



BUCKINGHAM TOWN COUNCIL

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

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Town Clerk: Mr. P. Hodson

Tuesday, 22 June 2021

Councillor,

You are summoned to a meeting of the Planning Working Group of Buckingham Town Council to be held on Monday 28th June 2021 following an Interim meeting of Full Council of Buckingham Town Council at Lace Hill Sports and Community Centre, MK18 1RP

Please note that the Full Council will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes.

Residents are very welcome to ask questions or speak to Councillors about any matter relevant to the meeting at the start of the meeting in the usual way. **Due to Covid restrictions limited places are available in the hall for members of the public, so do let us know in advance if you wish to attend. Please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 if you wish to attend.**

Mr. P. Hodson
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Order 3.f, which will last for a maximum of 15 minutes, and time for examination of the plans by Members.

AGENDA

1. Apologies for Absence

Members are asked to receive apologies from Members.

2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this

Buckingham



Twinned with Mouvaux, France; Neukirchen-Vluyn, Germany



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

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

3. Minutes

To receive the minutes of the Planning Working Group Meeting held on [Tuesday 8th June 2021](#) to be put before the Full Council meeting to be held on 12th July 2021.

Copy previously circulated

4. Action Reports

To receive action reports as per the attached list.

Appendix A

5. Planning Applications

Appendix B

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 21st July and 11th August 2021 at 2.30pm; Strategic Sites Committee meetings are on Thursdays 1st and 29th July at 2pm.

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

1. [21/02085/APP](#) 28 Candleford Court, MK18 1GA
Conversion of gym to residential comprising two flats
Brody
2. [21/02113/APP](#) 11 Market Square, MK18 1NS
Removal of the existing individual lettering and projecting Barclay's Signage and night safe, existing stone and brickwork to be made good on completion.
Existing ATM to be removed, new glazing to be installed to match existing on completion.
Barclays Bank plc.
3. [21/02337/APP](#) 37 Badgers Way, MK18 7EG
A part garage conversion and a first floor side extension above the existing garage
Lake

The following two applications may be considered together:

4. [21/02325/APP](#) Twisted Chimney House, Church Street, MK18 1BY
5. [21/02326/ALB](#) Detached garage
McGugan [Oxley Conservation Ltd]

Not for consultation

6. [21/02421/ATC](#) 1 Bone Hill, MK18 1DP
Ash (T1 on Site Plan) - Fell The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.
Terry [Innovation Group for Aviva]

Planning Decisions

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

Approved

Application	Site address	Proposal	BTC response
19/03849/APP	Esso Petrol Station	S/st. side & rear ext ⁿ (pt.retrospective)	No objections *
20/00483/APP	Land rear of 2 Market Hill	Block of 7 flats	No objections *
20/02537/APP	44 Nelson Street	Conv. & Alteration of house to 5 s/c student flats (retrospective)	No objections
20/04026/APP	Land. Adj. Tesco	Drive-through MacDonalds	No objections
20/04031/AAD		Booth signage for the above	No objections
20/04032/AAD		Site signage for the above	No objections
21/00784/APP	45 Overn Avenue	Side extension & alterations	Oppose
21/01472/APP	25 Hilltop Avenue	Side ext ⁿ /garage conv, additional paved parking and dropped kerb **	No objections
21/01681/APP	2 Wren Close	Erection of fence (retrospective)	Oppose
21/01736/APP	9 Westfields	1 st floor rear ext ⁿ , s/st front & side ext ⁿ .	No objections

* Changed from Oppose on receipt of additional and amended plans

** paving is conditioned to be permeable

Withdrawn

Application	Site address	Proposal	BTC response
20/03439/AAD	4 Market Sq. [TJs]	Erection of a fascia sign	Oppose&call-in

Not for consultation

Approved

Application	Site address	Proposal	BTC response
21/01227/ACL	24 Moreton Drive	Proposed rear extension	No comment
21/01660/ATP	Rear of Fishers Field	Crown lift 3 willows and 1 chestnut over path	No objections

7.2 Planning Inspectorate

An appeal on the grounds of non-determination has been lodged by VAHT for 18/04626/APP: Erection of 4 houses and associated parking at the garage site at Overn Crescent.

The attached responses will automatically be sent to the Inspectorate; if Members wish to add anything to these, the end date is Monday 19th July.

[Appendix C](#)

7. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (23rd June 2021) *Cancelled*

9.2 Strategic Sites Committee (10th & 15th June 2021) *Cancelled*

8. Enforcement

To report any new breaches

9. Matters to report

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

10. Chairman's items for information

11. Date of the next meeting: Monday 19th July 2021 at 7pm

To Planning Working Group:

Cllr. M. Cole JP	(Chairman)	Cllr. A. Ralph	(Vice Chairman)
Cllr. F. Davies		Cllr. R. Stuchbury	
Cllr. M. Gateley	(Town Mayor)	Cllr. M. Try	
Cllr. J. Harvey			
Cllr. A. Mahi		Mrs. C. Cumming	(co-opted member)
Cllr. L. O'Donoghue			

Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
1236/20	3 direct			

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Decisions	1016/20	Query lack of decisions	√	
Streetlighting, Tingewick Road	1165/21 85/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields Follow up letter	√	
Bypass Bridge	1177/20	Cllrs. Stuchbury & Whyte to pursue action.		
20mph speed limits	20/21	Referred from Full Council 17/5/21 (for new estates)		To await Buckinghamshire's report
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	Town Clerk to report any progress
No Waiting, Post Office	56/21	Ask TfB to restore worn double yellow lines	√	
Town Hall frontage	56/21	Ask Cllr. Whyte if any progress	√	
Blocked pavement drains	56/21	Ask for drain flush		
Addington Rd. Bollard	56/21	Report damage	√	Damage was reported 15/2/21; latest update indicates placed on to-do list
Call-in requests				
Call-ins	1108.3	Oddfellows Hall variation - WW	√	Accepted and actioned CC refused; RS actioned but not accepted by BC; to be followed up New plans to 19/4/21 meeting; RS repeated call-in request in advance, detailed reasons to be sent after meeting RS accepted and actioned WW accepted and actioned Application REFUSED 20/5/21
	1108.4	The Pightle housing – CC	√	
	1232/20	Bourton Mill Club	√	
	1236.2	23 Market Hill	√	

Subject	Minute	Form	Rating √ = done	Response received
Enforcement reports and queries				
2 Mallard Drive		Unauthorised fence enclosing public land	√	22/6/21: Response from officer I have visited the site and spoken to the land owner. The works do appear to be a breach of planning control as planning permission is required to change the use of the land to garden and for the fencing adjacent to the highway. We have therefore invited the submission of a retrospective planning application which will enable the proper consideration of the works. We expect this to be submitted within the next 4 weeks. If an application is not submitted, or is submitted but refused, the Council will have to decide whether or not it is expedient to take enforcement action. In the meantime any works carried out are at the owners risk. I will update you again in four weeks but please do not hesitate to contact me if you have any questions in the meantime.
Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)	√	Awaiting officer's return from leave
JoJo's 5 Market Square	90/21	Unauthorised change of signage in CA	√	Case opened 21/00315/CONA
Property Solutions	90/21	Dangerous wiring protruding from frontage by crossing	√	Tenant to take up with landlord
13-15 Market Square	90/21	State of repair of Listed Buildings	√	Response from Heritage Team Leader 22/6/21 Indeed, the Heritage Team have been consulted on the works to No. 15 Market Square and have no objections as it stands. Hopefully the internal improvements and replacement of the modern windows will secure an enhancement to the property. I will make a note to monitor the condition of Nos. 13 & 14 and allocate an officer to make a site inspection when next available.
16 Cornwalls Centre		Unauthorised change of signage in CA	√	Case opened 21/00314/CONA
2 Meadow Row		Unauthorised change of signage in CA	√	Case opened 21/00313/CONA
Ring Road garage		Excess of unauthorised signage including flags	√	Case opened 21/00307/CONA

Subject	Minute	Form	Rating √ = done	Response received
Neighbourhood Plan Review				
Survey Questions	1166.2/20	Town Plan Officer to circulate final version to Cllrs. for comments		
Other:				
Surgery applications	40/20	Town Clerk to investigate whether North End and Verney Close surgeries can be designated Community Assets		Town Clerk's report at agenda 5.3 Verbal update agenda 5.4
	762.1/20	Environment Committee to set up meeting with Swan Practice		
	1178/20	All Members to pass any additional comments to Planning Clerk to collate for next meeting	√	
	1238/20	File agreed comments with Inspectorate	√	Receipt acknowledged 20/4/20
Cornwalls Meadow	56/21	Car Park sign bracket needs tightening – sign slipped to ground	√	Green Spaces team to do

[Back to AGENDA](#)

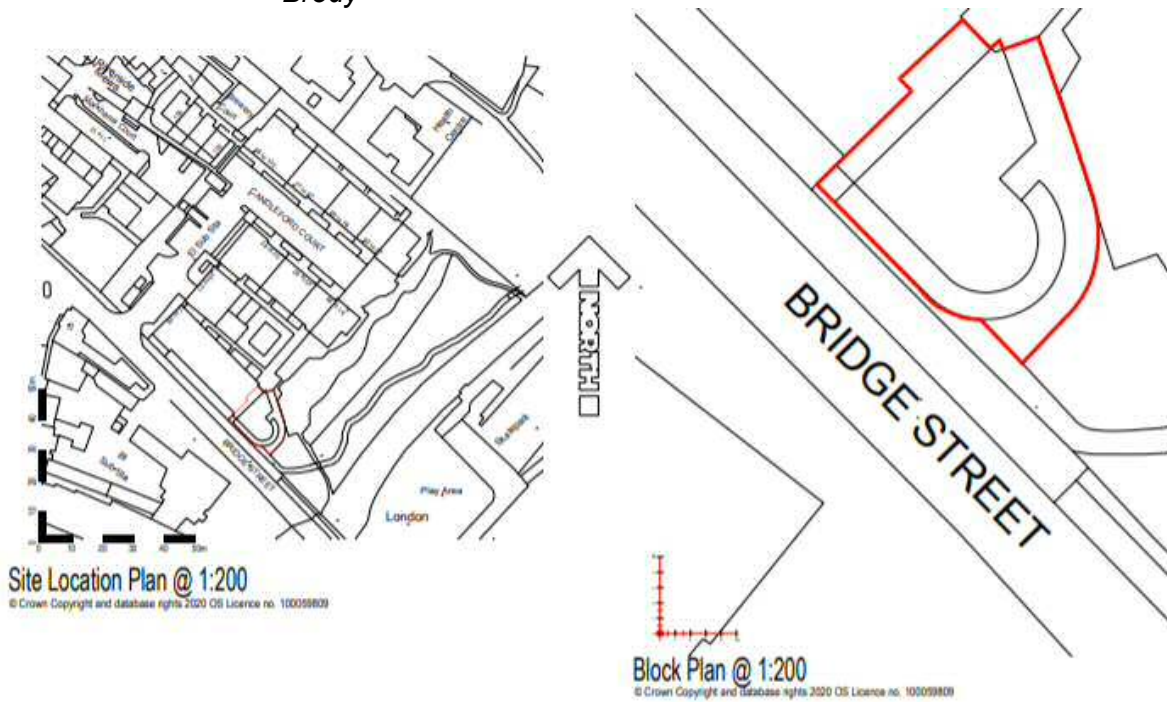
PLANNING WORKING GROUP

MONDAY 28TH JUNE 2021

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. **21/02085/APP** 28 Candleford Court, MK18 1GA
Conversion of gym to residential comprising two flats
Brody



June 2021

Taken from the riverside path, beside the sluice

The site is the south-east corner of the road-side block of Candleford Court, in the ground floor unit originally intended as a café. It has floor-to-ceiling windows in a semi-circular wall with a canopied terrace outside. It is currently laid out as a large and a small room with toilet facilities and storage space. It is at the Bridge Street level and has direct access from the public footpath via double swing doors. There is another, outward-opening single door at the rear. There are flats on the two floors above the unit.

It was not used for ten years until the gym moved in, but this tenant ceased trading last year. The MK estate agents say they have been unable to attract another user, in part due to the lack of customer parking (there is no acknowledgement of the existence of Cornwalls Meadow in the Planning Statement). They say that turning the space into two flats would be better than boarding up the windows which would have a detrimental effect on the street scene. However, unless the tenants wish to live a very public life, the proposed louvres or shutters would have to be in place at all times and this would severely reduce natural light levels.

It is proposed to build a new dividing wall inside the floor area of the larger room and turn the remainder of it into a flat with two double bedrooms, bathroom and utility room, and a living/dining room with a kitchen alcove, and the smaller room will take the extra space and form a one-bed flat with a double bedroom, shower room and utility room, and a living/dining room with kitchen bay. Both kitchens and bathrooms will be against the dividing wall, so venting will have to be arranged. The wrap-around glazing will be retained and lined with louvres or shutters, and a line of planters under the canopy will provide a modicum of privacy round most of it. The whole unit has 6 allocated parking spaces in the basement car park, and tenants will have access to the existing cycle parking and use the existing refuse collection arrangements. The unit is not in the Primary or Secondary Retail Frontage areas so Policy EE4 of the BNDP does not apply to the proposed change of use.

Planning history (this unit)

1	07/01003/APP	Erection of 99 apartments, 4 Mews Houses, retail unit, cafe, car parking and Riverside amenity area including footpath link and semi aquatic area	Approved)
2	17/03922/APP	Change of use from Cafe (Class A3) to Gymnasium (Class D2).	Approved
3	21/02085/APP	Conversion of gym to residential comprising two flats	Pending Consideration



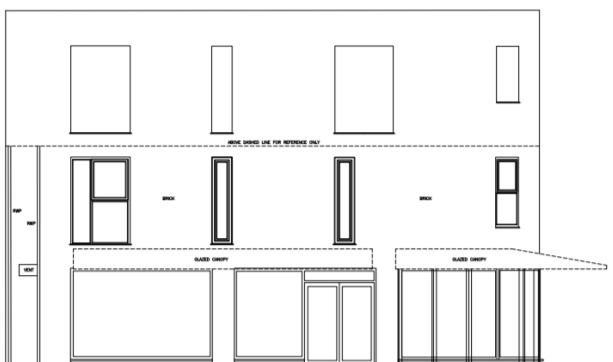
Bridge Street frontage from outside the wall. A screen of planters is proposed which will stand on the middle row of paving slabs. The two nearer windows are to be for bedrooms, and the double doors give on to a small lobby before opening on to the living/dining room. Members will note that the small wooden shed that stood by the brick wall has been removed.



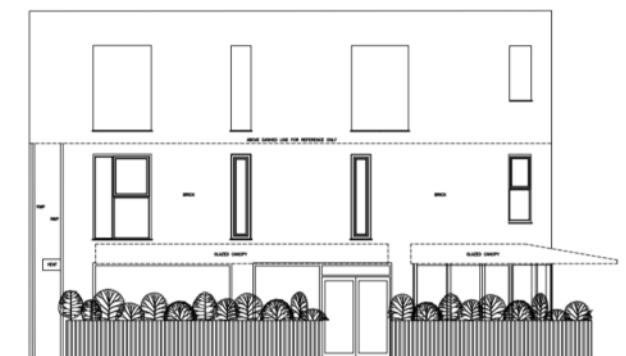
The rear entrance and a view of the proposed rear flat; the door will be re-hung to open inwards into the kitchen/living/dining room which has the windows under the balcony, and a new window is to be installed beyond these on a slightly set-back wall for its bedroom; it will look out onto the courtyard. The windows to the left of the door are to the dining area of the other flat. The shielding planter line ends at the furthest canopy support.

Two years ago a change of use application (19/03056/COUAFN) was submitted for the retail unit at the other end of the Bridge Street frontage; a one-bed flat was proposed. The application was Refused for the following reasons:

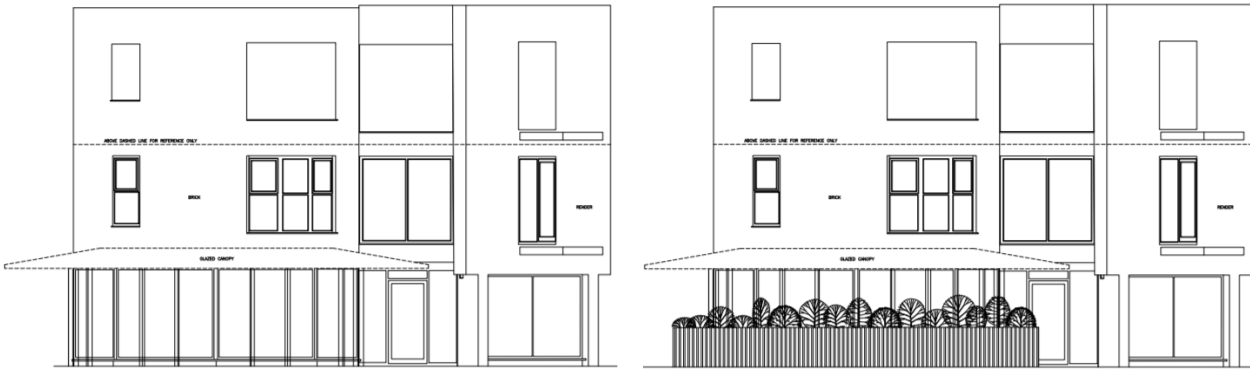
- “1. In the absence of evidence to the contrary, and on the basis of the information before the Council, it has not been demonstrated that the building has ever been occupied as an A1 [retail] unit (or for any other use) since its construction following the grant of planning permission in 2007. It is therefore considered that the site the subject of this notification currently has a ‘nil’ use. As a result, the application site cannot benefit from the permitted development right under Class M and so fails to comply with Class M(a) of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
2. Had the unit of benefited from a lawful A1 use, the change of use from retail to residential would have been undesirable, as the Local Planning Authority cannot be satisfied, based on the information submitted, that there is no reasonable prospect of the unit being used to provide a Class A1 retail use. Due to a lack of marketing information being provided, it is not possible to discern that the unit is unviable and as such, the loss of a retail unit would be undesirable and contrary to policy GP.32 of the Aylesbury Vale District Local Plan. Prior approval is therefore refused.”



Bridge Street elevation – existing



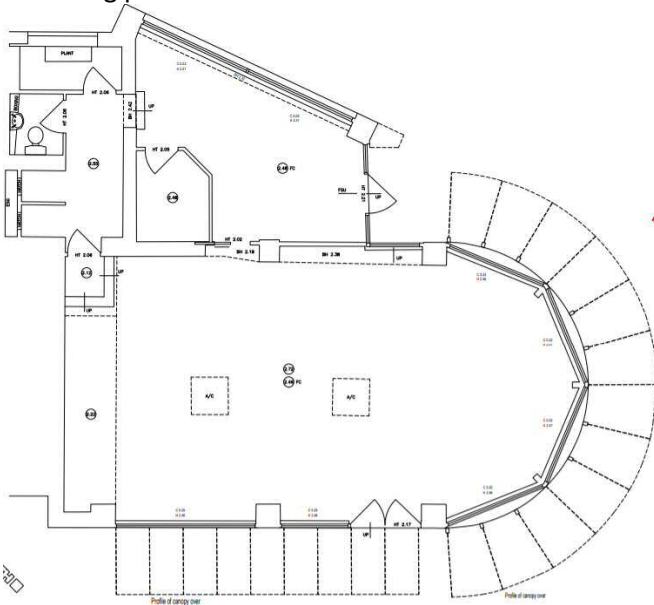
and proposed



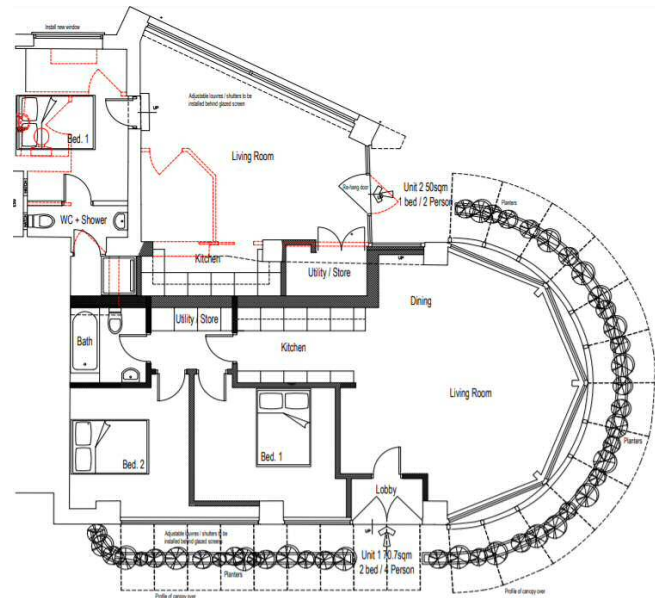
River end elevation



Balancing pond elevation



Existing floor plan



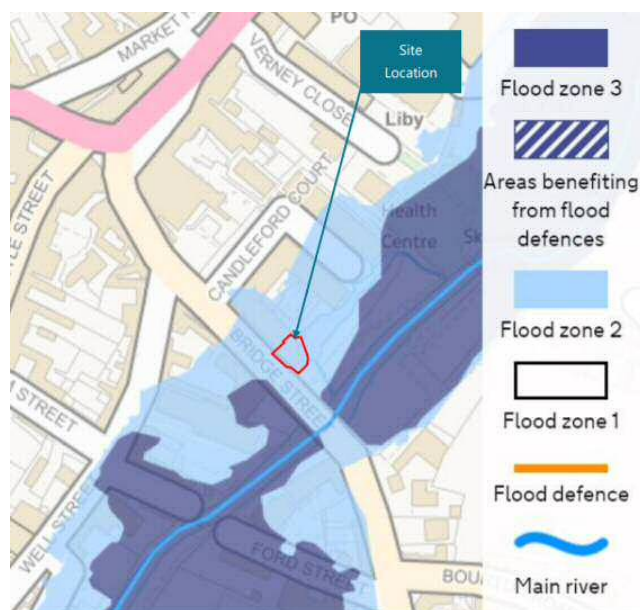
Proposed floor plan



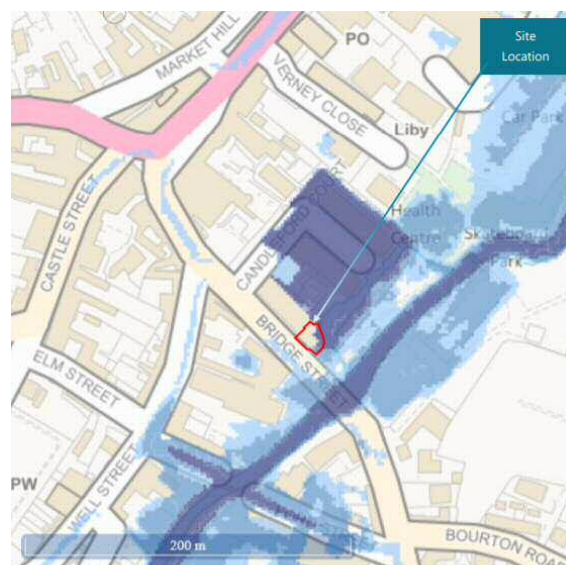
Section through the site between this block and the central one (their floor levels are the same) 2007 application

Flood Risk Assessment

The document gives little evidence of the applicant having visited the site (the unit is described as being at ground floor level, and liable to flood to a depth of 0.85m). The only photograph of the building is lifted from Google maps, and is so old that it is pre-gym and has the windows boarded up. Quoting the floods of 1998 and 2007 is irrelevant – the site was then a car park approximately at river bank level (c.78mAOD at its highest). For information our river gauge is at 78.6m AOD, so adding 2.16m of water for last December's flood gives a flood water level of 80.76m AOD. (The 2007 flood level was 80.66m). The café's Finished Floor Level is given on the original drawings as 79.6m and the terrace as 79.55m, but this would mean that this unit's terrace was under about 4 feet of water in December, which is difficult to believe, even though my photograph below on p.7 was taken some 12 hours later than the peak. Bridge Street footpath is given as 79.54m and this side of the White Hart car park as c.77m. For information, the top of the flood defence wall in the basement car park is at 78.5m.



EA's Online Flood Map for Planning (Rivers and Seas)



Surface water flood risk: water depth in a low risk scenario
Flood depth (millimetres)

● Over 900mm ● 300 to 900mm ● Below 300mm

The following may be of interest (I sincerely hope the first is just a typo as the Map shows nothing of the sort):

2.4 **Fluvial flooding:** According to the Environment Agency's (EA) Rivers and Seas Flood Map (see Appendix B), the site lies in Flood Zone 1 (Low Risk). Sites in FZ2 are defined in Table 1 of the 2019 National Planning Policy Framework (NPPF) as being susceptible to a flood event with an annual probability of greater than 0.1% but less than 1% (greater than once every 1000 years but less than once every 100 years on average).

2.7 in the 0.1% (1 in 1000 years) storm is. As the lowest recorded site level is 79.54m AOD. The EA data reveals that the site was affected by flooding at Easter 1998 and more recently July 2007.

2.10 **Historical Flooding:** According to the EA's Historical Flood Map (see Appendix B), this site has been historically affected by flooding. The EA's data-pack includes historical flood maps; the site last flooded in 1947.

2.11 In conclusion the site's flood risk profile is High overall. The surface water flood depth in the extreme storm may be as great as 900mm.

- 3.3 Floor level: because this is a change of use application, the ground floor level cannot be adjusted – it is set at 79.60m AOD (and the external door's threshold level is 79.8m AOD).
- 3.4 Flood mitigation: mitigation measures have to be proposed up to the predicted flood level +0.3m of freeboard. The flood depth of 0.9m added to the ground level of 79.55m + 0.3m = 80.75m AOD.
- 3.5 Resistance measures will not work in this case as the gym has a glazed façade, which cannot be relied on withstanding any hydraulic pressure.
- 3.6 Flood Resilience: the ground floor is liable to flood – to a maximum depth of 0.85m. The water pressure on the glazed walls will find its way into the building via the junctions between floor and walls and around the doors. **Flood resilient materials and techniques** are proposed, therefore.
-
- 3.8 Flood resilient construction may include - and not necessarily limited to the following:
- Waterproof screed set on to solid concrete floor;
 - Altro or similar durable flooring with integral skirting;
 - Electrical distribution to be routed down from the ceiling; sockets placed above the critical level (ie 80.75m AOD);
 - Waterproofing installed up to the critical level; waterproofing will be tied into the ground floor slab as appropriate; details will be provided at detailed design, to comply with building regulations;
 - Plasterboard, if used, will be installed horizontally to minimise the number of sheets that get damaged;
 - Any wood fixings below the critical level will be robust and/or protected by suitable coatings to minimise damage;
 - Boilers and meter cupboards will be placed above the critical level;
 - Non-return valves shall be retro-fitted to the foul water drainage network.
- 3.9 Safe access to dry land: occupants within the flats will have nowhere to reside if the predicted flood depth of surface water flooding were to inundate the site. The predicted maximum flood depth of 0.9m outside the building would be hazardous to all users, whether able bodied or not. A Flood Risk Management Plan has been prepared – refer to the Annex of this report. The main purpose of this is to raise the awareness of the flood risk profile in this area – so that residents can plan well in advance and evacuate in good time, if need be.
- 3.10 Conclusion: with the mitigating measures in place, this development will not increase the flood risk either on this site or to neighbouring properties - and so complies with the 2019 NPPF and current PPG.

Annex - Flood Risk Management Plan

1. Background

This building is liable to flood from surface water flooding in an intense storm (that has an average expectancy of occurring every 100 years). It is also at risk from flooding from the river, but the predicted depth is not as great as that from surface water sources.

The depth of flooding at ground floor level and route outside the building may be hazardous (life threatening) to all (categories of) users, ie whether fully able or elderly/disabled.

The FRMP then goes on to describe what to do, what to keep handy, etc., and includes a dry escape route map (via Bridge Street to Market Hill and up the Moreton Road)

7. Evacuation and Safe Refuge

Occupants must consider evacuating these premises on receipt of a severe flood warning. The ground floor is liable to flood to a hazardous depth (up to 850mm or 85cm) and there is no other internal space at high level.

There is no safe route to dry ground (away from this property) once the flood depth reaches and exceeds 0.3m (or 12" = 1 foot).

Well in advance of having to evacuate you are strongly advised to work out which routes would be suitable for you to travel. Decide who to visit and how you intend to travel, eg by car, public transport or walking.

and finishes up with

12. This sign [to be fixed beside the flat door at eye level] will have either white background with black letters or black background and white letters for maximum contrast. There will be no more than 16 lines (to be clear and concise), with letters at least 3mm high.

It shall read:

This property is liable to flood over the ground floor - potentially up to 85cm or 0.85m. You should evacuate well before the ground floor floods – and certainly before it is deeper than 30cm (1 foot).

Deeper water than this is life threatening. As there is no refuge at high level it is imperative that you evacuate well in advance of life threatening flooding.

A tenant who needs a ground floor flat is more likely to be elderly or disabled. While there is limited availability of this type of housing, it cannot be reasonable to ask them to live in a flat liable to flood with windows that will not stand the water pressure. Though this is not new development, and the footprint of the building is not changing so the change of use will not have an increased effect on the flood plain, the intention behind BNDP Policy I4 (no development in Flood Zones 2 & 3) and NPPF ¶ 157. (All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.) should be taken into account. While the flood danger will be the same for, say, office use – and the resilience measures above would take care of many of the problems caused – there would not be people living in the flats, who would need to evacuate and find alternative accommodation immediately, and possibly for some time.



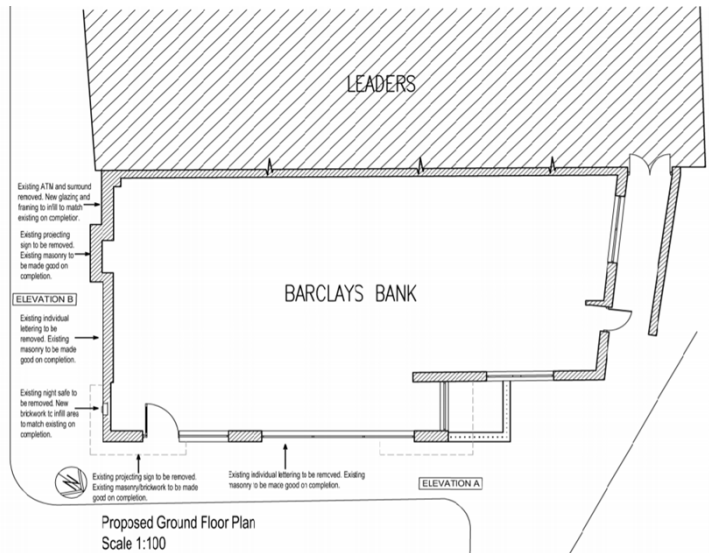
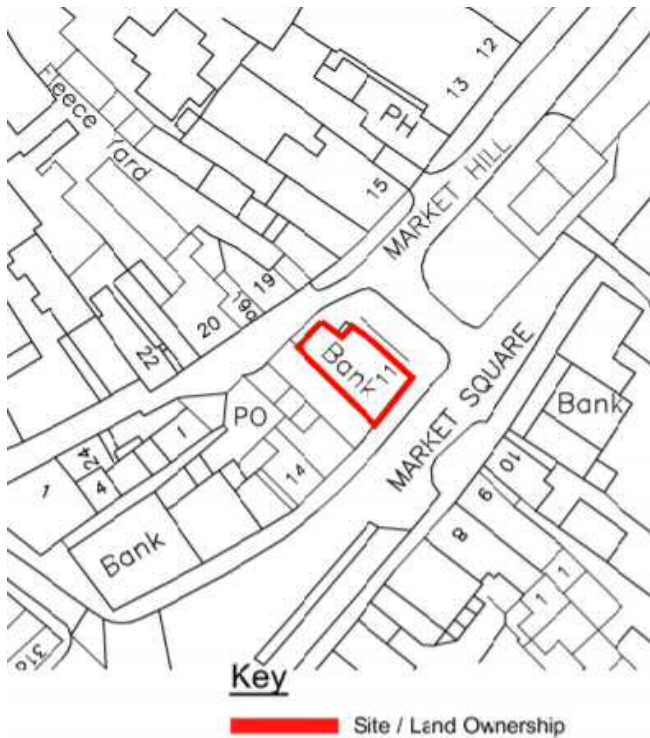
24th December 2020, about midday; Members may like to compare this with the photos on p1 and the section on p.4.

2. 21/02113/APP

11 Market Square, MK18 1NS

Removal of the existing individual lettering and projecting Barclay's Signage and night safe, existing stone and brickwork to be made good on completion. Existing ATM to be removed, new glazing to be installed to match existing on completion.

Barclays Bank plc.



Bull Ring elevation



Market Square elevation

June 2021

The site is Barclays Bank on the corner of the Bull Ring and Market Square, part of a modern two-storey brick and stone building facing the Bull Ring with an elevation facing Market Square containing a Night Safe and an ATM. The branch is being closed on 25th June, and the application seeks to remove all its signage as follows:

Bull Ring elevation: Projecting sign and individual lettering to be removed;

Market Square elevation: Night Safe, projecting sign and individual lettering to be removed;

Brickwork & masonry to be made good afterwards.

Market Square elevation: ATM to be removed; glazed infill to match existing to be installed.

And to mark Barclays' withdrawal, after about a century [photos courtesy of Mr. Grimsdale]:



3. 21/02337/APP 37 Badgers Way, MK18 7EG
A part garage conversion and a first floor side extension above the existing garage
Lake





June 2021

↑№35

↑№37

↑№39

The site is the middle of three four-bedroom houses facing Badgers Way between the path to Coots Close and the junction with Swallow Close. As can be seen from the Google Streetview below they were originally the same style, each with a small (2.5m x 3m) single storey room with a pitched gable roof attached to the side of the main house (its rear wall was slightly behind the existing doorway). №39 is 'handed' ie has a mirror image floorplan, and is the only one unaltered, if the bay window is original.



Google 2009

№35 has extended the single storey side extension upwards and backwards the full depth of the house (15/00823/APP); №37 extended the single storey room back to form a garage with a long shallow sloped roof, with a new wall dividing the extension approximately in half, though the description (below) only describes the use of the front part. The garage is at the rear accessed from Coots Close.

Planning history

1	88/03151/APP	PROPOSED SINGLE STOREY EXTENSION (STUDY)	Approved
2	21/02337/APP	A part garage conversion and a first floor side extension above the existing garage	Pending Consideration

The proposal is to divide the garage part into approximate halves, a 'snug' which will have a new high-level obscure-glazed window, and a storage area. The upper floor will have the two front bedrooms knocked into one, with an ensuite bathroom in the extension, and a new fourth bedroom behind, over the garage. Unlike it's neighbour №35, which has a pitched roof forming a T-shape with the original, this extension roof is truncated with a flat centre section making it subsidiary to the main ridge. The footprint of the building will not change. Tiles and bricks to match existing.



Existing front elevation



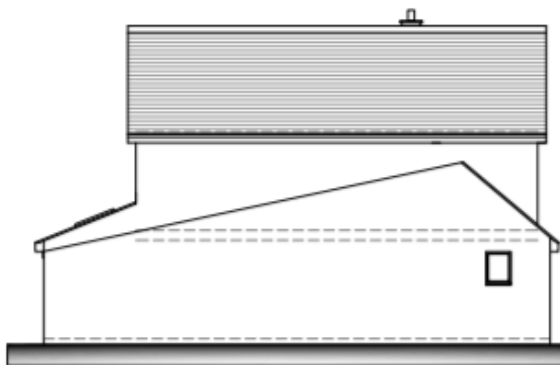
Proposed front elevation



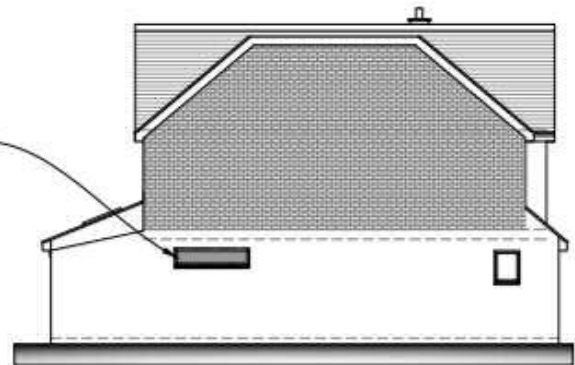
Existing rear elevation



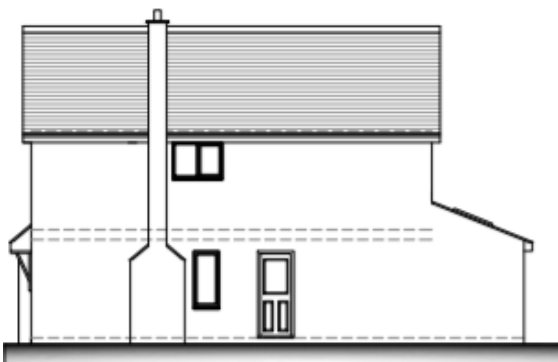
Proposed rear elevation



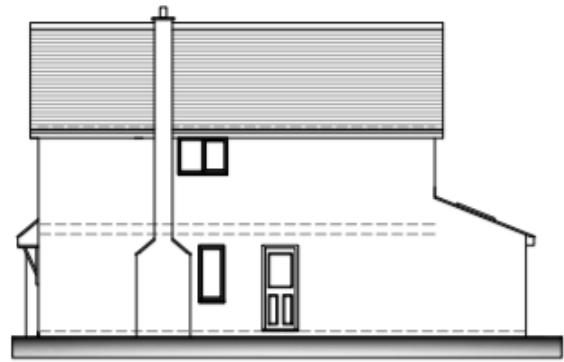
Existing side elevation facing No 35. The original side extension had a symmetrical roof with this ridgeline



Proposed side elevation facing No 35



Existing side elevation facing No 39



Proposed side elevation facing No 39 (no change)



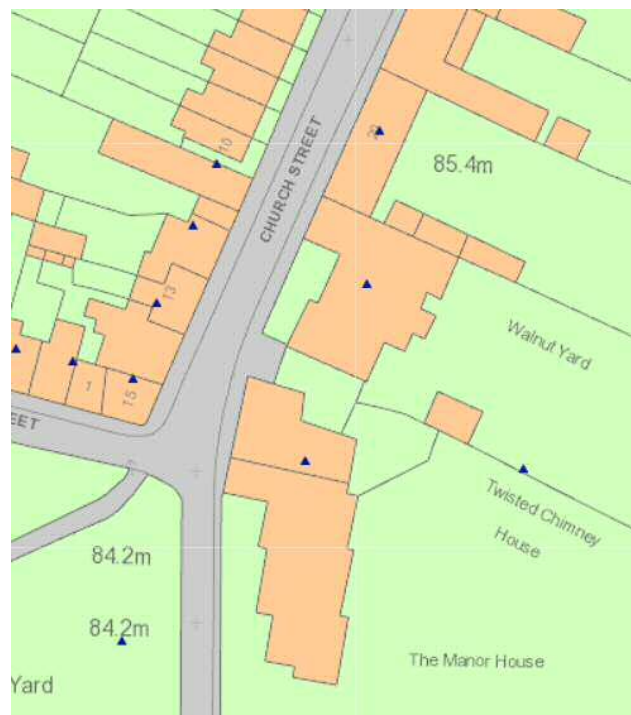
Existing and proposed ground floor layout

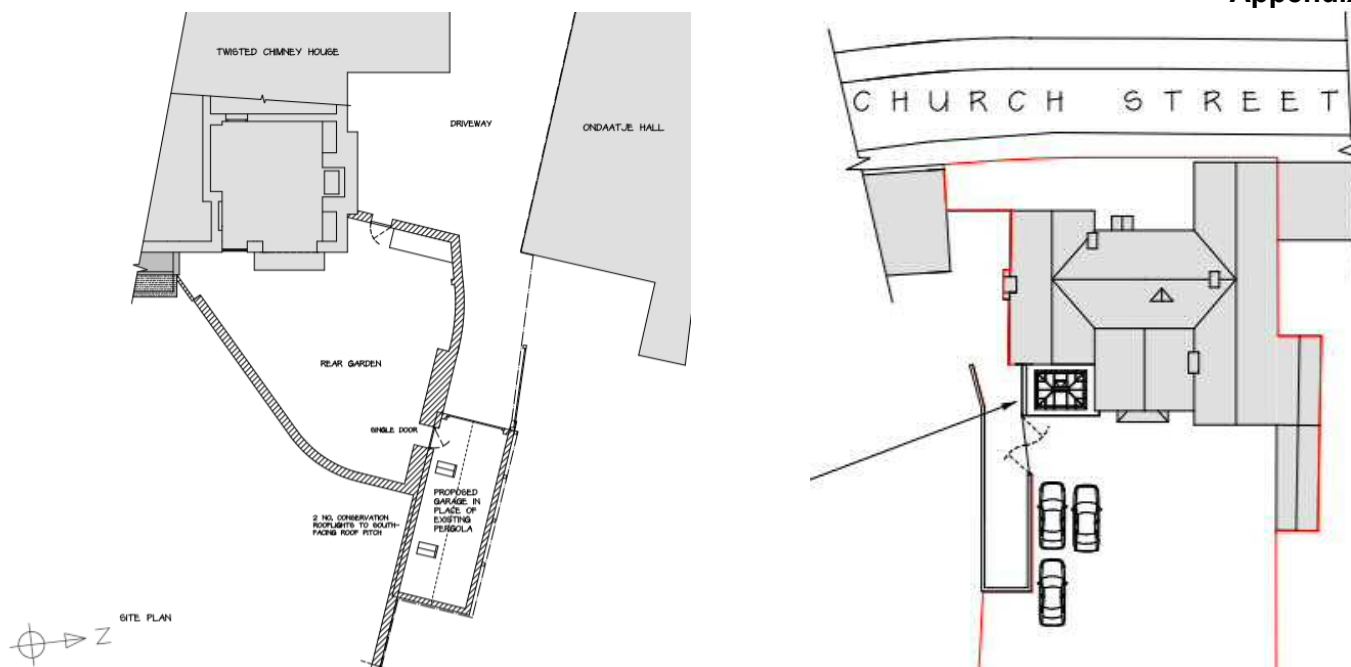
Existing and proposed first floor layout

The following two applications may be considered together:

- 4. 21/02325/APP Twisted Chimney House, Church Street, MK18 1BY
- 5. 21/02326/ALB Detached garage
McGugan [Oxley Conservation Ltd]

The site is a Grade II* 16th century house, originally part of the Manor House, surrounded by other Listed Buildings (the triangles on the map below). The house itself is not affected by the application. To the north of and to the rear of the house a pergola has been erected on brick walls believed to be the remains of a previous garage to serve as a car port. It is proposed to remove the pergola and extend the walls upward and roof the resulting building to make a new garage (matching red bricks and red clay tiles; timber side-hinged garage doors and a timber side door into the rear garden; two conservation-grade skylights facing south). This is a duplicate of a pair of 2016 approved applications, not implemented and therefore time-expired. Members had no objections (25/4/16) commenting only *Members urged careful attention be paid to matching materials bearing in mind the historic building and its situation in the Conservation Area.*



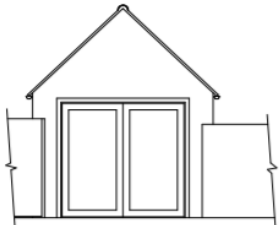
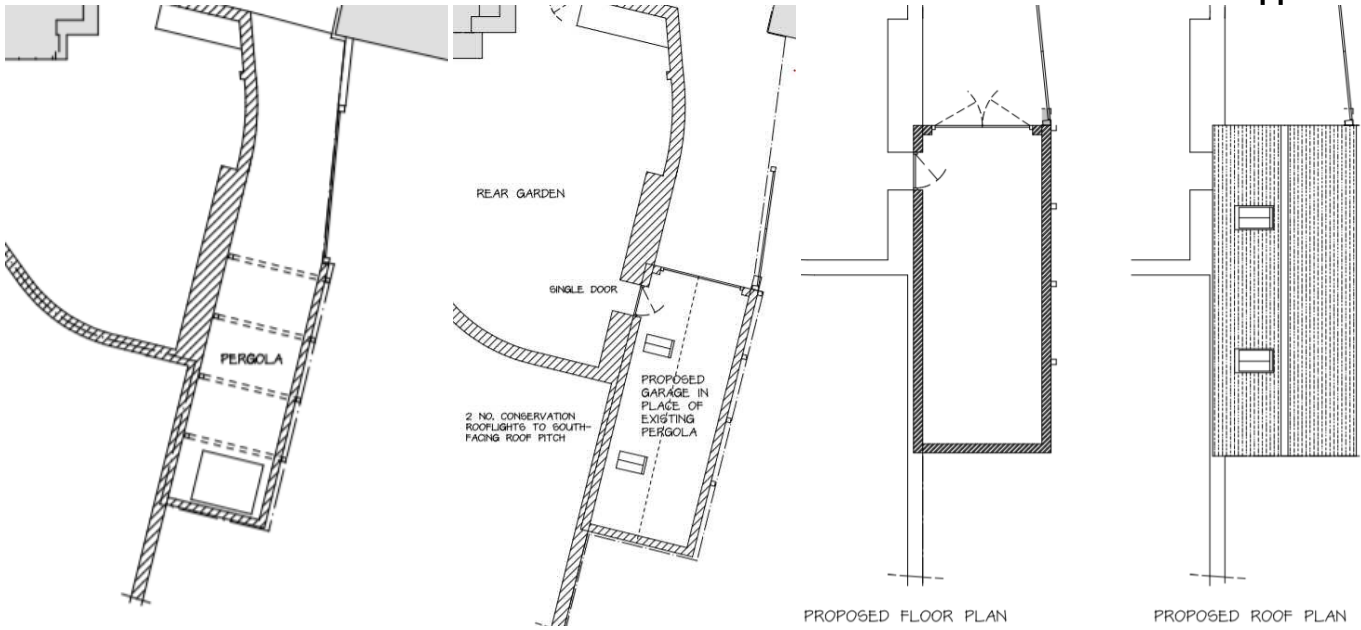


Members should note that the 'existing' plan on the website is in fact from the 2016 applications which included a rear extension to the house, and only show the rear corner of the house building. The officer has been informed. As the drawings are those submitted for the various previous applications, they are not up-to-date and for this reason the drawing on the right, above, has been included for Members' information, which is taken from 16/00445/APP, to add an orangery (arrowed) to the rear of Walnut Yard/Ondaatje Hall. This shows that, in order for cars to be able to access the rear of Walnut Yard, there are double gates which move in opposite directions. The officer for this application felt this would not be a problem:

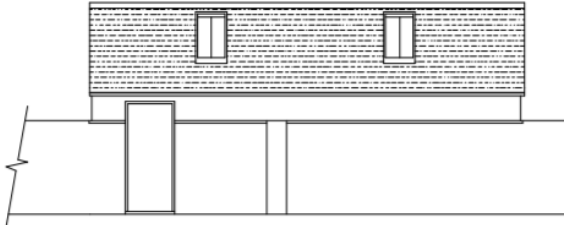
Whilst the layout would mean that if either Twisted Chimney House or Ondaatje Hall left their garage door/access gates open this could cause obstruction to the other accessing their parking areas; it is not considered unreasonable for both parties to be expected to behave in a neighbourly way and not obstruct each other's access, much as the current circumstances whereby Twisted Chimneys and Ondaatje Hall allow and maintain access over the shared driveway.

Planning History:

1	90/01126/ALB	INSTALLATION OF NEW WINDOW	APPROV
2	16/00590/APP	Single storey rear extension and detached garage	Applications
3	16/00591/ALB		Withdrawn
4	16/01276/APP	Erection of detached garage	Approved
5	16/01277/ALB		
6	16/01621/APP	Replacement rear bay to kitchen and single storey garden room	Applications
7	16/01622/ALB	rear extension.	Withdrawn
8	18/00645/APP	Demolition of existing 1970s rear extension and construction of new rear glass extension. Internal alterations and refurbishment of the existing house, including repairs to defective fabric, replacement and alteration of floor finishes, alterations to existing fireplaces, complete new mechanical and electrical installations, including a new roof vents and boiler flue through existing roof, as well as new bathroom and kitchen installations. Refurbishment, alteration and repair of external joinery, including windows, doors, facias and bargeboards, and repointing of the external stonework and brickwork in lime mortar	Approved
9	18/00646/ALB		Listed Building Consent
10	21/02325/APP	Detached garage	Pending
11	21/02326/ALB		Consideration



EAST ELEVATION



SOUTH ELEVATION

In fact, this is the West and South elevation drawing; the East and North elevations are plain with neither doors or windows

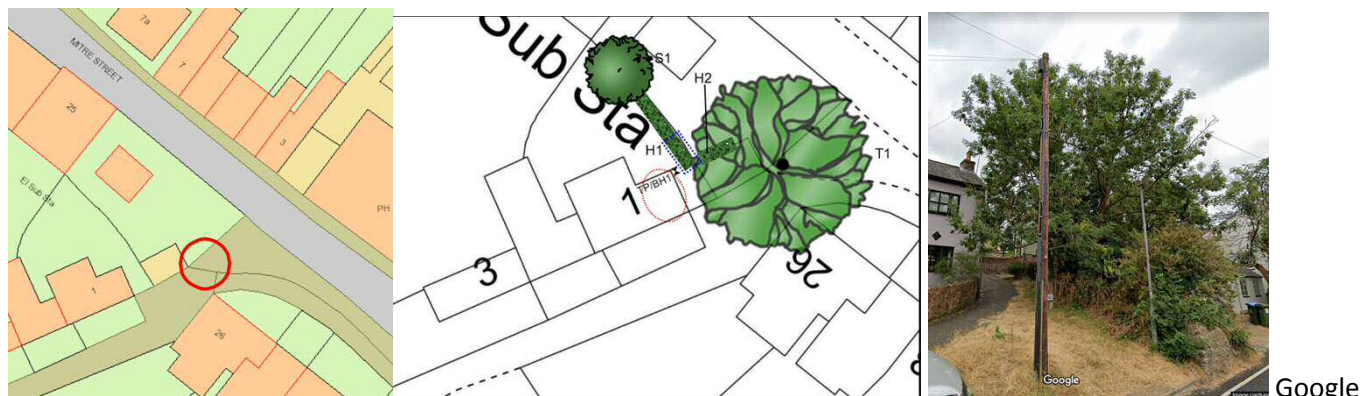
Not for consultation (circulated separately for comments due to time constraints)

6. 21/02421/ATC

1 Bone Hill, MK18 1DP

Ash (T1 on Site Plan) - Fell The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.

Terry [Innovation Group for Aviva]



2018

Bone Hill on left, Mitre Street on right

The Ash tree is in the verge of Mitre Street at the corner of Bone Hill, adjacent to No. 1 Bone Hill, a Building of Note in the Conservation Area, but not Listed. The Mitre pub, opposite, is Listed, so the tree is 'within the setting' of a Listed Building. The house is some distance above the verge.

The owner of the verge is not known, but may be Buckinghamshire Council, as it's a highway verge.

The documents include a short overview and a 27 page full survey report from the Innovation Subsidence Specialist, conducted last October after a dry spell. Testing was done, so far as possible, and privet and elder roots detected close to the rear corner of the house (on plan below S1 = Elder, H1/H2 = privet hedge, T1 = Ash). Application was made in February 2021 to fell the elder (21/00492/ATC); Members had no objections, and the felling was approved in March.

Planning history

1	21/00492/ATC	Elder (S1) - Fell The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Trees - Proceed with works
2	21/02421/ATC	Ash (T1 on Site Plan) - Fell The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Pending Consideration

Comments received were unanimously **opposed** to the felling, reasoning that there was no evidence of the ash being involved, its roots were some distance and well below the house; there had been no time to review whether removing the elder had affected the cracks; and the house (est. c 1800) probably did not have good foundations and rubblestone or soft brick walls and so the visible damage could be due to delamination rather than subsidence (which would show in cracking along the roof edge). Furthermore a healthy ash was worth preserving, given the losses caused by *Chalara fraxinea* (Ash Dieback), and more not fewer trees were better for the planet and combatting climate change.

KM

PLANNING WORKING GROUP

MONDAY 28TH JUNE 2021

Contact Officer: Mrs. K. McElligott, Planning Clerk

Agenda 7.2

Appeal Ref: 21/00034/NON/DET

18/04626/APP

OPPOSE & ATTEND

Garage Site 456999g Overn Crescent
Erection of 4no. dwellings and associated parking
VAHT

Members' responses on this application have been:

21st January 2019

Members were pleased to see a proposal for additional social housing, especially as there was none on the adjacent Summerhouse Hill, but felt that this particular site was problematic.

- The existing access was too narrow and without a reasonable vision splay for emerging vehicles. Furthermore, due to on-street parking on Overn Crescent, turning space for longer vehicles was difficult.*
- Members would like to see a tracking diagram for the standard AVDC refuse vehicle (which is 12.2m long and 2.89m wide) to prove that the vehicle has room to turn at the end of the site; the vehicle outline shown on the site plan A17-106-P001A is well short of this. The rank of 7 parking bays is only 4m deep, so there could well be vehicles projecting into the manoeuvring space. Reversing the vehicle in via a lane barely wider than itself could lead to a ruling by the Authority that the bins be hauled out to the footpath on Overn Crescent on collection days, to the detriment of pedestrian traffic.*
- There is no possibility of a footpath through the access.*
- Brownfield development is commendable but this is not a derelict or unoccupied site; there is no evidence that the garages are unused, or in a condition beyond repair, and their loss will lead to the displaced vehicles parking on the roadside. It has already been observed that on-street parking restricts the carriageway to the point where an emergency vehicle (fire engine) cannot get through, and more off-street parking not less should be encouraged.*
- The application documents repeatedly refer to the Listed summerhouse as being a cycle shed; it is in fact an inhabited dwelling (46 Summerhouse Hill; see applications 15/04011 & 04012, 18/01754 and 18/03773 & 03774) and as such, the amenity of its inhabitants should be considered (and the proposal notified to them to enable them to comment). In addition, the large block on Summerhouse Hill contains 38 flats, not 24 townhouses (16/03138), so there are residents on all floors.*
- Great concern was expressed at the label "Potential to create diversion to site from Cobham Close" on drawing A17-106-CP01A which appeared to indicate the demolition of two bungalows to create a site access. Buckingham has a constantly decreasing number of bungalows due to loft conversions, and the loss of two to provide four houses seems unreasonable, let alone the related disturbance to existing residents of the Close, who are mainly elderly people at home during the day.*

25th February 2019

Amended plan

NOTED

The amendment deleted the arrows indicating a possible access from Cobham Close.

22nd June 2020

Extract from the Clerk's Report to the meeting (plans and illustrations omitted)

Additional documents:

Consultee responses from

- SuDs (1/4/20): in light of additional information supplied, withdraws their objection and lists detailed conditions
- Heritage (6/4/20): recommends refusal for heritage policy reasons if there are no sufficient planning reasons for refusal, due to adverse effect on Summerhouse

Applicant's additional documents

- Detailed refutation of Heritage Officer's comments (1/6/20): based on having visited the site, which the Heritage Officer has not (Covid-19 restrictions).
- Parking survey (1/6/20): February 2019 survey brought up-to-date by including some data omitted from the previous edition.
- Revised site plan (9/6/20)
Shows one of the visitor parking bays has been designated a 'bin collection point' and has more detailed tracking for an 8m box van doing a three-point turn within the site in order to emerge forwards onto Overn Crescent. [The regular refuse lorries are 12.2m long]. The gate at the corner of the site will remain, for pedestrian access into the woodland and Summerhouse Hill. The roadway is designated as Shared Surface.
- Revised access plan (9/6/20)
The leylandii hedge along the boundary of the access road with No.38 Overn Crescent is to be removed to allow a vision splay for emerging vehicles of 2m x 43m in both directions and to widen the access road; there is to be a 'mountable kerb' on the NE side – a good thing, as House No.1 has in-line parking bays beside it, so one might have assumed a dropped kerb would have been designed in at the start, and there will be a 'wheel limiting kerb' along the back of the six remaining bays in the rank opposite the house.

To which Members responded **No Change**

Members noted

- *That the Heritage Officer had recommended refusal as the proposal was not compliant with the relevant heritage policy.*
- *That Cllr. Mills had called the application in.*
- *That the Tracking diagram supplied was for an 8m box van, not the standard refuse collection lorry; and that there had been various values given for the width of the access road. Members asked for clarification of the width required and the width available, whether a special refuse collection vehicle would have to be used (previously it had been advised that residents would have to put their bins out on the Crescent for emptying). They also expressed concern at the proposed reduction of the adjacent hedge (which would have to be carried out regularly if the width and vision splay was to be maintained) which would damage the amenity of the resident at No.38.*
- *That no consideration had been given to the use of the garages for storage; tradesmen such as plumbers and decorators, for example, needed a safe place to store equipment and materials even if the garages were too old to be large enough to accommodate a vehicle. There were too few alternatives for such storage in the town and most of the garages were apparently sound, or could readily be made so.*
- *Members were aware of the need for Social Rental Housing, but it had been reported that the new dwellings were to be a mix of Affordable Rent and Shared Ownership, which was not the same thing.*
- *The Parking survey showed that this end of the Crescent was well populated with parked cars on both sides of the road - including two directly opposite the access road entrance - in three of four survey periods, limiting the passage of larger vehicles including emergency vehicles, especially those turning in or out of the garage court.*

Members saw no reason to change their original response.

Since June 2020 the following have been added to the document list, but not presented for consultation:

2/7/20	Highways response	Satisfied with parking survey methodology; still concerns over access and manoeuvring space; would like tracking plan showing parked cars
24/12/20	Revised site plan and tracking plan	Still uses 8m/7.5t box van; shows vehicle needing full width of Crescent to turn into and out of access; <i>not</i> showing kerbside parking
19/2/21	Irritable exchange of emails between Architect and (new) case officer	Accompanied by same drawings as sent in December
2/3/21	Highways' response	Points out that he had asked for tracking with parked cars marked; notes that a refuse vehicle will not be able to access site even with loss of hedge and widening of entrance, but haul distances for bins are (just) within maximums for both residents and refuse collectors; the parking survey shows that there is adequate kerbside space on the Crescent for vehicles displaced by loss of garages; has no defensible objections and requests the following conditions:

Condition 1: No other part of the development shall be occupied until the new means of access has been sited and laid out in accordance with the approved planning drawings and constructed in accordance with the Buckinghamshire Council guide note "*Commercial Vehicular Access within the Public Highway*". For the avoidance of doubt this shall include the widening of the access road to 4.1m.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

Condition 2: The scheme for parking and manoeuvring indicated on the approved planning drawings shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

Condition 3: No part of the development shall be occupied until an area has been laid out within the site for vehicles to turn in accordance with the approved planning drawings and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off and turn clear of the highway thereby avoiding the need to reverse onto the public highway.

Condition 4: Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading / unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Planning Authority in consultation with the Highway Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.

Reason: **This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.**

Condition 5: No part of the development shall be occupied until parking restrictions have been implemented along Overn Crescent at the junction with the development in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

2/4/21 objection comment from Mr. Pring with particular reference to Condition 5 and its effect on existing residents