x Crack Willow; Fell damaged sycamore	No comment
22/01161/ATC	4 Victoria Row	Willow: Pollard to previous point	No objections
22/01178/ATC	Mill House, Nelson Street	Lime: reduce back to previous pruning points	No objections

³ Note that this was Sainsbury's application; the simultaneous application from the householder (21/04300/ATP) to fell the White Fir tree has not yet been decided (27/4/22)

9. Buckinghamshire Council Matters

- 9.1 To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present
- 9.1.1 To receive a verbal update on West End Farm archaeology from Cllr. Stuchbury.
- 9.2 The updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is *held over to June 6th meeting*

10. Buckinghamshire Council Committee meetings

- 10.1 N. Bucks Area Planning Committee (4th May 2022) *Cancelled*
- 10.2 Strategic Sites Committee (7th April 2022) *No Buckingham applications*
 (21st April 2022) *No Buckingham applications*
 (12th May 2022)

11. Noise and air pollution

Agreed at the Environment Committee meeting for Planning Members to discuss the suggestion that consideration of noise and air pollution be included alongside other environmental questions when developments are put before the Planning Committee of Buckingham Town Council (825/21).

12. Enforcement

- 12.1 To report any new breaches
- 12.2 To receive for information from the Senior Enforcement Officer:
- 12.2.1 28 Border Lane: applⁿ: 21/01263/APP Retention of fencing and change of use of land
 (Refused 10/9/21)
 Estates have received legal input now. Essentially, they will not be proceeding with legal action following legal advice and will not taking any further action in relation to the encroachment, however the planning enforcement case remains open and active and the team shall be acting accordingly.
- 12.2.2 (enforcement case 20/00124/CON3) 1 Manor Street, MK18 1BZ: timber stable door replaced with uPVC front door on Grade II Listed Building.
 Formal notice has been served that the new door must be replaced with a new timber hardwood door, frame and sill to match exactly the design, detailing and proportions of the previous door and sill, within 4 months.

13. Royal Mail post box provision for St. Rumbold's Fields

New residents have requested a post box on the estate. Royal Mail were contacted and say there is adequate provision within a half a mile walk. Clerk's report is attached for discussion.

[PL/136/21](#)

14. Applications to fell trees held over to June 6th meeting

15. Matters to report

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

16. Chairman's items for information

17. Date of the next meeting: Monday 6th June 2022 at 7pm.

To Planning Committee:

Cllr. M. Cole JP	Chair	Cllr. A. Ralph	Vice Chair
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			

NBPPC Summary report for BTC meeting 09.05.2022

From the NBPPC meeting dated 28.04.2022

Maids Moreton Housing development

After the usual housekeeping items, the meeting departed from the putative agenda and encompassed a significant discussion on the Maids Moreton housing plan for 170 houses and related matters. Pat Hardcastle explained his plan to take Buckinghamshire Council to judicial review on the planning decision and how it was planned to fund it. The conversation was very freeform, I only offer the following detail, plus an interesting document in on the workings of the *Aarhus Convention*, which might prove of interest to Councillors.

The fighting fund target is c.£40k and Pat is taking on this project as an individual rather than as an office of the Parish Council. This has the advantage of limiting the winning side's claim for costs under the convention should Pat lose.

[The cost of bringing environmental judicial reviews briefing \(friendsoftheearth.uk\)](https://www.friendsoftheearth.org.uk/press-releases/2022/04/28/cost-of-bringing-environmental-judicial-reviews-briefing)

S106 Uses and abuses

Flowing on from this discussion, the agenda item on S106 expenditures was considered. Firstly, how Buckinghamshire Council appears to be planning to disperse funds from given developments S106 funds to wider recipient area/s not necessarily related to the development in question. I leave the detail to my colleague attending the recent Parish Liaison meeting, as they will have more detail on this.

In addition, the question of medical provision funding from S106 funds was raised by Roy van de Poll in respect of Winslow developments and echoed by me regarding the Osier Way development. We discussed the split nature of medical inputs; CCG and NHSE which was leading to the total lack of funding in this critical area. Tim Welch from Newton Longville PC was kind enough to send us some information covering a large development back in 2015 which has information about funding for the GP level which makes interesting reading...

15/02202/AOP

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NQG0F7CL0BI00>

I have included Tim's email for completeness (*see appendix A*)

Major Development Issues

Oxford-Cambridge Arc: It was noted that there is a significant silence over whether this is going to proceed and if it does, what form it will take. It was also noted that as Buckinghamshire Council had withdrawn from the arc group, current information was more difficult to obtain.

Southwest Milton Keynes (Salden Chase): At the meeting, there was no fresh news on this development, which is not unexpected as progress is still at an early stage.

However, following the meeting, an article in the Milton Keynes Citizen concerning the bypass proposal around Bletchley entitled "Support grows for bypass to be built in Milton Keynes Town" was passed on by the Secretary of the NBPPC from Cllr. Carter from Nash PC.

<https://www.miltonkeynes.co.uk/news/people/support-grows-for-bypass-to-be-built-in-milton-keynes-town-3673068>

Shenley Park: As noted in previous reports, the details of this major development are at a very early stage and there is no highway layout or other basic information which can be perused at this stage.

Milton Keynes Issues: Again, no new information at this point

Any Other Business

A421 Study: News had reached some colleagues about proposals for a detailed study on enhancements to the section of the A421 from Milton Keynes to Bicester. It was noted that an initial meeting is to be held on 9th May to discuss the scope of the study. Please note this item should be considered somewhat apocryphal until firmer information is to hand.

Pat Hardcastle noted how poor the communications are currently between the Parishes and Buckinghamshire Council and proposed he prepared a letter to suggest how things might be improved, especially considering the strong theme of the Charter we all signed up to which is based on cooperation and inclusivity.

Date of next meeting

Wednesday 30th June 2022

Tim Welch's email 28.04.2022

Hi Roy and Anthony

Below are a couple of links to the application that we spoke about re: NHS input into planning applications. I've also attached the document that jumped off the page for me at the time (I'm a bit taken aback at how long ago that was - I'd lost the timeline in my mind). If you search the documents list for NHS it should also appear on the server. I could only find input on Primary Care needs.

It is/was application 15/02202/AOP if you wish to pick it up on the Bucks planning portal

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NQG0F7CL0BI00>

The last but one paragraph of the attached* is an interesting one I thought. The problem being alluded to I would imagine is an even larger one today. Do you have any GP surgeries in Winslow other than Norden House Roy? I think that serves a larger area than just the town, doesn't it?

The list of consultees includes the relevant Clinical Commissioning Group of the time see

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=consulteeComments&keyVal=NQG0F7CL0BI00>

I wondered if comparing what was done then to what is or isn't done now might be helpful to you and your communities. Perhaps you could let me know if it's useful to you or not some time (no rush on that whenever convenient)

Good to see everybody earlier

Kind regards

Tim

*see a facsimile of Tim's attachment referred to in his email on the next page.

Jones, Steve

From: Robinson Annely (5QV) NHS Hertfordshire
<Annely.Robinson@hertfordshire.nhs.uk>
Sent: 14 July 2015 15:37
To: DevCon Mailbox
Cc: Maria Wogan (Maria.Wogan@miltonkeynes.nhs.uk); Green Rebecca
(Rebecca.Green@miltonkeynes.nhs.uk)
Subject: FW: 15/02201/AOP - Easton Leys - 1800 dwellings - FAO Claire Bayley
Attachments: Eaton Leys Aylesbury Vale consultation.pdf

Dear Claire,

Thank you for your consultation letter relating to the above planning application.

Please note that our department is only able to comment on the primary care, i.e. GP services provision. For the community and secondary care provision, please contact Milton Keynes CCG if you haven't already done so. I have copied in their representative for completeness.

The development in question (1,800 dwellings) will result in approx. 4,320 additional residents (based on 2.4 occupancy) and would affect several existing surgeries in Milton Keynes – Water Eaton HC, Drayton Road Surgery, Westfield Road Surgery, Red House Surgery and Bedford Street Surgery.

Whereas there is some capacity currently, considering the scale of this proposed development, distance, and most importantly, other significant developments planned in the area (e.g. Newton Leys 2,000 dwellings, 350 of which fall under Aylesbury Vale DC and SW Milton Keynes 1,885 dwellings in Aylesbury Vale DC area), NHS needs to take a more holistic view. There is no doubt that existing provision will not be able to absorb the likely impact and for this reason, additional health facility will be required.

In order to mitigate the impact of the above development, we would like to seek a contribution towards additional health facilities and propose a charge per dwelling in line with the tariff adopted by the Milton Keynes DC (2.7 of the Social Infrastructure Planning Obligations SDP, which can be found at <http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/social-infrastructure-planning-obligations>):

Contribution to Healthcare Sought from different dwelling sizes

Number of Bedrooms in Dwelling: Contribution Sought:

Studio £836

1 bedroom £932

2 bedroom £1425

3 bedroom £1952

4-4+ bedroom £2315

Section 106 is currently being negotiated on the nearby Newton Leys site based on the above, and for the purpose of continuity and fairness, we would request that you kindly apply the same principle.

Please note that these funds would only be used to mitigate the impact of this particular development based on the number of dwellings proposed and do not address any existing deficiencies.

I trust this information is sufficient for you to proceed, however, should you have any questions, please do not hesitate to contact me.

Kind regards,

Annely Robinson

*GP Premises Officer
Central Midlands*

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Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
786/21	8 via Consultee In-Tray 3 direct to Trees	792/21	Year of the Tree 2022 Postponed until Town Clerk has reported on meeting (see below)	

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 G 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	√	
West End Farm	401.2/24	Letter & press release as minuted	√	Verbal update from Cllr. Stuchbury agenda 9.1.1
	785.2/21	Write to officer with thanks as minuted	√	
Trees	55.2/24	Invite Mr. Pasmore to meeting	√	Town Clerk to report on meeting with Tree Officer (agenda 6.1)
	792/21	Meeting arranged		

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	√	
Osier Way	788.2/21	Town Clerk to open discussions on s106 terms		
Call-in included in response; awaiting decision				
22/00220/APP	9 St Rumbolds Lane	Alterations to make 7 self-contained flats	√	<i>Confirmation of acceptance awaited</i>
Enforcement reports and queries				
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	√	
Undecided cases	791/21	List open cases and ask BC for update on closures	√	
Neighbourhood Plan Review				
NBPPC	362./21	Town Clerk to write to BC asking for criteria for statutory consultees & list	√	

	784/21	Town Clerk to write to Highways for update on strategy	√	
Other (including items postponed from last meeting)				
“Year of the Tree”	648/21 792.1/21	Pass recommendation to Environment Town Clerk to consider membership of Woodland Trust Press Release Invite insurance co rep to meeting	√	Postponed until Town Clerk has reported on meeting Awaiting information from Green Spaces Manager
Care Home access, Cornwalls Meadow	729/21 785/21	Review after Care Home open Check new kerb and layout; write for long-term plans	√	

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**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 9th MAY 2022**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. 22/01173/APP

[land to the rear of] Bank House, 2 Market Hill, MK8 1JX
Change of use to convert existing duplex apartment to 2N^o flat apartment dwellings *[variation of approved 20/00843/APP]*
Morrison



Location plan



The eastern end of the building 24/4/22. The roof and brickwork at the left of the picture is one of the bungalows in Burwood Mews.



Site (and roof) plan from the approved application 20/00483/APP

The site is facing the office and Library on Verney Close, behind the old NatWest Bank, and building is well advanced (application 20/00483/APP: Proposed new detached building comprising 7 apartment dwellings and associated external works, bin/cycle store and alterations to access - approved June 2021).

To the south are the two bungalows and 2 flats (built to resemble a house) of Burwood Mews. To the east there is a finger of land which will be an 'amenity area' with seating and planting, and the Day Centre, and to the west the 8 flats over, and the basement flat below, Coffee#1 and the drycleaners on the Market Hill street frontage, which were converted from the bank building.

The main (western) block was to house 6 apartments around a central stairwell - 2 x 1-bed on each of the ground and first floors, 2 x 2-bed on the second floor (one bedroom is on a mezzanine shelf in the asymmetric roof section) - and the eastern wing contained a duplex (two storey) 3-bed flat over the bin & cycle stores. The duplex flat had a separate staircase from the main block, in a stairwell with a vertical narrow window in the wall (recessed from the building line) front and back and with a lower roof. It also had large square terrace off the living room (at first floor level) with an open area with seating and access to the open-fronted bike store underneath, and a narrow terrace off the two principal bedrooms at second floor level above it, within the building line. The glass doors to this terrace were the main source of light for the two bedrooms – they had no side windows. There is a skylight over the stairwell and one over each bedroom in the flat roof (shown on the drawing above, and in outline on the second floor drawings below).

The applicant wishes to vary the approved scheme by turning the duplex flat into two 1-bed flats, one on each floor. The existing stairs will be separated off from the living space and made into a common stairwell to serve both. There will be no change to the footprint of the building, so no changes to drainage or the amenity areas, or to the elevations. There are no additional windows, so no new concerns about overlooking. The bin provision (8 x 1100-litre skips) was considered to be generous for 7 flats, so should accommodate refuse and recycling from 8. The relevant 4 skips will be hauled to the entrance each week for emptying. However, there is no increase in the cycle parking in the shelter on the side of the bin store. There is no car parking on the site.

The elevation drawings below are taken from the approved application documents; the sketch below the bottom one is the only elevation available for the new application (from its Design & Access Statement).



Elevation North East Facing - From Verney Close

facing the office



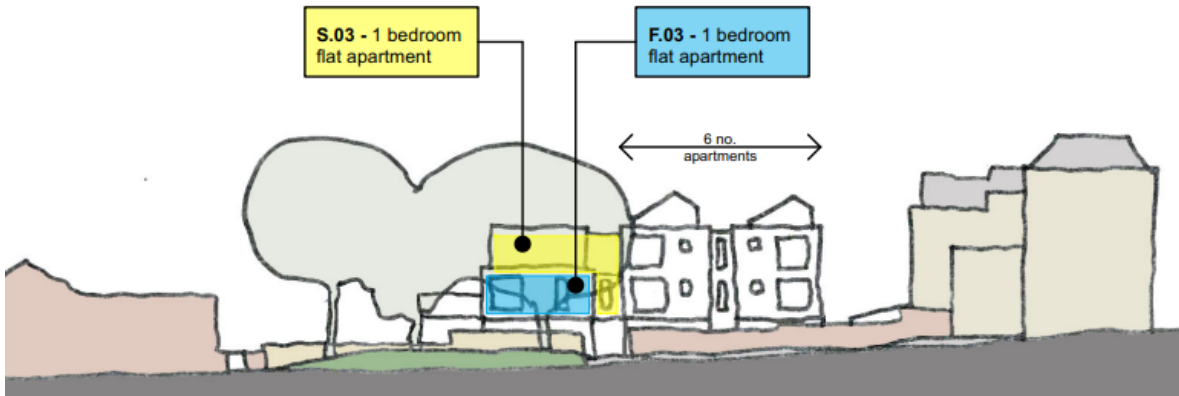
Elevation South West Facing

facing Burwood Mews



Elevation South East Facing

facing towards the Day Centre (small garden in between)



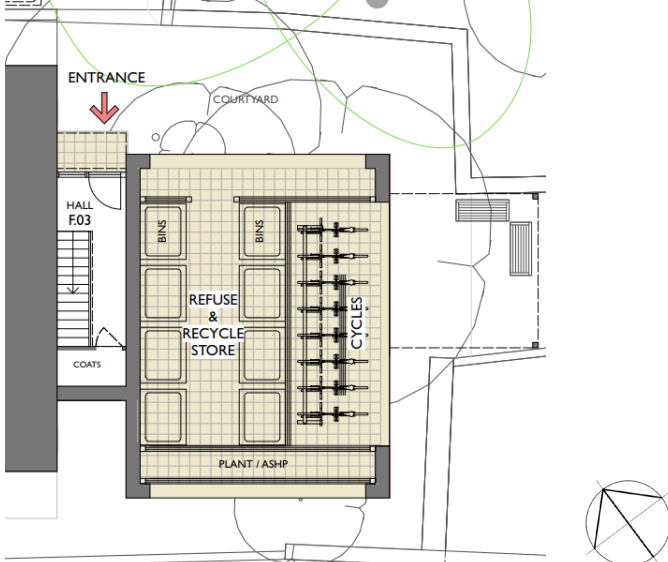
VERNEY CLOSE - STREET ELEVATION

Day Centre ↑

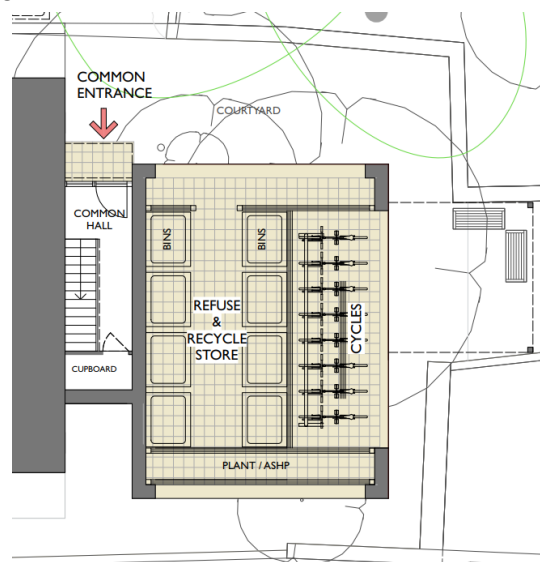
New flats ↑

↑ rear of Market Square buildings
and side of Browns hairdressers

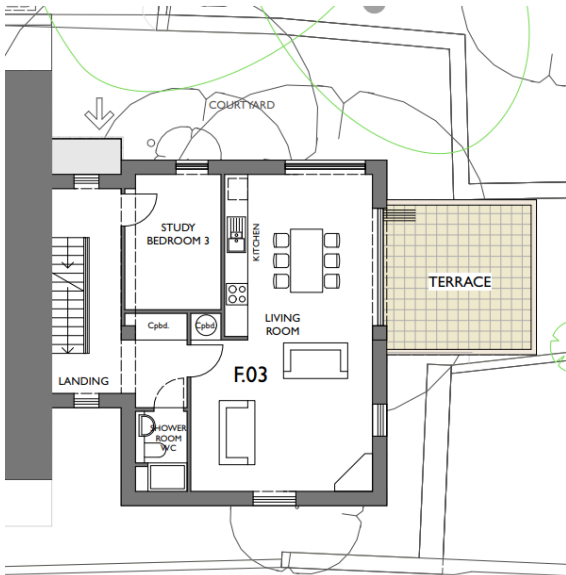
The following drawings only show the part of the building to be altered:



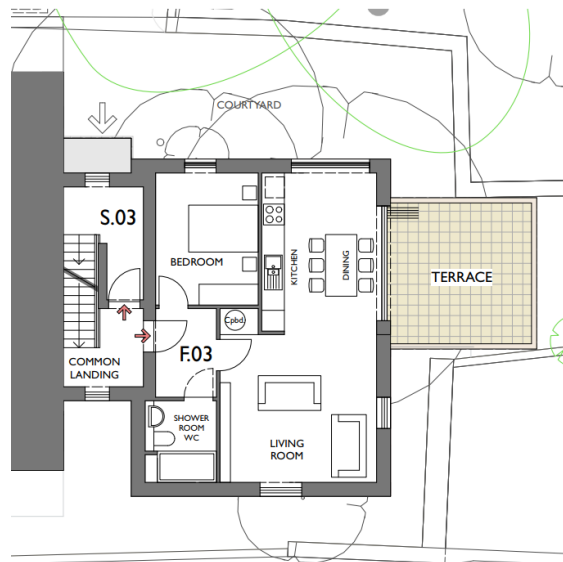
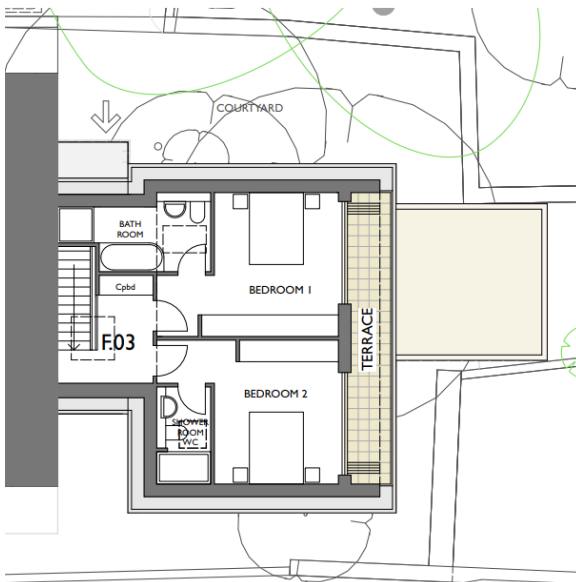
Approved ground floor layout. Trees with black outline have been felled; green are to remain, but pruned back



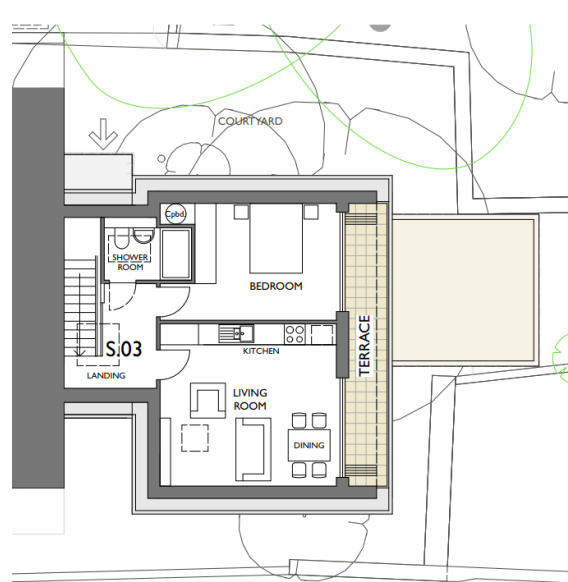
Proposed ground floor layout



Approved first floor layout

Proposed first floor layout
Stairwell divided off to serve both flats

Approved second floor layout



Proposed second floor layout

Planning history (this site)

1	19/00511/APP	Proposed new detached building comprising 10 apartment dwellings, and associated external works, bin/cycle store and alterations to access	Withdrawn
2	20/00483/APP	Proposed new detached building comprising 7 apartment dwellings, and associated external works, bin/cycle store and alterations to access.	Approved
3	21/00730/ATC	Works to trees: Prune 2 Yews, reduce back the canopies by 3m on T1 T2 away from the proposed development and fell 4 other trees (4, 4a, 5 & 6 to be removed to allow development). The significant offsite yews trees 1 - 3 are retained with these proposals. The crowns of trees 1 & 2 are asymmetrical to south & west overhanging the site and there is good scope to effect a crown reduction on this flank of both trees i.e. to prune back (sensitively) and deliver a sustainable separation (approximately 50cm minimum) between crown edges and the proposals.	ATC4 [Deemed approval] - Tree Consideration period expired
4	21/04198/ATC	Works to trees. T1: Reduce Yew tree away from the entrance to the site by 3m	Approved

5	22/01173/APP	Change of use to convert existing duplex apartment dwelling to 2no. flat apartment dwellings	Pending Consideration
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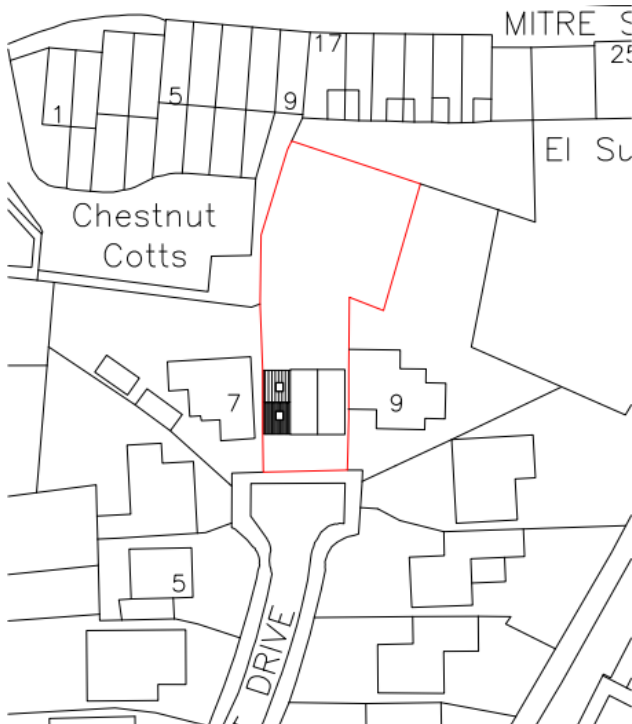
Related planning history (NatWest bank building, post bank closure only)

6	18/00328/APP	Conversion, alterations and roof extension to create eight new 1 bedroom dwellings. Reconstructed and remodelled elevation facade facing Market Hill including new shop fronts.- Infilling of covered front arcade on ground floor to create increased retail area.- Conversion of retail space involving alterations to the external envelope of the building.	Approved
7	18/02554/ACL	Application for a Lawful Development Certificate for an existing use (A1)	Certificate Issued
8	18/03140/APP	Conversion of part of the lower ground floor to provide a one-bedroom flat within the lower ground level of former NatWest Bank building, including associated external works.	Approved
9	18/03474/APP	Change of use of the above property from a Class A1 (retail) use to a mixed Class A1/A3 use (coffee shop), together with external shop front alterations and the implementation of 2 No. air conditioning condenser units and 4 No. replacement windows to the rear of the property.	Approved
10	18/03475/APP	Change of use of land from public highway to an outdoor seating area (Coffee#1)	Approved
11	18/03476/AAD	1 No. illuminated fascia sign and 2 No. illuminated projecting signs (Coffee#1)	Advert Consent

2. **22/001188/APP**

8 Sandhurst Drive, MK18 1DT

Householder application for Proposed single storey side extension
Priest



Location and Block Plan



No 7↑ (with red car)

No 8↑

No 9↑

The site is the middle house of three originally identical three-bed detached houses across the northern end of the cul-de-sac. Each house has a single garage separated from the house by a gated passage and set back from the house building line. The long garden reaches to the rear boundary of the Mitre Street houses (which are in the Conservation Area). In 2000 approval was granted for a new enclosed porch, a front extension of the garage (to bring it in line with the house front wall) and partial enclosure of the passage to form a cloakroom. This does not appear to have been carried out. The garage is built up to the plot boundary, leaving a gap of 1.8m between it and the next door house wall, and its rear wall is aligned with that of the house.



Conservation Area (unshaded).



Google 2009

The proposal is to replace the garage and side passage with a single storey gable roofed extension accommodating a study, cloakroom, and extension to the existing kitchen on the ground floor; the first floor will not be affected except that the stairwell window, and hence natural light to the landing, will be lost (see existing and proposed side elevations below). The extension would be longer than the garage; its front wall is slightly set back from the house building line, but its rear wall remains flush with the existing house wall, and it will occupy the whole space between the existing house and its boundary with №7. There will be a roof light in each roof slope. The drawings demonstrate parking for two vehicles per guidelines for a 3-bed house.

Planning history

1	00/02983/APP	Single storey front/side extension	Approved
2	21/00693/APP	Proposed two storey side extension	Refused
3	22/01188/APP	Householder application for Proposed single storey side extension	Pending Consideration

Of the 17 houses in Sandhurst Drive, Nos 1, 4, 7, 8 (not implemented, see above), 9, 10, 11, 13, 15 and 16 have had approval for extensions, many of them front and/or side extensions.

Members opposed the 2021 two-storey extension application (22nd March) as follows:

It was not apparent from the drawings that the ridge of the proposed extension was clearly subsidiary to that of the existing dwelling, and the proposal – whose footprint is 60% of the original house floorplan – appeared bulky and almost filled the gap between the house and its neighbour. Members might be minded to change their response to ‘No Objections’ if the size and height of the proposed extension were reduced.

This application added an extra bedroom and thus raised the parking requirement to 3 spaces, and was refused in December for two reasons:

1. The proposed two storey side extension by reason of its size, scale, width, bulk and mass would unacceptably dominate and overwhelm the original dwelling, and consequently would fail to represent a subservient form of development, to the detriment of the character and appearance of the original dwelling and to the character of the area. The proposal is therefore contrary to policy BE2 of the Vale of Aylesbury Local Plan and the advice contained within the Council's Design Guide on Residential Extensions, the National Design Guide and the National Planning Policy Framework (2021).
2. The application has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided within the application site and would result in substandard car parking provision that would fail to accord with the Councils approved car parking standard. The proposal would therefore lead to on-street parking in an area already that already experiences parking stress, to

the detriment of public and highway safety and contrary to policy T6 and Appendix B of the Vale of Aylesbury Local Plan and NPPF.

The footprint of the current proposal is marginally smaller than proposed in the last application – the front wall is set back 0.5m from the building line, the previous one was flush – but it has the same width and proximity to the neighbour. Being single storey it hasn't the bulk of the previous application, which had a gable roof forming a T with the existing roof and matching eaves and ridge heights with the existing house. Note that this is not the same applicant as last year.

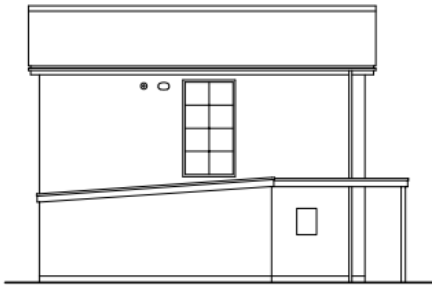
Materials to match existing throughout.



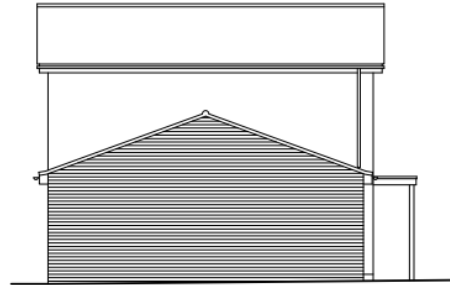
Existing front elevation

Proposed front elevation

The gaps to the neighbours each side are unchanged



Existing side elevation facing No 7



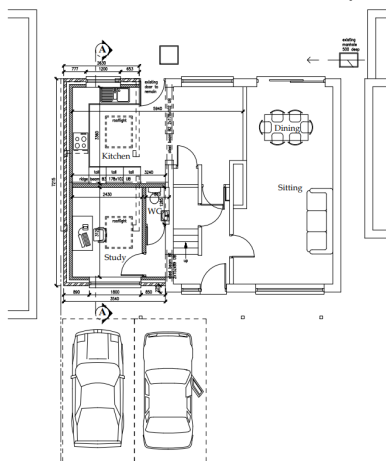
Proposed side elevation facing No 7

The other side elevation is not affected



Existing rear elevation

Proposed rear elevation



Existing ground floor layout

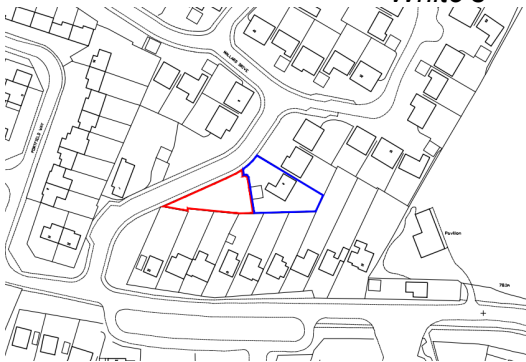
Proposed ground floor layout

3. **22/01189/APP**

2 Mallard Drive, MK18 1GJ

Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence 2m from back of footpath (Retrospective)

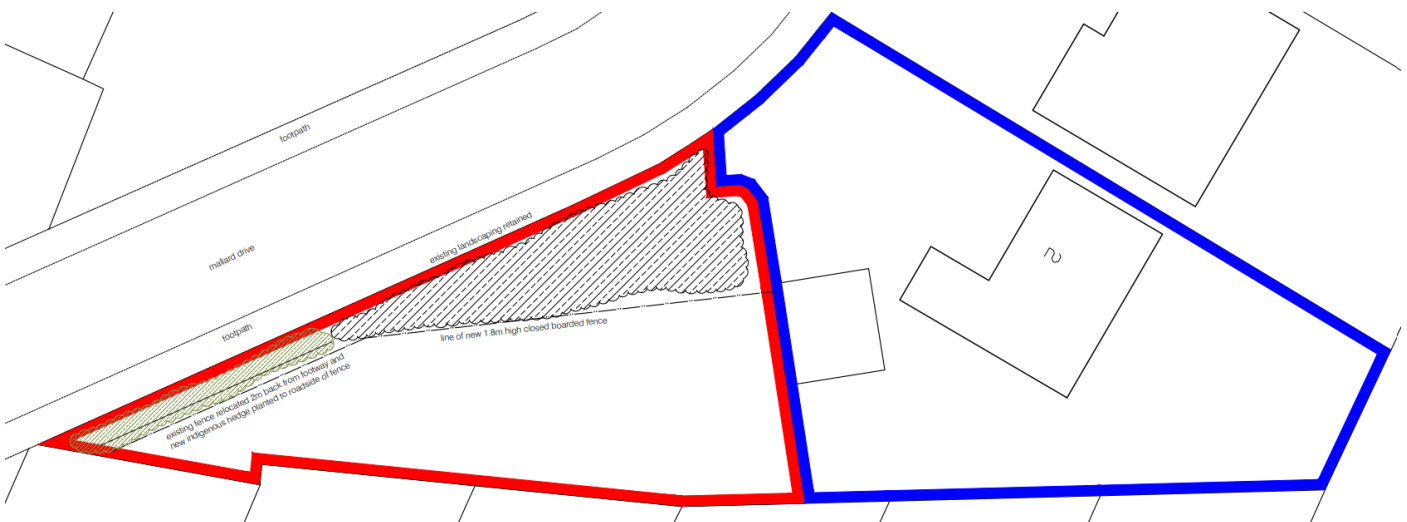
White's



Location Plan



Google 2015 – the public amenity space (outlined in red on plans)



Site plan. The area outlined in blue was the extent of ownership shown in the 2019 application documents. The label written outside the fence line reads 'existing landscaping retained' and those within the redline area 'existing fence relocated 2m back from footway and new indigenous hedge planted to roadside of fence' and 'line of new 1.8m high closed boarded fence'.

Planning History

1	19/03342/APP	First floor front extension	Approved
2	19/03450/ACL	Householder Application for a Lawful Development Certificate for a proposed single storey rear extension to a dwelling, with matching materials.	Certificate Issued
3	21/03714/APP	Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence (retrospective)	Refused
4	22/01189/APP	Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence 2m from back of footpath (Retrospective)	Pending Consideration

The site is on the right of Mallard Drive on entering from Bourton Road, a short distance from the entrance, and was originally a triangular green space matching a similar sized green space on the opposite side of the road, laid to grass and backed by shrubbery. At some point a timber knee rail was installed along the edge of the grass along the public footpath.

2 Mallard Drive is a detached 4-bed house with detached double garage set back from the road. The first 2019 application extended a small bedroom forwards over the single storey study, making a larger room;

the second 2019 application added an extension approximately 7m wide x 3m deep to the dining area and sitting room for a sitting area and play space.

In April of 2021 a closeboard fence replaced the knee rail and the apparent land grab was reported to Buckinghamshire Council and an Enforcement case was opened (21/00216/CONB: Unauthorised Change of use of land and erection of fencing in excess of 1m in height adjacent to 2 Mallard Drive). Land Registry records show that the applicant bought the triangle of land from David Wilson homes on 31st March 2021 – transfer registered on 4th May 2021. However the sale deed contained restrictive covenants and Cllr. Stuchbury has requested that Buckinghamshire obtain a copy of the relevant earlier deed quoted, as the covenants include boundary structures:

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (22.09.2008) A Transfer which included the land in this title and other land dated 12 September 2008 made between (1) David Wilson Homes Limited and (2) Greenbelt Group Limited contains restrictive covenants.

NOTE: Copy filed under BM339489.

....

- 3 (22.09.2008) The Transfer dated 12 September 2008 referred to above contains provisions as to light or air and boundary structures and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

If this available before the meeting, it will be circulated.

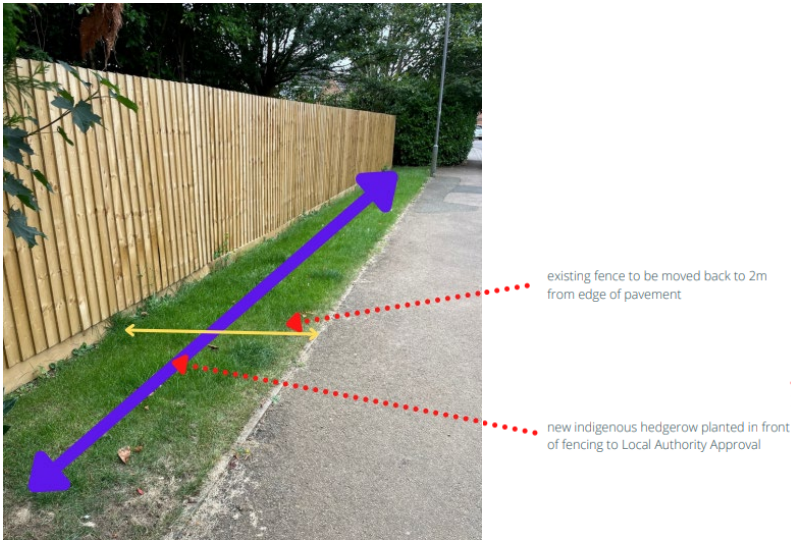
The applicant states (Page 3 of the supporting document) that the piece of land was not well maintained, and they have paid for tree works and gardening themselves. Furthermore the large rear extension does not leave enough garden for his children to play in.

The application form indicates “No” for the questions at #15 “Are there trees or hedges on the proposed development site” and “Are there trees on hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character” - which is correct as the shrubbery had already been removed when the 2021 application was submitted.

Fence as reported to Enforcement in April 2021:



The documents submitted for the current application are identical to those for the refused application, with the exception of two additional photos in the D&A Statement and the revised site plan above:



New photo added to D&A Statement. The other new photo shows the distance in yellow to be 1.44m (57")
 The text of the D&A Statement itself has not been altered, even to correct errors. The proposal is that the fence be moved back some 0.5m to 2m from the public footpath and native hedgerow shrubs planted in front of part of it.

Members' response (1st November 2021) to the previous application was **OPPOSE:**

"Members pointed out that a fence so close to the road – especially on the entrance to the estate – was contrary to the design principle for the Heartlands, which has no front fences or walls to its plots. It also failed to comply with Condition 9 of the original application 94/00489/APP:

- (9) The amenity open spaces shown on the plan attached to this permission shall remain undeveloped and be retained and laid out as open amenity areas as part of the estate as a whole and shall thereafter be maintained as such as an integral part of the development.

Together with the matching triangle of grass and shrubs on the opposite side of the road it had formed a pleasant entrance to the estate. The harsh board fence is not attractive and unbalances the symmetry.

Concern was expressed that a precedent might be established so that other open spaces on the estate could be acquired, and the situation regularised retrospectively, to the detriment of the amenity of the whole area. Planned open spaces are not 'redundant land' however infrequently maintained.

Members also noted that the application form indicates "No" for the questions at #15 "Are there trees or hedges on the proposed development site" and "Are there trees on hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character" - which is technically correct as the shrubbery has already been removed – and felt that it would be more appropriate to relate the answers to the status quo ante to give a true picture. "

The application was **REFUSED** on 17th December 2021:

"The reasons for refusing your application are:-

1. The change of use of amenity land to private, fenced-off, residential garden land results in the unacceptable loss of open amenity space, as designated in the original plans for the estate and viewed as an integral aspect of the development. As such, the proposed development has a harmful impact on the character and appearance of the surrounding area and results in harm to the amenities of residents who benefit from use of the area of open space. The proposal is therefore contrary to Buckingham Neighbourhood Plan policy CLH5, policies I1, BE2 and BE3 of the Vale of Aylesbury Local Plan and the guidance set out in the NPPF.
2. The change of use of the land to garden and enclosure of this using 1.8m high closeboarded fencing, results in a harsh, overly dominant and alien form of boundary treatment which abuts the public highway. The 1.8m high close-boarded fencing is out of character with the front boundary treatments prevalent in the local area and is situated within a prominent location at the entrance to the estate. The change of use and enclosure of this land using 1.8m high closeboard fencing

represents an uncharacteristic form of development that has a significant adverse impact on the character and appearance of the surrounding area and to the visual appearance of the entrance to the estate. The proposal is therefore contrary to policy BE2 of the Vale of Aylesbury Local Plan, Section 12 of the NPPF and the guidance set out in sections C1, I1 and I2 of the National Design Guide.

and under **'Working with the applicant/agent'** on the decision sheet:

"In this case, the application was considered to be unacceptable as submitted and no amendments would have resulted in the development being acceptable".

and advised

"If you are unhappy with this decision you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town & Country Planning Act 1990. If you want to appeal, you must do so within 12 weeks of the date of this notice

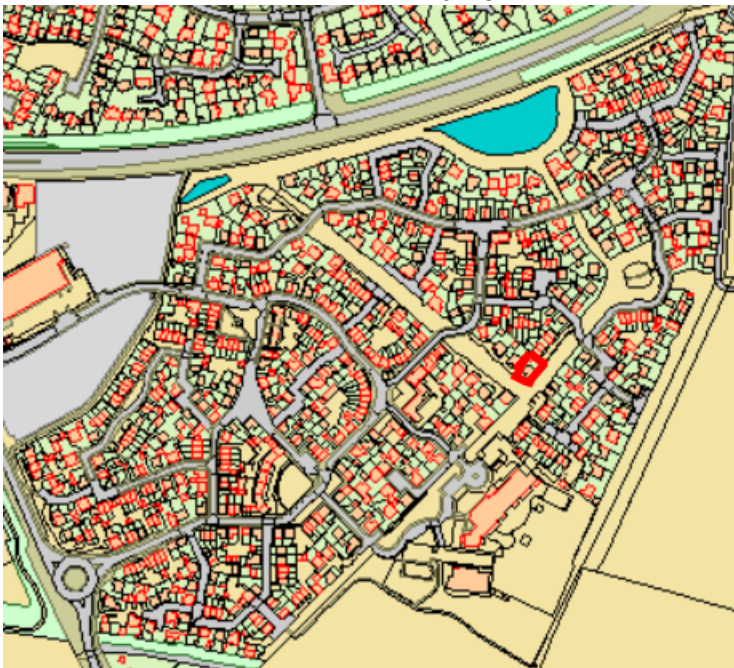
which expired on 15th March 2022. This application was received at Buckinghamshire Council on 31st March and advised to the Town Council on 19th April.

4. **22/01248/APP**

26 Pillow Way, MK18 7RQ

Householder application for single storey rear extension with velux windows

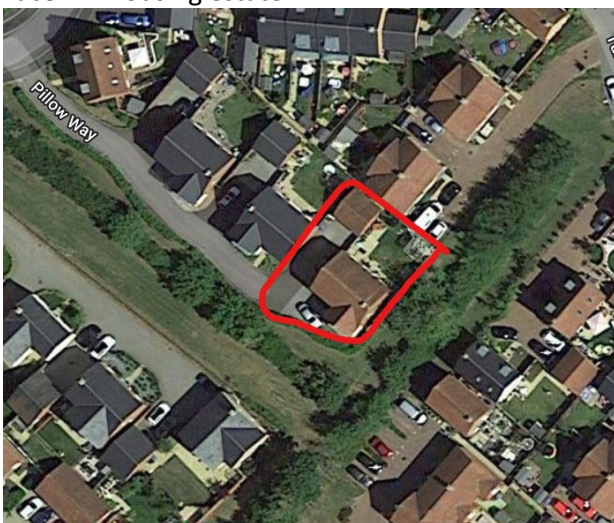
Williams



Lace Hill housing estate



Location Plan



Google satellite 2022

Original site plan (part). Bovis Homes appln.13/02997/ADP



House from northwest (photos taken 24/4/22)



House from south west (those in the distance are on Turnside St)

The site is a 5-bed detached house with detached double garage on Phase 2A of Lace Hill, at the southern end of a private driveway which gives access to two houses of the same design (the middle one handed) and one of a different style between it and the junction with Pillow Way. It is a corner plot with greenways west and south of it, and is thus some distance from adjacent phase housing. The house has a small projecting section to the front (facing south-west) with a bay window to the ground floor living room, and a gable roof. There is space to park two vehicles side-by-side in front of the garage. The side boundary is a brick wall, and the rear a close board fence, both of standard height. The house footprint is approx. 95m².



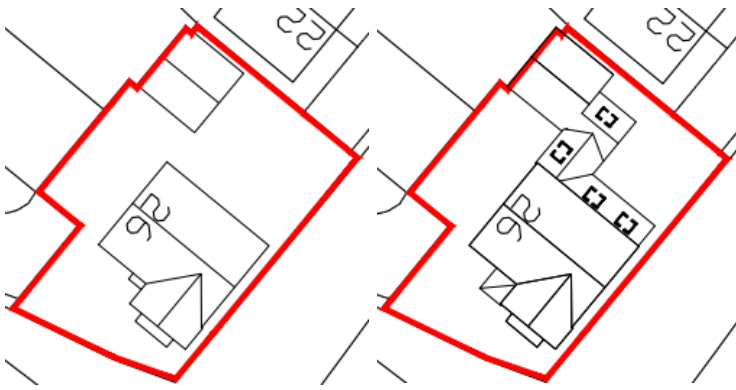
View of rear of house showing length of garden



Rear of house, side wall, and garage roof behind loggia

The proposal is to replace the existing flat-roof front porch with a sloping roof one coming as far forward as the building line of the bay window wall; and to demolish the ground floor rear house wall to extend the kitchen/diner by adding an L-shaped extension joining up with the garage side wall. The part across the back of the house is 2m deep and the full width of the house with a lean-to roof, the limb to the garage is 3m wide and almost 7m long – stopping 1.8m short of the garage rear corner. It will have a gable roof, its angle matching that of the garage. A door into the garage and another to the driveway are proposed from this room and both inner arms of the L-shape will have 4-panel bi-fold doors to the remaining garden area and 4 skylights, but no side windows. The extension will add approximately 35m² and the porch 4m² thus increasing the footprint by 42%.

Materials as existing.



Existing site plan

Proposed site plan



Perspective view of proposed extension



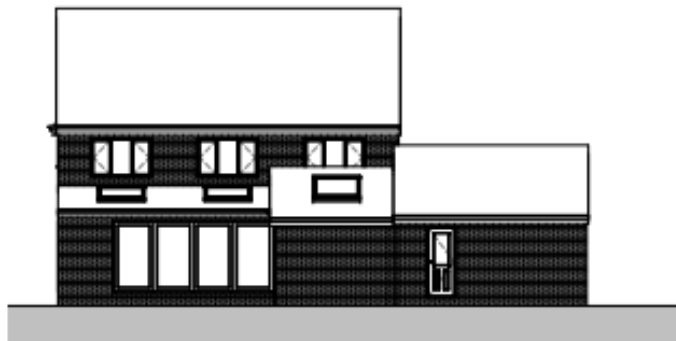
Existing front elevation



Proposed front elevation (new porch)



Existing rear elevation



Proposed rear elevation



Existing north-west elevation



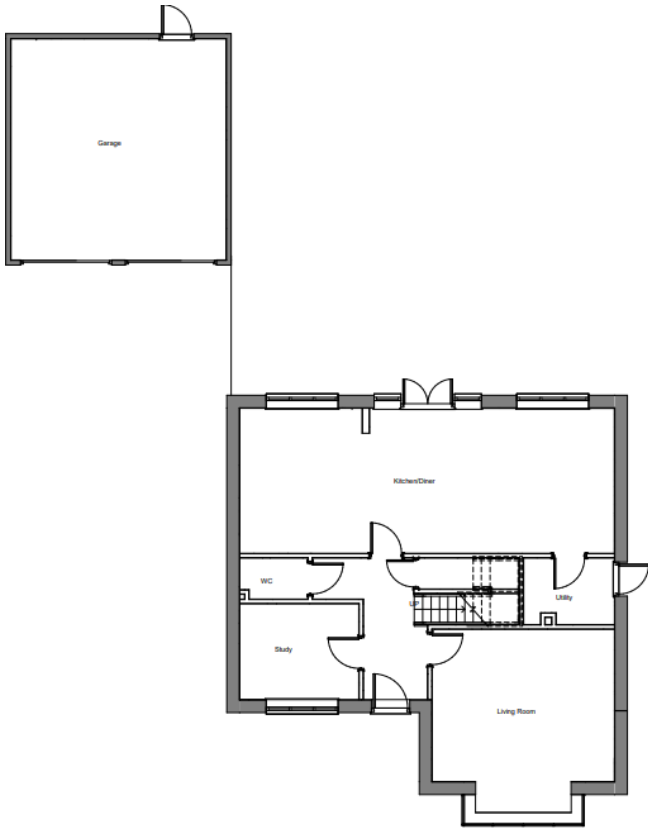
Proposed north-west elevation



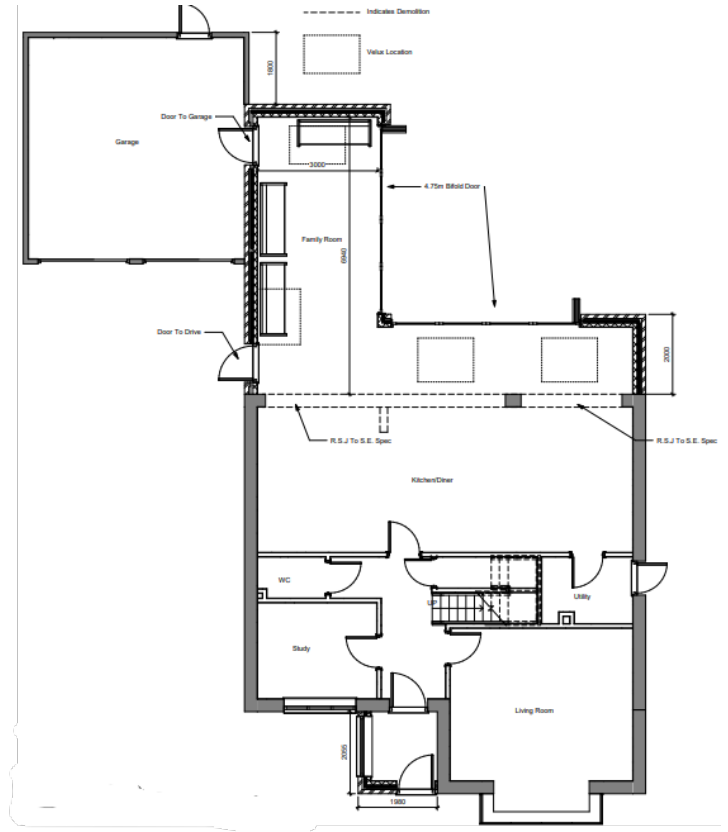
Existing south-east elevation



Proposed south east elevation



Existing ground floor layout



Proposed ground floor layout

5. 22/01262/APP

7 – 11 Homestall, Buckingham Industrial Park, MK18 1XJ

Replacement of existing front single storey extension to units 7 – 11
Denton [for The Buckingham Butchers]



Location Plan

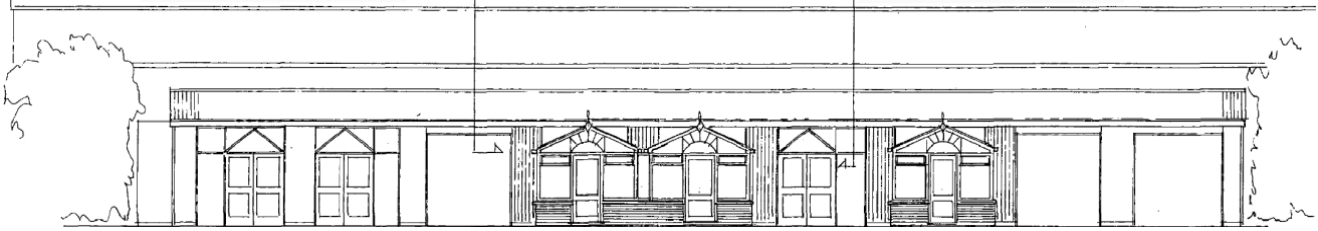


Existing front of Units 9 & 11 (24/4/22)

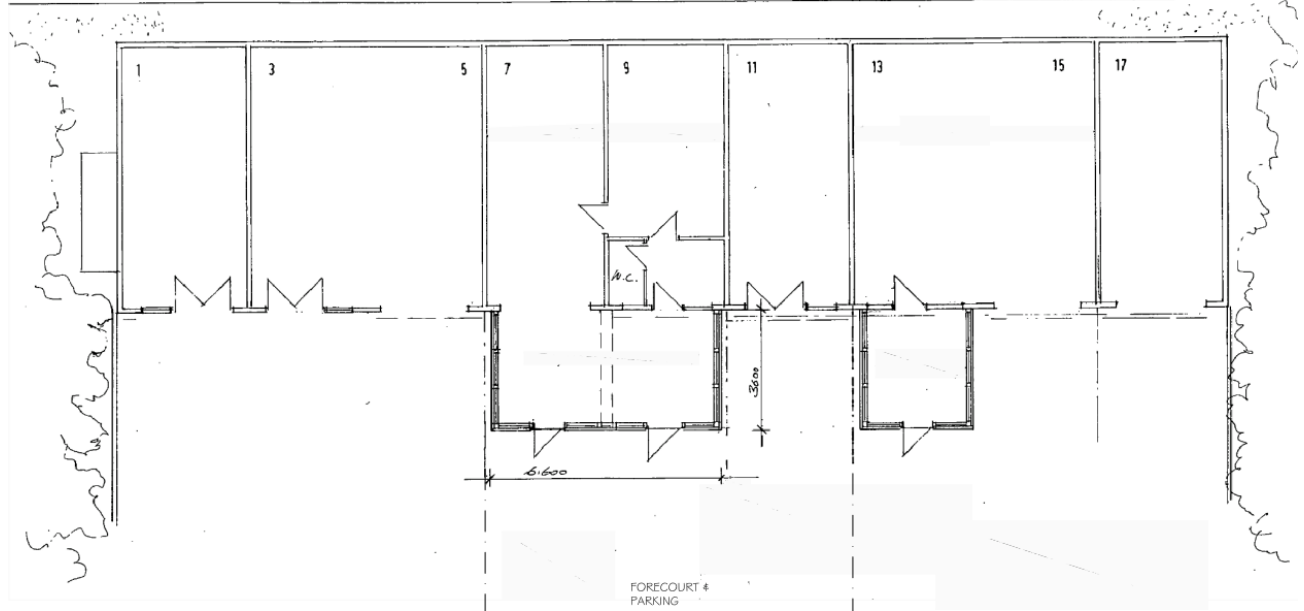
The site is the middle three units on Homestall on the Industrial Estate. They back on to the larger units on Homeground and have large parking areas in front. A former occupant was a double glazing company and they added a conservatory to the front elevation of Units 7 & 9 in 1998.

The proposal is to replace the conservatory with a more substantial front extension extending across units 7 and 9, with a canopy extending the roof over the whole width, so that access to the end unit (11) is rain-proofed. There will be windows in all three sides of the new build, and a single front door (there are existing double doors in unit 11). The front extension of Units 7 & 9 has already been demolished – the remains of its plinth are visible in the photograph.

Materials : walls, brickwork; flat roof, rubber; fascia, timber boarding; windows uPVC; doors, composite.



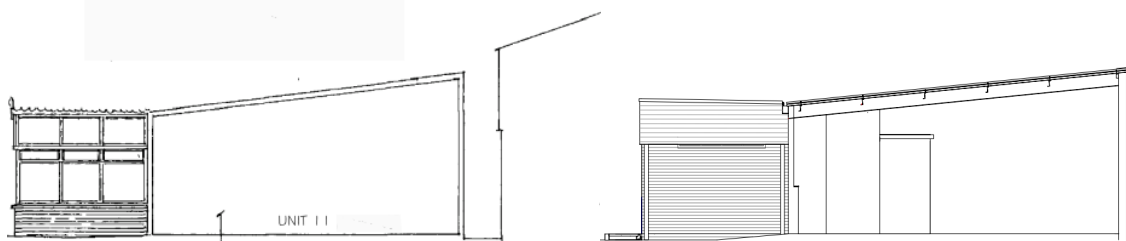
Front as pre-existing with neighbouring units



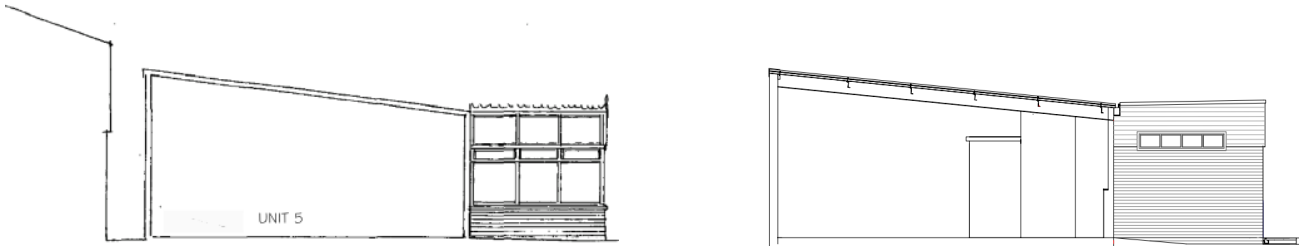
Existing layout, units 1-17



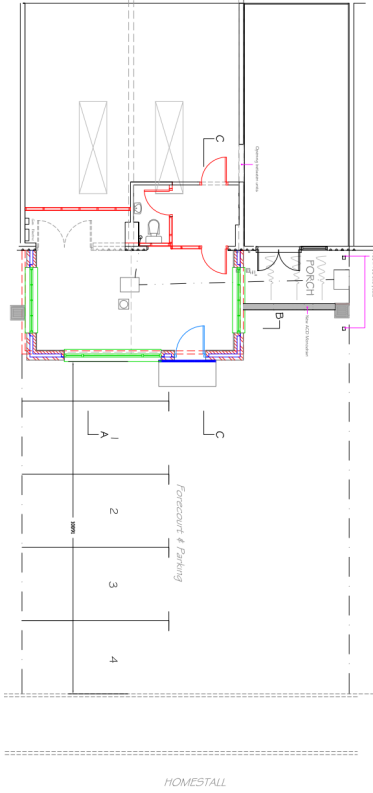
Proposed front



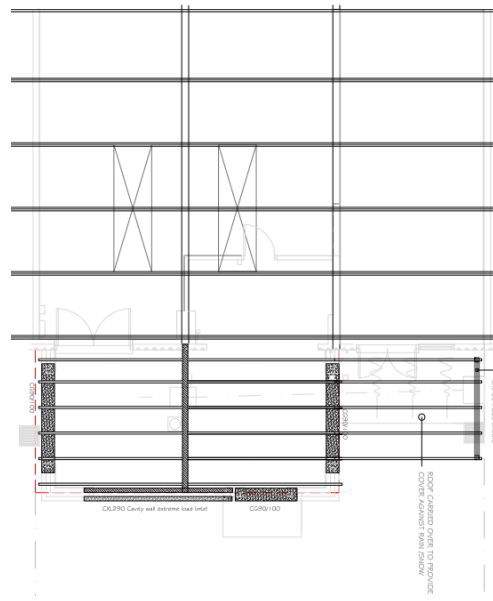
Existing and proposed side facing SE



Existing and proposed side facing NW



Proposed layout, units 7-9-11 only



Roof plan showing extended porch at right

6. 22/01362/APP

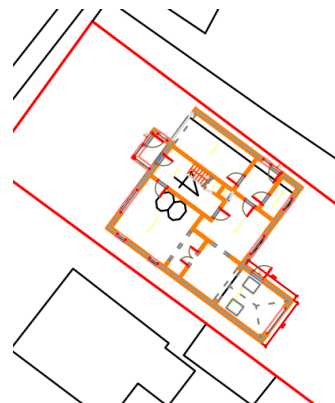
48 Highlands Road, MK18 1PL

Householder application for first floor side and single storey rear extension

Wilson



Location Plan



Site plan as proposed



House and front garden.

At the left is the public footpath linking Highlands Road with Maids Moreton Avenue (photos taken 29/4/22)

The site is a neglected 1960s detached 3-bed house with attached single garage on the east side of Highlands Road, at the northernmost end. The side boundary is a public footpath, with the driveway to Buckingham Primary School parallel to it, and the long garden reaches to Maids Moreton Avenue. It has recently been purchased from the estate of the previous owner, and the agent's photographs and text show it to be in need of extensive renovation. In the 1980s the angle behind the garage was squared off to make a store for a mobility scooter and a ground-floor bathroom, and this element has a flat roof. The living room has a functional fireplace, and there is a tall chimney in the southern roof slope. The garage will probably not accommodate a modern vehicle (it is c2.5m wide, but the door aperture is narrower) and there is room for one vehicle on the drive, so it is possible the front garden may have to be paved to provide the three spaces within the curtilage required for a 4-bedroom dwelling. On schooldays this end of Highlands Road is packed with vehicles at drop-off and pick-up times (and for as much as an hour before).

The proposal is to add a 4th bedroom over the previous extension, with a hipped gable roof, and a single storey extension to the dining room at the rear, also with a hipped gable roof. Materials to match existing brick and tiles, though it looks as though window and doorframes will have to be replaced, and the relevant section of the application form says 'to match existing style' but does not list the material.

The dining room extension has a side door matching the existing one on the storeroom, a three panel glass door to the garden, and a skylight in each side roofslope, but no side windows. The new bedroom will have a rear window matching the existing bathroom window facing over the garden, and a small octagonal window high up in the front wall overlooking the garage roof, but no side windows.

The existing first floor bathroom will be altered to include the WC – currently in a separate cubicle – to enable access to the new bedroom from the landing.



The side of the house from the public path with the flat-roofed element



The rear of the house from the public path



Existing front elevation



Proposed front elevation



Existing rear elevation



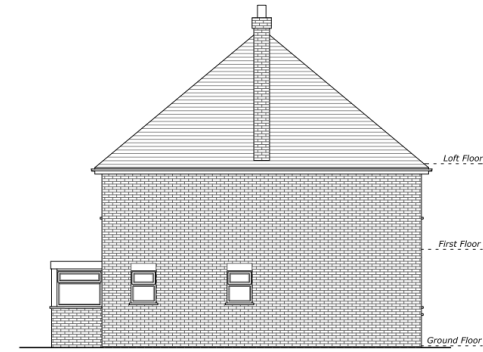
Proposed rear elevation



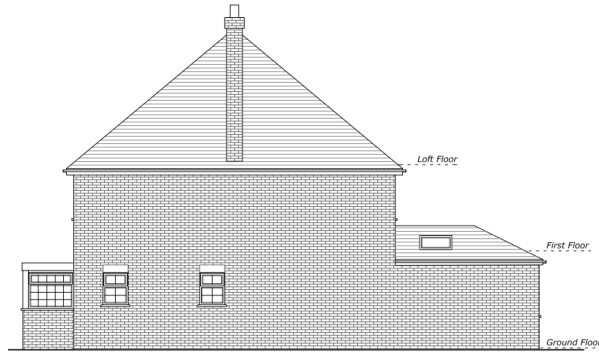
Existing north side elevation



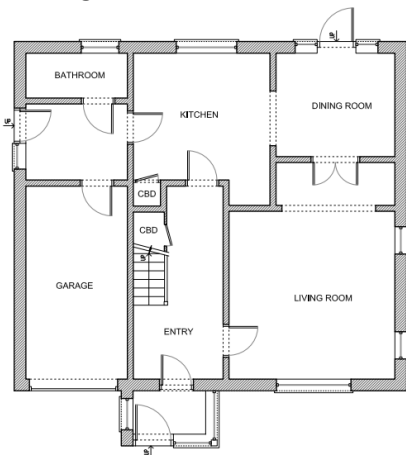
Proposed north side elevation



Existing south side elevation



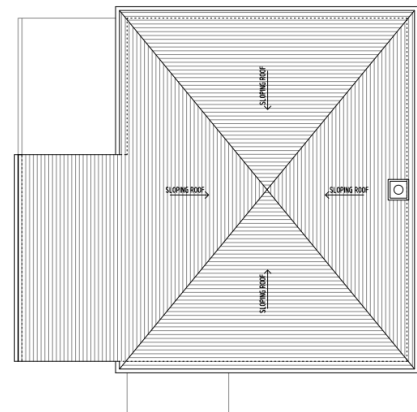
Proposed south side elevation



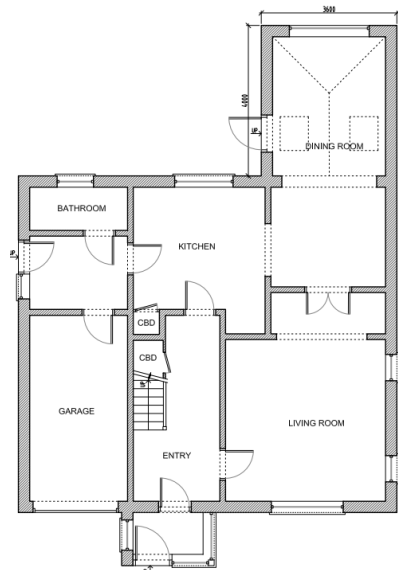
Existing ground floor layout



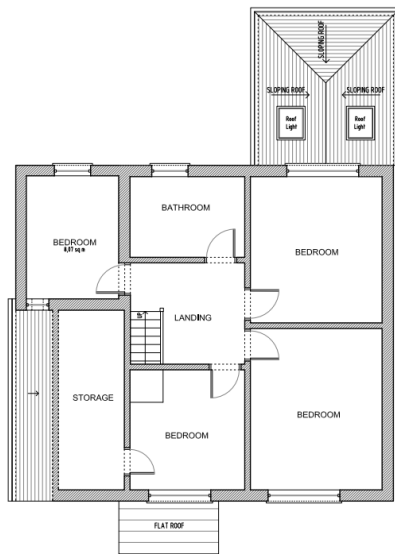
Existing first floor layout



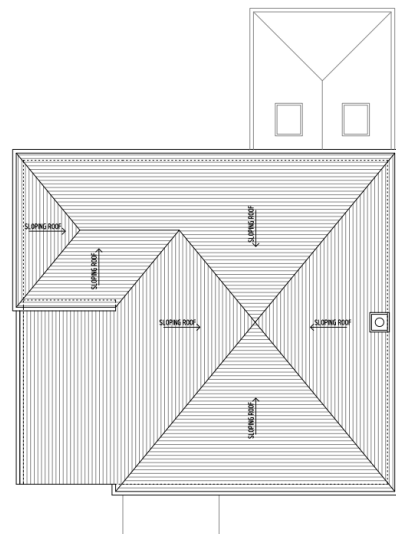
Existing roof plan



Proposed ground floor layout



Proposed first floor layout



Proposed roof plan

AMENDED PLANS

7. 21/03152/ADP

Land off London Road [*Lace Hill Health Centre*]

Application for reserved matters pursuant to outline permission
17/02112/AOP relating [to] landscaping for the erection of a health centre
Montpelier Estates Ltd.



Site plan

Members deferred response (13th September 2021):

Members felt that this was an inappropriate application at this time, when the Swan Practice was conducting a public consultation on patient's requirements for the new Health Centre, and the applications to demolish the existing North End and Verney Close surgeries to fund the new building had just been refused by the Planning Inspectorate. Concern was also expressed that there were too few Disabled parking spaces and no parent-and-child spaces allocated in the main car park.

The choice of plants was criticised as

- *Too many non- native species; Phormiums were mentioned in particular*
- *Too many plants that were poisonous or that can cause skin irritation, notably the laburnum in the courtyard.*
- *More appropriate planting would be medicinal plants and herbs, many of which are as fragrant, drought-resistant and low-maintenance as those listed.*

An amended plan was added to the website on 11th April, and on 2nd May the officer emailed to ask whether the amended drawing addressed Members' concerns.

The following changes have been made

Plant list:

Previous schedule

New schedule

Landscape Schedule						
Trees						
Abbreviation	Species	Girth	Specification	Height	Number	
AmL	Amelanchier lamarkii	10-12cm	BR		1 No.	
BeU	Betula utilis jacquemontii	16-18cm	RB		1 No.	
LawV	Laburnum watereri 'Vossii'		RB :Multi-Stemmed	300-350cm	1 No.	
PycC	Pyrus calleryana 'Chanticleer'	12-14cm	BR		1 No.	
					Total :4 No.	
Conifers						
Abbreviation	Species	Height	Pot Size	Number		
JusS	Juniperus scopulorum 'Skyrocket'	100-125cm	15L	9 No.		
					Total :9 No.	

No change apart from the laburnum.

ADL285 Native Trees Ftd							
Abbreviation	Species	Height	Specification	Density	%	Number	Area
AIG	Alnus glutinosa	175-200cm	BR :Multi-Stemmed	1/m ²	25%	9 No.	8.17m ²
BeP	Betula pendula	175-200cm	BR :Multi-Stemmed	1/m ²	25%	9 No.	8.17m ²
CaB	Carpinus betulus	175-200cm	BR :Multi-Stemmed	1/m ²	25%	9 No.	8.17m ²
TiC	Tilia cordata	175-200cm	BR :Multi-Stemmed	1/m ²	25%	9 No.	8.17m ²
						Total :36 No.	Total :32.68m ²

Native Shrub Mix							
Abbreviation	Species	Pot Size	Specification	Density	%	Number	Area
CoS	Cornus sanguinea		BR	3/m ²	15%	59 No.	19.62m ²
CoA	Euonymus europaeus		BR	3/m ²	15%	59 No.	19.62m ²
LIV	Ligustrum vulgare		BR	3/m ²	10%	40 No.	13.07m ²
PrS	Prunus spinosa		BR	3/m ²	15%	59 No.	19.62m ²
RoC	Rosa canina		BR	3/m ²	10%	40 No.	13.07m ²
SaN	Sambucus nigra		BR	3/m ²	15%	59 No.	19.62m ²
ViO	Viburnum opulus		BR	3/m ²	20%	80 No.	26.16m ²
						Total :396 No.	Total :130.78m ²

New lists – slight overlap with other previous lists

Native Hedge

Native Hedge						
Abbreviation	Species	Specification	Pot Size	Density	Number	Length
AcC	Acer campestre	BR		0.5Ctr Double Staggered at 0.3m offset	78 No.	19.24m
CoA	Corylus avellana	BR		0.5Ctr Double Staggered at 0.3m offset	78 No.	19.24m
CrM	Crataegus monogyna	BR		0.5Ctr Double Staggered at 0.3m offset	97 No.	24.05m
IIA	Ilex aquifolium		3L	0.5Ctr Double Staggered at 0.3m offset	20 No.	4.81m
LiV	Ligustrum vulgare	BR		0.5Ctr Double Staggered at 0.3m offset	39 No.	9.62m
RoC	Rosa canina	BR		0.5Ctr Double Staggered at 0.3m offset	39 No.	9.62m
ViO	Viburnum opulus	BR		0.5Ctr Double Staggered at 0.3m offset	39 No.	9.62m
					Total :390 No.	Total :96.2m

Shrubs							
Abbreviation	Species	Height	Pot Size	Density	Number	Area	
AssS	Astelia Silver Spear	40-60cm	5L	Counted	3 No.		
CetR	Ceanothus thyrsiflorus repens	20-30cm	2L	4/m ²	28 No.	6.68m ²	
ChAP	Choisya 'Aztec Pearl'	30-40cm	3L	3/m ²	15 No.	4.96m ²	
CokC	Cornus kousa chinensis		25-35L	Counted	1 No.		
ElpM	Elaeagnus pungens 'Maculata'	30-40cm	3L	3/m ²	24 No.	7.93m ²	
EufEG	Euonymus fortunei 'Emerald 'n' Gold'	20-30cm	2L	4/m ²	130 No.	32.21m ²	
HePQ	Hebe 'Purple Queen'	20-30cm	2L	4/m ²	10 No.	2.44m ²	
Hyc	Hypericum calycinum	20-30cm	2L	3/m ²	25 No.	8.11m ²	
HymBW	Hydrangea macrophylla 'Blue Wave'						
LaaH	Lavandula angustifolia 'Hidcote'	20-30cm	2L	4/m ²	14 No.	3.28m ²	
LoP	Lonicera pileata	20-30cm	2L	3/m ²	39 No.	12.64m ²	
PeBS	Perovskia 'Blue Spire'						
PhchCD	Phormium cook. hookeri 'Cream Delight'	80-100cm	10L	3/m ²	7 No.	2.16m ²	
PhfRR	Photinia x fraseri 'Red Robin'	30-40cm	3L	3/m ²	19 No.	6.04m ²	
PhfP	Phormium tenax 'Purpureum'						
PhYW	Phormium 'Yellow Wave'						
SkjR	Skimmia japonica 'Rubella'	20-30cm	2L	3/m ²	50 No.	16.39m ²	
SpjAW	Spiraea japonica 'Anthony Waterer'	20-30cm	2L	3/m ²	52 No.	17m ²	
ViD	Viburnum davidii	30-40cm	3L	3/m ²	67 No.	21.3m ²	
VimV	Vinca major 'Variegata'	20-30cm	2L	4/m ²	74 No.	18.26m ²	
					Total :558 No.	Total :159.4m ²	

The species on the new lists all appeared on the previous lists except for the Cornus.

Herbaceous

- CahE** Carex hachijoensis 'Evergold'
- CahE** Carex hachijoensis 'Evergold'
- EcRB** Echinacea 'Robert Bloom'
- FeG** Festuca glauca
- FegEB** Festuca glauca 'Elijah Blue'
- HeCR** Heuchera 'Chocolate Ruffles'
- MisZ** Miscanthus sinensis 'Zebrinus'
- OppN** Ophiopogon planiscapus 'Nigrescens'
- RuG** Rudbeckia 'Goldsturm'

Herbaceous		Spread	Pot Size	Density	Number	Area
Abbreviation	Species					
CahE	Carex hachijoensis 'Evergold'	30-40cm	5L	Counted	6 No.	
CahE	Carex hachijoensis 'Evergold'		2L	5/m ²	21 No.	3.94m ²
FeG	Festuca glauca	20-30cm	2L	Counted	3 No.	
FegEB	Festuca glauca 'Elijah Blue'		5L	Counted	3 No.	
GeJB	Geranium 'Johnson's Blue'	20-30cm	2L	4/m ²	54 No.	13.49m ²
HeCR	Heuchera 'Chocolate Ruffles'		5L	Counted	3 No.	
MeS	Mentha spicata		2L	4/m ²	12 No.	2.91m ²
MoCP	Monarda 'Croftway Pink'	20-30cm	2L	4/m ²	12 No.	2.91m ²
MoCS	Monarda 'Cambridge Scarlet'	15-20cm	2L	4/m ²	12 No.	2.91m ²
OppN	Ophiopogon planiscapus 'Nigrescens'		2L	5/m ²	25 No.	4.79m ²
OrV	Origanum vulgare		2L	4/m ²	12 No.	2.91m ²
SaoT	Salvia officinalis 'Tricolor'		3L	4/m ²	12 No.	2.91m ²
					Total :175 No.	Total :36.77m ²

List now includes Mint, Oregano and Sage. The rest are mostly grasses.

Ferns

Abbreviation	Species	Height	Pot Size	Density	Number
DrF	Dryopteris filix-mas		3L	2/m ²	20 No.
					Total :20 No.

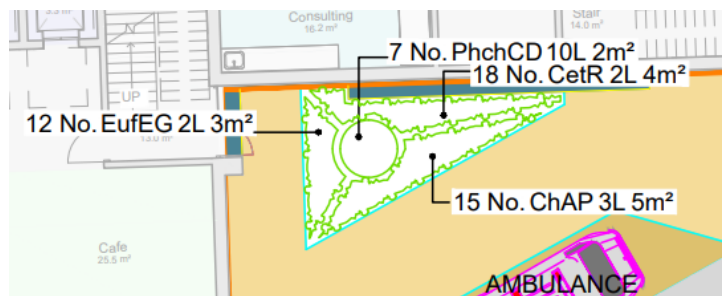
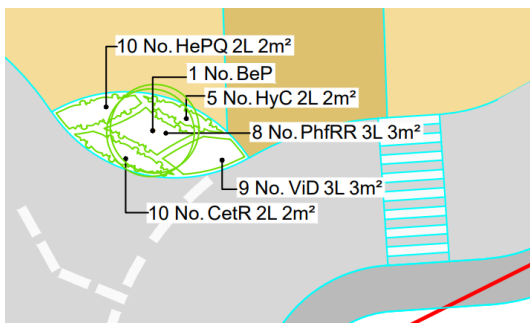
Grasses

Abbreviation	Species	Pot Size	Density	Number	Area	
ArE	Arrhenatherum elatius	10L	Counted	9 No.		
CaP	Carex Pendula	3L	3/m ²	39 No.	12.84m ²	
DeC	Deschampsia Cespitosa 'Goldschleier'	5L	Counted	5 No.		
ImcR	Imperata cylindrica 'Rubra'	2L	Counted	4 No.		
StA	Stipa arundinacea	5L	Counted	8 No.		
					Total :65 No.	Total :12.84m ²

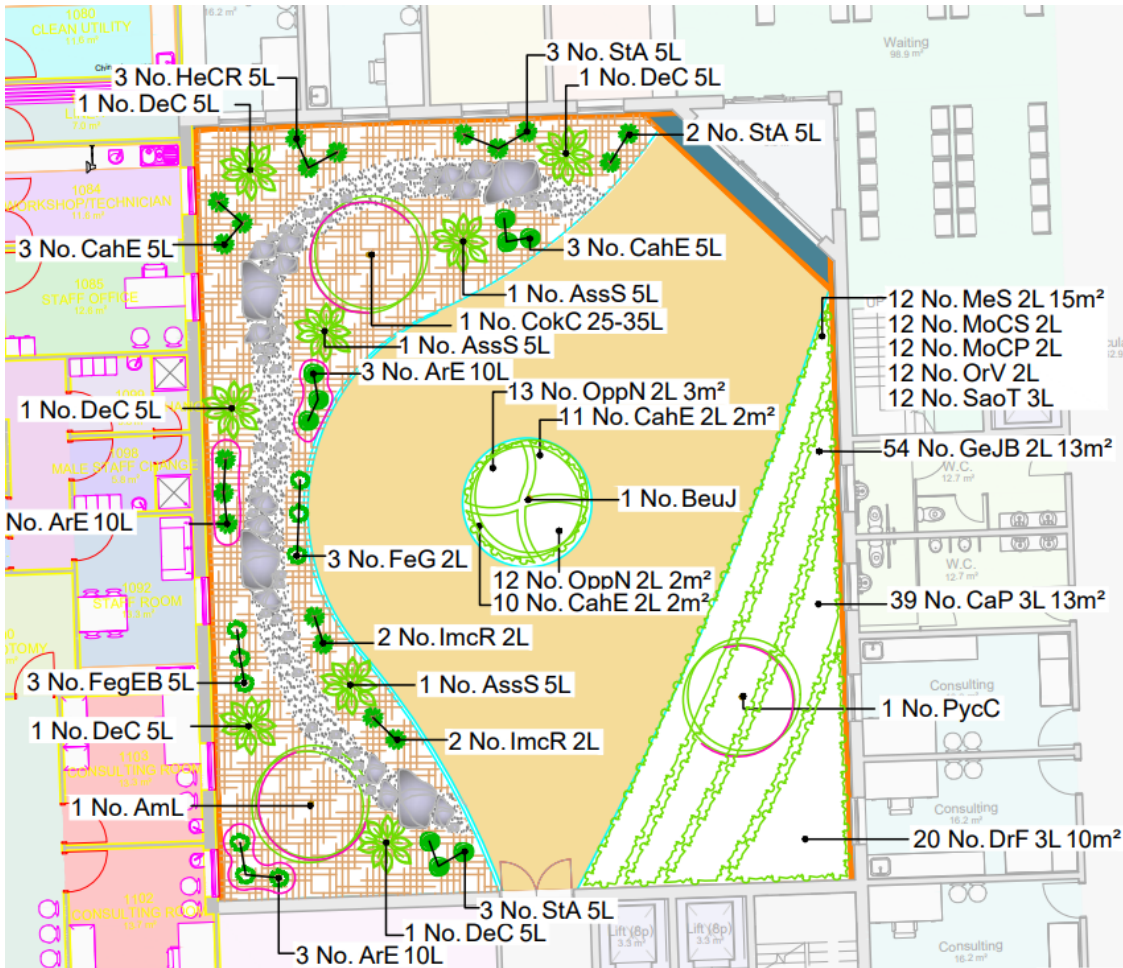
Grasses

- ImcR** Imperata cylindrica 'Rubra'

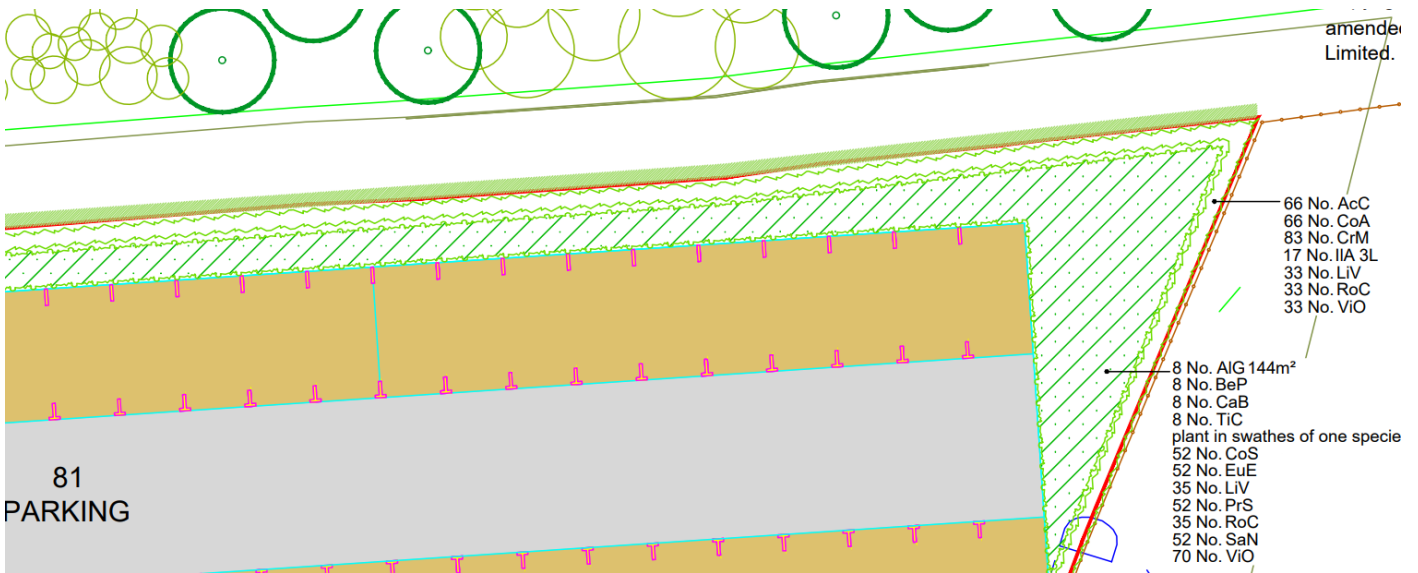
No ferns were specified in the original.



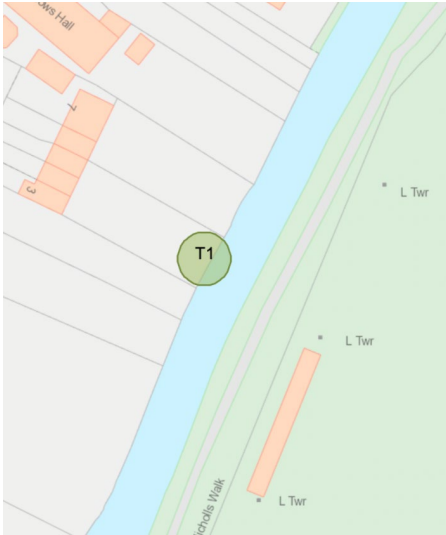
Small beds at the front of the building



The courtyard area



The NE corner of the car park and boundary with the bypass verge



Site map

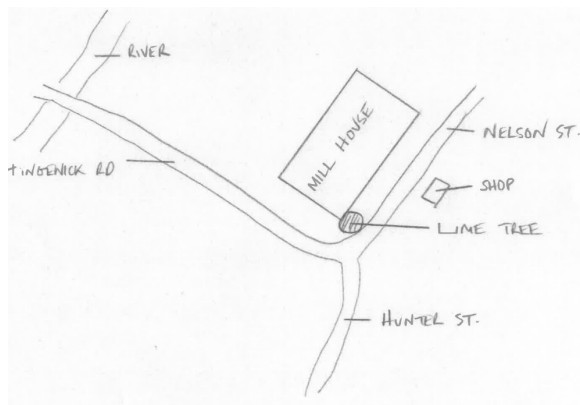
photo taken 31/3/22

9. **22/001178/ATC**

Mill House, Nelson Street, MK18 1GW

T1 Lime: reduce height and spread by 2.5m back to original pruning points

Messenger



Sketch map of site

photos taken 31/3/22

[Back to Agenda](#)

**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 9th MAY 2022**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Agenda Item 13

Provision of postbox for St Rumbold's Fields

Background:

New residents have requested the provision of a postal collection box on the new estate. The Royal Mail Customer Service was contacted on 17th March with the request and confirmed that as part of their regulatory requirements, they must ensure that there is a post-box within half a mile of at least 98% of all 'delivery points' (usually a customer' letter box) nationally.

The following reply was received on 20th April:

Many thanks for your recent request regarding the installation of a post box on the new housing estate off Tingewick Road, MK18 1FY. This has been carefully reviewed by the Royal Mail Local Collections Team and unfortunately they have decided not to proceed any further with your request. As there are existing post box facilities within the area, the installation of a further post box could not be justified.

As a result, the above work order number has now been closed. We appreciate this was not the outcome you were hoping for. If you have any queries, we kindly ask you to contact Royal Mail Customer Service by emailing customer.service.team@royalmail.com or alternatively calling on 0345 774 0740.

Using the contact offered above I asked for a map of the existing postboxes and whether they measured walking distances or directly point-to-point and got the following response:

IMPORTANT INFORMATION: This email address isn't monitored and any emails sent to it will not be read. Our [help centre](#) contains lots of useful help and information and may help to answer your enquiry. Alternatively, visit royalmail.com/contactus for ways to get in touch.

The same response was received at the other links, and the call queue time was given as 50 minutes on the phone number. I called in at the Market Hill Sorting Office the following morning (it is only open until 10am) and got the information I needed immediately with no problem.

The nearest post boxes are:

- Post-mounted box at the corner of Bath Lane and Tingewick Road
- Post-mounted box at the bottom of Gawcott Road at the junction with Mitre Street and Bath Lane
- Pillar box on Embleton Way just past the junction with Foxglove Close

And the next three are

- Wall-mounted box on 23 Church Street (the corner with Well Street)
- Wall-mounted box on the University's Chandos Road Building, on Chandos Road corner
- Pillar box at the junction Aris Way and Lenborough Road

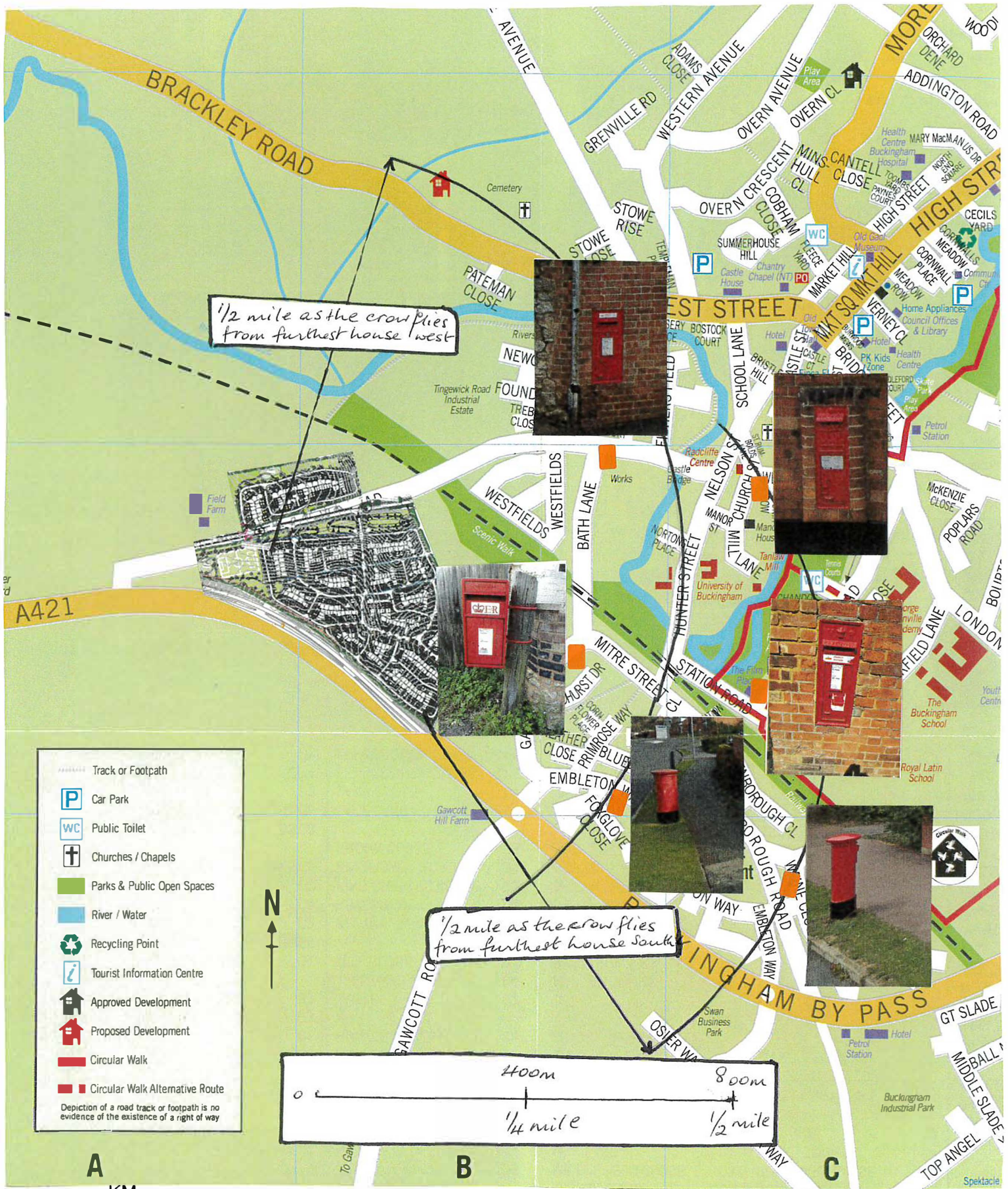
As the Royal Mail works with 'as the crow flies' distances I have marked on the map below arcs based on the furthest house in the north-west corner and the furthest house in the south east corner of the southern part of the estate to show the half-mile (800m) distance; I have also calculated the walking distance to the three nearest boxes, and the Chandos Road box as that will become available when the path across the northern edge of the park to the Scenic Walk becomes available. Two are best accessed via the existing public footpath 36 which runs along the southern edge of the park and on to Gawcott Road opposite Browns. These are:

Bath Lane	via Tingewick Road	670m	733 yards	Half a mile is 880 yards
Mitre Street	via Footpath 36	850m	926 yards	
Embleton Way	via Footpath 36	930m	1017 yards	
Chandos Road	via Scenic Walk	570m	625 yards	

Note that Tingewick Road would have to be crossed twice as there is no footpath along the southern side, and no street lights between the estate and Westfields.

The southern estate is planned with a 'focal square' where Bucca's Lane ('Street 01') and Dunstan Street ('The Avenue') - the streets from the two Tingewick Road access points – meet the two end of Swithins Lane with convenient space to put a pillar box and park the collecting van, convenient for all (there are even pavements to walk on for most people).





A

KM
27/4/22

B

C