



# BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Wednesday, 06 October 2021

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 11<sup>th</sup> October 2021 at 7pm in the Council Chamber at 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](mailto:committeeclerk@buckingham-tc.gov.uk) or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:  
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Mr. P. Hodson  
Town Clerk

Please note that the Planning Committee 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, 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 agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

Buckingham



Twinned with Mouvaux, France; Neukirchen-Vluyn, Germany

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

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

### 3. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 13<sup>th</sup> September 2021 to be put before the Full Council meeting to be held on 22<sup>nd</sup> November 2021.

[Copy previously circulated](#)

### 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

4.1 To receive and discuss the notes of the NP Working Group meeting held on 14<sup>th</sup> September 2021

[Appendix A](#)

### 5. Action Reports

5.1 To receive action reports as per the attached list.

[Appendix B](#)

5.2 To receive and discuss the response from the Cabinet Member on s106 consultation. The original letter is included for information.

[Appendix C](#)

### 6. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 27<sup>th</sup> October and 11<sup>th</sup> November 2021 at 2.30pm. Strategic Sites Committee meetings are on 21<sup>st</sup> October and 18<sup>th</sup> November at 2pm.

To consider a response to planning applications received from Buckinghamshire Council and whether to request a call-in. Additional information provided by the Clerk [PL/47/21](#)

1. [21/03630/APP](#) 20 Greenway Walk, MK18 7BG  
Householder application for erection of side porch  
*Juganaru*
2. [21/03681/APP](#) 40 March Edge, MK18 7BP  
Householder application for replacement single storey rear conservatory  
*Wilson-Thornley*

*The following two applications may be considered together:*

3. [21/03699/AAD](#) 15 Market Square, MK18 1NW
4. [21/03701/ALB](#) Display of non-illuminated fascia sign fronting Market Square (retrospective)  
*Godagama*
5. [21/03801/APP](#) 23 Market Hill, MK18 1JX  
Change of use of financial services (section E) to a nail shop (sui generis)  
*Zalewski*

*The following two applications may be considered together:*

6. [21/03808/APP](#) Rose Cottage, Bourton Road, MK18 7DR  
Householder application for single storey extension to North East and South East elevations, alterations to South East gabled façade, new timber windows, 2No rooflights and interior renovation
7. [21/03809/ALB](#) Listed building application for single storey extension to North East and South East elevations, alterations to South East gabled façade, new timber windows, 2No rooflights and interior renovation  
*Gavriel*

8. [21/03819/APP](#) 37 Well Street, MK18 1ET  
Householder application for single storey and two storey rear extension and insertion of pedestrian gate within boundary wall  
*Adams*

**Not for consultation**

9. 21/03602/ACL 6 Portfield Way, MK18 1BB  
Certificate of Lawfulness for proposed single storey rear extension and garage conversion  
*Krajnyk*
10. 21/03626/ACL 15 Bernardines Way  
Certificate of Lawfulness for proposed Loft conversion with dormer extension to rear roofslope and rooflights to front roofslope.  
*Vincent*
11. 21/03794/HPDE 3a Lenborough Road, MK18 1DH  
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.55m and for which the height of the eaves would be 2.35m  
*Dickson*

**Tree applications have been circulated separately and responses sent based on consultation replies**

12. 21/03652/ATC 1 Church Street, MK18 1BY  
Fell five conifer trees.  
*Smith*
13. 21/03670/ATP 144 Moreton Road, MK18 1PW  
T1 English Oak - Works: Prune lowest limbs to give around 4.5m clearance over path and road and remove dead wood. Reason: In the interest of sound management and to avoid conflicts with highway.  
T2 Sycamore - Works: Prune lower limbs to give around 4.5m clearance from ground to avoid encroaching highway and street lights and remove dead wood. Reason: In the interest of sound management, to avoid conflicts with highway and street lamp and to promote apical dominance.  
*Martin*
14. 21/03871/ATC Stowe Avenue [*adjacent to rear boundaries of 31-45 Grenville Road*]  
G1 - 5 No. Beech; Crown lift to a height of 3.5 metres. Reduce laterally on house side to viable growth points as close to the edge of the footpath as the growth points will allow.  
*Goode [National Trust]*

## 7. Planning Decisions

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

### Approved

Application	Site address	Proposal	BTC response
21/00744/APP	42 Mallard Drive	First floor front extension	No objections

### Refused

Application	Site address	Proposal	BTC response
21/00827/APP	31 Bourtonville	Part single, part 2-st rear extension	Oppose
21/01263/APP	28 Border Lane	Retention of fencing and change of use of land (retrospective)	No objections (+ comments)
21/02518/APP	Home Appliances Market Hill	Part ch/use from B8/B1 to provide shop unit and 10 flats	Oppose & call-in (see note)
21/02882/APP	9 Botolph Mews	Single storey rear extension	No objections

Note: [The Officer's Report for 21/02518](#) with her reasons for refusal is well worth reading for its wider implications

### Withdrawn

Application	Site address	Proposal	BTC response
21/02710/APP	61 Moreton Road	Variation of approved drawings of 19/00735/APP	Oppose & call-in

### Not for consultation

### Approved

Application	Site address	Proposal	BTC response
21/02539/ATP	Land to rear 25 Pitchford Avenue	Remove damaged limb, deadwood and ivy	No objections
21/03115/ATC	7 Chandos Road	Fell 1 Larch	No objections
21/03116/ATP	1 Manor Park	Crown reduction of two Limes	No objections
21/03123/ATC	1 School Lane	Fell 1 ash; remove willow branch over river	No objections
21/03162/ATC	Brooks Court	Crown raise 1 acacia over seating area	No objections
21/03259/ATP	Buckingham Primary School <i>[mainly Maids Moreton Avenue]</i>	Maintenance work to various trees	No objections

7.2 To receive for information Appeal decisions:

20/01333/APP Verney Close Surgery, MK18 1JP  
Outline permission for demolition of existing development and erection of 1 residential building comprising 6 flats, off street parking, bin storage and bicycle storage  
*Swan Practice*

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

20/01332/APP Buckingham Primary Care Centre Surgery, MK18 1NU  
Outline planning permission for demolition of existing development and erection of up to 8 dwellings  
*Swan Practice*

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

7.3 To receive notice of a new appeal and discuss whether any further representation needs to be made. Members' comments (attached for information, [Appendix D](#)) will be conveyed to the Inspectorate by Buckinghamshire Council so do not need to be re-stated. The closing date for additional comments is 2<sup>nd</sup> November 2021.

An appeal has been lodged on grounds of Non-Determination for:

20/02511/APP Garage Site, Pightle Crescent

Demolition of the existing 20 garages and the erection of 8 x two-storey apartments of the following configuration: 4x1-bed apartments, 2x2-bed apartments, 2x3-bed apartments. Each apartment would have undercroft parking giving a total of 14 spaces, including 2 visitor parking bays. 5 separate spaces would also be provided just to the east of the dwellings. The existing 12 spaces would be retained at Pightle Crescent, which makes 31 parking spaces in total for the development. A secure communal bin storage area is also proposed, sized for the proposed development from discussions with the Council's Waste Services Coordinator.

VAHT

## 8. Buckinghamshire Council Matters

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

8.1.1 To receive a written response from the Cabinet Member to a question from Cllr.

Stuchbury about the archaeological remains found at West End Farm.

[Appendix E](#)

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

[Appendix F](#)

## 9. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (29<sup>th</sup> September 2021) *No Buckingham applications*

9.2 Strategic Sites Committee (23<sup>rd</sup> September 2021) *Cancelled*

## 10. Consultation forwarded from Full Council 4/10/21

10.1 To receive an item of correspondence on the Oxford – Cambridge Arc from a Mr. D. Rogers of the Stop the Arc campaign.

[Appendix G](#)

10.2 To receive and discuss a response to the following:

(Min) 384/21 Creating a Vision for the Oxford-Cambridge Arc

Members received and discussed a consultation from the Department for Levelling Up, Housing and Communities. *The link to this consultation can be found*

*here: <https://www.buckingham-tc.gov.uk/wp-content/uploads/2021/10/Agenda-10-Oxford-Cambridge-Arc-consultation-for-hyperlinking.pdf>*

Proposed by Cllr. Stuchbury, seconded by Cllr. Cole and unanimously **AGREED** to refer the consultation to Planning Committee (next meeting on the 11<sup>th</sup> October) outlining Members concerns as:

- The Oxford-Cambridge Arc plans could supersede Highways elements from within the emerging Buckinghamshire Local Plan.
- The one million new homes aspiration will need infrastructure: schools, clinics, hospitals, water and electricity supplies, waste and sewage disposal etc. Councillors

are not satisfied that the outline plans set out where essential infrastructure which will support the new homes will be needed, as well as where there will be new employment sites.

- The Government's Planning White Paper suggests significant reforms in the planning system and would suggest that, moving forward, Town and Parish Councils will have little sway where developments will be located.
- Building one million new homes will require huge swathes of land and the necessary infrastructure support (roads, school, medical centres etc.) will require even more. The significant environmental concerns with the plan relating to swathes of countryside being turned into another city, is of serious concern to the Town Council

#### **11. Enforcement**

To report any new breaches

#### **12. Applications to fell trees**

To receive the updated list

[Appendix H](#)

#### **13. S106 Quarterly update**

Mr Rowley reports no change from the June update

#### **14. Matters to report**

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

#### **15. Chairman's items for information**

#### **16. Date of the next meeting: Monday 1<sup>st</sup> November 2021 following the Interim Council meeting**

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			

Minutes of a meeting of the **Buckingham Neighbourhood Plan Sub-Committee** of Buckingham Town Council held on Tuesday 14<sup>th</sup> September 2021 in the Council Chamber

**Present:**

Cllr. M Cole JP  
Cllr. J. Harvey  
Cllr. R. Stuchbury  
Cllr. W. Whyte  
Mr Roger Newall      Buckingham Society  
Mr. P Hodson          Town Clerk  
Mrs S. McMurtrie      Town Plan Officer

**Update on VALP from the Town Plan Officer**

The Town Plan Officer updated the Committee that VALP is now in place. This means that site M has been removed. However, the remainder of the Neighbourhood Plan remains in place. The Committee noted that site M was removed due to the claimed lack of a viable transport strategy. It was suggested that a revised Neighbourhood Plan could include a Western bypass. Estimates of the required number of additional houses were put at 2,500 to 3,000 to make this possible.

The Committee discussed the opportunity for the Council to be proactive in influencing the new Buckinghamshire Plan. The LEP / Growth Board should be engaged to help influence how to develop the Western side of the town. The transport plan could be used as a starting point to develop a workable link road. This would enable the declassification of West Street, with a range of opportunities.

The current plan allows for a design code to be adopted. The Council will ask Buckinghamshire Council to adopt this as a supplementary planning document.

We need to review the Neighbourhood Development Plan post Covid. For example, does the town centre area need to be extended or reduced.

Any revised plan needs to be more positive in showing how the required infrastructure would be delivered.

It was noted that while VALP allows a neighbourhood Plan to continue to require more than the 25% social allocation required by VALP, it is likely that robust local evidence would be required to defend these. The Town Plan officer will lead on developing an evidence base to support the requirement for 35% social housing.

An initial meeting with the Forward Plan Team and Paul and Sheena to be sought to identify their current thinking on strategic issues, and how resources committed by the Town Council could benefit and support with the Buckinghamshire Plan.

### **Design Codes**

The current draft focusses on design issues, based on previous guidance. The LTPI have issued guidance on how design codes can benefit the environment / climate change and ecology. This will be released in the autumn. There seems to be considerable freedom as to what can included in a code. Accessible housing could be added, including a percentage requirement, noting the space standard introduced in 2015. RSPD is also referred to in VALP, and will be relevant once it's produced. The new County wide design code will be launched on 20<sup>th</sup> September; we will review the code in the light of this. This may mean that some elements can be removed where they are duplicated. Roger will continue to draft the Code and bring an extended version to the next meeting for discussion.

### **Buckingham Survey**

Paul will circulate the draft survey and proposal to the Group for initial replies by email and discussion at the next meeting.

### **Next Meeting**

Will include a discussion about engaging with other local organisations. To be held in around 8 weeks.



## Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
364/21	10 direct	307/21 369/21	BC decision not to publish neighbour comments (to follow acceptance of Recommendation to Full Council at 301/21) Encourage public to report faulty street lights	

## Other actions

Subject	Minute	Form	Rating = done	Response received
<b>Buckinghamshire Council</b>				
Streetlighting, Tingewick Road	1165/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields	√	Response at Agenda # 5.2, Appendix G
	85/21	Follow up letter	√	
	253/21	Follow up & copy letter to Cllr Stuchbury (& speed limits)	√	
	298.2/ 21	<b>Cllrs. Harvey, Stuchbury &amp; clerk to formulate letter</b>		
Bypass Bridge	1177/20	<b>Cllrs. Stuchbury &amp; Whyte to pursue action.</b>		<b>Cllr. Whyte will respond after return from leave</b>
20mph speed limits	20/21	Referred from Full Council 17/5/21 (for new estates)		Costed bid for feasibility study submitted to Buckinghamshire Council
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	<b>Town Clerk to report any progress</b>

Town Hall frontage	56/21	Ask Cllr. Whyte if any progress	√	<b>Cllr. Whyte will respond after return from leave</b>
Blocked pavement drains	56/21	Ask for drain flush	√	
Speed reduction, Tingewick Rd	188/21 253/21	Request 30mph limit between estate and town centre  (amalgamated with follow-up on streetlighting, see above)	√ √	
Scaffolding, Market Hill	259/21 298.1/21	Report access problem  Write to Licensing with warning about pavement widths & access in Buckingham	√ √	<del>Fix my street report 40170750: Status changed to Closed 29/7/21. We have fully investigated your report, however, we have been unable to identify the issue. [Scaffolding removed before visit]</del>
<b>Call-in included in response; awaiting decision</b>				
	255.3/21 255.5/21	Old Telephone Exchange  61 Moreton Road	√ √	<b>See agenda 8.2</b>
<b>Enforcement reports and queries</b>				
2 Mallard Drive		Unauthorised fence enclosing public land	√	<b>22/6/21: Response from officer</b>  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

	253/21	Request update		<p>any works carried out are at the owners risk.</p> <p>I will update you again in four weeks but please do not hesitate to contact me if you have any questions in the meantime.</p> <p>(22/6 + 4 weeks = 20/7/21)</p> <p>28/7/21: Response from officer</p> <p>Thanks for your email. I spoke to the owner yesterday. He says that he has so far not been able to appoint a planning agent and is looking to submit the application himself within the next few weeks. From our perspective there is plenty of time for enforcement action if an application is not submitted or is ultimately refused and any works done are at the owners risk so there is no harm in allowing the extra time.</p>
Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)		<p>Awaiting officer's return from leave</p> <p><b>Update requested 29/7/21 and 7/9/21 no response as yet</b></p>
Land Grab at Holloway Drive	368/21	(Reported by Tree Warden)	√	<b>BC Trees confirm land is within resident's boundary</b>
<b>Neighbourhood Plan Review</b>				
Survey Questions	1166.2/20	<b>Town Plan Officer</b> to circulate final version to Cllrs. for comments		
<b>VALP</b> <b>Other:</b>	<b>361.2/21</b>	<b>Town Clerk</b> to write to BC re use of out of date census figures as base data		
Walnut Drive s106 (16/00151/AOP)	254/21	<b>Cllr. Ralph</b> to copy NBPPC letter to Cllr. Stuchbury	√	
		Agreed response on July revision of document to be sent to Cabinet Member	√	

NBPPC	<b>362./21</b>	<b>Town Clerk</b> to write to BC asking for criteria for statutory consultees & list		
Castle Street sign	<b>369/21</b>	Ask <b>Cllr. Whyte</b> to report on progress on replacement		

[Back to AGENDA](#)

**PLANNING COMMITTEE**

**MONDAY 11<sup>TH</sup> OCTOBER 2021**

Contact Officer: Mrs. K. McElligott, Planning Clerk

**Action List item 5.2; Response to letter (Minute no. 254/21)**

**From:** Gareth Williams (Cllr) <[gareth.williams@buckinghamshire.gov.uk](mailto:gareth.williams@buckinghamshire.gov.uk)>

**Sent:** 09 September 2021 16:02

**To:** Paul Hodson <[townclerk@buckingham-tc.gov.uk](mailto:townclerk@buckingham-tc.gov.uk)>

**Subject:** Re: [EXTERNAL] RE: BTC to Cabinet Member - s106 Walnut Drive

Dear Paul,

In terms of the broader question of Town and Parish involvement in Section 106 agreements; we obviously engage with town and parish councils during the process of considering applications and we take account of comments made. Where those comments relate to the need for contributions through Section 106 agreements that are directly related to the application, then the Council seeks to negotiate those contributions.

The key matter however is that the Council, as Local Planning Authority, must be satisfied that the contributions are directly related to the proposal and that any contributions comply with the national Regulations.

When Section 106 agreements have been finalised, the Council also publishes those agreements for interested parties to comment before it is signed and sealed.

This is clearly the process that you have engaged with in relation to the Walnut Drive application. The comments you and others have made will be considered by the Council before finalising the agreement and these would normally be addressed through a post-committee report that is published at the time that a final decision is taken on the application

Kind regards  
Gareth

Gareth Williams  
Deputy Leader  
Cabinet Member for Planning and Regeneration  
Councillor for Chess Valley ward  
Buckinghamshire Council



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Town Clerk: Mr. P. Hodson

Appendix C

22<sup>nd</sup> July 2021

Cllr. Gareth Williams by email: [Gareth.Williams@buckinghamshire.gov.uk](mailto:Gareth.Williams@buckinghamshire.gov.uk)  
Cabinet Member for Planning & Regeneration  
Buckinghamshire Council

Dear Cllr. Williams,

## REF: s106 AGREEMENTS

For very many years, this Council has campaigned for Parish and Town Councils to be allowed into the discussion on s106 terms and conditions to be applied to major applications, so that the disadvantages allied to the development are alleviated in ways the local community wishes. At the very least, we should be allowed to read a draft before the final version is offered for signature, if only to point out factual errors which can lead to the loss of a proposed benefit to the local community.

However, having at last obtained the sight of a major s106 document (for 16/00151/AOP) before signature, we find that the comments we have made on previous occasions (most recently December 2020, and June 2021) have been ignored, as have those made by the parishes more directly involved – Foscote and Maids Moreton. When we have asked for clarification on the reasoning behind a particular clause we have received no acknowledgement, still less an informative response. We have now been offered a “final version” which has had minor errors corrected (referral to the wrong Schedule number, for example) but still contains considerable cause for concern on some important matters. These are summarised overleaf.

If a project which is supposed to alleviate a disbenefit caused by the development cannot be implemented, or is so inappropriate that it gives rise to worse conditions than those pertaining before the development, there is no point including it. It is better to introduce some alternative scheme which does, surely? And consulting on a draft when no notice is taken of the comments arising, is a token activity only.

Yours sincerely,

Mr. P. Hodson  
Town Clerk

**16/00151/AOP land at Walnut Drive – up to 170 dwellings and associated works; s106 document (July 2021 version)**

Comments and unanswered questions

p.12	Utility connection, Affordable Housing	Broadband connection is not included. A good broadband connection will aid the attainment of the ‘mode shift’ target of the Travel Plan
p.21	Public Transport Project	Please define peak hours: to cover commuting and schools this needs to be at least 6.30am to 9am and 3pm to 8pm. Plus those not bound to daytime work hours (eg pensioners) need buses in the middle of the day, especially when the whole GP service moves to Lace Hill Medical Centre; and teenagers too young to drive need a bus service at weekends to get to MK or Aylesbury. What measures will be taken if the funding is not acceptable to a commercial operator? There is no community bus service in Buckingham which could extend its coverage. The entire Travel Plan is redundant if there is no option but car use.
p.57	Monitor and Manage Strategy: Survey locations to be “College Farm Road” (Mill Lane) junction with A422 & Foscoote Road/ Foscoote Lane	But not the Moreton Road, which is supposed to be taking most of the traffic from this estate so as not to impede the flow on the A422 between the Buckingham bypass and MK? And the Old Gaol junction in particular? Also the M&MS must establish pre-construction baseline data and surveying should be carried out regularly after that, not wait until after occupation. Construction traffic could well opt to use Mill Lane for access rather than come through Buckingham. A survey is no use without baseline data to measure changes from.
p.110	Crossing on A422 Stratford Road “to link to the cycleway improvements at the Lower Wharf junction with the A422 east of the football club”	We have queried this before, and have received no response. There are <u>no</u> cycleway improvements at Lower Wharf. Public Footpath 27 from Lower Wharf to Wittmills Oak is unsurfaced and not straight or level enough to make a useful cycleway. Moreover any cycleway would emerge on to the Stratford Road halfway down the hill; the footway on the far side, to which the proposed crossing would lead, is too narrow to be a shared-use path and the verge falls steeply to the roadway making deviations to pass other people dangerous. The most recent cycleway improvements are to the <u>west</u> of the football club (ie well over a football pitch-length away from Lower Wharf) and it emerges on to the Stratford Road townside of the car park entrance almost opposite Page Hill Avenue. This is a sensible place to have a crossing, as the footpath into town is not continuous on the south side of the road, so that car park users would have somewhere

		<p>to cross to the north side, where there is one. It would also be useful to schoolchildren going to Buckingham Primary School, and senior school children going from Page Hill to London Road.</p> <p>The alternative safe place to cross for senior school pupils from Maids Moreton is at the top of the Stratford Road at the bus stop, which is on level ground with good visibility each way, easily accessible via the Page Hill roads and paths, and then via Pitt Green and Wittmills Oak to join the existing cycleway system. There is also an existing school crossing patrol at this point, with amber warning lights.</p>
<p>p.110</p>	<p>Junction improvements at the Old Gaol mini-roundabout (A413/A422 Moreton Road/High Street): Additional lane markings to allow two approach lanes; pedestrian refuge to aid pedestrians crossing Moreton Road</p>	<p>Please bear in mind that much of the site traffic will be using this mini-roundabout to access the site from Stratford Road via the High Street, and that it is already a main route out of the town with no alternative and single-carriageway in part. Having had two major sites on the Moreton Road already we are accustomed to topsoil, sand and gravel spills from lorries taking the corner at speed, not to mention the batches of pre-fabricated roof trusses on a long lowloader finding it on the tight side. The alternative route from the north has its own problem bends and pinch points. We've had a temporary refuge since lockdown between Prezzo and the Kings Head, and that has worked well, but an extra lane (presumably downhill) will not help even if there is sufficient road width to accommodate it.</p>
<p>p.111</p>	<p>Keep Clear across the junction of the public car park on Stratford Road <i>[sic]</i> In the vicinity of the 'Old Gaol' junction, to assist the bus exiting the High Street and facilitate movements on the network.</p>	<p>Rewrite and clarify as: Keep Clear markings across the junction of the High Street with Cornwalls Meadow (the road leading to the town centre car park) to assist the buses turning north from the bus stand</p> <p>We have also commented on this proposal before. Stratford Road starts at The Limes – ie the eastward (IN) entrance to the bus station, and the High Street runs from there to the Old Gaol junction, and from North End Square to the Moreton Road.</p> <p>The large pay-and-display car park access road – Cornwalls Meadow – makes a crossroads with the High Street and the OUT access from the bus station by Paynes Court. Buses for Aylesbury turn right onto the High Street and go towards the Old Gaol junction; X5s are too big to negotiate Market Hill and Bridge Street and thus do a U-turn and go back to the bypass via the Stratford Road. The smaller single-deckers may go either way. The KEEP CLEAR (hopefully a yellow-hatched box junction marking) therefore needs to be not only the width of Cornwalls Meadow x the whole width of the High Street but to stretch northeast some distance along the frontage of the Grand Junction (13 High Street) because the buses turning that way almost always touch the opposite kerb before they</p>



		<p>straighten up and regain the correct side of the road. The Old Gaol junction is about 100m away from the bus station, and there is a zebra crossing in between. The KEEP CLEAR box will make it easier for the bus drivers to get out – it will have little effect on the length of the peak hour traffic queue which stretches from the Town Hall roundabout well up the hill, as it will have little effect on the number of vehicles needing to use the High Street. There is also a small public car park with restricted hours but free of charge on the Stratford Road, at the football club, with an access almost opposite Page Hill Avenue. However this is nothing to do with the bus stand and turning space for buses, but could confuse officers not familiar with the area, so that the work order is made out for a (nonsensical) KEEP CLEAR on the Stratford Road.</p>
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**PLANNING COMMITTEE**

**MONDAY 11<sup>TH</sup> OCTOBER 2021**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

- 1. 21/03630/APP**      20 Greenway Walk, MK18 7BG  
Householder application for erection of side porch  
*Juganaru*



No. 22                      and No. 20 Greenway Walk

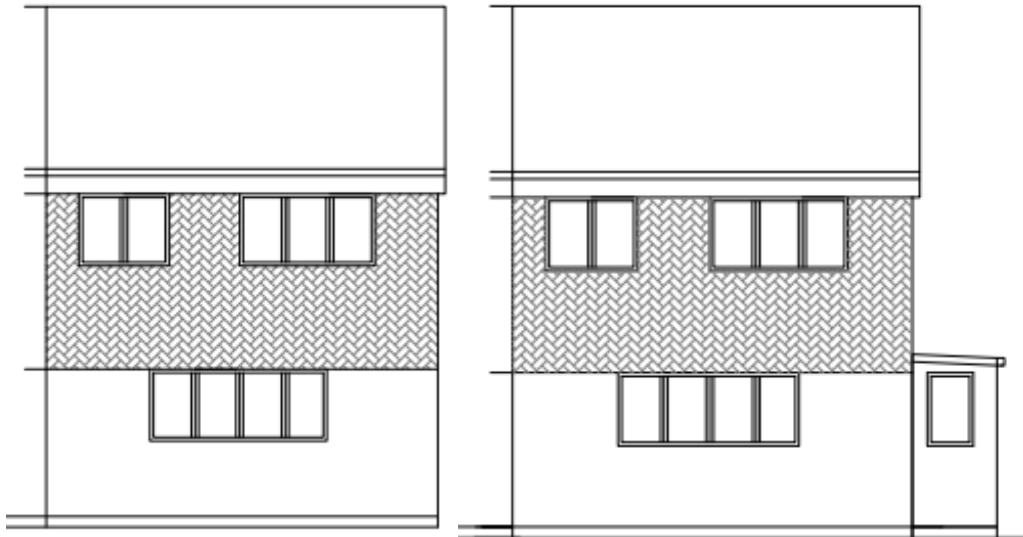


No.20, showing separation from No. 18

No. 22 has already added a side porch

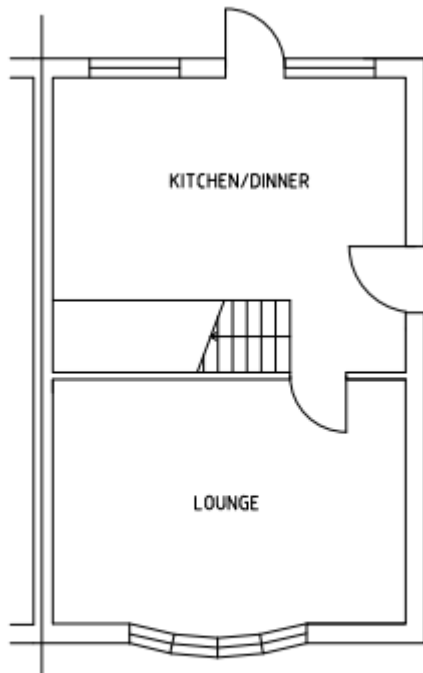
The site is a semi-detached house in the North-east corner of Linden Village with the bypass to the east (beyond a garage court) and facing a triangular green to the west. The houses have their main door on the side elevation. No. 20 is as built; No 22 has already added a side porch with a rather steeper pitch to its roof than is proposed for No. 20. It is a traffic-free area, and there is good separation of the proposed porch from the other neighbour, No.18.

Materials to match existing (white rendered brick walls, clay roof tiles, uPVC windows, wooden doors with glazing).

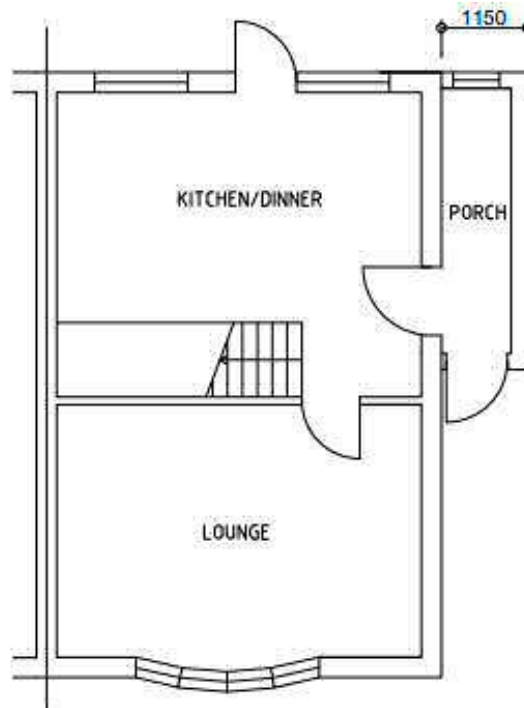


EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION



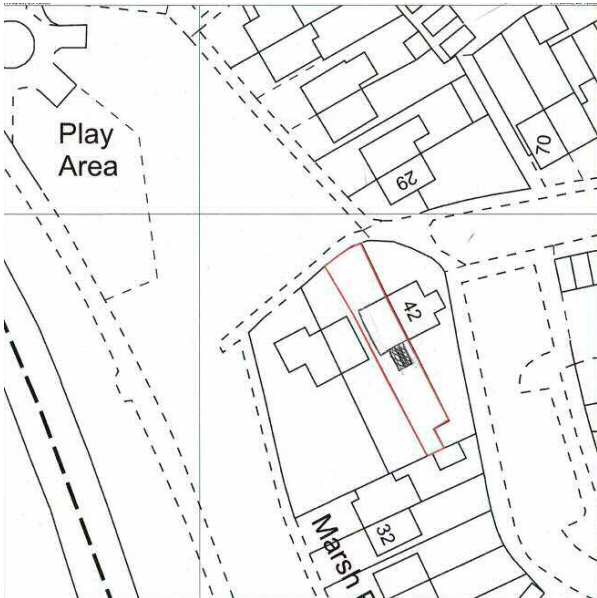
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

- 2. 21/03681/APP** 40 March Edge, MK18 7BP  
Householder application for replacement single storey rear conservatory  
*Wilson-Thornley*

The site is a semi-detached house in the South-west of Linden Village facing into the corner of the open space east of the Wittmills Oak play area. The existing conservatory is built against the boundary (a standard-height close board fence) with its semi-detached neighbour, No. 42, and can be seen in the photos below. It is proposed to replace it with a pitched roof conservatory with doors in the same place, on the same footprint (3.6m deep x 2.5m wide), with its ridge height just under 3m. The existing roof slopes from c2.3m to 2.2m. The materials are to be white uPVC with double glazing. The base appears to be faced with brick, from the drawings. A hole is to be introduced to the panel to the left of the double door, to enable an electricity cable to be connected.



Google satellite, 2021

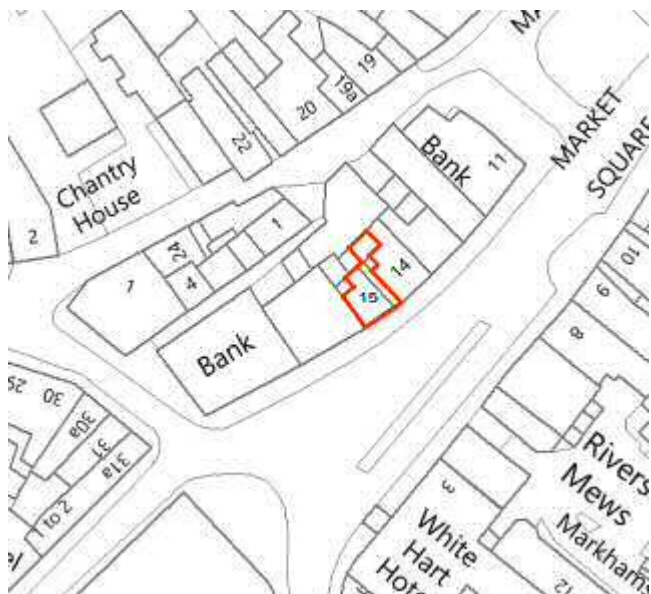


Existing conservatory from garage court (2/10/21)



The following two applications may be considered together:

- 3. 21/03699/AAD 15 Market Square, MK18 1NW
- 4. 21/03701/ALB Display of non-illuminated fascia sign fronting Market Square (retrospective) Godagama



August 2021

The site is the business premises previously a barbers/hairdressers, next to WHSmith in Market Square, now occupied by an alternative medicine practitioner. Change of use and various internal alterations have already been approved. The change of signage was reported to the 16<sup>th</sup> August meeting (min.304/21) and an Enforcement case file opened on 18<sup>th</sup> August (21/00431/CONA). The new signage utilises the existing wooden fittings and repainted. The building is Grade II Listed and forms a group with Nos 13 & 14.

Phase 2

Install QR code on inside of RH window

Install lightbox inside premises, location TBC

1000 mm

860 mm

277 mm

1	78/00101/AV	EXTERNALLY ILLUMINATED FASCIA BOARD	Approved
2	78/00102/AV	ALTERATION OF SHOP FRONT TO ENABLE TRADE FASCIA TO BE DISPLAYED	Approved
3	92/00067/AAD	ILLUMINATED HANGING SIGN	APPROV
4	92/00068/ALB		
5	94/00896/AAD	FASCIA AND PROJECTING SIGNS	REFUSE
6	94/00897/ALB	RETENTION OF FASCIA AND PROJECTING SIGNS	
7	94/01547/AAD	FASCIA & HANGING SIGNS	APPROV
8	94/01548/ALB		
9	08/02057/APP	Change of use of upper floors to Class A1 (ladies hairdressing salon) - Retrospective	Approved
10	20/04229/APP	Alterations to ground floor front elevation and internal work including removal of existing stairs and replace on first floor Alteration to existing Ground Floor Shop Front (Construction matching - style, material and appearance of existing) to incorporate a doorway forming independent access to residential (C 3.)	Withdrawn
11	20/04230/ALB		
12	21/00155/ACL	Appl'n for a Lawful Development Certificate for the proposed use of ground floor and first floor as medical consulting rooms (Use Class E)	Certificate Issued
13	21/00471/APP	Replace first and second floor front elevation windows and fit demountable partitioning on ground floor and first floor	Approved
14	21/00472/ALB		LBC Consent
15	21/03699/AAD	Display of non illuminated fascia sign fronting Market Square (Retrospective)	Pending Consideration

**5. 21/03801/APP**

23 Market Hill, MK18 1JX

Change of use of financial services (section E) to a nail shop (sui generis)

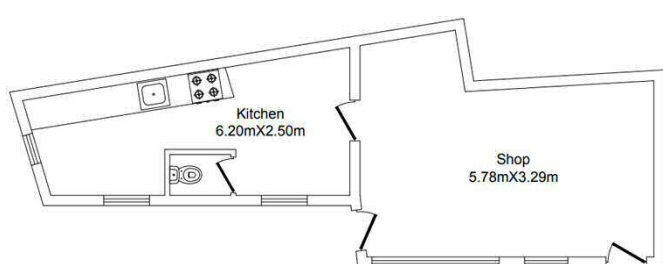
*Zalewski*

Door at right is access to 23a, first floor flat

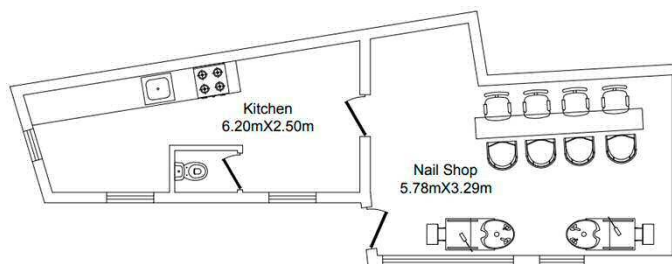
The site is the former Harpenden Building Society office, just past the Post Office and opposite the hairdressers by the Chantry Chapel. The building is not Listed, though the neighbouring No1 The Chewar (formerly Seahawk Supplies) is and several of the shops in Market Hill, and the Chantry Chapel.

The proposal is to change the use class only, but the application form also includes 'with new shop front' for which there are no drawings. The application form ticks 'No' for both questions at #14 – Do the plans incorporate areas to store and aid the collection of waste? and Have arrangements been made for the separate storage of recyclable waste? Hours of opening will be 9.00 – 18.00, Monday – Saturday.

1	76/01547/AV	Change of use from hairdressers to coffee bar/tea room, light snacks	Withdrawn
2	93/02094/ALB	ALTERATIONS TO FORM BUILDING SOCIETY	APPROV
3	93/02095/APP	CHANGE OF USE OF GROUND FLOOR FROM RETAIL (A1) TO BUILDING SOCIETY OFFICE (A2) AND INSTALLATION OF ATM	APPROV
4	94/00718/APP	CHANGE OF USE OF 1ST FLOOR FROM RESIDENTIAL TO OFFICE	APPROV
5	03/03125/AAD	Erection of 2 non illuminated signs and 1 projecting sign	Advert Consent
6	21/00947/COUC	Determination under Class C of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required in respect of noise impacts, odour impacts, impacts of storage and handling of waste, impacts of hours of opening, transport and highways impacts, impact of the change of use, and the siting, design or external appearance of the facilities to be provided, for the change of use of the premises from Financial and Professional Services (A2) to Restaurants and Cafes (A3)	Change of Use A1, A2 to A3 - Refused
7	21/03801/APP	Change of use from financial services (section E) to a nail shop ( Sui Generis)	Pending Consideration



Existing Floor Plan



Proposed Floor Plan

The following two applications may be considered together:

Rose Cottage, Bourton Road MK18 7DR

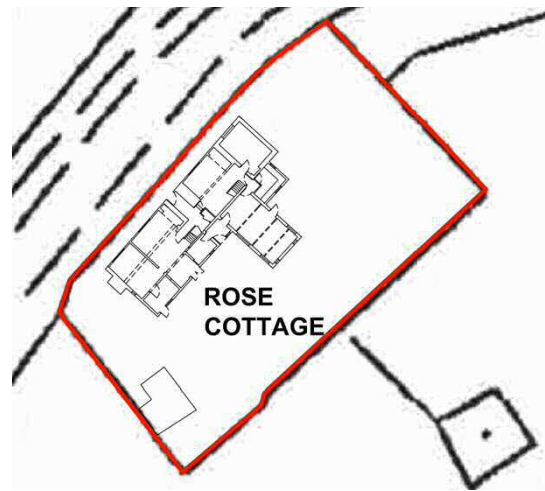
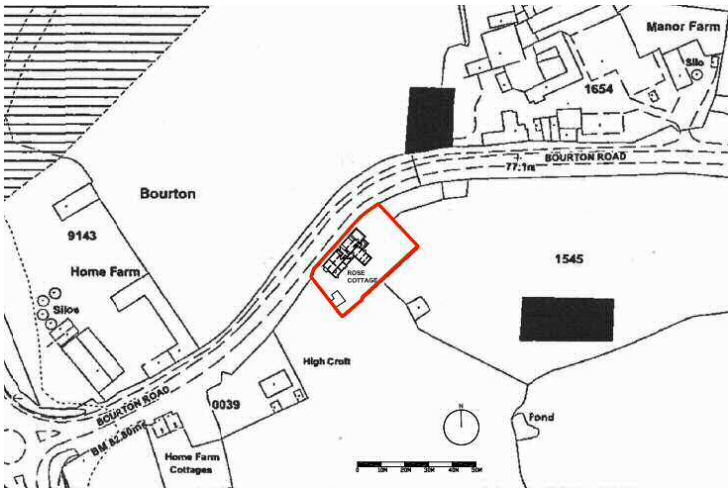
**6. 21/03808/APP** Householder application for single storey extension to North East and South East elevations, alterations to South East gabled facade, new timber windows, 2no. rooflights and interior renovation

**7. 21/03809/ALB** Listed Building application for single storey extension to North East and South East elevations, alterations to South East gabled facade, new timber windows, 2no. rooflights and interior renovation

*Gavriel*

The site is Rose Cottage (actually two cottages knocked into one), a Grade II Listed Building on the south side of the stretch of Bourton Road east of the bypass. It has no close neighbours and backs onto farmland. Photos are copied from the Design & Access Statement submitted, which also contains photos of the interiors.





*Above: View of property looking South/South-East from Bourton Road towards the NW main elevation. The timber clad parking garage/barn is on the SW of the property :*

The proposal is to add a copy of the existing modern rear extension to the east of it, demolishing the existing wall to form a larger kitchen/dining room. The new extension will have French windows to the garden, and new skylights will be added to the inner faces of the two gable roofs. The gable ends will have new decorative brickwork under the gable eaves and the windowsills. The existing utility room (not part of the original fabric) is to be reduced in size and a new doorway from the playroom into this area will re-open an existing opening. It is emphasised throughout the documentation that the effects of the changes on the fabric of the original building will be minimal. All the proposed works are to the rear of the eastern end of the premises and thus invisible to the general public and all other areas and aspects are unchanged.



Above: View of the proposal from the South/South West



View of the rear of Rose Cottage looking from the East/South East including the 1990's single storey extension and the existing utility room under the cat slide roof



The single storey extension from the South West

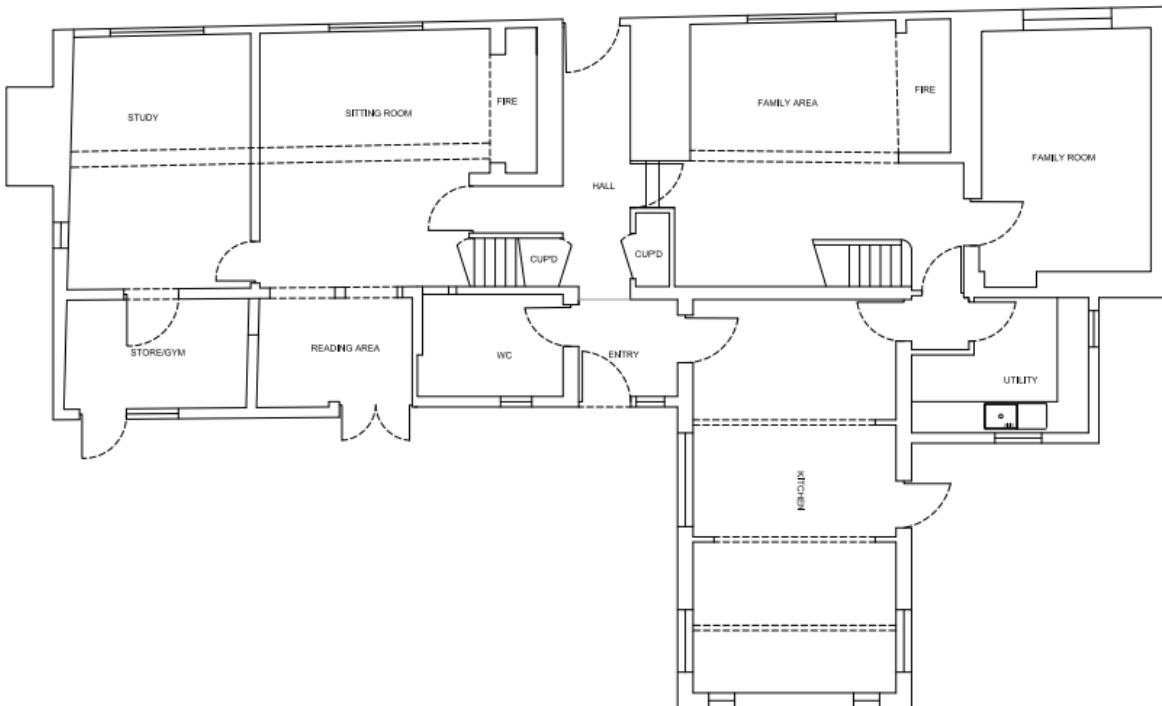
Planning History

1	82/00551/AV	REPLACEMENT OF EXISTING ROOFLIGHT AND INSERTION OF TWO NEW ROOFLIGHTS	APPROV
2	82/00743/AV	BRICKING UP OF EXISTING HALF GLAZED DOOR AND INSERTION OF WINDOW REMOVAL OF CHIMNEY BREAST INSERTION OF TWO NEW WINDOWS AND REMOVAL OF INTERNAL WALL	APPROV
3	00/00639/ALB	Single storey rear extension	Withdrawn
4	00/00640/APP		
5	00/02604/APP	Single storey rear extension	Approved LB Consent
6	00/02605/ALB		
7	06/02302/ALB	Internal alterations and insertion of french window and window to rear	Withdrawn
8	06/03150/ALB	Internal works for removal of wall, moving of bathrooms, insertion of French doors and replace back doors	Listed Building

			Consent
9	07/03329/ALB	Internal works of raising ceiling, insertion and removal of partition and windows, rendering of walls and rebuild East End Chimney (retrospective)	Listed Building Consent
10 11	12/00521/ALB 12/00522/APP	Demolition of existing garage Demolition of existing garage and erection of detached garage with room above	LB Consent Approved
12	19/01717/ALB	Removal of an existing rear window and cill wall and insertion of a new door	LB Consent
13 14	21/03808/APP 21/03809/ALB	Householder application for single storey extension to North East and South East elevations, alterations to South East gabled facade, new timber windows, 2no. rooflights and interior renovation Listed Building application for single storey extension to North East and South East elevations, alterations to South East gabled facade, new timber windows, 2no. rooflights and interior renovation	Pending Consideration

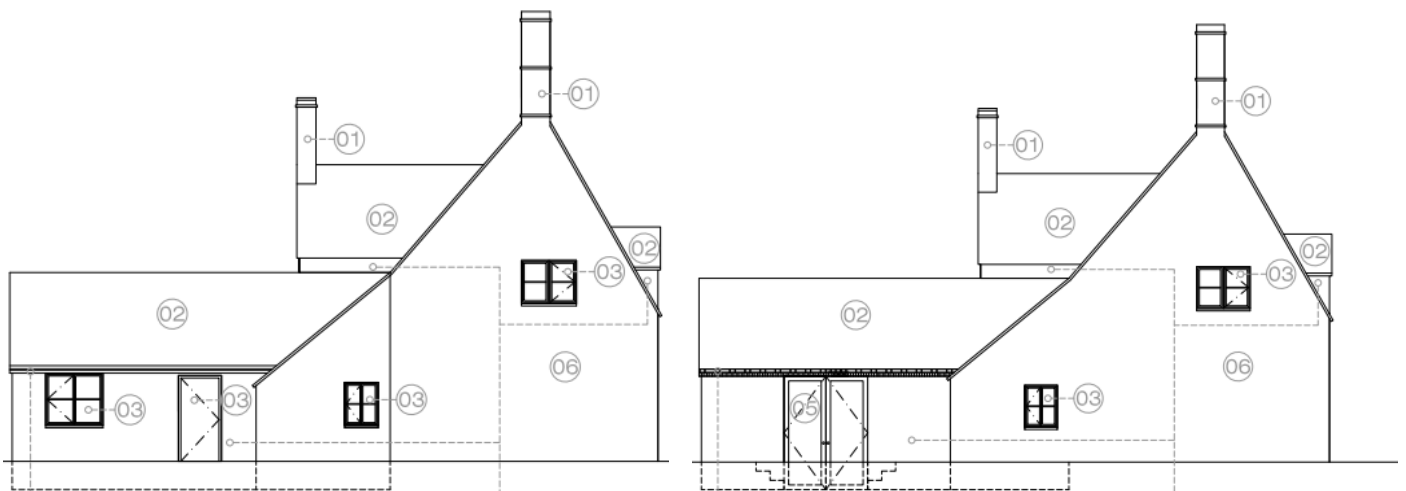
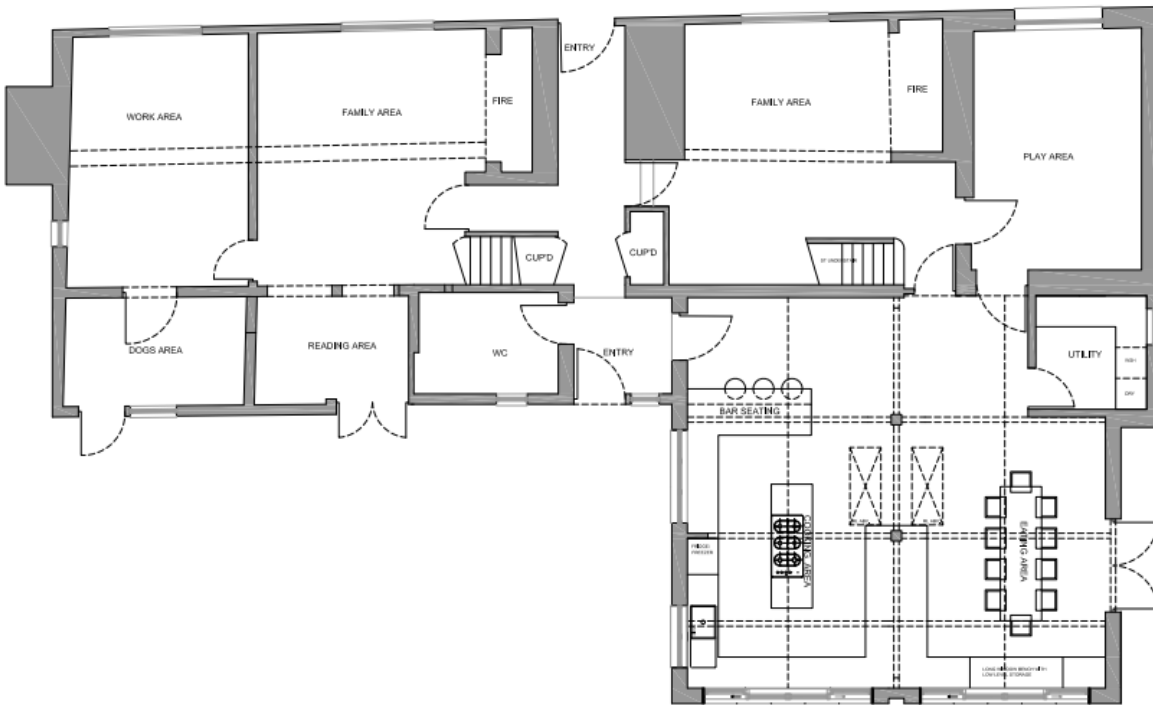


Existing rear elevation and ground floor plan





Proposed rear elevation and ground floor plan



Existing and proposed north-east side elevations

8. 21/03819/APP

37 Well Street MK18 1ET

Householder application for single storey and two storey rear extension and insertion of pedestrian gate within boundary wall

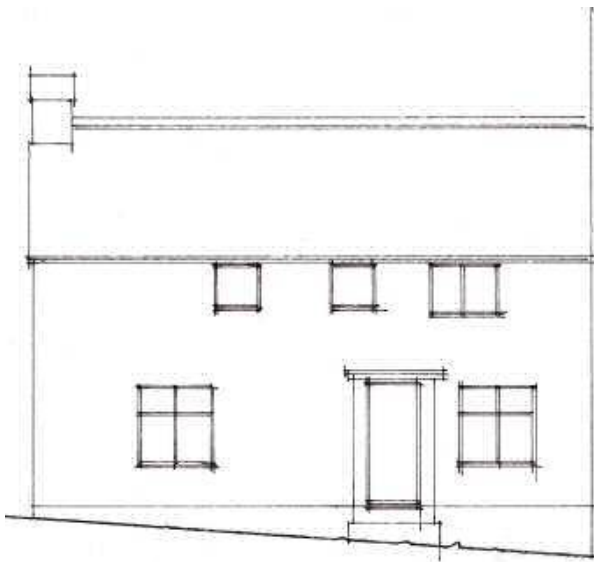


rear of house 2/10/21

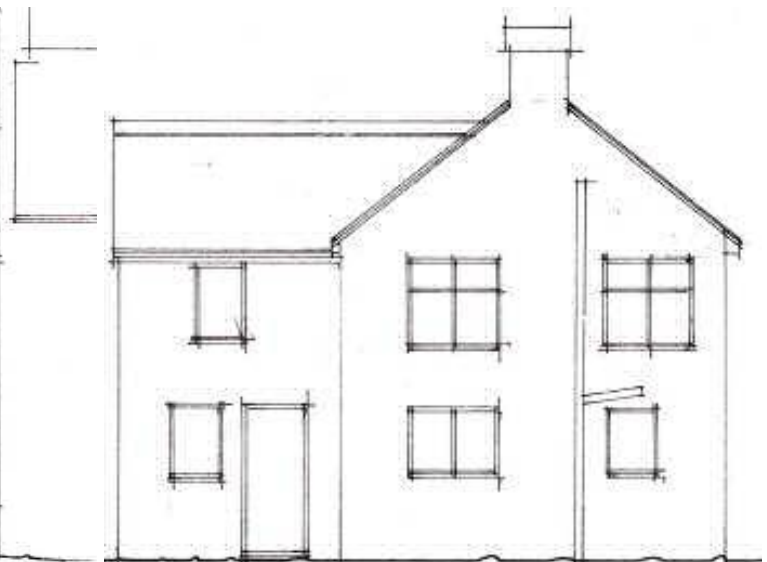
The site is the last house on the Church side at the top of Well Street. Its west side is to Church Street cul-de-sac, and its rear boundary is that of the Church green. It is not Listed, although its neighbours 33-36 are, but it is in the Conservation Area and a Building of Note due its prominence in the streetscape. It has 4 bedrooms, and has already had a two-storey rear extension added (in 1986).

The proposal is to extend the existing rear extension to each side; a single storey to the east with a lantern roof and double doors to the garden to form a dining room, and a two storey extension to the west with a single pitch roof continuing the existing extension roof in a continuous slope to form a utility room off the kitchen and a small extension to the bedroom above (with restricted headspace). There are no windows overlooking the neighbouring property.

NB: Drawings not to same scale



Existing front elevation (no changes proposed)



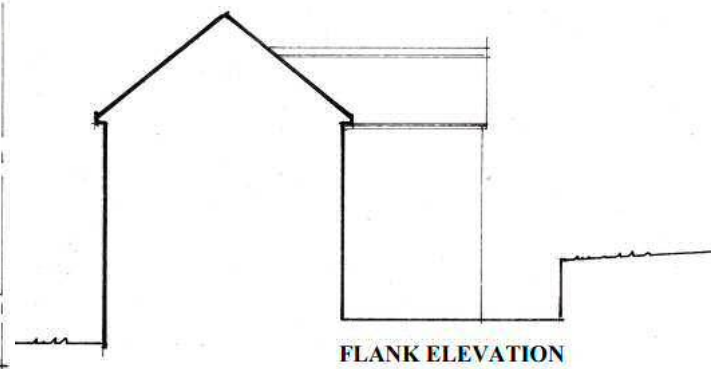
Existing (west) side elevation



Proposed west side elevation



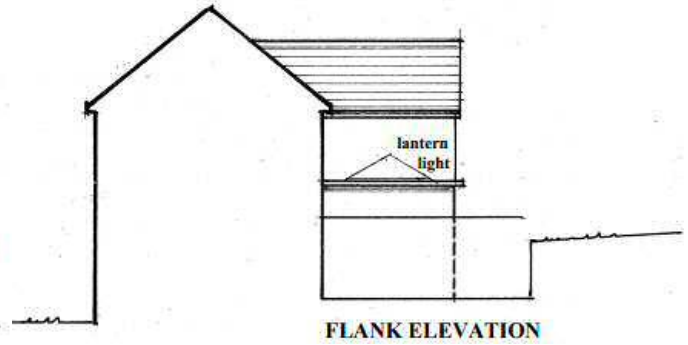
Existing rear elevation



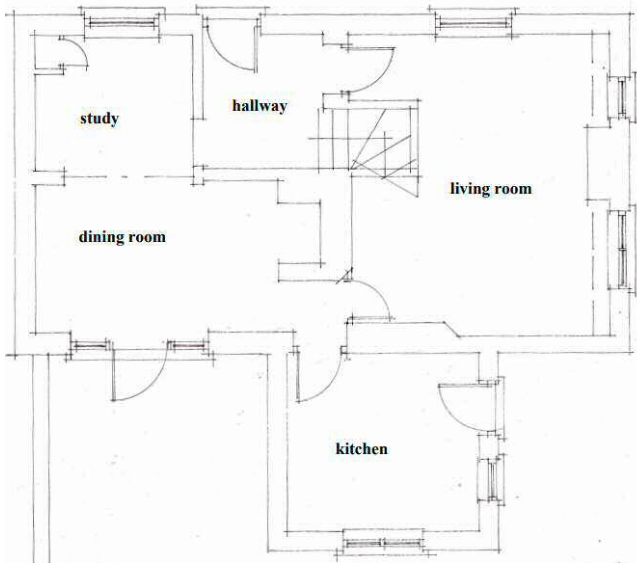
Existing (east) side elevation – towards №36



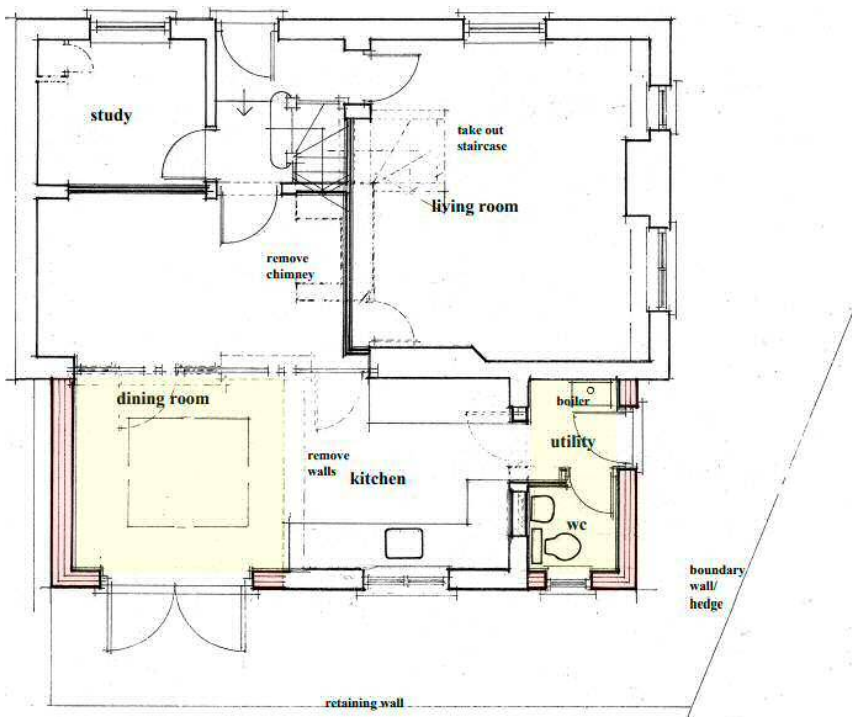
Proposed rear elevation



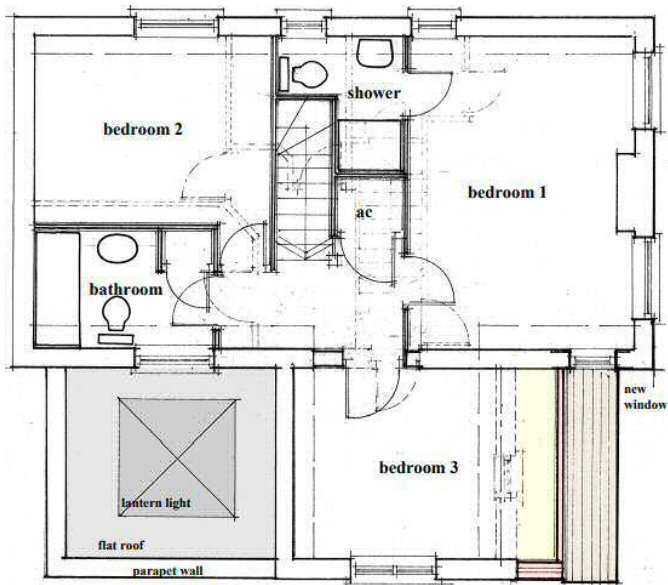
Proposed side elevation



Existing ground and first floor layouts



Proposed ground floor layout



Proposed first floor layout

Property History

1	86/01702/APP	TWO STOREY EXTENSION	Approved
2	21/03819/APP	Householder application for single storey and two storey rear extension and insertion of pedestrian gate within boundary wall	Pending Consideration

In addition the application includes a proposal to make a gateway into the rear garden from Church Street. The gate is shown on the plan but the nearby lamp post is not. If the Site Plan is to scale, the proposed gate will be in the part of the wall between the Church gate pier and the lamp post (scaled off at approx. 1.8m, pier ↔ gate opening) where there is a thriving holly bush (see below). There is no tick on the Ecology & Trees document to indicate any trees will be affected.



Church gateway pier

step and bollard

lamp post

← distance from gate pier to lamp post is approx.. 3m. →

The holly tree is dense enough for it to be impossible to tell if there is a lamp at the top of the post.





The garden wall bulges

One would assume this area is actually proposed for the new gate

The gate seems to be about 1m wide, with piers each side of about 25cm (see diagram above next to Location Map). There is a space in the planting south of the lamp post (above right) which might be better. The new gate piers are intended to be rendered brick.

The sycamore on the Site Plan is the more distant tree on the left

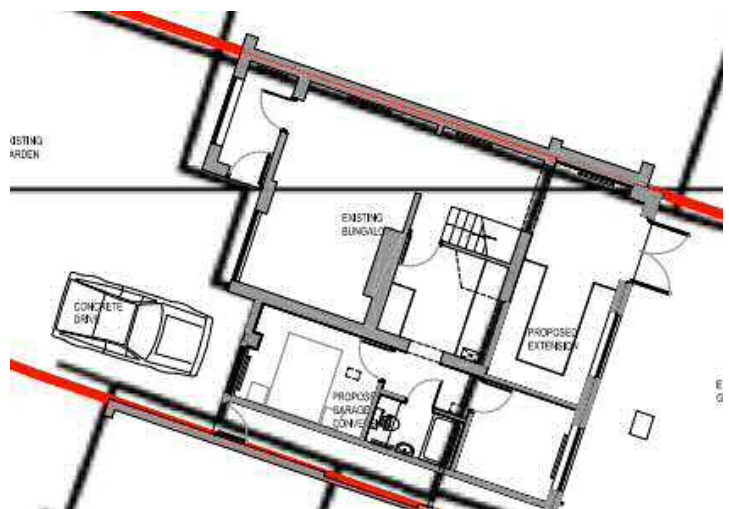
**Not for consultation**

**9. 21/03602/ACL**

6 Portfield Way MK18 1BB

Certificate of lawfulness for proposed single storey rear extension and garage conversion

*Krajnyk*

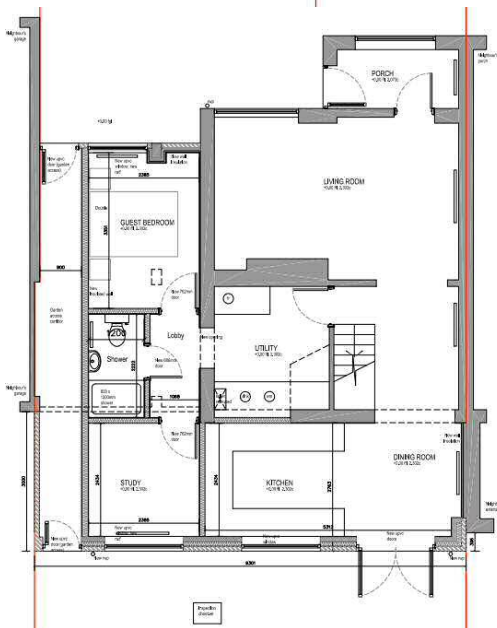
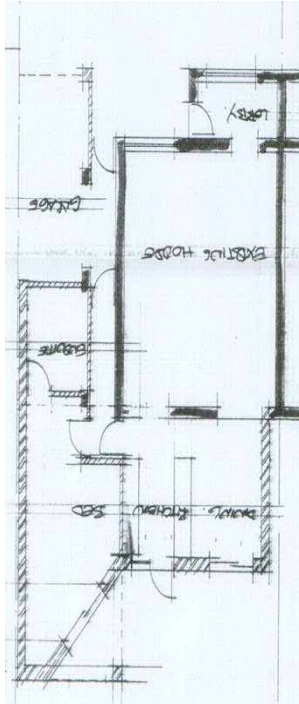


The site is the 3<sup>rd</sup> house on the right of Portfield Way entering from Bourton Road, and is a two-bed semidetached chalet-style house with a large front and rear garden; it backs on to №1 Mallard Drive. It has been previously extended (see below).



1	04/00252/APP	Single storey side and rear extension	Approved
2	21/03602/ACL	Certificate of lawfulness for proposed single storey rear extension and garage conversion	Pending Consideration

The proposal is to extend the house back to form a new kitchen/diner, making the existing kitchen into a utility room; and to turn the garage into a guest bedroom with shower room, and a study at the rear beside the main extension. A 3-bed house requires two parking spaces, at least one within the curtilage.



Existing ground floor

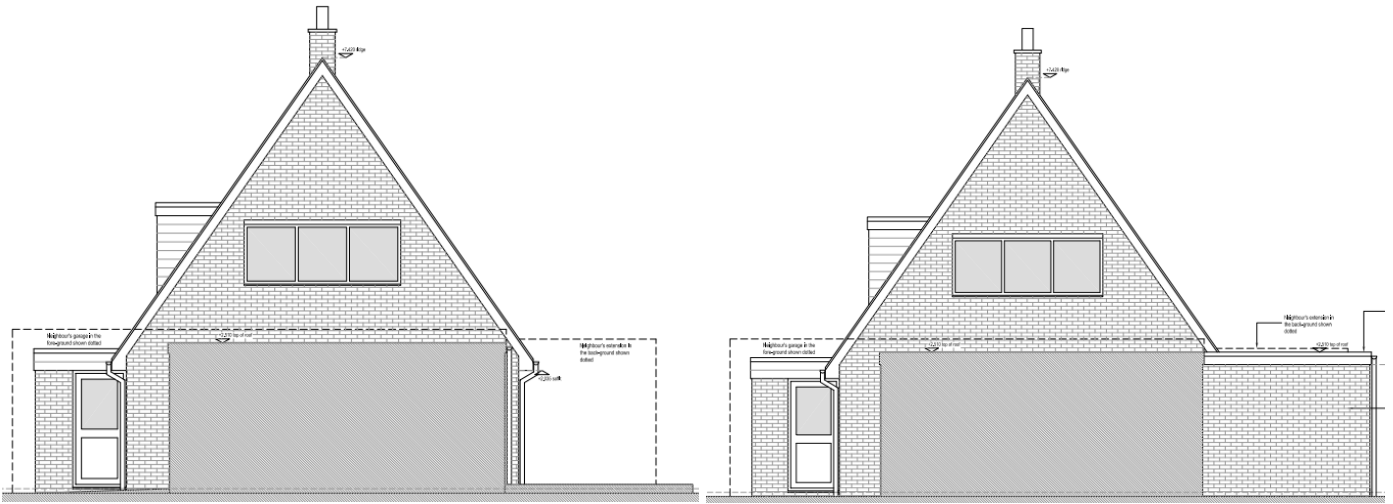
(2004 proposal for comparison)

Proposed ground floor

The 2004 approval does not appear to have been fully implemented



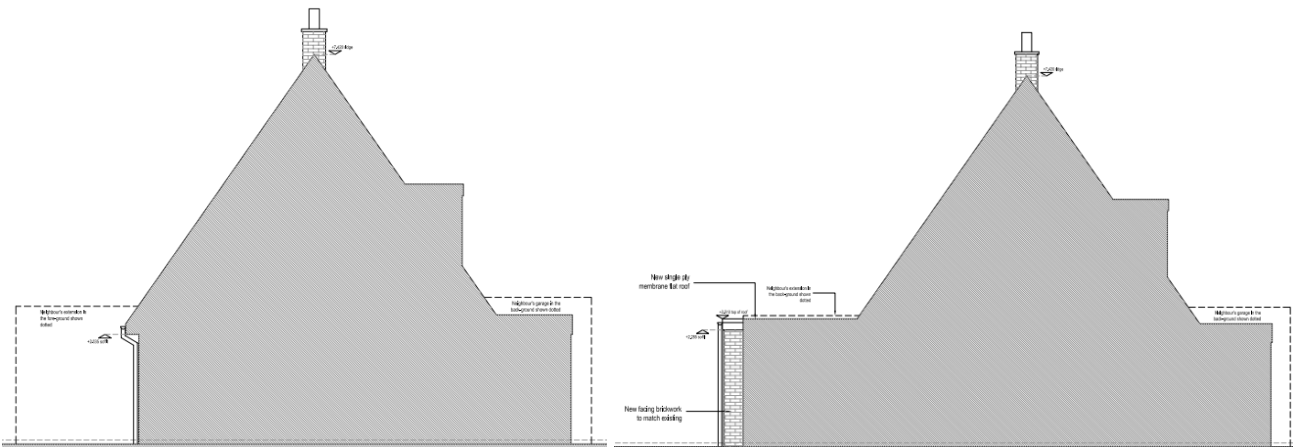
Existing and proposed east (rear) elevation



Existing and proposed south elevation (towards No4)



Existing and proposed west (front) elevation



Existing and proposed north elevation (to semi-detached neighbour)

**10. 21/03626/ACL** 15 Bernardines Way, MK18 1BF  
 Certificate of Lawfulness for proposed Loft conversion with dormer extension to rear  
 roofslope and rooflights to front roofslope.  
*Vincent*



Google 2011

The site is on the left of Bernardines Way just before the road divides, and is adjacent to a garage court. The house is an end-of-terrace, originally 3-bedroomed. A loft conversion providing a 4<sup>th</sup> bedroom with ensuite was approved in May 2018, but not apparently implemented.

Planning History

1	17/04202/APP	Loft conversion, including the insertion of nos. 2 dormers and rooflight at the front roof and nos. 3 rooflights at the rear roof, and single storey rear extension	Approved
2	21/03626/ACL	Certificate of Lawfulness for proposed Loft conversion with dormer extension to rear roofslope and rooflights to front roofslope.	Pending Consideration

The changes to the approved plans are as follows (all in the loft/roof area):

- The ensuite is now rectangular – the part projecting over the stairwell has been deleted – and the doorway has been moved to face the rear of the house
- The landing cupboard now opens into the bedroom
- The dormers (front roof) are now wider and more similar in style to the house windows and the skylight now matches those on the other roof slope (the skylights in the rear roof are unchanged)

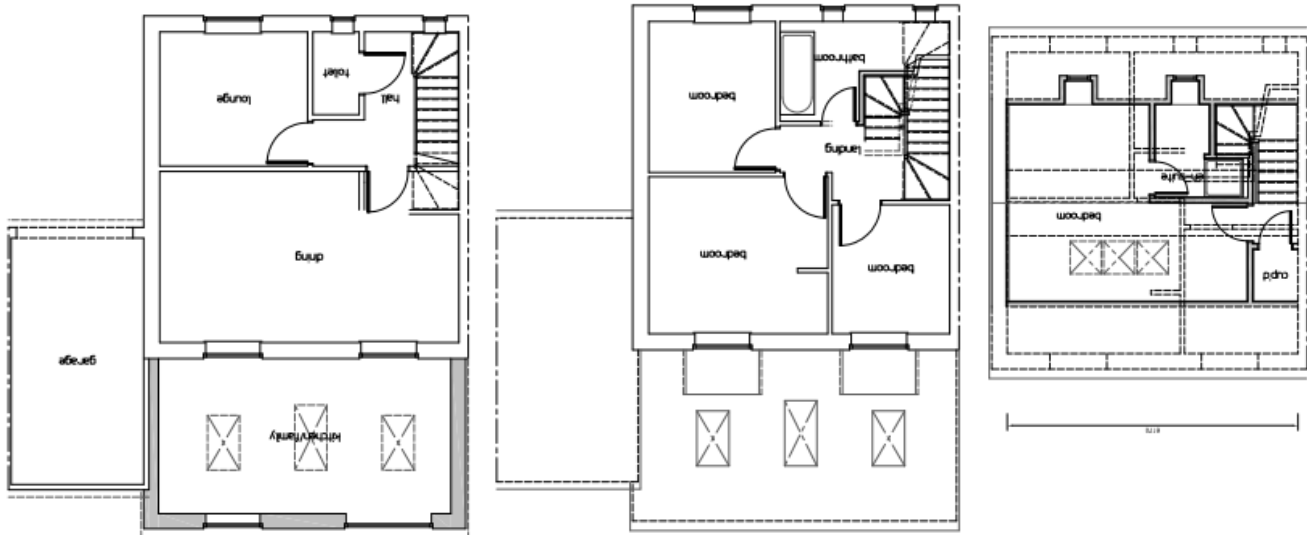
Members opposed the previous application: details below

Approved 2017 proposals:



(Existing conservatory had been removed)

Note that only the nearer garage belongs to this house



Approved ground floor layout

Approved first floor layout

Approved roof area layout

Note that these are rotated through 180° for easier comparison with the current application layouts below

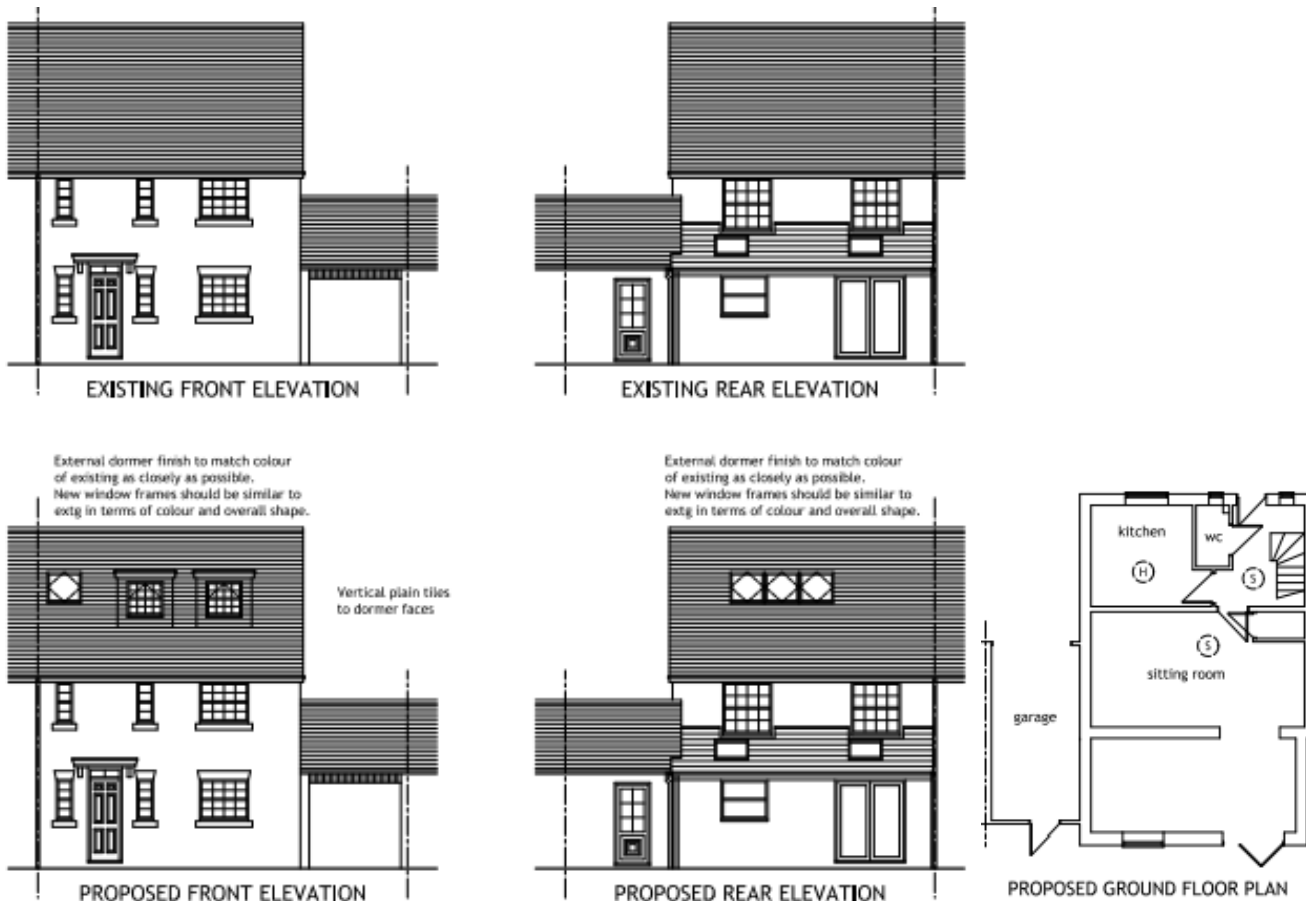
(9<sup>th</sup> April 2018 – amended plans)

Members noted that the dwelling still had what amounted to 1½ parking spaces for a proposed four bedroom house, and that this plot (No7) was individually named in the original planning approval (00/02155/APP, Clause 8) as having PDR removed:

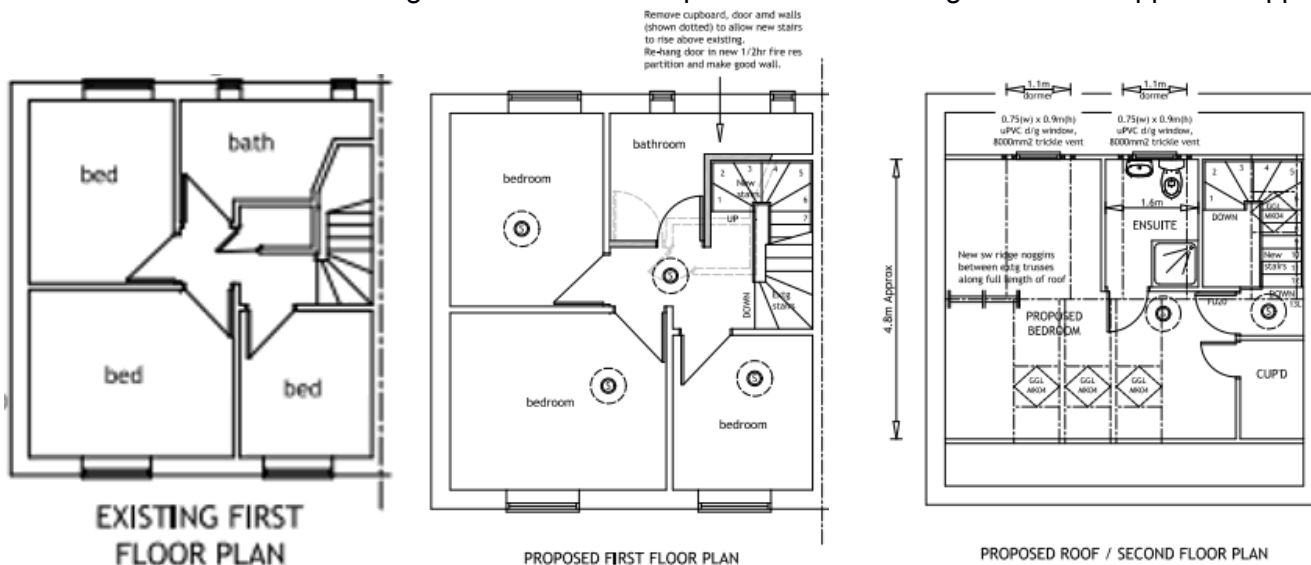
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) or enlargement of the dwellings comprising plots 6, 7, 33, 34, 35, 36, 37 nor the erection of any garage shall be carried out within the curtilage of these dwellings, other than those expressly authorised by this permission.

They therefore declined to alter their response dated 21<sup>st</sup> December 2017.

2021 proposal:



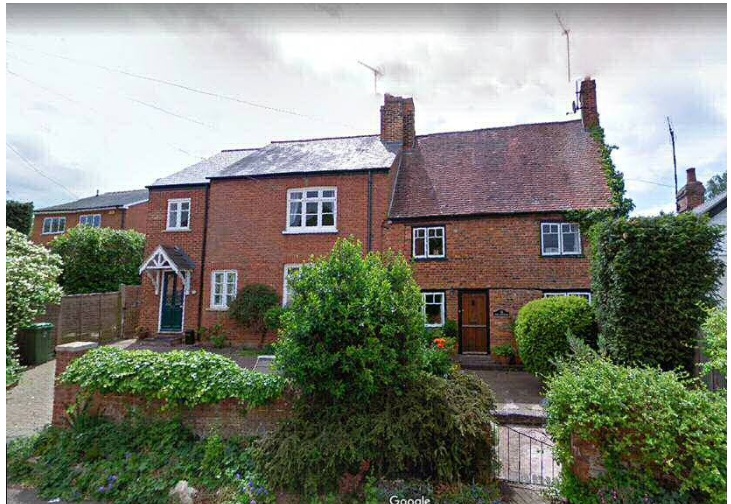
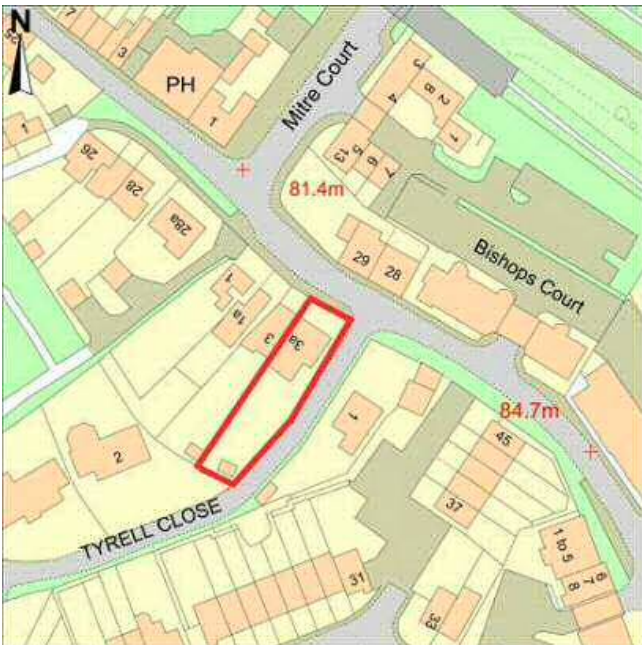
The ground and first floor plans have not changed from the approved application.



**11. 21/03794/HPDE** Spring Cottage 3A Lenborough Road, MK18 1DH  
 The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.55m and for which the height of the eaves would be 2.35m  
 Dickson

The site is the house on the corner of Lenborough Road and Tyrell Close. It is semi-detached with No3, which is Listed, and has already had a two-story side extension and a single-storey rear extension. It has two bedrooms; the side extension provided a hallway and dining room extension on the ground floor, and an extended bathroom and study on the first floor. The rear extension was a conservatory and utility room & cloakroom. Its front garden is paved with room to park two cars.

The proposal seeks to add a boot room to the back of the utility room.



Front elevations ↑ 3a and ↑ 3 Lenborough Road

2001 two-storey side extension: 2.3m wide x 7.1m long



Google 2009

Rear view from Tyrell Close

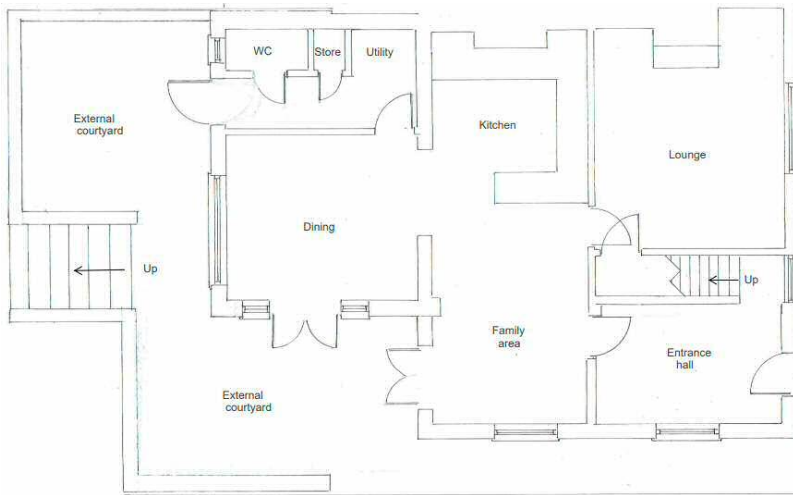
Property History

1	75/01813/AV	Alterations of buildings to form garage	
2	79/00269/AV	NEW BUNGALOW	REFUSE
3	01/01588/APP	Two storey side extension and single storey rear extension	Approved
4	21/03794/HPDE	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.55m and for which the height of the eaves would be 2.35m	Pending Consideration

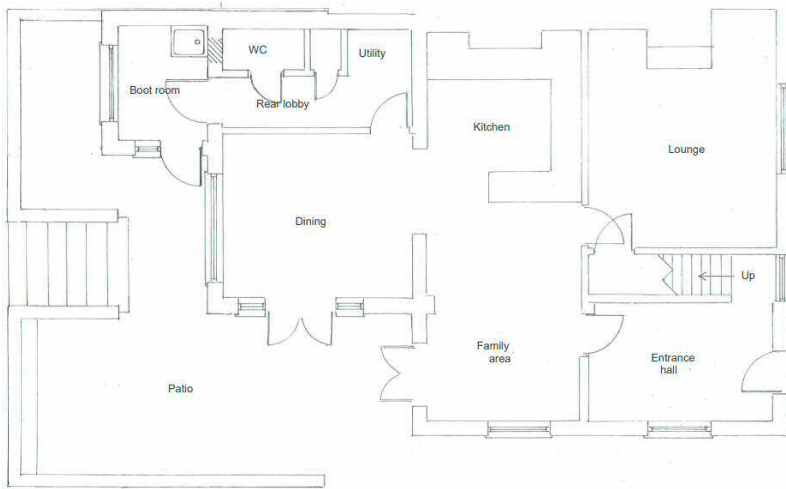
I queried the use of an HPDE application (the scheme expired in 2019) with the officer and received the following response:

A HPDE application is a time expired scheme and if it is not determined or an extension of time agreed by the determination date then the applicant can go forward with the development. The above application is not due for determination until 3<sup>rd</sup> November 2021 and will be evaluated prior to this date.





existing ground floor



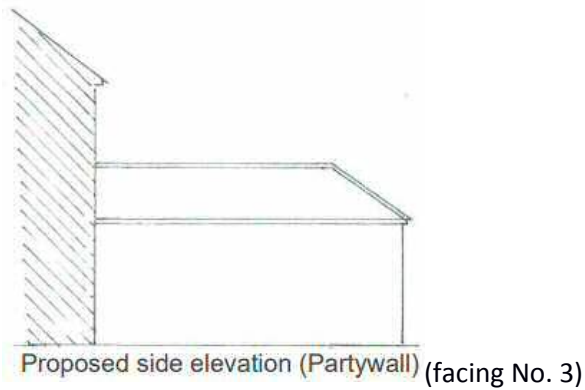
proposed



Existing rear elevation



Proposed rear elevation



**(Tree applications circulated separately; edited details from consultation sheet)**

**12. 21/03652/ATC** 1 Church Street, MK18 1BY  
 Fell five conifer trees.  
 Smith

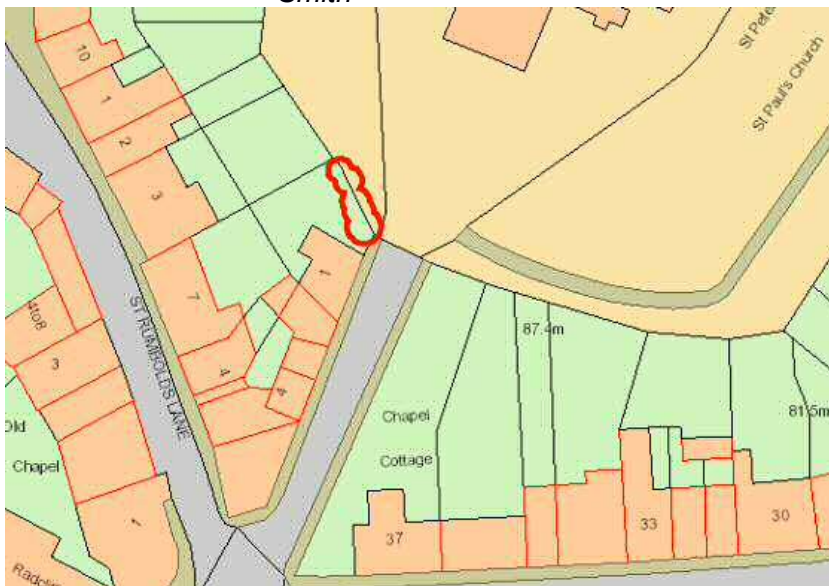


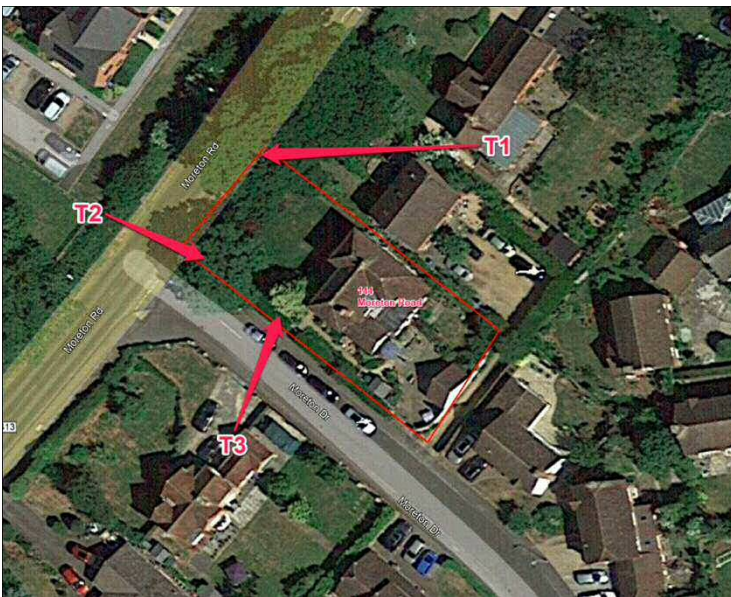
photo taken 2/10/21

**13. 21/03670/ATP** 144 Moreton Road MK18 1PW  
 T1 English Oak - Works: Prune lowest limbs to give around 4.5m clearance over path and road and remove dead wood. Reason: In the interest of sound management and

to avoid conflicts with highway.

T2 Sycamore - Works: Prune lower limbs to give around 4.5m clearance from ground to avoid encroaching highway and street lights and remove dead wood. Reason: In the interest of sound management, to avoid conflicts with highway and street lamp and to promote apical dominance.

Martin



14. 21/03871/ATC

Stowe Avenue

G1 - 5 No. Beech; Crown lift to a height of 3.5 metres. Reduce laterally on house side to viable growth points as close to the edge of the footpath as the growth points will allow. Applicant Name Goode [National Trust]

The photo supplied with the application matches this mapping (the website map is incorrect)



PLANNING COMMITTEE

MONDAY 11<sup>TH</sup> OCTOBER 2021

Contact Officer: Mrs. K. McElligott, Planning Clerk

**Agenda item 7.1 (refused applications)**

**Members' responses to**

**20/02511/APP**

Garage Site, Pightle Crescent, Western Avenue

Demolition of the existing 20 garages and the erection of 8 x two-storey apartments of the following configuration: 4 x one-bed apartments, 2 x two-bed apartments, 2 x three-bed apartments. Each apartment would have undercroft parking giving a total of 14 spaces, including 2 visitor parking bays. 5 separate spaces would also be provided just to the east of the dwellings. The existing 12 spaces would be retained at Pightle Crescent, which makes 31 parking spaces in total for the development. A secure communal bin storage area is also proposed, sized for the proposed development from discussions with the Council's Waste Services Coordinator.

14/9/20

**OPPOSE**

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

*It was noted that, contrary to the Authority's 'Trees and the Planning Process' document, the rear of the building was extremely close to the Protected Woodland, to the extent that some branches hung over the garage roofs, and that this would undoubtedly lead to damage to the trees and their roots, damage to the building itself in the long run, and repeated applications for works to the trees to maintain clearance, light and safe passage for those residents whose access was the walkway at the rear.*

*There is some risk of flooding from the stream in the woodland.*

*The parking provision was based on the Buckinghamshire Countywide Parking Guidance (2015); Members wondered why the parking bay dimensions in this document had not been adhered to, for consistency. They also noted that there was not enough parking provided for the existing 36 flats, and that this was being diminished to house the bin store for the new development.*

*Western Avenue is a bus route, and not suitable for on-street overflow parking.*

*Manoeuvring a cycle out of the store if the parking bays were occupied would be awkward.*

*None of the flats were disabled-accessible, and no suitably sized disabled parking bays were included. Residents with restricted mobility, such as a heart condition or accident injury, would find access difficult, and transporting refuse to the bin store an arduous carry.*

*The first-floor access walkway was not overlooked, which was a safety issue.*

*The rooms were quite dark, and it was not clear whether rooflights were still included; drawings differed and no related pool of light was shown on the daylight analysis diagrams, which were not drawn to the same scale, nor their numbers identified or dimensioned.*

*Natural daylight was preferable, but lacking in the rear-facing rooms.*

21/12/20      **Amended Plans**      **OPPOSE (NO CHANGE)**

*Members noted the responses to their earlier comments and those of the CPDA, but expressed disappointment that the serious matters of the proximity of the trees, the likelihood of flooding from the brook, and the security of residents especially those using the rear walkway had not been addressed. It was also pointed out that though the cycle stores would be in the same ownership, access by children could depend on an adult being available to move a car parked in front of it – which might not be possible at, for example, school times.*

*The reduction of existing parking bays from 16 to 12 left the ratio of parking bays to existing flats as 1:3, which was unacceptable.*

22/2/21      **Amended Plans**      **OPPOSE (NO CHANGE)**

*Members first reviewed this application on 14<sup>th</sup> September 2020, followed by Amended Plans on 21<sup>st</sup> December 2020, and now these, on 22<sup>nd</sup> February 2021, which do not include any response to the objections the Town Council has raised. The first response called attention to the proximity of the Protected Woodland (consistently labelled “Dense Scrub” on the plans) and referred to the LPA’s own Guide Trees and the Planning Process. These concerns were repeated in December. Extreme concern was expressed at Monday’s meeting that there is, as yet, no acknowledgement of the effect a three storey building will have on these existing trees, or the trees on the building, and as yet there is not even a drawing indicating the likely root run of the nearest trees, still less a plan with Root Protection Areas shown. Granted the trees are not growing on the applicant’s own site, but this is no reason why their wellbeing should be ignored, or the consequences of building over tree roots on a clay soil. Many of the trees, which include a sizeable oak, overhang the roofs of the existing garages.*

*For the benefit of the officer, the following extract from Trees and the Planning Process is reproduced:*

**Root Protection Areas** should be sufficient for the size and location of all retained trees. They typically extend from the stem centre to a radius equivalent to twelve times the stem diameter. Refer to clause 4.6 of BRITISH STANDARD 5837 for detailed guidance on the calculation of these areas.

Woodlands, veteran trees and native Black Poplars may justify greater separation from structures. This is to safeguard the ecologically richer woodland edges and to reduce foreseeable risks and pressures which often erode such features.

Site storage and working areas should be outside root protection areas.

Homes and gardens built within the shade of trees are unattractive to some purchasers and also result in pressures to heavily prune or even fell trees after occupation.

**Foundations**

Foundation designs must take into account proposed new tree planting as well as trees retained and trees removed. Guidance for building on clay soils in proximity to trees is available from the National House Building Council (NHBC).

*Furthermore, Policy DHE1 of the Buckingham Neighbourhood Plan includes*

*[The planning application will]*

- State what measures will be taken to preserve the trees during construction phase i.e. fencing off of areas and ensuring crown spread areas are not affected by construction traffic or spoil.
- Include a plan showing estimated canopy and root growth upon maturity, ensuring that buildings, roads, parking areas, footpaths and cycleways are not affected by root spread.

*The predecessor LPA did not impose Tree Protection Orders lightly and Members look to the Unitary Authority to support the designation.*

*Members also noted that the CPDA officer is satisfied with the CCTV surveillance, but this does not cover the rear access balcony at all, which is easily accessible via those same trees for a reasonably athletic person.*

## **Appendix D**

*It was also felt that installing the cabling necessary for electric car charging is best done during construction rather than on request at a later date. A blank cover plate can be added if the tenant does not require the service; but a new tenant with an electric car will want immediate use, not have to wait for installation. Members asked that all apartments therefore be provided with a connection point.*

19/4/21      **Amended Plans**      **OPPOSE (NO CHANGE)**

*The new plans showed a separation between the rear of the building and the site boundary/woodland of about 30cm, and piled and raft foundations. There was still no consultee comment from Trees.*

*31 parking spaces for 36 existing and 8 new dwellings remained inadequate in Members' opinion, and the rear first floor access was not subject to the same level of surveillance as the front of the block, which was a safety and security issue. Members therefore voted to maintain their opposition.*

**Cabinet - Monday, 13th September, 2021**

Question from Councillor Robin Stuchbury to Councillor Gareth Williams, Deputy Leader and Cabinet Member for Planning and Regeneration

“As you are aware a number of bodies were uncovered during excavations ahead of work at West End Farm, on Brackley Road in Buckingham for a planned care home. This included skeletons of 80 bodies with hands tied behind their backs. I would be grateful if the Cabinet Member for Planning and Regeneration could provide an interim report of the basic analysis of this major historic site to provide clarification of what took place and in what date period for local residents. I understand that some of the investigations have been halted due to financial issues between the developer and Network Archaeology, which have been ongoing for some considerable time, and if this is the case what action can be taken by officers to bring this to a quick resolution?”

Response

“We are aware of the issues surrounding this archaeological excavation, which took place in 2018-19, in accordance with a condition attached to planning consent 16/00847/APP granted to Brio Homes through appeal. Between 70 and 80 irregular burials were excavated, some singular and others multiple, with some of the skeletons appearing to be face down with their hands behind their backs. There was limited artefactual evidence recovered but two medieval buckles suggested a long-lived medieval burial ground. The excavation was carried out by Network Archaeology in accordance with a Written Scheme of Investigation approved by the Council’s archaeology service.

Following the completion of the excavation, it was agreed that the development could commence, with an archaeological watching brief to be carried out on any groundworks. This was to ensure any further burials be identified and appropriately excavated. It was agreed that the reporting could be postponed until all archaeological works had finished. However, in 2019 all works ceased on site whilst Brio Homes awaited the result of a Variation of Permission application.

After raising our concerns about storage and conservation of the skeletons, Brio Homes agreed in February 2020 to pay for the initial stabilisation of the human remains. This work was completed in August 2020, but is only the first stage in the post-excavation process, and to date no further works have been undertaken. In April 2021 it became apparent that Brio Homes had failed to settle the outstanding balance on works already completed, and as such Network Archaeology were no longer prepared to undertake any further works, including producing a written report on the skeletons.

It is unfortunate that the planning permission Brio Homes won under appeal has lapsed, and there has been no approach for a renewal. Brio Homes have also withdrawn their application for a variation of permission. It appears that they have decided against developing the site and therefore have no intention of funding the post-excavation works. Brio Homes do not appear to be in breach of any condition due to the final phase of works having not taken place, nor will they need the archaeological condition .

	A	B	C	D		E					F	G	H	I	J	K	L	M	N		O	P
1	Call-ins Accepted					Shire Councillors					Notes											
2	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision						
3	2018	04626	APP	Overn Crescent	4 houses	-	-	√	-	-	-	21/1/19 & 22/06/20	amended plans	no change to original response Appeal lodged (NONDET) 15/6/21		Appeal dismissed 7/9/21						
4	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	√	-	4/2/19	amended Plans	-> 28/6/21 Interim; no change								
5	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in								
6	2020	00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-	24/2/20										
7	2020	03840	APP	5 The Villas	extension	-	-	-	-	-	√	30/11/20										
8	2020	03950	APP	Land by Old Police Station	9 new houses	-	-	-	-	√	-	30/11/20										
9	2021	00479	APP	Oddfellows Hall	variation - rooflights	-	-	-	-	-	√	22/2/21										
10	2021	02511	APP	land at The Pightle	8 flats	-	-	-	-	√	-	14/9/20	amended plans x 2	oppose; RS call-in after amended plans (rejected)		appeal lodged 28/9/21						
11	2021	00583	APP	19 Bridge Street	Ch/use drycleaners & takeaway	-	-	-	-	√	-	22/3/21										
12	2020	04324	ALB	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21										
13																						
14	Oppose/Call-ins Not Accepted by Cllr - awaiting decision					Shire Councillors					Notes											
15	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision						
16	2020	02506	ALB	50-51 Nelson Street	change #51 to HMO	not possible for ALB						17/8/20		in combination with 20/01830/APP								
17	2020	04127	APP	10 Hilltop Avenue	fence & shed	-	-	-	-	-	-	21/12/20		WW has objected separately		Approved 13/7/21						
18																						
19	Oppose/Call-ins lodged post Constitution change July 2021					Progress					Notes											
20	Year	Appln	Type	site	Proposal	meeting	date called-in	acknowledged	Accepted?	Later contact	Response	Committee Date	Decision									
21	2021	02337	APP	37 Badgers Way	garage conv./side extension	28/6/21	13/7/21	15/7/21					Refused 27/8/21									
22	2021	02518	APP	Old Telephone Exch	ch/use & 10 flats	19/7/21	23/7/21	27/8/21					Refused 30/9/21									
23	2021	02710	APP	61 Moreton Road	Replace demolished dwelling	19/7/21	23/7/21	27/8/21					Withdrawn 23/9/2021									



	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
24	Call-ins Not Accepted by LPA - decision made					Shire Councillors					Notes					
25	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
26	2018	00932	APP	19 Castle Street	6 flats above shop	-	-	-	-	-	-	14/5/18 & 20/04/20	amended plans	& 17/04671/ALB; Oppose until HBO satisfied		Approved 26/5/21
27	2018	01098	APP	23/23A/23B Moreton Road	split 3 houses into 6 flats							30/4/18 & 20/8/18, 9/9/19, 23/3/20, 6/7/20	amended plans	no change to original response; deferred for more information	officer decision	Approved 21/10/20
28	2018	04290	APP	West End Farm	72 flats/Care Home	-	-	-	-	√	-	17/12/18 & 21/1/19, 4/2/19, 13/7/20	amended plans	no change to original response		WITHDRAWN 27/2/20
29	2019	00391	APP	The Workshop, Tingewick Rd	ch/use & new access	-	x	-	-	-	-	25/2/19 & 03/02/20	amended plans	Oppose & Attend	officer decision	Approved 11/11/20
30	2019	001476	APP	Station House, Tingewick Road	11 houses	-	-	-	?	-	-	13/5/19 & 27/02/20	additional document	no change to original response; appeal (non-det) lodged 26/11/20	Planning Inspector	Appeal dismissed 4/2/21
31	2019	01564	APP	12-13 Market Hill (M&Co)	9 flats over and 23 newbuild flats behind	-	-	-	-	-	-	20/5/19		Revised application 20/02752/APP submitted August 2020, see below	Officer decision	Refused 6/7/20
32	2019	02627	AAD	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	9/9/1924/02/2020	amended plans	response changed to No Objections subject to the satisfaction of the HBO	officer decision	Approved 30/10/20
33	2019	03531	APP	10 Tingewick Road (Hamilton Precision)	variation 16/02641/APP 50 houses	-	-	-	-	√	-	28/10/19			officer decision	Approved 28/10/20
34	2019	03624	ALB	Old Town Hall	signage (retrospective)	-	-	-	-	-	-	9/9/19 & 24/2/20	amended plans	response changed to No Objections subject to the satisfaction of the HBO	officer decision	Approved 30/10/20
35	2020	01018	APP	7 Krohn Close	extensions	-	x	-	-	-	-	20/4/20 & 17/08/20	amended plans	no change to original response	officer decision	Approved 3/9/20
36	2020	01240	APP	5 The Villas	extension	-	-	-	-	-	√	18/5/20 & 22/6/20	add'l plans	no change to original response		WITHDRAWN 18/9/20
37	2020	02013	APP	10 Hilltop Avenue	Fence and shed	-	-	x	-	-	-	20/7/20		see new appln 20/04127	officer decision	Refused 23/9/20
38	2020	03092, 03281, 03439	APP ALB AAD	TJ's, 4 Market Square	ch/use to restaurant and install external flue	?	-	-	-	-	-	02/11/20 & 18/1/21			officer decision	03092/03281 REFUSED 9/4/21 03439 withdrawn
39	2020	03387	APP	14 Glynswood Road	2-st front extension	-	-	-	-	-	x	2/11/20		WW has agreed changes with officer; amended plans submitted but not consulted on	officer decision	approved 12/2/21
40	2020	03494	APP	71 Overn Crescent	2-st side extension	-	-	-	√	-	-	2/11/20		HM in discussion with officer	officer decision	approved 2/2/21

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
41	2020	03602	APP	Royal Latin School	Vary hours of use	?	-	-	-	-	-	1/11/20				Approved 12/4/20
42	2020	03677	APP	32 Bradfield Ave	new house	-	-	-	-	-	-	30/11/20				Approved 28/6/21
43	2020	04044	APP	61 Moreton Road	Condition to be added to 19/0073	-	-	x	-	-	-	21/12/20		TM queried reasons;refused (New application 21/002710/APP		withdrawn 19/03/2021
44	2020	04249	APP	2 Chandos Close	fence	-	-	-	?	-	-	21/12/20				Approved 16/4/21
45	2021	00947	COUC	(Harpenden BS) 23 Market Hill	Ch/use to takeaway	-	-	-	-	-	v	19/4/21				Refused 20/5/21
46														<a href="#">Back to AGENDA</a>		

***“An end to the Oxford-Cambridge Arc while supporting fair, democratic, local development”***

The Oxford-Cambridge Arc consists of the five rural counties of Oxfordshire, Buckinghamshire, Northamptonshire, Bedfordshire and Cambridgeshire.

**The Stop the Arc’s campaign aims are:**

- **To challenge the concept of the Arc as an economic entity or as a basis for planning**
- **To scrap the target of up to one million new houses by 2050**
- **To promote a fully electrified East West Rail for both passengers and freight**
- **To preserve and enhance the natural environment, and**
- **To involve local people in deciding their future through genuine consultation**

**Economic Justification**

The **Government** supported the 2018 **National Infrastructure Commission’s** (NIC’s) recommendations for transformational development of the Ox-Cam Arc area by 2050, involving one million new houses, 1.1 million new jobs, an East West Railway and a new Oxford-Cambridge Expressway, all with the aim of increasing economic output by £163 billion per annum through a ‘Silicon Valley’ effect (technically, ‘agglomeration’)<sup>1</sup>. Development in the South and East of the country, it was claimed, would result in ‘levelling up’ across the entire nation, and would be associated with a minimum of ‘doubling nature’, improving wildlife and the quality of life of all present and future Arc residents.

**STOP THE ARC’s** research shows that most (90%) of the claimed economic benefits for the Arc arise from assuming a larger and more productive work-force (something that could be developed anywhere in the country), and less than 10% arises from an ‘agglomeration effect’<sup>2</sup> which analysis has shown doesn’t work on the scale of a single county, let alone five<sup>3</sup>. Investing in the Midlands and North would produce greater benefits (£183 billion p.a.)<sup>4</sup> than in the Ox-Cam Arc (£163 billion p.a.)<sup>5</sup> and would not involve the movement of hundreds of thousands of people from other parts of the country into the already over-heated Arc, with its expensive housing. Many studies have identified alternative growth corridors, arcs or hubs for such development<sup>6</sup> and the UK2070 Commission Report<sup>7</sup> has shown that investing yet more in the South and East of the country results in a lose-lose situation, and increasing inequality across the nation: spreading investment country-wide results in a win-win situation for both the North and South of the country, and decreasing inequality. A 2016 survey of the real Silicon Valley revealed that 46% of residents wanted to leave the Valley because of impossibly high house prices<sup>8</sup>, and the low wages for many non hi-tech workers.

**Housing**

The **Ministry of Housing, Communities and Local Government’s** Arc plans involve building houses at twice the current rate for at least the next 30 years in order to achieve the National Infrastructure Commission’s (NIC’s) ambition of one million new houses across the Arc by 2050, almost one quarter of which (23%<sup>5</sup>) are earmarked for London commuters who will contribute nothing at all to the economic output of the Arc.

**STOP THE ARC** calculates that the one million houses total is equivalent to more than eight new towns the size of Milton Keynes, or more than 17 new Oxfords or 18 new Cambridges<sup>9</sup>. Delivering these ambitious housing targets would increase the total housing stock of Oxon by 105%; of affected parts of Bucks and Beds by 66%; Northants by 74% and Cambs by 81%, whilst the Office of National Statistics predicts an increase in the total number of UK households of only 16% in the same period to 2050. Even the recently revised Government’s housing targets (the new algorithm) estimates a housing ‘need’ across the Arc of only c. 20,000 p.a.<sup>10</sup> not the 30,000 p.a. of Arc plans. The scale of Arc ambitions must be reduced to a level that local economies, communities and their natural environments can support. There is no evidence that building more houses significantly reduces house prices (if anything, the reverse<sup>11</sup>). Virtually nothing is said in all the Arc documents about building social houses on publicly owned land, a method that has been shown capable of providing inexpensive, better than zero-carbon houses at low cost to Local Authorities<sup>12</sup>.

**Transport**

The **Department for Transport’s Highways England** spent at least three years developing plans for the Ox-Cam Expressway, at a cost of £28 million<sup>13</sup>. England’s Economic Heartland now has alternative road and rail plans to increase connectivity across the region but ‘only to meet existing needs’<sup>14</sup>. These ‘needs’ do not include all the cars arising from the additional houses of Arc plans. If increasing congestion is to be avoided, a significant modal shift from private to public transport must occur. East-West Rail is only one ingredient here; private bus companies will also have to increase their service frequency and geographical coverage.

**STOP THE ARC** began life as the **No Expressway Group** and showed that the economic case for the expressway was even worse than the Government’s own calculations suggested. The Expressway was formally cancelled in March 2021.

The modal shift from private to public transport will be easier to achieve if new housing developments are at high density around multi-modal transport hubs, accessible by active travel (the ‘15 minute city’). East-West Rail should be fully electrified, and more freight should be shifted from road to rail. Rural bus services should be on an hourly frequency serving all villages above a minimum size<sup>15</sup>. Cycling and greenways should be encouraged for first-mile/last-mile connectivity within towns, and for connecting urban centres.

## Countryside and Wildlife

The **Arc Environment Group** is responsible for developing plans to 'double nature' across the Arc<sup>16</sup>. This involves the principle, during housing and other developments, of net environmental gain as required by the new Environment Bill<sup>17</sup>, or the use of the presently untested natural capital approach, putting a monetary value on environmental goods and services<sup>18</sup>. Arc supporters have made it very clear that if there is no development, there will be no funds for protecting or improving Nature.

**STOP THE ARC** emphasises that net environmental gain involves the certain loss of habitat in one area (for houses etc) with the uncertain aim of replacing that loss elsewhere, on 'offset sites'. A recent survey of the global experience of offsetting shows that only one third of projects aimed at no net loss achieve that objective, and two thirds fail<sup>19</sup>. DEFRA's biodiversity metric, used in offsetting attempts, estimates biodiversity from habitat type, a crude and unreliable measure of real biodiversity<sup>20</sup>. An imprecise metric applied to net gain ideas that often fail in practice is likely to result in green-washing of a business-as-usual agenda by developers, resulting in yet further declines in nature.

## Democracy

**Whitehall** and **Ox-Cam Arc planners** are deciding all our futures behind a wall of almost total secrecy. No Arc plans have ever been put before Parliament for approval and not a single meeting has been held by any Ministry, Local Authority, Government quango or Local Enterprise Partnership with any one of the 3.7 million people who live in the Arc at present. Meanwhile, the Department for International Trade reports that international investors "*are queueing up to put money behind this*".

**STOP THE ARC** asks '*Why do overseas developers know more about Arc plans than the Arc residents themselves?*' Very few of the Arc planners and key decision-takers have been democratically elected for this task. There is a yawning democratic deficit in all Arc plans to date. The present Arc Spatial Framework consultation exercise is totally lacking in any details.

## Climate Change

Climate change is the greatest existential threat to the future of the entire world. In the UK, transport accounts for the largest output (33% of the total) of greenhouse gases of all the energy sectors, and has shown the least decline since the 1990s<sup>21</sup>. Yet England's Economic Heartland's plans for the Arc will vastly increase the number of car journeys across the region (a recipe for future congestion<sup>22</sup>), mitigated, it is claimed, by a decarbonisation strategy that will achieve a net zero carbon transport system by 2040<sup>23</sup>. But decarbonisation plans at present are very sketchy.

**STOP THE ARC** says that a series of 5-year intermediate carbon reduction targets should be set, for both houses and transport systems, and further development should be conditional on meeting those targets.

## Other planning considerations

The Covid pandemic will affect all future work practices in presently unpredictable ways. More home-working is likely to reduce the overall use of all transport systems, both public and private, but will increase demands on other parts of the infrastructure network (e.g. telecomms). The effects on all Arc plans are presently uncertain.

**STOP THE ARC** says that a correct response to these challenges is a flexible development program that can be adjusted as conditions change. With a decrease in movement (to and from work) and resulting greater localism, individuals and communities are likely to want to become more involved in deciding the future of the areas in which they live and work, and in the quality of the natural environment in which they spend most of their time.

## Why should you listen to us? ..... because we are already having an impact!

- As a small community group we raised awareness of the threat of the Ox-Cam expressway across all the affected areas, from Oxford to Milton-Keynes. One year after we presented our No Expressway Group petition (with over 15,000 signatures) to 10 Downing St, the expressway was officially cancelled.
- In the May 2021 Local elections we campaigned against members of the Arc Leadership Group (ALG) who were up for re-election. Two key members were voted out, and two more lost their place at the ALG table because their parties lost overall control of their Local Authorities. The electorate showed quite clearly that it refuses to have very high levels of development imposed on it without any consultation, as part of a Whitehall Plan that totally ignores its wishes.
- We spoke at 40 village meetings, involving c. 4,000 people about the Ox-Cam Arc plans before the expressway was cancelled.
- Post Covid we are giving a series of webinars to interested communities, showing how the economic case for the Arc is unfounded, the housing targets were never based on the needs of local businesses or even local communities, and how the proposals for greening the Arc through doubling nature are founded on the myth of net gain which hides a real loss of habitat stock to development.
- People enjoy living in the Arc because the major cities are surrounded by green belts and countryside that offer beautiful views and walks. Ox-Cam Arc over-development will destroy all this.
- No group other than **STOP THE ARC** is taking the campaign to the people affected by Arc plans, removing the veil of Whitehall secrecy to show what is being planned for their futures, but without any meaningful consultation to date.
- We will apply both top-down (at the political level) and bottom-up (at the grass roots, community level) approaches to make our views well known. We will explain Arc plans to communities, and we will speak truth to power.

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<sup>1</sup> <https://nic.org.uk/app/uploads//Partnering-for-Prosperty.pdf>

<sup>2</sup> See economic analysis in <https://www.noexpressway.org/news-updates/2021/5/6/neg-talk-to-the-oxford-extinction-rebellion-group>

<sup>3</sup> <https://www.cpier.org.uk/media/1671/cpier-report-151118-download.pdf>

<sup>4</sup> <https://www.centreforcities.org/wp-content/uploads/2020/01/Cities-Outlook-2020.pdf>

<sup>5</sup> <https://nic.org.uk/app/uploads//Partnering-for-Prosperty.pdf>

<sup>6</sup> <https://www.grantthornton.co.uk/globalassets/1.-member-firms/united-kingdom/pdf/publication/2014/where-growth-happens-the-high-growth-index-of-places.pdf>

[http://www.smartgrowthuk.org/resources/downloads/Arc\\_Report\\_2.pdf](http://www.smartgrowthuk.org/resources/downloads/Arc_Report_2.pdf)

<https://cp.catapult.org.uk/wp-content/uploads/2021/01/Identifying-potential-growth-centres-across-Great-Britain.pdf>

<sup>7</sup> <http://uk2070.org.uk/wp-content/uploads/2020/02/UK2070-FINAL-REPORT.pdf>

<sup>8</sup> [https://en.wikipedia.org/wiki/Silicon\\_Valley](https://en.wikipedia.org/wiki/Silicon_Valley)

<sup>9</sup> 2017 Housing Stock figures from ONS

<sup>10</sup> Lichfields calculated the housing targets for each local authority following the December 2020 revise algorithm <https://lichfields.uk/grow-renew-protect-planning-for-the-future/how-many-homes-the-new-standard-method/#contents>

<sup>11</sup> See Fig. 2 in

[http://www.smartgrowthuk.org/resources/downloads/Smart\\_Growth\\_UK\\_Response\\_to\\_Changes\\_to\\_the\\_Current\\_Planning\\_System\\_Consultation.pdf](http://www.smartgrowthuk.org/resources/downloads/Smart_Growth_UK_Response_to_Changes_to_the_Current_Planning_System_Consultation.pdf)

<sup>12</sup> <https://corporate.jctltd.co.uk/goldsmith-street/>

<sup>13</sup> <https://www.oxfordmail.co.uk/news/19195434.oxford-cambridge-expressway-cost-taxpayer-28m-scrapped/>

<sup>14</sup> The quote 'only to meet existing needs' was made by Naomi Green EEH Head of Technical Program following the release of this document in February 2021:

[http://www.englandseconomicheartland.com/documents/405/EEH\\_Transport\\_Strategy\\_Connecting\\_People\\_Transforming\\_Journeys\\_AV.pdf](http://www.englandseconomicheartland.com/documents/405/EEH_Transport_Strategy_Connecting_People_Transforming_Journeys_AV.pdf)

<sup>15</sup> [https://www.cpre.org.uk/wp-content/uploads/2021/03/CPRE\\_Every-village-every-hour\\_executive-summary.pdf](https://www.cpre.org.uk/wp-content/uploads/2021/03/CPRE_Every-village-every-hour_executive-summary.pdf)

<sup>16</sup> [https://www.semlep.com/modules/downloads/download.php?file\\_name=2306](https://www.semlep.com/modules/downloads/download.php?file_name=2306)

<sup>17</sup> <https://bills.parliament.uk/publications/41652/documents/310>

<sup>18</sup> This paper gives a worked example of natural capital accounting and the use of a biodiversity metric: <https://www.forest-trends.org/wp-content/uploads/2018/09/BNG-in-CNCA-Resource-Paper-14-9-18-FINAL.pdf>

<sup>19</sup> <https://conbio.onlinelibrary.wiley.com/doi/epdf/10.1111/conl.12664>

<sup>20</sup> This site has a number of downloadable files including and Excel spreadsheet that calculates the DEFRA metric:

<http://publications.naturalengland.org.uk/publication/5850908674228224>

<sup>21</sup> [The decoupling of economic growth from carbon emissions: UK evidence - Office for National Statistics](https://www.itrc.org.uk/wp-content/uploads/2020/01/arc-main-report.pdf)

<sup>22</sup> <https://www.itrc.org.uk/wp-content/uploads/2020/01/arc-main-report.pdf>

<sup>23</sup> [http://www.englandseconomicheartland.com/documents/93/Pathways\\_to\\_Decarbonisation.pdf](http://www.englandseconomicheartland.com/documents/93/Pathways_to_Decarbonisation.pdf)

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

Year	Appl. No.	Address	Trees affected	Reason	Decision
<b>2020</b>	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
<b>2021</b>	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved
	03259	Buckingham Primary School ( <i>mainly Maids Moreton Avenue</i> )	1 x English oak 1 x Common Hawthorn	Bad form, limited potential. Falling distance of playground and sheds. Almost completely ivy with limited live growth visible. Leans over public footpath	Approved 23/9/21

**Conservation Area trees (ATC)**

Year	Appl. No.	Address	Trees affected	Reason	Decision
<b>2020</b>	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Pending consideration
<b>2021</b>	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Pending consideration
	01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved
	02421	Adj. 1 Bone Hill	Ash	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved 17/7/21

**Appendix H**

02904	5 Moreton Road	1 x conifer	None given	Approved 28/7/21
03115	7 Chandos Road	1 x larch	None given	Approved 10/9/21
03123	Island behind 1 School Lane	1 x ash	Leaning over river, roots exposed by floodwaters; threat of collapse into houses	
03652	1 Church Street	5 x conifers	None given	

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