



# BUCKINGHAM TOWN COUNCIL

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

Telephone/Fax: (01280) 816 426

Email: [Townclerk@buckingham-tc.gov.uk](mailto:Townclerk@buckingham-tc.gov.uk)  
[www.buckingham-tc.gov.uk](http://www.buckingham-tc.gov.uk)

Town Clerk: Mr. P. Hodson

Wednesday, 14 April 2021

PLANNING  
COMMITTEE

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 19<sup>th</sup> April 2021 following the Interim Council meeting online via Zoom, Meeting ID 871 2899 7691.

Residents are very welcome to ask questions or speak to Councillors about any matter relevant to the meeting at the start of the meeting in the usual way.

Please email [committeeclerk@buckingham-tc.gov.uk](mailto:committeeclerk@buckingham-tc.gov.uk) or call 01280 816426 for the password to take part.

The meeting can be watched live on the Town Council's YouTube channel here:  
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSifcZC9Q/>

Mr. P. Hodson  
Town Clerk

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

## AGENDA

### 1. Apologies for Absence

Members are asked to receive apologies from Members.

### 2. Declarations of Interest

To receive declarations of any personal or prejudicial interest under consideration on this 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 22<sup>nd</sup> March 2021](#) to be put before the Full Council meeting on Monday 17<sup>th</sup> May 2021.

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

- 4.1 To receive a verbal report from Cllr. Cole on the VALP hearing of 15<sup>th</sup> April 2021.
- 4.2 To receive any other update.

### 5. Action Reports

To receive action reports as per the attached list.

**Appendix A**

### 6. Planning Applications

For Member's information the next Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are provisionally scheduled for Wednesday 23<sup>rd</sup> June and 21<sup>st</sup> July 2021 at 2.30pm. Strategic Sites Committee meetings are the following day at 2pm.

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

Additional information collated by the Clerk is attached

**Appendix B**

*The following two applications may be considered together*

1. [20/04342/ALB](#) Bourton Mill Health and Leisure Club, Bourton Road, MK18 7DL
2. [21/00953/APP](#) External fitness area with decked area and artificial grass, including fencing, floodlights and CCTV (part retrospective)  
*Sagoo*
  
3. [21/00744/APP](#) 42 Mallard Drive, MK18 1GJ  
Proposed first floor extension to enlarge an existing bedroom  
*Dymott*
  
4. [21/00947/COUC](#) Harpenden Building Society 23 Market Hill, MK18 1JX  
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 retail (A1) to A3 takeaway  
*Hussain*
  
5. [21/01114/APP](#) 26 Shetland, MK18 1WG  
Single storey rear extension  
*Paul*
  
6. [21/01115/APP](#) 1 Pearl Close, MK18 1SB  
Garage conversion to form storage / office space  
*Daw*
  
7. [21/01148/APP](#) 17 Gifford Place, MK18 1XA

Variation of condition 2 (Approved Plans) of planning permissions 18/00089/NONDET and 18/02726/APP (Two storey front extension and a garage conversion into habitable room) to allow for a single storey front infill extension  
*Haigh*

8. [21/01263/APP](#) 28 Border Lane, MK18 7SE  
Retention of fencing and change of use of land  
*Tarr*

#### **Amended Plans**

9. [20/02511/APP](#) Garage Site 457999g Pightle Crescent  
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.  
*VAHT*

The following Minor Amendments /Additional Information has been received, for information only:

#### **Not for consultation**

10. [21/00730/ATC](#) Land to rear of 2 Market Hill [*old Nat West*], MK18 1JX  
Works specification as per recent Tree report prepared by Arbortrack Systems Ltd –  
Prune 2 Yews, reduce back the canopies by 3m on T1 T2 away from the proposed development and fell 4 other trees Trees 4, 4a, 5 & 6 to be removed to allow development. The significant offsite yews trees 1-3 are retained with these proposals. The crowns of trees 1 & 2 are asymmetrical to south & west overhanging the site and there is good scope to effect a crown reduction on this flank of both trees i.e. to prune back (sensitively) and deliver a sustainable separation (approximately 50cm minimum) between crown edges and the proposals. This proposed crown reduction equates to 30% by length of the western & southern crowns of trees 1 & 2 and respects current guidance in BS3998: 2010  
Tree work - Recommendations. The application is to reduce back the canopies by 3m on T1 T2 away from the proposed development. An overall crown reduction will not be necessary. Work must be carried out by a fully qualified and insured tree surgeon after briefing from Arbortrack Systems Ltd.  
*Morrison*
11. [21/01143/ATP](#) 18 Waglands Garden, MK18 1EA  
T1 Horse Chestnut reduction of south/southwest side of lateral limbs overhanging properties. Lower limbs only to be reduced by 3/4 metres back to previously pruned points to facilitate more light to small gardens.

12. [21/01227/ACL](#) 24 Moreton Drive MK18 1JQ  
Application for a Lawful Development Certificate for the  
proposed rear extension  
Thompson  
*Late notification – [please see Supplementary sheet](#)*

## 7. Planning Decisions

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

### Approved

Application	Site address	Proposal	BTC response
20/03602/APP	Royal Latin Sch.	Var. cond 13 of 17/02939/APP, hours of use of new pitch	Oppose
21/00294/APP	7 Bartlett Place	Pt 1 <sup>st</sup> floor, 2-st front extension & porch	No objections
21/00449/APP	25 Willow Drive	S/st extension & pt. garage conversion	No objections

### Refused

Application	Site address	Proposal	BTC response
20/03092/APP 20/03281/ALB	TJ's 4 Market Sq,	Ch/use ground floor A1 → A3 & Install extract flue + internal alterations	Oppose+Call-in (not actioned)
20/04195/ALB	32 Nelson Street	Internal alts. inc. demol <sup>n</sup> of partitions	No objections

### Withdrawn

Application	Site address	Proposal	BTC response
20/04044/APP	61 Moreton Road	Add <sup>l</sup> condition, approved 19/00735/APP	Oppose

## 7.2 Planning Inspectorate (Min. 1178/20 refers)

Appeals have been lodged against non-determination for applications

**20/01332/AOP** (Buckingham Primary Care Centre, *[North End Surgery]* - Outline planning permission for demolition of existing development and erection of up to 8 dwellings) and

**20/01333/AOP** (Verney Close Family Practice - Outline planning permission for demolition of existing development and erection of 1 residential building comprising 6 flats, off street parking, bin storage and bicycle storage).

The individual Statements of Case and the BTC response to each application were circulated by email on 30<sup>th</sup> March 2020, and are attached for convenience. [Appendix C](#)

The closing date is Tuesday 20<sup>th</sup> April.

To discuss and agree whether any additional information should be sent to the Inspectorate; a suggested response is attached for discussion and agreement. [Appendix D](#)

## 8. Buckinghamshire Council Members

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

8.1.1 Buckinghamshire Council: Constitution Review - Proposals for Changes to the Constitution

To receive for information the part of the Appendix A dealing with planning matters, to be put before the Buckinghamshire Council on 21<sup>st</sup> April 2021 [Appendix E](#)

8.2 To discuss applications to be called-in, as decided above, and which Buckinghamshire Councillor wishes to volunteer for this

8.3 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 (7<sup>th</sup> April 2021) *No Buckingham applications*

9.2 Strategic Sites Committee (8<sup>th</sup> April 2021) *No Buckingham applications*

## 10. Enforcement

To report any new breaches

## 11. East-West Rail

11.1 To receive for information the E-W Rail Community Action Plan [Appendix G](#)

11.2 To receive and discuss an invitation from NBPPC to join a group of parishes experiencing problems with E-W Rail and HS2 works, and if accepted, to agree a representative. [Appendix H](#)

## 12. Applications to fell trees

To receive the updated list. [Appendix I](#)

## 13. Street Naming

To note that Street Naming have sent the following information:

Postal address for Lace Hill Care Home                      UPRN 010095502911  
Bentley Grange Care Home  
112 Needlepin Way  
Buckingham  
MK18 7RB

## 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 24<sup>th</sup> May 2021 at 7pm

To Planning Committee:

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

## Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
1168/20	11 via Parish Channel			

## Other actions

Subject	Minute	Form	Rating √ = done	Response received
<b>Buckinghamshire Council</b>				
Decisions	1016/20	Query lack of decisions	√	
Streetlighting, Tingewick Road	1165/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields		
Bypass Bridge	1177/20	<b>Cllrs. Stuchbury &amp; Whyte</b> to pursue action.		
<b>Call-in requests</b>				
Call-ins	1108.3 1108.4	Oddfellows Hall – WW The Pightle housing – CC	√ √	Accepted and actioned CC refused; RS actioned but not accepted by BC; to be followed up <b>New plans to this meeting; RS repeated call-in request in advance, detailed reasons to be sent after meeting</b>
<b>Enforcement reports and queries</b>				
Well St. bollard	857/20	Replacement of 'temporary' (Feb.20) bollard	√	
New signage Cornwall Place	1172/20	Report change of signage in CA		
New signage Moreton Road	1172/20	Report change of signage in CA		
<b>Neighbourhood Plan Review</b>				
Survey Questions	1166.2/20	<b>Town Plan Officer</b> to circulate final version to Cllrs. for comments		
Design Guide	1166.3	<b>Committee Clerk</b> to add Recommendation to FC agenda		

Subject	Minute	Form	Rating √ = done	Response received
<b>Other:</b>				
Surgery applications	40/20 762.1/20	<b>Town Clerk</b> to investigate whether North End and Verney Close surgeries can be designated Community Assets	√	Town Clerk's report at agenda 5.3 Verbal update agenda 5.4  <b>Agenda 7.2</b>
	1178/20	<b>Environment Committee</b> to set up meeting with Swan Practice <b>All Members</b> to pass any additional comments to Planning Clerk to collate for next meeting		
Cornwalls Meadow car park	983.2/20	Request formalisation of desire line by bridge	√	24/3/21: Apologies for the delay in coming back to you. Speaking with the team, the proposed idea of the slabs proves to be hazardous due to it leading pedestrians in to the flow of traffic. A ticket has therefore been raised with Street Scene and they are looking to bed more plants to show that this is not a route to take into the car park.
Summerhouse Hill	1023/20	Photo damage and request structural report; <del>check No Through Road sign</del>	√	<del>No Through Road sign on both sides of entrance from Moreton Road</del>
Oxford-Cambridge Arc	1104/20 1166.1	<del>Place on next agenda for discussion</del> <b>Town Clerk</b> to write as minuted	√ <b>tbc</b>	
Tree applications	1112/20	<b>Town Clerk</b> to investigate putting past applications on website	√	Press released issued 18/03/2021 and Town Council website updated with information on tree loss: <a href="https://www.buckingham-tc.gov.uk/our-services/parks-and-green-spaces/">https://www.buckingham-tc.gov.uk/our-services/parks-and-green-spaces/</a>
		<b>Town Clerk</b> to do press release on number of trees felled (ATP & ATC)	√	
VALP hearings	1166.4	<b>Cllr. Cole</b> to liaise with Mrs. Cumming	√	<b>See also Agenda 4.1</b>
Winslow NP	1166.5	<b>All Members</b> to send comments to Planning Clerk to	√	<b>Receipt acknowledged 6/4/21</b>

Subject	Minute	Form	Rating √ = done	Response received
		collate and submit		
New Homes Bonus consultation	1173/20	<b>All Members</b> to send comments to Planning Clerk to collate and submit	√	<b>Acknowledgement not made available</b>
Anglian Water barriers in Stratford Road	1177/20	<b>Report as causing traffic delays</b>	√	<b>Defective manhole cover replaced and barriers removed</b>



## PLANNING COMMITTEE

MONDAY 19<sup>TH</sup> APRIL 2021

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

*The following two applications may be considered together*

1. **20/04342/ALB** Bourton Mill Health and Leisure Club, Bourton Road
2. **21/00953/APP** External fitness area with decked area and artificial grass, including fencing, floodlights and CCTV (part retrospective)  
Sagoo



LOCATION PLAN



BLOCK PLAN

KEY  
 — SITE BOUNDARY  
 — DEVELOPMENT AREA

The site is the old water mill on the Bourton Road between Badgers and the river. It was previously in the same ownership as the neighbouring farmhouse, and is Listed as part of the outbuildings of the farmhouse (which is Grade II). The front of the building faces west into the tapering car park with access from the Bourton Road east of the main footbridge into the park, and the mill leat takeoff is above the weir in the river, and water passes under the building into the mill pond north east of the farmhouse complex.

## Property History (Leisure Club use only)

1	05/00438/APP	Two storey side and rear extension to provide ground floor cafe and reception area and first floor aerobics room and decking	Application Withdrawn
2	05/00774/ALB		
3	13/02939/APP	Two storey front extension and conversion of roof with dormers	Refused
4	13/02940/ALB		
5	18/04210/APP	Single storey extension to existing leisure centre	Approved
6	18/04211/ALB		
7	20/04324/ALB	External fitness area with decked area and artificial grass, including fencing, floodlights and CCTV (part retrospective)	Pending Consideration
8	21/00953/APP		

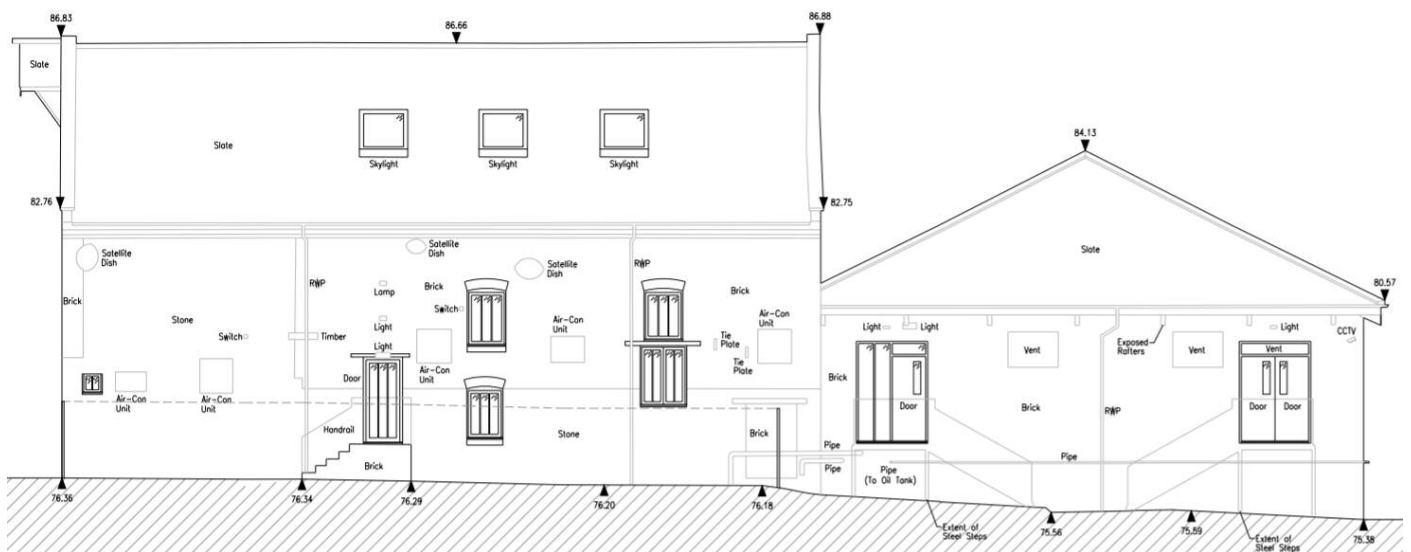
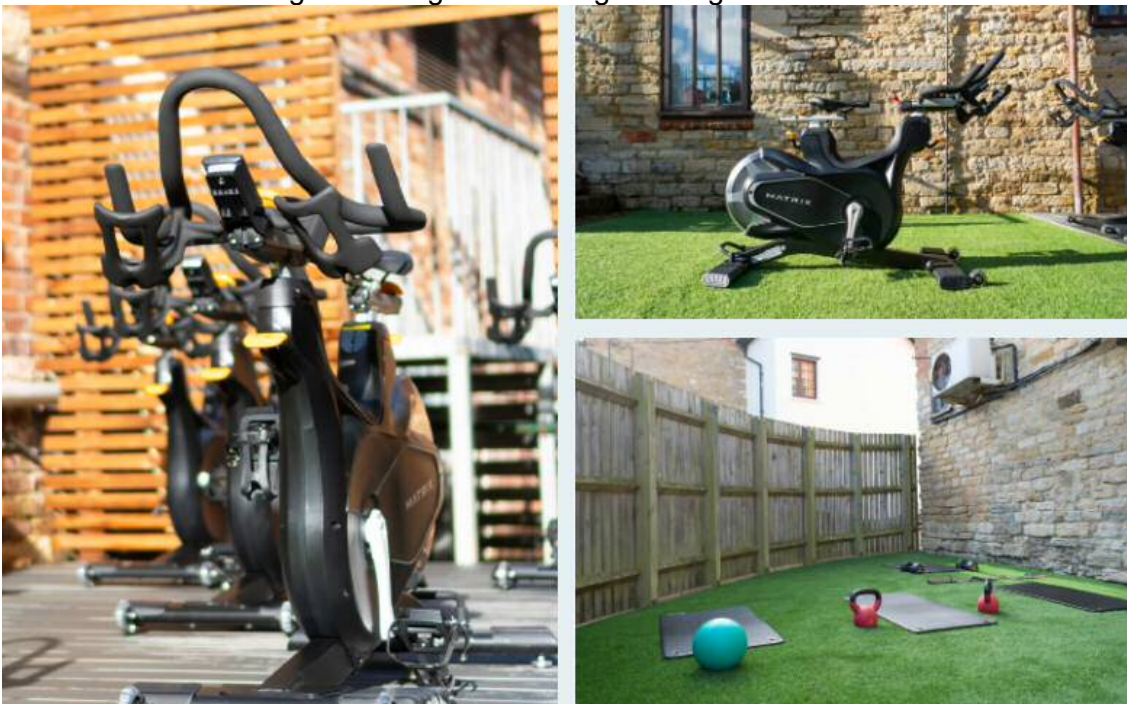
## Appendix B

The proposal is to utilise a storage area at the rear of the building as an outdoor exercise space, in two sections, and the work has already been carried out, see photo below. The first (southern) part involves a more suitable ground surface (Astroturf laid on a rubber mat) and the second (northern) part timber decking on timber bearers, both resting on the existing hard surface; there are also 4 downward-directed floodlights, motion-sensitive so only on when required, and a CCTV camera for security – these are attached to the building and subject to Listed Building approval. The existing oil tank is to be retained with a new fence of a height matching the existing fencing to screen it from view. The fence will be lined with artificial grass for additional privacy, but this will not be visible from the outside.

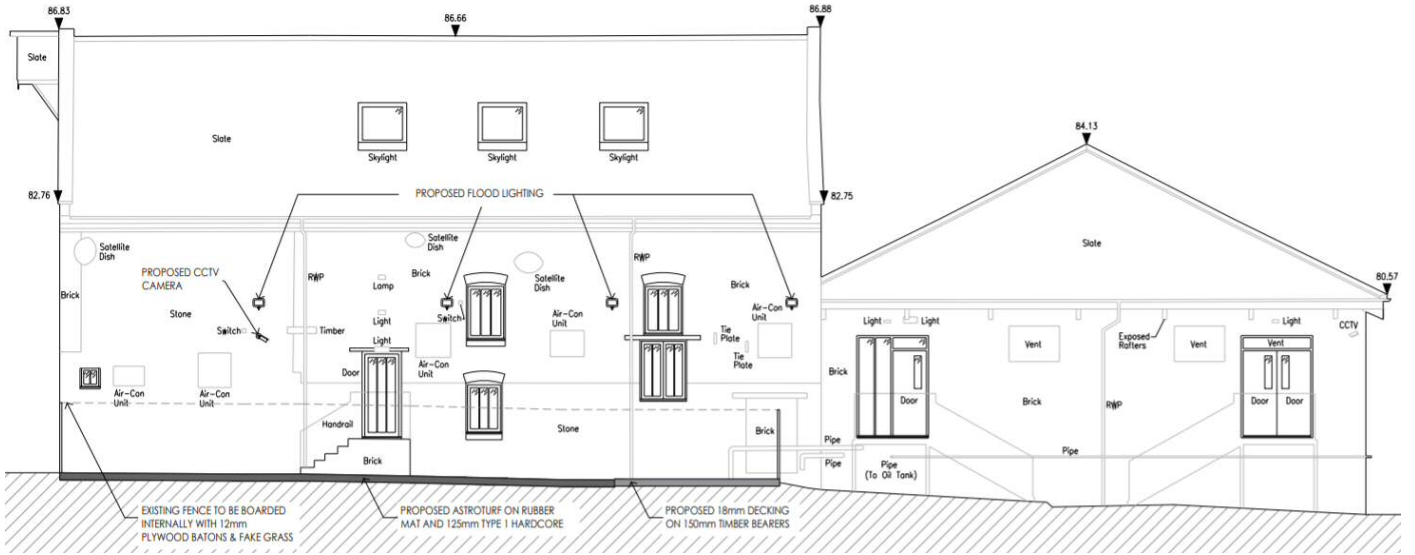
The neighbour has stated that the area has already been fitted out and contains 10 static cycles, plus the lights and camera, and cabling for a sound system (not mentioned in the Design and Access Statement) which proved unpleasantly noisy on a trial run. Concern has also been expressed at the effect of noise and lighting on the wildlife of the river area.

A 25-page Flood Risk Assessment (much of it repetitive, containing the usual maps but no flooding history table) indicates that no soft landscaping is to be removed, and the existing building footprint is to be unaltered, so there will be no additional displacement of floodwaters.

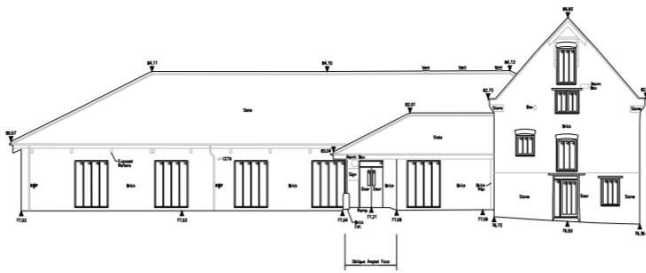
These pictures are taken from the Bourton Mill website, which is advertising opening on 19<sup>th</sup> April. The white rendered building bottom right is the neighbouring farmhouse.



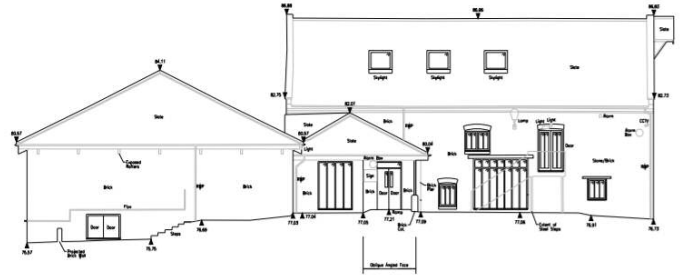
Existing SE elevation



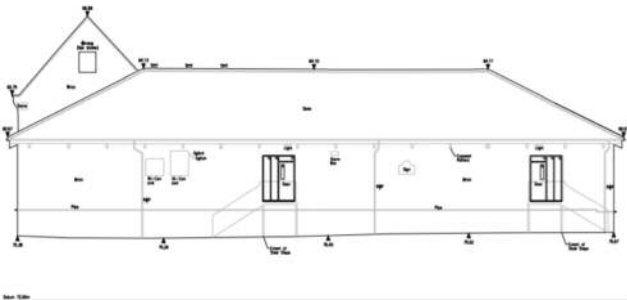
Proposed SE elevation



FRONT ELEVATION (SOUTH-WEST)



SIDE ELEVATION (NORTH-WEST)



REAR ELEVATION (NORTH-EAST)

no discernible difference to these sides of the building

3. **21/00744/APP** 42 Mallard Drive  
 Proposed first floor extension to enlarge an existing bedroom  
*Dymott*



April 2021

1	13/00460/APP	Ground floor rear extension, Residential dwelling to ancillary accommodation and link extension	Approved
2	13/00751/APP	Single storey side extension	Approved
3	21/00744/APP	Proposed first floor front extension to enlarge an existing bedroom	Pending Consideration

Consent has also been granted for maintenance works to the Protected Oak tree in 1998, 2003, 2007, 2012 and 2018.

The site is a large mid-1990s 4-bed detached house with detached double garage and extensive paved frontage facing north of west on Mallard Drive; its southwest side boundary and rear garden boundary back onto neighbour's rear gardens and there is a wide gap to the neighbour to the north, with a large TPO'd oak tree close to the dividing fence. The living room projects forward to the left of the front door with a bay

window on the ground floor; the single storey study projects forward on the right of the front door with a 1.2m gap to the garage side wall, and houses a path to the rear garden. The first 2013 application sought to extend the kitchen to the rear, and link the study with the nearer half of the garage to form a family room and leave a single garage. The second 2013 application deleted the proposed link building, leaving the garage as a double, and building the family room on the north wall; both extensions are single storey with matching brickwork and a pitched tiled roof.

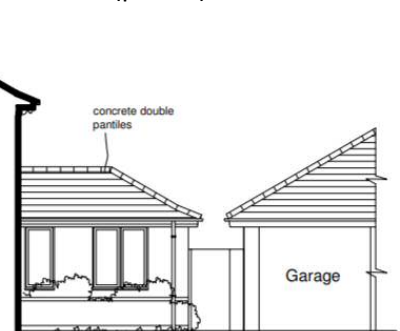
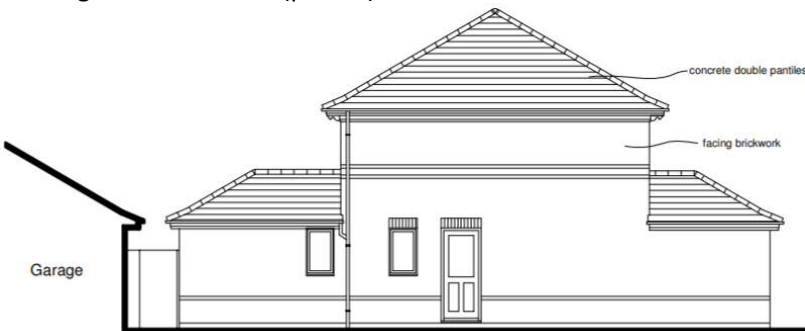
The proposal is to extend the study upwards to first floor level to enlarge a small bedroom (from 2.8m x 2.2m to 2.8m x 5.3m internal dimensions), reusing the existing window on the front elevation and adding a new window in the elevation facing the forecourt. There is no window facing the neighbouring back gardens. The roof will have a ridge at right angles to the main house roof, will reuse original tiles as far as possible, and in width and height-to-ridge resembles the existing triangle over the projection with the bay window.



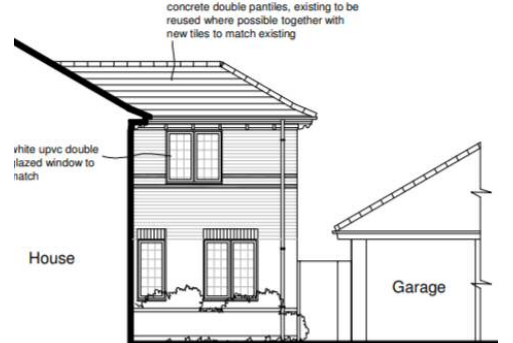
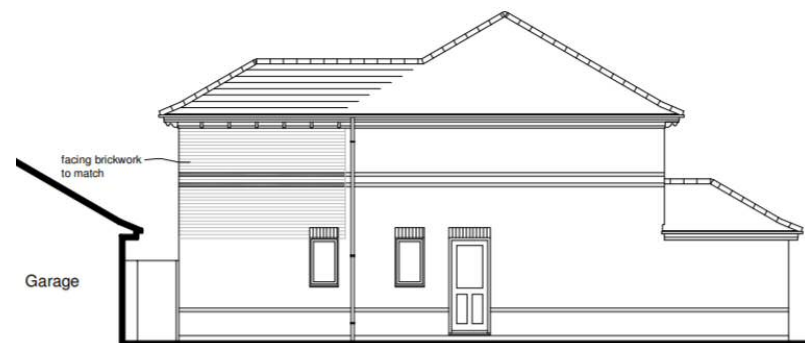
Existing front elevation (partial)

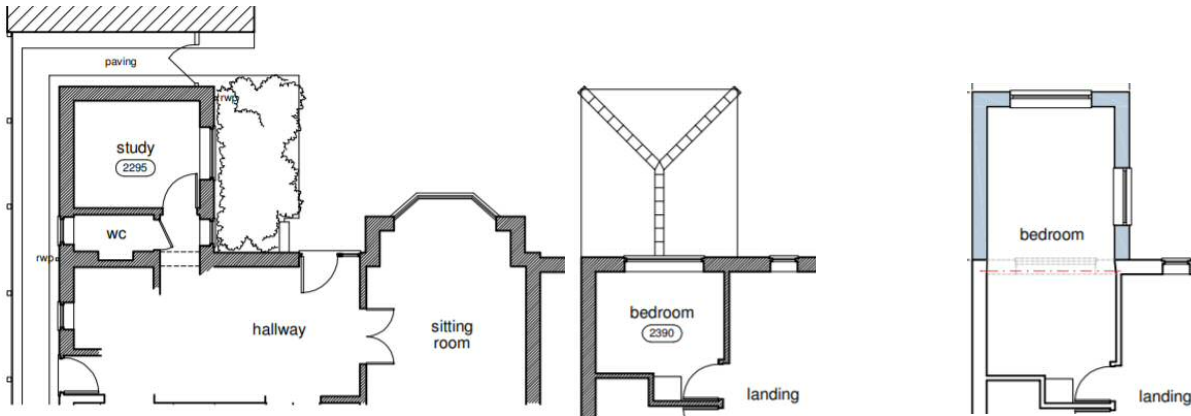


Proposed front elevation (partial)



Existing↑ & Proposed↓ side elevation facing neighbouring back gardens & side of existing study facing to forecourt



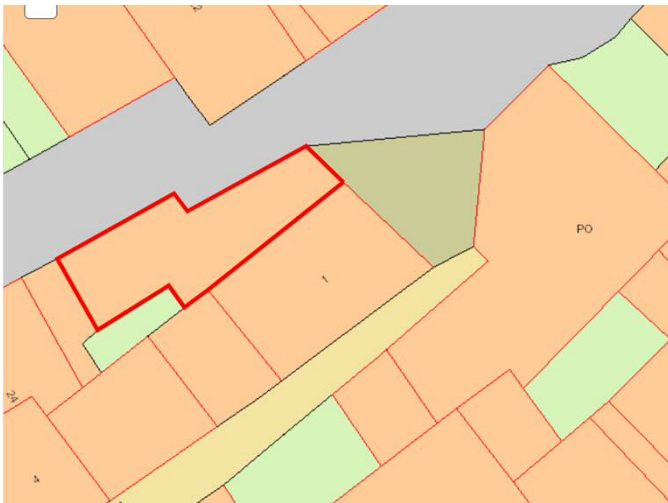


Existing ground floor plan (partial)

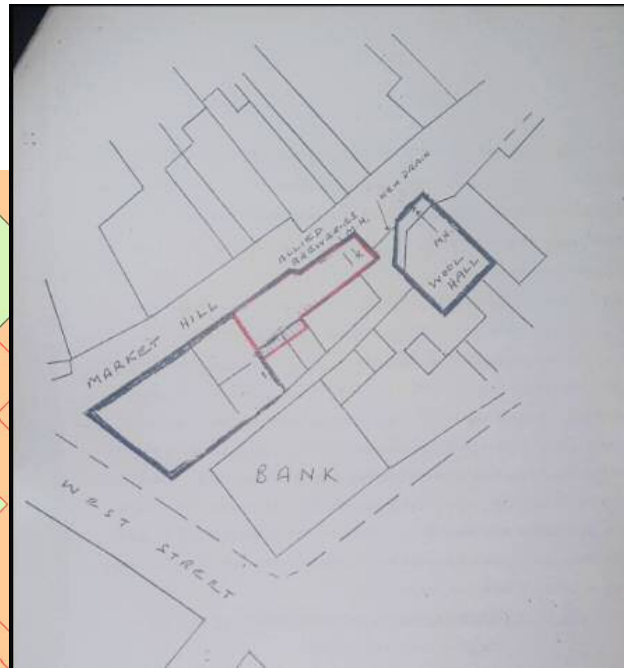
Existing first floor plan (partial)

Proposed first floor plan (partial)

4. **21/00947/COUC** Harpenden Building Society 23 Market Hill  
 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 retail (A1) to A3 takeaway  
*Hussain*



Website site plan



Applicant's site plan



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

This part of Market Hill is one-way and has double yellow lines along both sides. The cluster of bins which used to be by the Chantry Chapel wall have migrated to The Chewar (8 green and 5 blue domestic size + 1 green and 1 purple larger size).



Planning History

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	Approved
3	93/02095/APP	CHANGE OF USE OF GROUND FLOOR FROM RETAIL (A1) TO BUILDING SOCIETY OFFICE (A2) AND INSTALLATION OF ATM	
4	94/00718/APP	CHANGE OF USE OF 1ST FLOOR FROM RESIDENTIAL TO OFFICE	Approved
5	03/03125/AAD	Erection of 2 non illuminated signs and 1 projecting sign	Approved
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	Pending Consideratio

	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 retail (A1) to A3 takeaway	
--	--	--

The site is the building which used to be D.S. Johnson's and then the Nationwide Building Society office opposite the end of the Chantry Chapel in Market Hill. It is now vacant, as the Harpenden has terminated its lease. The main door has two quite steep steps to it (grab handles have been fitted each side, but wheelchair access would be difficult). The applicant/owner says he has bought the flat above from Mrs. Johnson, but it is not clear from the application form what internal alterations might be made to the amalgamated premises or how the café/takeaway is to be laid out. The door to the flat is a level entrance from the paving, but presumably has stairs directly within.

23/23a is not Listed but is surrounded by Listed Buildings (dark red, and blue),



and it is within the BNDP Primary Retail Area (green edging; Secondary Retail in brown)



There is very little further information. Mr. Grimsdale was able to explain the label 'Wool Hall' on the site plan where the Post Office now is: he has a bill for glazing the windows of it in 1760, but it seems to have been demolished in 1814 when the Marquess built his new Shambles (Butcher's Market),

The application form gives information on the 'impacts' listed above [*Entries copy-typed for legibility*]:

#### Noise

*Noise will be low as doors will remain closed until customers walks in to either eat in or take out. The reason for opening and closing times to be 12.00 – 22.00 is for no disturbance to neighbours and those who pass by. The windowglass and doors fitted to the property would be of good quality in order to reduce the noise and this will help mitigate.*

#### Odour

*Extractor fans will be fitted in order to carry out any smells of cooking from the premises. The extractor fan outlet could be fitted to the rear of the property if there is a disturbance for fitting at the front*

#### Storage & Handling of waste

*Waste will be stored indoors in a closed bin until at the end of the work day where it will then be shifted to the green big waste bin outside the property. Hygiene is very important as leaving food out in the open in a work environment is a way to attract mice. Food stored on counters, dirty dishes left in the sink, overflowing garbage cans, and messes and crumbs not cleaned up are all a feast for a mouse. They are a key contributor to spreading diseases and bacteria which can be risky and potentially lethal to humans. However there are other risks such as their tendency to chew on wiring in the walls.*

#### Hours of opening,

*12.00 – 22.00, 7 days a week*

*The opening hours and closing hours are unknown at the moment. But the hours which are listed above are the similar kinds of hours which will be used. The closing hours of 22.00 have been chosen due to no disturbance for neighbours and that is why long hours will not be required for the business and business premises as we like to respect the peace between all parties.*



Transport & highways

*For delivery lorries, parking is available next to the building as well as opposite where other vehicle users can pass by without being blocked due to a delivery*

Change of use

*Any impacts that could possibly arise due to having an A3 licence for the premises applied for can be mitigated by having deliveries delivered to the shop at none peak times, this will help the flow of passing customers and passing vehicles during peak/rush time. For customers parking is available in the town centre, there are plenty of car parks within the town centre at a close distance where pay and display is permitted.*

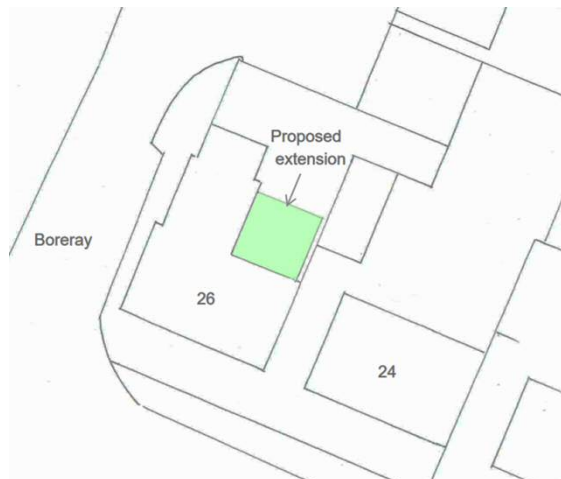
*The current tenants are terminating their lease due to the current pandemic and have decided to close all small branches – Buckingham and Wendover being two of the small branches. Therefore, having the property advertised and not having had any interest for it, I have decided to apply for an A3 takeaway/sitting in licence which will help the local economy of Buckingham by having available jobs for locals on both inside as well as delivery service. I believe it is in good interest to receive an A3 licence for the property I am applying for it as it will bring a light in the town centre of Buckingham, especially in the current crisis.*

*The premises being applied for is not in a key shopping area. It is rather located at the side of the Buckingham town centre (away from the busy town centre).*

External appearance

*Extractor fans will need to be fitted once application is approved.*

5. **21/01114/APP** 26 Shetland  
Single storey rear extension  
Paul





Side/rear view of 26 Shetland April 2021

The grey single-storey building behind the garden wall is No.24's garage; No.26's is seen in part at the extreme left. The proposed extension will not be visible from this angle, as it does not extend beyond the end section of the house (with the lowest roof)

Planning History

1	19/02061/ACL	Application for a Lawful Development Certificate for a proposed loft conversion with dormer extension to rear roofslope and rooflights to front roofslope	Certificate Refused - Proposed Develop't
2	19/02741/APP	Loft conversion with dormer extension to rear roofslope and rooflights to front roofslope	Approved
3	21/01114/APP	Single storey rear extension	Pending Consideration

The site is the detached house at the corner of Shetland and Boreray at the rear (field-side) of Moreton Road Phase I. It is L-shaped, with a long wing stretching backwards from the main house with a stepped-down roofline. It has a detached garage at the end of a comparatively small garden, outside the garden wall. Its nearest neighbour is No.24 Shetland on the same building line but rectangular with an on-plot single garage against the common boundary. The loft has been converted to accommodate an additional bedroom with en-suite facilities.

The proposal is to partly infill the L-shape with a single storey dining room with a flat roof with central lantern insertion, and bifold doors to the garden. The east side wall of the extension will be stepped in approx.. 25cm from the house wall, and the west side will merge with the existing kitchen.



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

Rear and east side elevations as built (4 bedrooms)



PROPOSED REAR ELEVATION

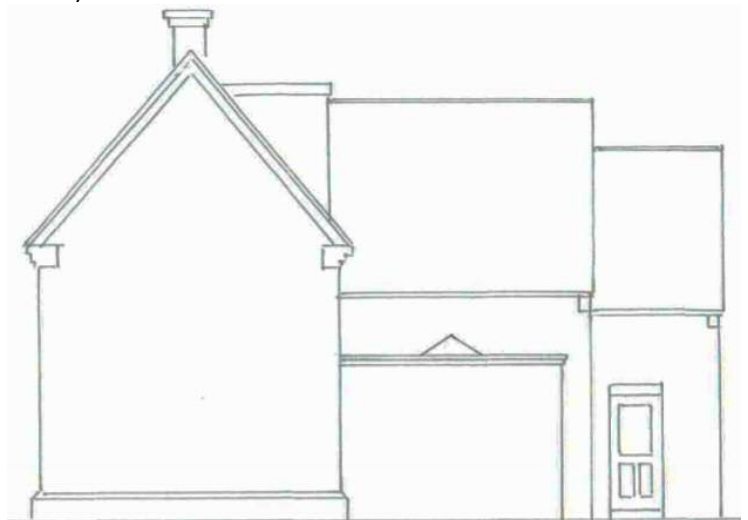


PROPOSED SIDE ELEVATION

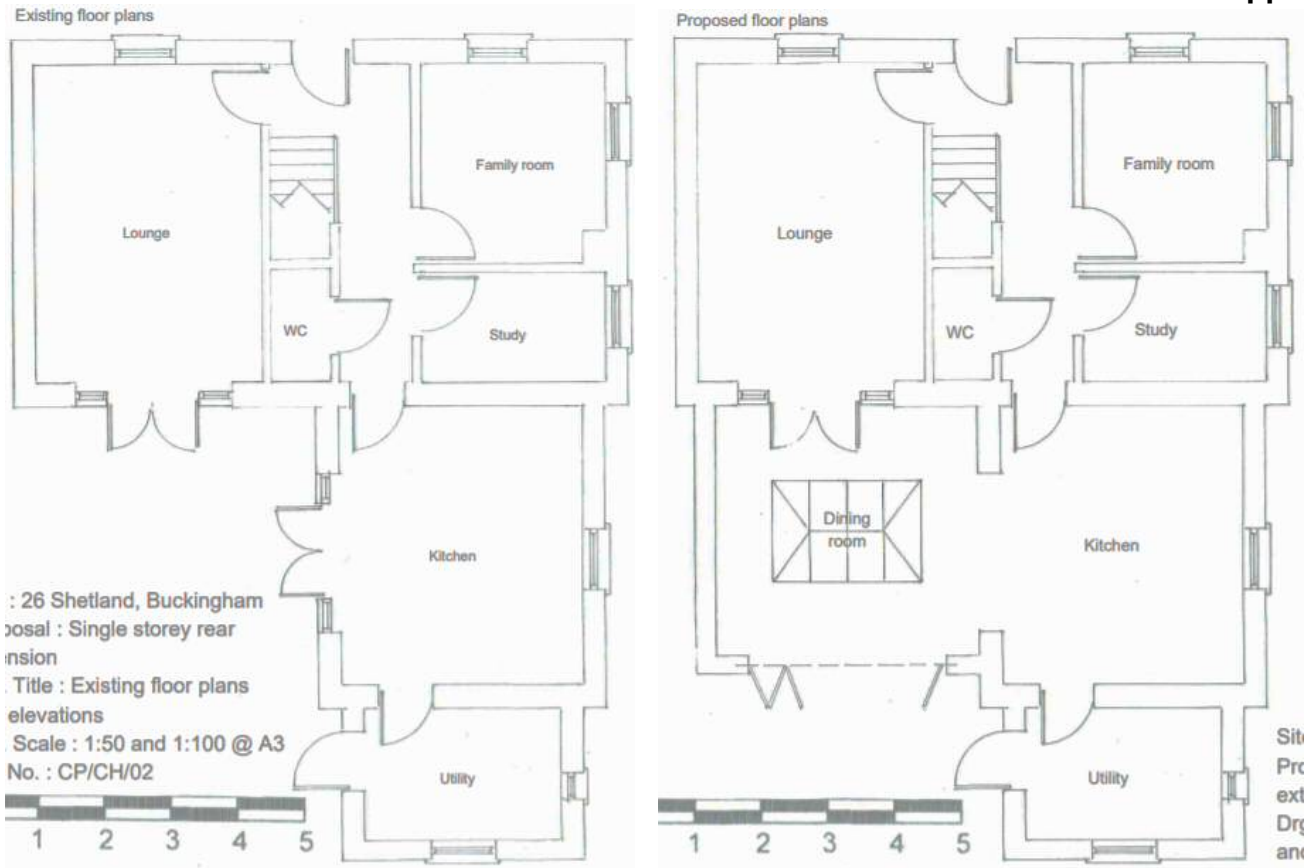
Rear and side elevations as approved in 2019 (5 bedrooms)



This application: proposed rear elevation



Proposed side elevation (note that №24's garage will obscure about 1/3 of the extension from this side)



6. **21/01115/APP** 1 Pearl Close  
 Garage conversion to form storage / office space  
 Daw



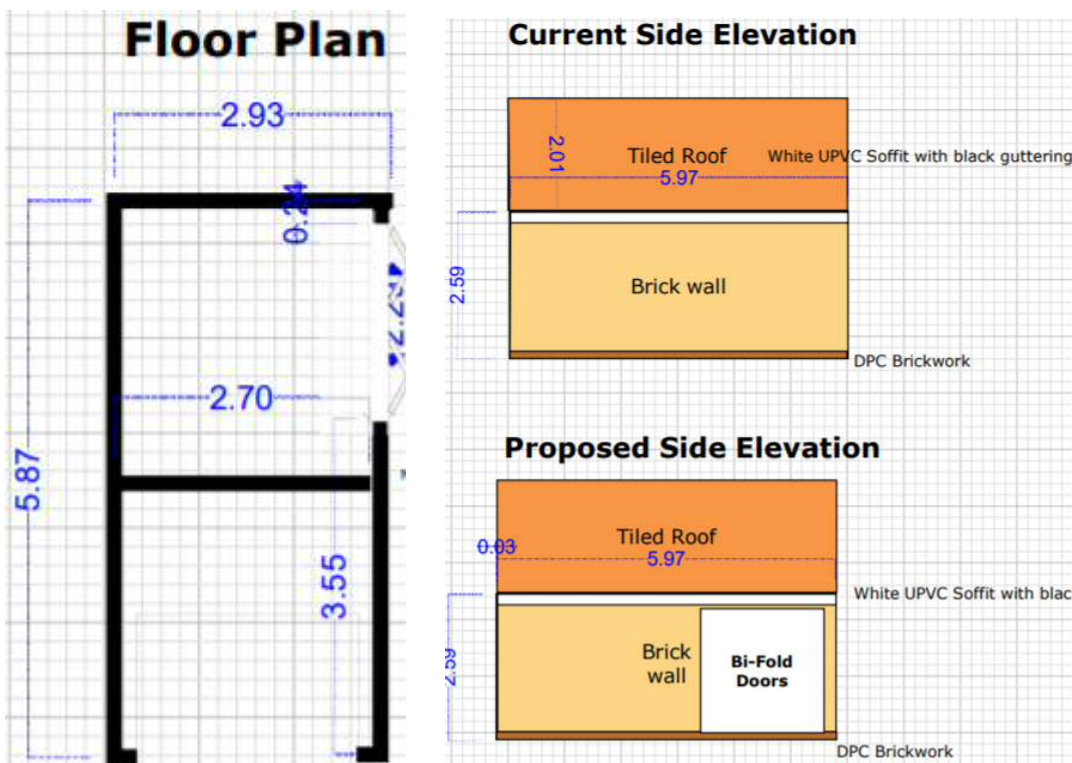
The site is on Lace Hill and Pearl Close is bounded by the school to the southwest and the bridlepath to the east (part of Phase 2F, 13/01549/ADP). It is a semidetached 'Thornbury' 4-bed house with a detached single garage set back behind driveway parking for two vehicles.

There is no Parking Layout drawing for the Phase 2F application but the Refuse Tracking drawing shows that Plots 631(the site)/632 and the pair opposite have small fenced front gardens and the road is block-paved. The opposite side has on-street parking delineated by a change in the paving pattern of the shared

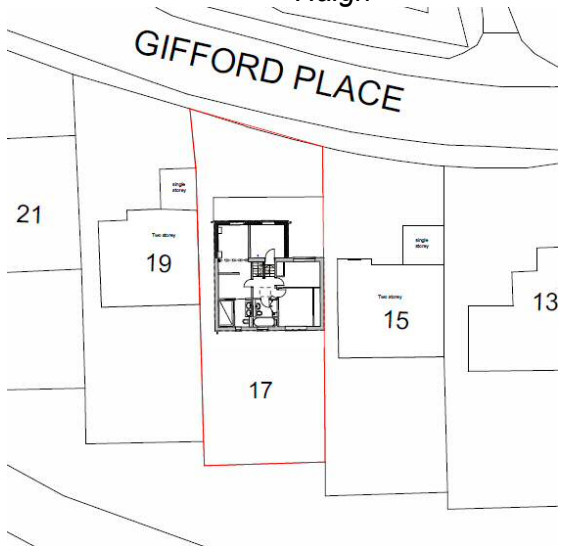
surface. (Red dots indicate designated bin collection points for each house). The requirement for three parking spaces for a 4-bed house is fulfilled only if the garage is accepted as one space.



The applicant proposes to split the garage into two rooms with a partition wall, an office at the rear, and a storage area to the front, retaining the existing up-and-over door. The floor of the office section will be raised above the damp-proof course, and this part of the building dry-lined. The stud wall partition will be plasterboard on the office side and plywood on the other. The office will have new bifold doors to the garden. There are no windows proposed.



7. **21/01148/APP** 17 Gifford Place  
 Variation of condition 2 (Approved Plans) of planning permissions  
 18/00089/NONDET and 18/02726/APP (Two storey front extension and a garage  
 conversion into habitable room) to allow for a single storey front infill extension  
 Haigh



April 2021 (and below right)



Nos 23 (L) to 13 (R); No 17 has two white cars in front. No 13 ↑ No 15 ↑ No 17 ↑ No 19 ↑ No 21 ↑

The site is a detached 4-bedroom house on the south side of Gifford Place on Page Hill in the middle of a row of 6 originally identical buildings; the house fronts are set at an angle to the road, and are thus offset to the neighbours' to varying amounts. The land slopes steeply from front to back and the houses are constructed with the entrance and hall as a mezzanine floor with half-flight stairs down to the main living area and up to the bedroom floor. Each had an flat-roofed single garage projecting forward, but of the six houses, the middle four have all added a two-story front extension of differing design, so the unity of the street scene no longer exists (see above right). The entire frontage has been paved over, with room for two, possibly three, vehicles. The three houses opposite are of a different design.

The 2018 application proposed two new bedrooms in the front extension, but two of the existing bedrooms were turned into a walk-in wardrobe and ensuite bathroom, so there is no increase. The garage was to be turned into a home gym. The previous rear extension was to be demolished. Materials: brick and tile to

match existing. The applicant appealed on the grounds of non-determination and the Inspector allowed the appeal and set the conditions of the approval (18/00089/NONDET).

**Planning History**

1	93/01377/APP	SINGLE STOREY REAR EXTENSION	Approved
2a	18/02726/APP	Two storey front extension and a garage conversion into habitable room	
2b	18/00089/NONDET	Appeal against non-determination	Allowed
3	21/01148/APP	Variation of condition 2 (Approved Plans) of planning permissions 18/00089/NONDET and 18/02726/APP (Two storey front extension and a garage conversion into habitable room) to allow for a single storey front infill extension.	Pending Consideration

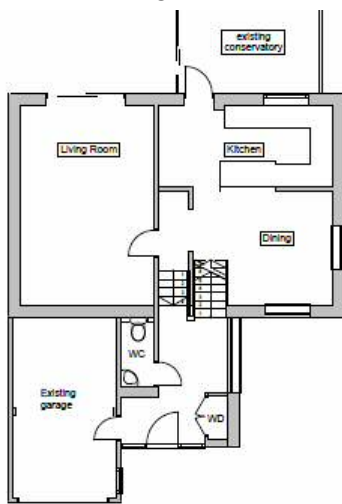
Condition 2 of the Inspector’s decision states:

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 18450-ex02 Existing Site Plan, 18450-ex025 Existing Elevations, 18450-ex60 Existing Floor Plans, 18450-P001 Location Plan, 18450-P02 Proposed Site Plan, 18450-P010 Proposed Floor Plans, 18450-P020 Proposed Elevations.

The proposal is to vary the 2018 approval by extending the dining room forward to the existing building line, resulting in a linear front wall. Submitted drawings are 18450 P-002A (Site Plan); 18450 P-010A (Proposed Floor Plans); 18450 P-020A (Proposed Elevations) – there are 2 editions of each on the website, but there is no discernable difference between the two sets.

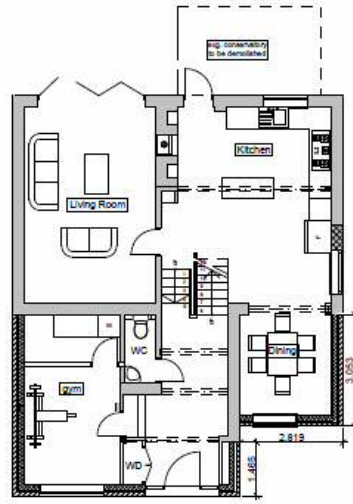
Because no ‘existing’ plans have been submitted with the application, the existing and approved drawings from the 2018 application are included for comparison. Each line should be read as

**2018 Existing**



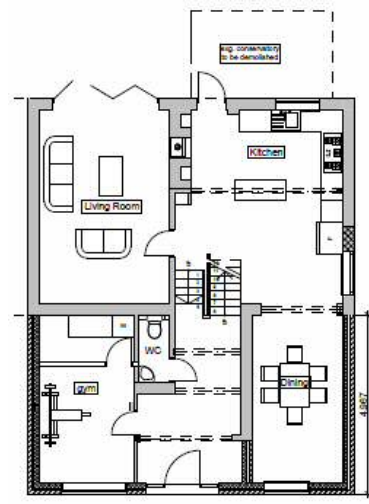
**Existing Ground Floor Plan**

**2018 Approved**

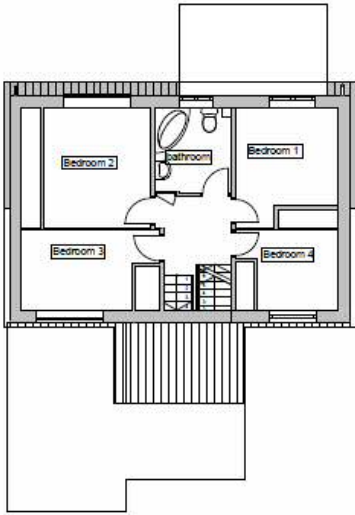


**Ground Floor Plan**

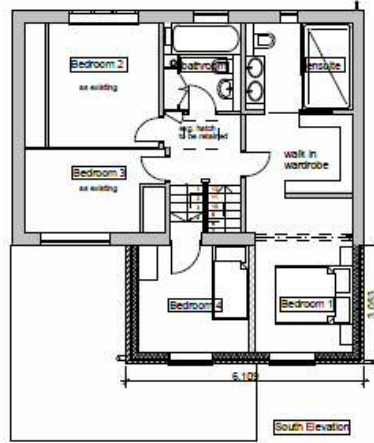
**2021 Variation**



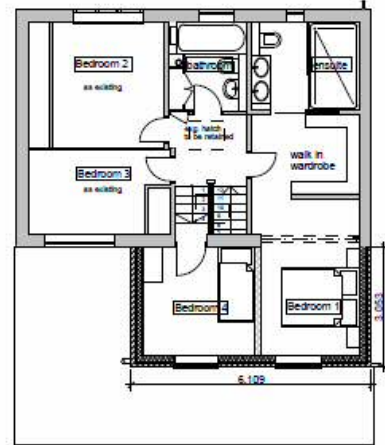
**Ground Floor Plan**



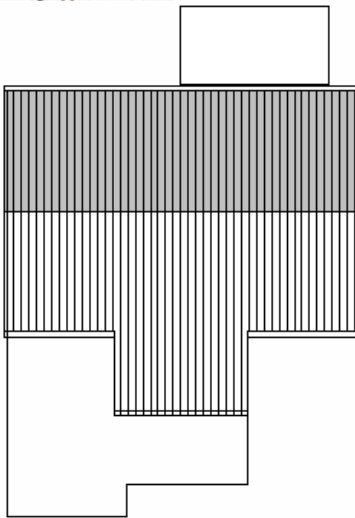
Existing Upper Floor Plan



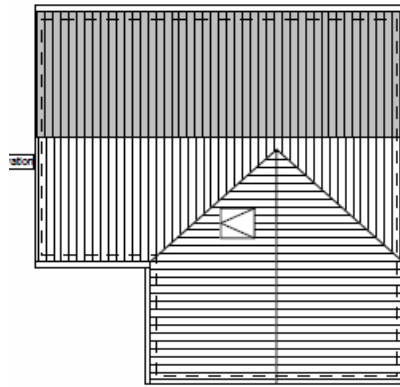
Upper ground Floor



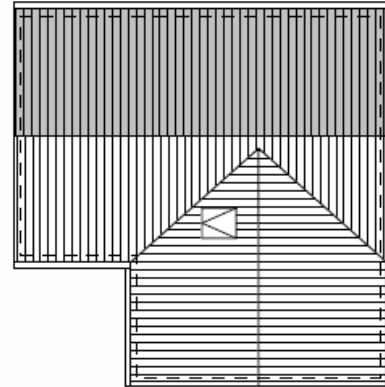
Upper ground Floor



Existing Roof Plan



Roof Plan



Roof Plan



Front Elevation



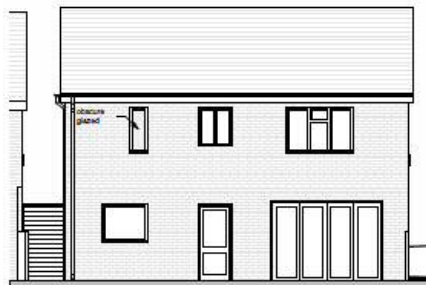
Front Elevation



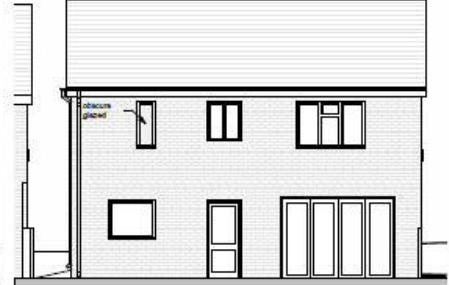
Front Elevation



Rear Elevation



Rear Elevation

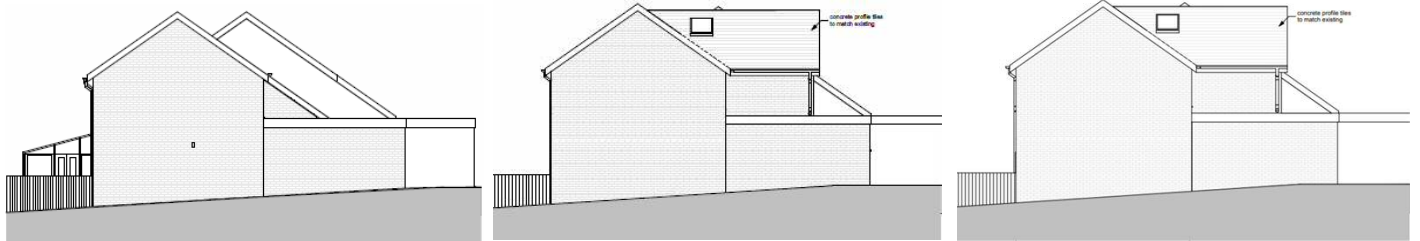


Rear Elevation



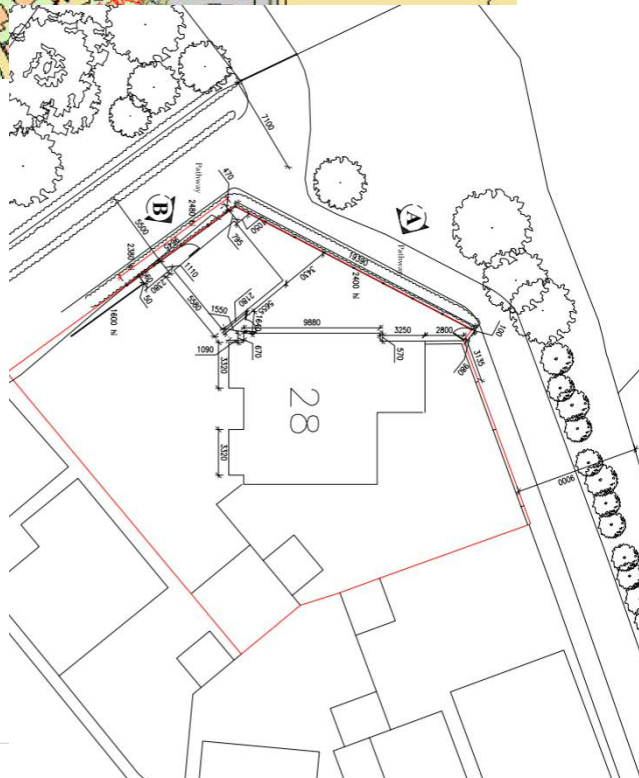


Side elevation towards No 19



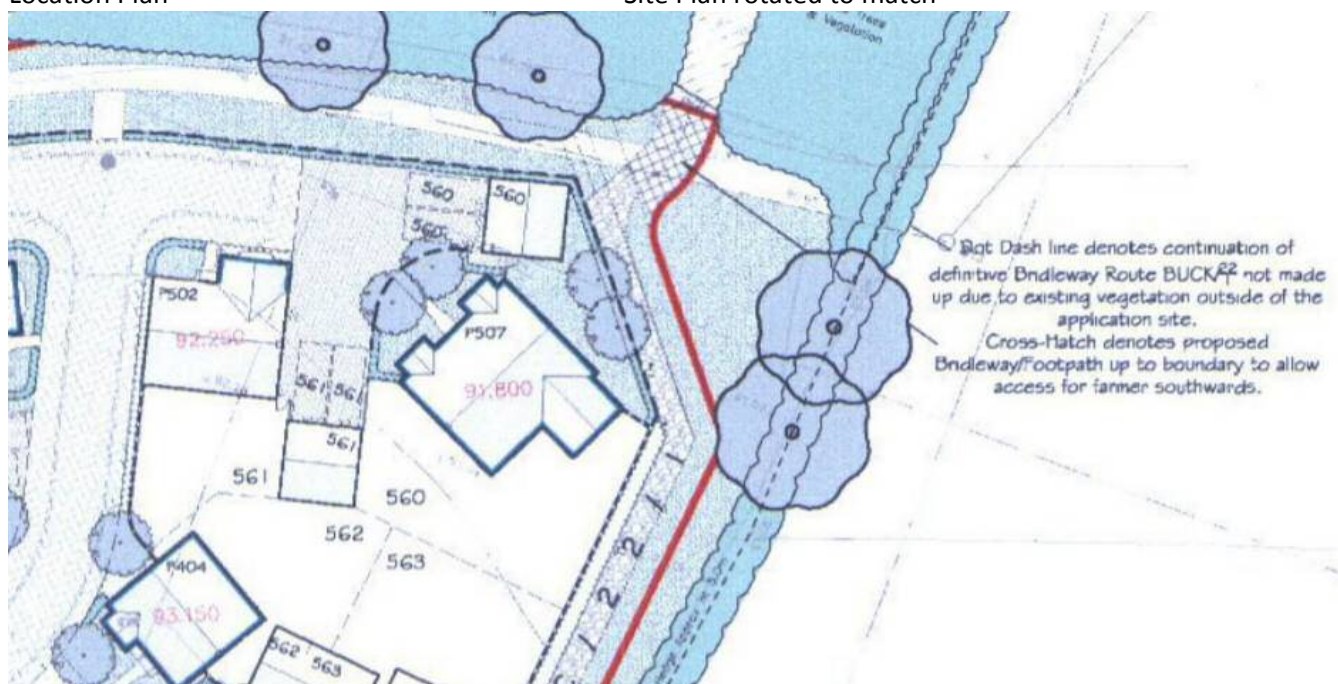
Side elevation towards No 15

8. **21/01263/APP** 28 Border Lane, MK18 7SE  
Retention of fencing and change of use of land  
*Tarr*

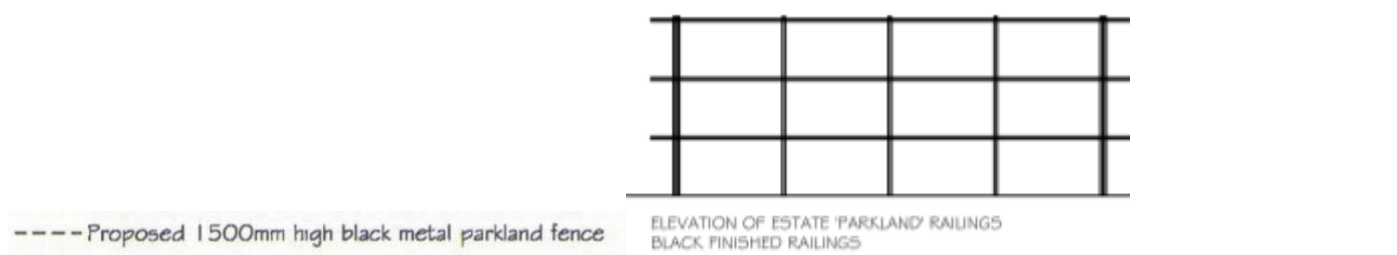


Location Plan

Site Plan rotated to match



Planning layout, 13/02997/ADP; the 'Soft Landscaping' drawing shows a beech hedge along the fenceline



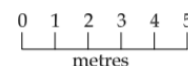
Heights of fence given on drawing 2.4m ↓

2.46m ↓

↓2.38m



Elevation A



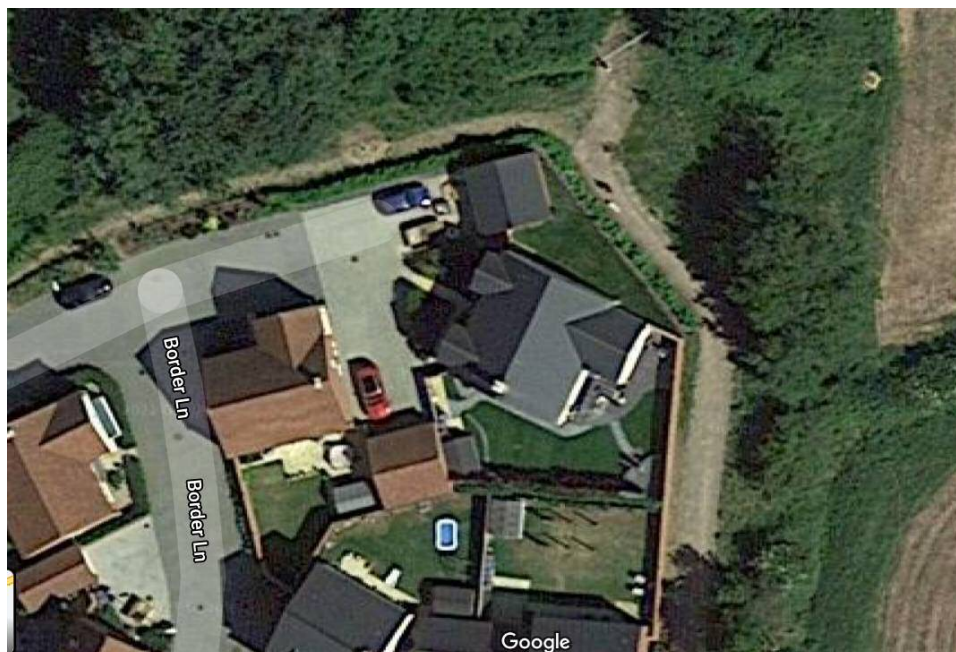
Heights of fence given on drawing ↓2.4m

2.46m ↓ 2.38 ↓

↓1.56m



Elevation B



Google satellite 2021

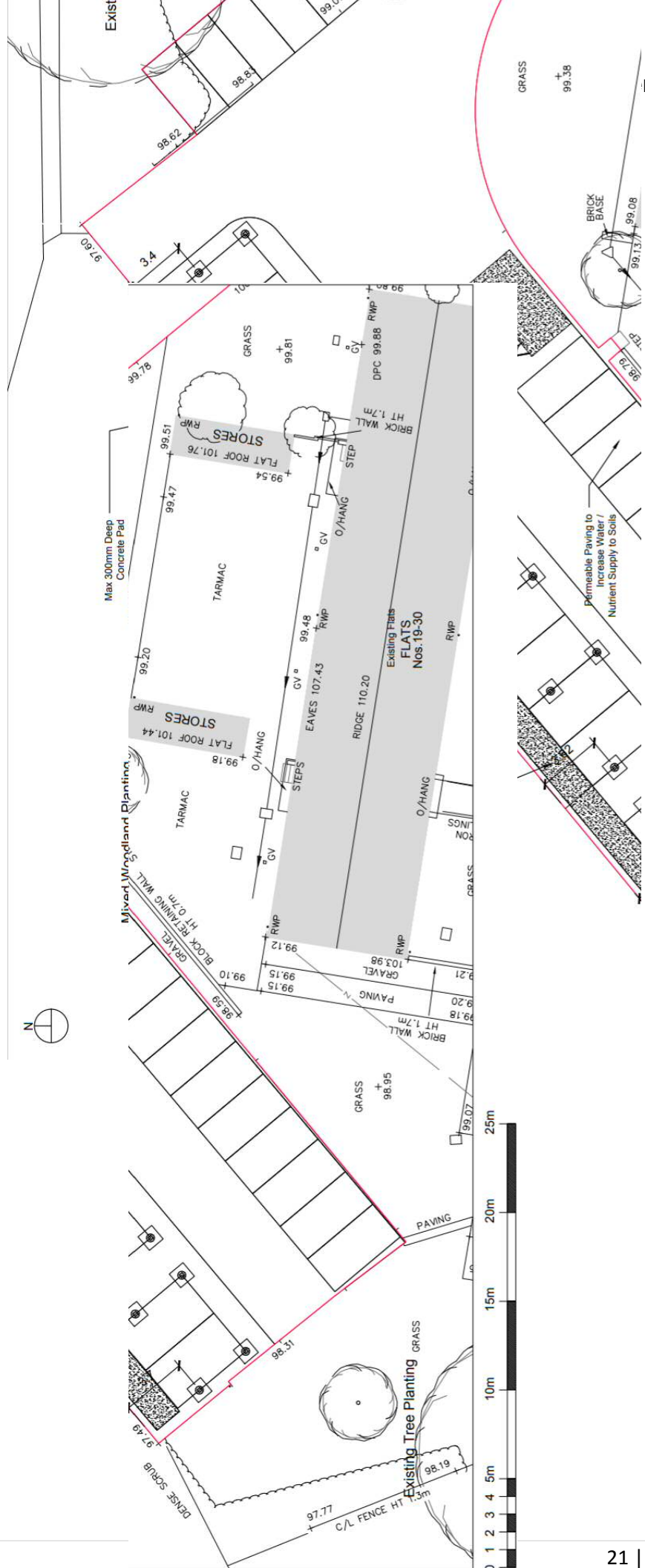
The site is the plot at the end of a cul-de-sac at the extreme north-eastern corner of Lace Hill abutting the bridle path and the short farmer's access off the Bletchley Road roundabout, and contains a 5-bed P507 type detached house with a detached double garage and driveway parking for two vehicles. There is almost no information on the website (the officer has been asked for more detail) but the planning layout for this part of Lace Hill (Phase 2E, 13/02997/ADP) shows that the garden boundary along the side and rear of the garage was to be black 'parkland' railings 1.5m (approx 5 feet) high, and the 'soft landscaping' drawing a beech hedge, which is visible on the satellite photo. The drawings show that the railings have been replaced on the northern and north-eastern boundary with light oak coloured wooden fence panels approximately 2.4m (8 feet) high – varying slightly as can be seen above. The land outside the fence is wooded, and whether the fence is visible from the bypass I have not had time to check (the advice of the application arrived Tuesday, 13/4/21). I have checked the Enforcement records, and here is nothing under this address, and there is no clue whatever as to what the 'change of use' is on the website, so one must assume the new fence is not precisely on the plot boundary and has enclosed some Public Open Space. If the officer provides this information I will inform the meeting.

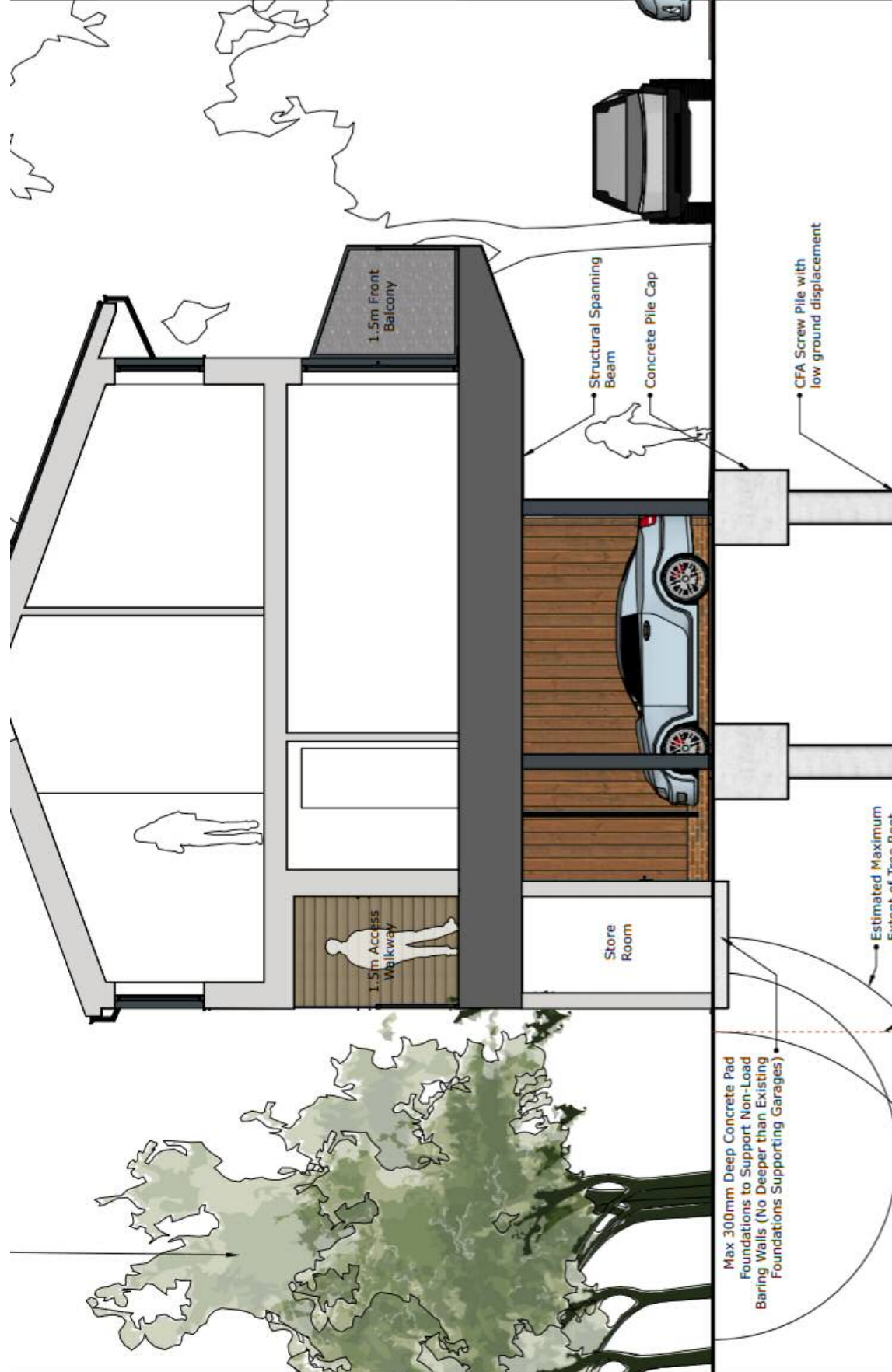
## Amended Plans

9. **20/02511/APP** Garage Site 457999g Pightle Crescent  
 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.  
 VAHT

Additional Plans: *reproduced overleaf for Members' convenience*

1. Foundation Level Plan Z07\_PI\_004 Revision X  
 Points to note:
  - Acknowledgment that the Protected Woodland contains trees (but not that they are Protected)
  - Concrete pad foundations for non-load-bearing walls
  - Pile foundations for the rest of the building, varying from 3.7m to 3.4m from the boundary "to prevent damage to root protection areas" though none of these areas are mapped
  - Permeable paving for open-air parking bays
  - There are 36 existing flats, + 8 proposed; a "total for the development" of 31 parking bays is not adequate or according to the guidelines. This is not a "town centre" site.
2. Long Section Z07\_PL\_S301 Rev X
  - Again, the woodland is referred to as a "planting area" without acknowledgement that is covered by a TPO; it is not a piece of decorative landscaping, it is a semi-mature habitat
  - No comments from Trees or Engineers at 8/4/21 on the feasibility of the changes





Not for consultation

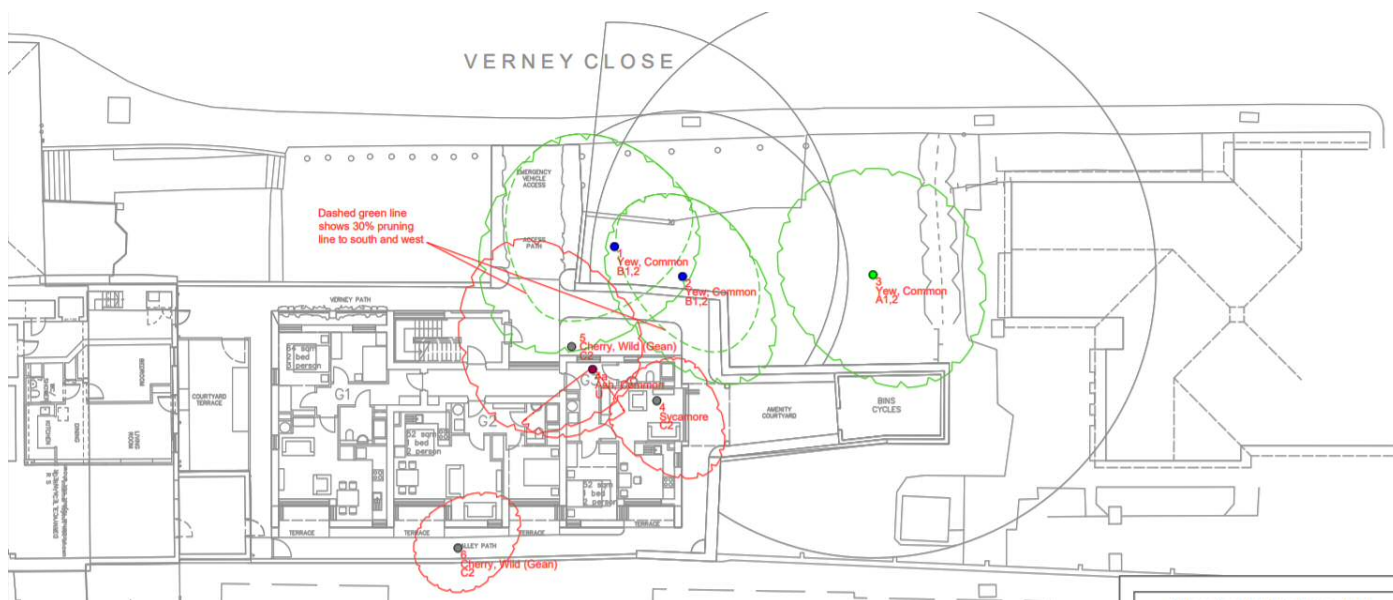
10. 21/00730/ATC

Land to rear of 2 Market Hill [old Nat West], MK18 1JX  
 Works specification as per recent Tree report prepared by Arbortrack Systems Ltd –  
 Prune 2 Yews, reduce back the canopies by 3m on T1 T2 away from the proposed  
 development and fell 4 other trees Trees 4, 4a, 5 & 6 to be removed to allow  
 development. The significant offsite yews trees 1-3 are retained with these proposals.  
 The crowns of trees 1 & 2 are asymmetrical to south & west overhanging the site  
 and there is good scope to effect a crown reduction on this flank of both trees i.e. to  
 prune back (sensitively) and deliver a sustainable separation (approximately 50cm

minimum) between crown edges and the proposals. This proposed crown reduction equates to 30% by length of the western & southern crowns of trees 1 & 2 and respects current guidance in BS3998: 2010

Tree work - Recommendations. The application is to reduce back the canopies by 3m on T1 T2 away from the proposed development. An overall crown reduction will not be necessary. Work must be carried out by a fully qualified and insured tree surgeon after briefing from ArboTrack Systems Ltd.

*Morrison*



**Planning History (not Nat West applications)**

1	18/00328/APP	Conversion, alterations and roof extension to create eight new 1 bedroom dwellings. Reconstructed and remodelled elevation facade facing Market Hill including new shop fronts.- Infilling of covered front arcade on ground floor to create increased retail area.- Conversion of retail space involving alterations to the external envelope of the building	Approved
2	18/02554/ACL	Application for a Lawful Development Certificate for an existing use (A1)	Certificate Issued - Existing use
3	18/03140/APP	Conversion of part of the lower ground floor to provide a one-bedroom flat within the lower ground level of former NatWest Bank building, including associated external works.	Approved
4	18/03474/APP	Change of use of the above property from a Class A1 (retail) use to a mixed Class A1/A3 use (coffee shop), together with external shop front alterations and the implementation of 2 No. air conditioning condenser units and 4 No. replacement windows to the rear of the property	Approved
5	18/03475/APP	Change of use of land from public highway to an outdoor seating area	Approved
6	18/03476/AAD	1 No. illuminated fascia sign and 2 No. illuminated projecting signs	Adv. Consent
7	19/00511/APP	Proposed new detached building comprising 10 apartment dwellings, and associated external works, bin/cycle store and alterations to access.	Application Withdrawn
8	20/00483/APP	Proposed new detached building comprising 7 apartment dwellings, and associated external works, bin/cycle store and alterations to access	Pending Consideration
9	21/00730/ATC	(as described above)	Pending Consideration

Note that 20/00483/APP – the application the land is being cleared for – has not yet been approved. None of the trees is Protected – this is a Notification of works within the Conservation Area.

One would assume the usual warning about not doing the work during the nesting season would be appended to any approval decision.



(from left) T5, 4a & 4



T6



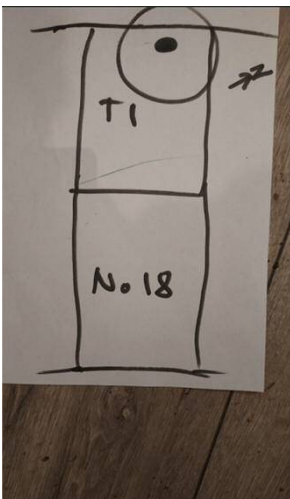
The yews overhanging the boundary wall

11. 21/01143/ATP

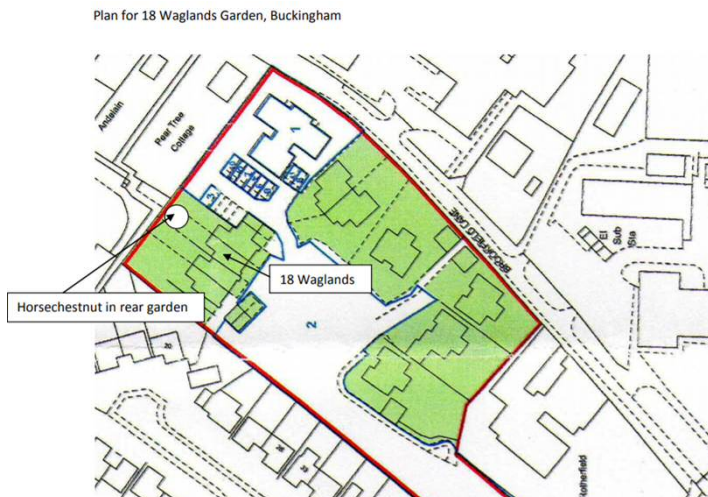
18 Waglands Garden, MK18 1EA

T1 Horse Chestnut reduction of south/southwest side of lateral limbs overhanging properties. Lower limbs only to be reduced by 3/4 metres back to previously pruned points to facilitate more light to small gardens.

Winch



Submitted plan



Note that this plan is taken from the 2013 application file; the map for the 2021 application was wrong when the application was circulated (now corrected).

Planning history

1	13/02287/ATP	Crown reduction of horsechestnut	TPO - Consent Granted
2	21/01143/ATP	T1 Horse Chestnut reduction of south/ southwest side of lateral limbs overhanging properties. Lower limbs only to be reduced by 3/4 metres back to previously pruned points to facilitate more light to small gardens	Pending Consideration



BUCKINGHAM TOWN COUNCIL PLANNING COMMITTEE

19<sup>TH</sup> APRIL 2021

Agenda 7.2

Responses to planning applications now subject to appeal (meeting of 18<sup>th</sup> May 2020)

**20/01332/AOP**

**DEFERRED FOR FURTHER INFORMATION**

Buckingham Primary Care Centre, Buckingham Community Hospital, High Street [*North End Surgery*]

Outline planning permission for demolition of existing development and erection of up to 8 dwellings

*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.*

*Members commented on the lack of information in the submission and draw the officer's attention to the following sections of the Conservation Area SPG:*

*3.6.2 (change of use of site);*

*4.3.2 (supply of sufficient information);*

*4.3.6 (design – no reference has been made to the Buckingham Vision & Design SPG);*

*4.3.7 (respect form and scale of nearby buildings – the outlines show that they will be larger than, and the steep slope of the land means a two-storey building will overpower and overlook, the narrow cottage-style houses on the High Street and North End Square);*

*4.3.13, .14 & .15 (demolition of existing buildings; there is no evidence of investigation into the retention of the existing building with a change of use, which is more energy-efficient than demolition and rebuilding); and*

*4.3.18 (contribution to the character of the area – large and visible modern roofs will be incongruous)*

*and*

*PPS5: HE6.3 Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.*

*'Development' in this context means any works that require planning permission, listed building consent or conservation area consent, and references to 'applications for consent' mean applications for any of those consents.*

*and*

*BNDP: (7.13) In respect of proposed family dwellings the Town Council would generally expect to see the provision of private garden space (normally at the rear), of at least 10 metres in length". At least half do not (and whatever the ADP eventually offers, the space is too limited to permit this), and as for the nearest play area for children this is in Bourton Park or Bridge Street.*

*Members therefore defer comment until it is decided whether an AOP is appropriate for a Conservation Area site, and the submission of additional documentation, to at least include:*

- *a site section to true scale to show the effect of typical 2-storey houses on the existing residential properties;*
- *given the greatly increased area to be covered by building and paved frontages, the safe disposal of surface water away from the existing house's rear gardens, and assurance from the Water Authority that the sewer system is adequate to residential use of 8 dwellings;*
- *a report showing why an alternative use for the existing building has been discarded;*
- *a response from Economic Development indicating that a development of 8 new houses is better for the town centre economy than a retail or commercial building serving not only the town but the surrounding villages (who have scant bus services and no shops, in the main).*

*They also note that, although the two applications were considered separately, the Case Officers were different and asked that each be made aware of the other application from the same applicant considered at this meeting, in this case 20/01333/AOP - Verney Close Family Practice, Verney Close: Outline planning permission for demolition of existing development and erection of 1 residential building comprising 6 flats, off street parking, bin storage and bicycle storage*

*It was noted that the Property History on the LPA's website contained only the current application; The officer may find the additional information below of use:*

1	86/01320/AOP	NEW SURGERY	APPROV
2	94/01229/APP	EXTENSION TO SURGERY	APPROV
3	03/01721/APP	Single storey side extension to doctors surgery	Approved
4	20/01332/AOP	Outline planning permission for demolition of existing development and erection of up to 8 dwellings	Pending Consideration

20/01333/AOP

DEFERRED FOR FURTHER INFORMATION

Verney Close Family Practice, Verney Close

Outline planning permission for demolition of existing development and erection of 1 residential building comprising 6 flats, off street parking, bin storage and bicycle storage

*Members commented on the lack of information in the submission and draw the officer's attention to the following sections of the Conservation Area SPG:*

*3.6.2 (change of use of site);*

*4.3.2 (supply of sufficient information);*

*4.3.6 (design – no reference has been made to the Buckingham Vision & Design SPG);*

*4.3.13, .14 & .15 (demolition of existing buildings; there is no evidence of investigation into the retention of the existing building with a change of use, which is more energy-efficient than demolition and rebuilding); and*

*and*

*PPS5: HE6.3 Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.*

*'Development' in this context means any works that require planning permission, listed building consent or conservation area consent, and references to 'applications for consent' mean applications for any of those consents.*

*Members therefore defer comment until it is decided whether an AOP is appropriate for a Conservation Area site, and the submission of additional documentation, to at least include:*

- a shade-cast diagram to show the effect of the proximity of Candleford Court;*
- a fuller description of 'amenity space' which seems to comprise car parking only;*
- a recognition that Verney Close Woodland is a designated Local Green Space;*
- clarification of the ownership of the three 'visitor' parking spaces at the head of Verney Close which have yellow-line parking restriction (No Parking Monday – Saturday 9am – 5pm), enforced by the Parking Wardens, and therefore appear to be Highway land;*
- how a FFL 300mm above the 1:100 year flood level – implying steps at the entrance if the ground level is to be maintained – is disabled-accessible;*
- any reason why the provision of residential accommodation in the flood plain, particularly involving sleeping accommodation on the ground floor, should be permitted contrary to the BNDP and NPPF, particularly when the FRA includes*

**6.1 Vulnerability to flooding:** The existing site is a doctors surgery – which is classified as “more vulnerable” under the NPPF. Post development, the site will remain “more vulnerable” throughout, as the proposed application is for the

construction of a three storey block of 1 and 2 bedroom flats. As such, there will be an increase in vulnerability post development (introduction of additional residential units).

*and*

**6.4 Safe Escape and Flood Action Plan:** The NPPF requires a route of safe escape for all residents and users to be provided from new residential properties in Flood Zone 3. Safe escape is usually defined as being through slow moving flood water no deeper than 25cm during the 1:100 year plus allowance for climate change flood event. With a potential depth of flooding on site of up to 0.83m, it is not possible to provide a safe route through shallow flooding.

*They also note that, although the two applications were considered separately, the Case Officers were different and asked that each be made aware of the other application from the same applicant considered at this meeting, in this case:*

20/01332/AOP - Buckingham Primary Care Centre, Buckingham Community Hospital, High Street [North End Surgery], Outline planning permission for demolition of existing development and erection of up to 8 dwellings

*As the Property History appears to have been mixed up with that of the neighbouring day centre (a Buckinghamshire Council facility) the following is appended for the officer's information:*

1	89/00504/APP	ERECTION OF EXTENSION AND ALTERATIONS TO DOCTORS SURGERY ADDITIONAL CAR PARKING PROVISION	APPROV
2	89/02954/APP	SINGLE STOREY SIDE EXTENSION	APPROV
3	20/01333/AOP	Outline planning permission for demolition of existing development and erection of 1 residential building comprising 6 flats, off street parking, bin storage and bicycle storage	Pending Consideration

19<sup>th</sup> April 2021

by email: <https:acp.planninginspectorate.gov.uk>

Initial Appeals  
Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Dear Sirs

Appeals ref: APP/J0405/W/21/3267952  
APP/J0405/W/21/3267955

Please find enclosed additional comments on the Appellant's Statements of Case for these two appeals, agreed at the meeting of Buckingham Town Council's Planning Committee held on 19<sup>th</sup> April 2021.

Members originally considered both applications in May 2020, and deferred comment – as you will see from the documents supplied by the LPA – pending further information on several points; none of these queries have been addressed, and it was noted that other requests for information from the expert consultees have also gone unanswered.

The number of errors in the submitted documents gave cause for concern at the time, and the view was expressed that little confidence could be placed in the contents. Almost a year later this is still unfortunately true.

Yours sincerely,

Mr. P. Hodson  
Town Clerk

**Site Address:** Buckingham Primary Care Centre Buckingham Community Hospital High Street Buckingham MK18 1NU

**Proposal:** Outline planning permission for demolition of existing development and erection of up to 8 dwellings

**Appeal by:** Nicholas Stewart

**Application Ref:** 20/01332/AOP **Appeal Ref:** 21/00018/NONDET

**Planning Inspectorate Ref:** APP/J0405/W/21/3267955

Applicant's Statement of Case – selected matters for comment

1.1 The Buckingham Buckingham Community Hospital, Buckingham Primary Care Centre at 26 High Street, Buckingham, is owned by the Swan Practice. It is one of three Swan Practise GP surgeries in the town. The surgery is dated and unfit for purpose due to its size and inability to meet with the Disability Discrimination Act compliance requirements.

*The Buckingham Community Hospital lies to the west of Nos. 21 & 22 High Street and the application site is within its grounds. No 26 High Street – Masonic House – did house one of the three GP practices in the town and is now an administrative office, but has no relevance to this appeal, nor the sister appeal 21/00017/NONDET.*

1.2 It is well known that the Swan Practise surgeries will move into a modern state of the art Health Hub which has been granted planning permission on the Lace Hill Development, off London Road.

*The Lace Hill Medical Centre was granted approval on appeal on 24<sup>th</sup> December 2018; the approval expires on 24<sup>th</sup> December 2021. No substantial work has been carried out on the site. Indeed (¶1.3) ownership has not yet been established.*

1.4 The Appellant has had some preliminary interest in the site. However, to date all parties have no interest in retaining or re-using the existing building. It has no intrinsic architectural or historic merit; it does not meet the needs of the current operation; and it is not easily adaptable for alternative uses.

*No evidence has yet been produced of advertising the building for sale or of internal enquiries within the Health Service about retention of the building for – say – consultant clinics, therapy rooms or as an isolation unit for nursing during epidemics. Many of the surrounding villages have a very limited bus service (generally into Buckingham c. 10am, return c. noon) which does not allow time to travel to Buckingham, wait for a connecting bus to the Lace Hill Hub, see the doctor or nurse, wait for a return bus, and then for the connecting bus home. For those requiring regular appointments with consultants, a taxi may be necessary – an expense not affordable on a frequent basis. A consultant clinic a few yards from the bus station would be much more convenient, particularly for the elderly or less able.*

*It would also be convenient to have a town centre presence for simple errands like dropping in a request for a repeat prescription, or samples for testing.*

Section 3: Planning Considerations

*It is noted that Section 3 makes no mention of the Buckingham Neighbourhood Plan or the Buckingham Vision & Design Statement SPG.*

Section 4: Prematurity

*The applicant's original submission "Supporting Statement" (¶2.3) contained the following sentence: The change of use and development opportunity would add critical value to the site and subsequently assist in funding the setting up requirements of the new practice at Lace Hill.*

*It is unclear how the funds raised will 'assist in the setting up' of the new premises unless the purchaser is expected to provide the money but not occupy the site until the new premises are operational.*

5.4 As the surgeries will be replaced by better provision, the second part of the policy, regarding marketing the site for 12 months, does not apply. This is clarified in the EVALP preamble at paragraph 11.17. That said, it would be ridiculous to market the site as a surgery when it is effectively obsolete and cannot comply with access and health and safety requirements.

*This Council does not dispute the better provision planned. It does consider the facilities as proposed over-provision for Buckingham, even considering the extent of the hinterland served by the practice, which may mean that only part of the building is constructed initially, and the remainder added later as funds permit.*

*As pointed out above, there are other possible uses. The floor is level throughout the building, and the rooms are provided with hand washing facilities, etc., which allows other health uses with little alteration.*

**Site Address:** Verney Close Family Practice Verney Close Buckingham MK18 1JP

**Proposal:** Outline planning permission for demolition of existing development and erection of 1 residential building comprising 6 flats, off street parking, bin storage and bicycle storage (all matters reserved)

**Appeal by:** Stewart

**Application Ref:** 20/01333/AOP **Appeal Ref:** 21/00017/NONDET

**Planning Inspectorate Ref:** APP/J0405/W/21/3267952

1.1 The Swan Practise in Verney Close is one of three Swan Practise GP surgeries in Buckingham. The surgery is unfit for purpose due to being outdated, too small and unable to meet with the Disability Discrimination Act compliance requirements.

*The building is 2-storey which does make compliance with the Equalities Act more difficult. However, unfit for surgery use does not mean the relatively modern building should be demolished and replaced. With its own parking, it would make a suitable office for, say, an estate agent whose staff require cars to transport clients for viewings. No evidence has yet been produced of advertising the building for sale.*

1.2 It is well known that the Swan Practise surgeries will move into a modern state of the art Health Hub which has been granted planning permission on the Lace Hill Development, off London Road.

*The Lace Hill Medical Centre was granted approval on appeal on 24<sup>th</sup> December 2018; the approval expires on 24<sup>th</sup> December 2021. No substantial work has been carried out on the site. Indeed (1.3) ownership has not yet been established.*

Section 3: Planning Considerations

*It is noted that Section 3 makes no mention of the Buckingham Neighbourhood Plan or the Buckingham Vision & Design Statement SPG.*

Section 4: Prematurity

*The applicant's original submission "Supporting Statement" contained the following paragraph (¶2.3):*

The change of use and development opportunity would add critical value to the site and subsequently assist in funding the setting up requirements of the new practice at Lace Hill.

*It is unclear how the funds raised will 'assist in the setting up' of the new premises unless the purchaser is expected to provide the money but not occupy the site until the new premises are operational.*

5.4 As the surgeries will be replaced by better provision, the second part of the policy, regarding marketing the site for 12 months, does not apply. This is clarified in the EVALP preamble at paragraph 11.17. That said, it would be ridiculous to market the site as a surgery when it is effectively obsolete and cannot comply with access and health and safety requirements.

*This Council does not dispute the better provision planned. It does consider the facilities as proposed over-provision for Buckingham, even considering the extent of the hinterland served by the practice, which may mean that only part of the building is constructed initially, and the remainder added later as funds permit.*

*As pointed out above, there are other possible uses, such as office accommodation; many of the town centre offices are Listed Buildings with limited possibilities for modernisation, and few have*



*convenient parking provision. Demolition of a perfectly adequate building in order to rebuild it in another form is environmentally unsound.*

6.4 The Appellant would also bring to the Inspectors attention evidence regarding the severe flooding events caused by heavy rain which caused the Great River Ouse to flood in Buckingham in December 2020. The river is about 50m away from the Appeal site. The river rose to such an extent that it flooded surrounding land; including the car park at Waitrose to the north east of the Appeal site (in both flood zone 3 and 2); yet the Appeal site remained completely unaffected, even the small proportion of the site that is located within flood zone 2 remained dry. Photos are provided at Appendix B.

*This is so; however, if the time overprint on the enclosed photographs is accurate, they were taken several hours after the flood water started to subside. None of them show how close the water came to the surgery building, and of course it isn't only surface water – the raised water table is what causes the standing water visible away from the main river, and can affect foundations. There was a considerable amount of water to be seen in the woodland between the building and the river earlier in the day, and it came very close to the shrubs in picture 2.*

*The more serious 2007 flood event not only covered the entire car park adjacent to Waitrose, it came into the walkway between Waitrose and the Community Centre almost as far as the Council's front door, and on draining away redistributed some of the sand bedding the paving bricks leaving it irregular and uneven. Ground floor flats are often favoured by people with a disability or mobility problem, and this is not a suitable location for ground-floor residents, especially as the 2020 flooding took place at night without warning.*

**Buckinghamshire Council meeting 21<sup>st</sup> April 2021 – Appendix A (part) Proposed changes to the Constitution**

**Planning Committee Procedures**

7. Para 3.13(f) Consider changing the decision-maker on the order that planning applications will be considered to the Service Director in consultation with the Chairman

Reason: There may be circumstances where applications need to be considered by the same committee and that the order in which they are considered by committee is important due to inter-dependencies. Whilst this is likely to only occur in a minority of cases, the proposed change allows the service to manage the agenda in consultation with the Chairman.

**Planning Speaking Arrangements**

8. Para. 3.19 – amend the order in which Planning Applications are to be decided to include points of clarification from all speakers after the speakers have spoken as well as after the end of the debate in accordance with the current public speaking arrangements. To include clarification on the application itself.

Reason: The proposed change is to clarify current public speaking arrangements.

9. Para. 3.20 states that: “The following will be invited to speak at the first Planning Committee meeting at which a matter is considered:

- a. Members of the public who have previously made written representations objecting to or in support of the application;
- b. Town or Parish Councils who have been consulted on the application and where they have made a written representation;
- c. Members of the Council; and
- d. The applicant or agent.

We currently notify all ward members and any members who have called the application in to committee, however the constitution allows any member to speak at committee. Ideally we therefore need a requirement for Members to register to speak in the same way other speakers do. It is therefore recommended that a line is added to the following effect ‘all those wishing to speak at Planning Committee will need to register to do so’. However also see proposal at 10 below.

Reason: The proposed change is to clarify current arrangements and assist with the co-ordination of the Planning Committees.

10. Consider giving an automatic right to speak to the member(s) calling in the application without the need to register (ie an exception to the suggestion at 9 above).

Reason: such Members will be expected to speak anyway and will have called in for specific reasons, having this as an automatic right will lessen the administration and ensure those Members cannot lose their rights by oversight.

11. Recommend further clarity is provided to ensure that only the person who has spoken, even if it is on behalf of another person, is able to answer points of clarification during the committee meeting and extend flexibility on speaking arrangements to Area Committees.

Reason: To ensure a consistent approach is taken across the Area and Strategic Planning committees.

### Planning decision different from Officer Recommendations

12. Para 3.25 – consider adding additional paragraphs to provide a procedure for when the Committee is minded to not follow the recommendation of officers including discretion for the Chairman to adjourn to either later the same day or to a different day

Reason: The proposed change is to add greater clarity on the procedure to be followed in circumstances where the committee reach a different conclusion to the recommendation of officers.

### Planning Call In

13. Para 3.31 (a) Consider allowing notification of wish to call in by Councillors after 28 days provided material considerations and reasons for the delayed request to call-in are included and the application has not already been decided.

Currently states “Within 28 days of being notified of a Planning Application, members must use Public Access to notify the planning officer that they may wish to call-in the Planning Application to the relevant Planning Committee”.

The 28 day period is essential in order that the Council is able to determine applications within statutory timescales. It is however recognised that we need to take into account the evolution of a planning application. It is therefore proposed to provide some flexibility to accommodate such circumstances and to allow the Service Director Planning and Environment in consultation with the Chairman to consider issues raised by members after the 28 days that may merit further scrutiny at committee.

It is suggested that a new paragraph 3.32 is inserted as follows:

“If after the 28 days of being notified of a Planning Application as a direct result of substantial changes to the Planning Application, or change of circumstances or another reason for the delay in notification members notify the planning officer, using Public Access, that they wish to call in the Planning Application to the relevant Planning Committee citing material planning reasons then, provided the application has not yet been decided, the Service Director Planning and Environment in consultation with the Chairman (or, in his absence, the Vice-Chairman) of the relevant Planning Committee will consider the request and determine whether or not the matters raised would benefit from scrutiny at Planning Committee, or whether the exercise of delegated powers is appropriate”

Reason: to take into account the evolution of Planning Applications, which may result in change of a Members position, past the 28 day call in period. This would need to be treated separately to the process outlined in 3.31 (a-e) to ensure the Council could meet statutory timescales in determining applications.

14. Include requirement for officers to inform councillors where a call in request is not agreed and a requirement that where a call in has been made by all members of a particular ward the matter will be automatically referred to committee.

Reason: Whilst the number of call-in requests that have not been agreed are very much in a minority of cases, there have been instances where local members have not been informed of the decision and have only found out once an application has been determined. This change would make it clear that the service will inform local members if a call-in decision has not been agreed.

Where all members of a particular ward agree that an application should be considered by planning committee indicates there is greater public interest in having a referral. Providing this as an automatic referral provides greater certainty.

15. Para 3.31 – Consider amending the whole of Para 3.31 and extending the opportunity to request a call-in to planning committee to Town and Parish Councils with material reasons and an undertaking to attend the meeting if referred to committee.

This would mean Town and Parish Councils would have 28 days to request a call-in via the Public Access system. Once received, the request to call-in would be considered by the Service Director for Planning and Environment and the relevant Chairman.

Reason: Having considered feedback from Town and Parish Councils, the majority are comfortable with the current arrangement of call-ins being directed through their unitary councillor. It was however agreed that this part of the constitution would be reviewed following concerns expressed by Town and Parish Councils, particularly in the north of the county, who previously had the right to call in planning applications to committee. The change recommended here does not give an absolute right for call-in but it does offer the opportunity for Town and Parish Councils to request a call-in (the same opportunity afforded to unitary councillors). However, it would remain the responsibility of the senior officer, in consultation with the Chairman to decide whether or not applications should be considered by committee or if they should be delegated. This change is considered to strike an appropriate balance between the needs of the service and applicants and those of Town and Parish Councils. A separate call-in process would need to be developed for Town and Parish Councils.

### Strategic Sites Committee

16. consider changing Para 1.2 of the terms of reference for referral of matters to the Strategic Sites Committee as tracked below:

“Responsibility for:

- a. wider strategic development;
- b. sites which have a significant impact beyond the specific local area; **and or**
- c. sites fundamental to the implementation of an adopted or emerging Local Plan.

**By way of example, this will include but is not limited to:**

- i Major infrastructure;
- ~~ii Minerals and Waste;~~
- ~~iii Secondary Schools;~~
- ~~iiiv~~ Large Scale Major Development comprising:
  - Housing (approx. 400 dwellings or more)
  - Employment (approx. 10,000 sq m or 2 hectares or more)
  - Retail (approx. 10,000 sq m or 2 hectares or more)

Reason: The criteria contained in the Constitution are indicative only and it is a matter of interpretation of the relevant Service Director which applications are reported to Strategic Sites Committee. This proposed change therefore emphasises this point and makes it clear that the Service Director retains a discretion to determine the appropriate route for planning applications. It is strongly advised that the Council seeks to avoid becoming very prescriptive about which applications are reported to which committee as this could impact on the efficient operation of the service.

(Please also see comments in paragraph 17 below).

16a. A requirement for notification to members of referral of matters to the Strategic Sites Committee is included in either the Constitution or the Planning Protocol and more clarity is included to make it clear that the Service Director is responsible for deciding whether an application is within the remit of the Strategic Sites Committee or not.

Reasons: Whilst there is a notification process in relation to Area Planning Committees this does not extend to the Strategic Sites Committee. It is understood that this may be a practical matter but members have found this is causing issues within their Wards.

### Area Planning Committees

17. Recommended the terms of reference for the Area Planning Committee are simplified to highlight that some matters may come within the remit of both an Area Planning Committee and the Strategic Sites Committee in which case responsibility will be determined by the referral made (para 1.1) and remove the current text of paragraph 1.2 and replace it with: "To determine those planning applications and other matters referred to and brought before the Committee for consideration and determination which are not referred to the Strategic Sites Committee or otherwise come within the remit of Strategic Sites Committee."

Reason: To reflect the purpose and responsibility of the Area Planning Committee in a more easily understood way utilising plain English as appropriate. This may also require similar amendments for consistency in the Strategic Sites Committee terms of reference.

### **Planning Appeals and Non-Determination**

18. Include discretion for Service Director in consultation with the chairman to determine whether a 'minded to decision' relating to an appeal on non-determination can be delegated to officers or referred to the relevant planning committee

Reason: although this is within the general delegations, is not currently specifically set out in the Constitution therefore, suggest include for clarity and transparency. A 'minded to decision' sets out the position the Council will take at an appeal on nondetermination. The appeal will be determined by the Planning Inspectorate.

1	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
	<b>Call-ins Accepted</b>					<b>Shire Councillors</b>						<b>Notes</b>				
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		
4	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	√	-	4/2/19				
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	583	variation - rooflights	-	-	-	-	-	√	22/2/21				
10	2021	02511	APP	land at The Pightle	8 flats	-	-	-	-	√	-	14/9/20	amended plans	oppose; RS call-in after amended plans		
11	2021	00583	APP	19 Bridge Street	Ch/use drycleaners & takeaway	-	-	-	-	√	-	22/3/21				
12																
13																
14	<b>Oppose/Call-ins Not Accepted by Cllr - awaiting decision</b>					<b>Shire Councillors</b>						<b>Notes</b>				
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	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		
17	2020	02506	ALB	50-51 Nelson Street	change #51 to HMO	not possible for ALB							17/8/20		in combination with 20/01830/APP	
18	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				03092 & 03281 REFUSED 9/4/21
19	2020	03602	APP	Royal Latin School	Vary hours of use	?	-	-	-	-	-	2/11/20				Approved 12/4/21
20	2020	03677	APP	32 Bradfield Ave	new house	?	?	-	-	-	-	30/11/20				
21	2020	04044	APP	61 Moreton Road	Condition to be added to 19/0073	-	-	x	-	-	-	21/12/20		TM queried reasons; refused	withdrawn	19/03/2021
22	2020	04127	APP	10 Hilltop Avenue	fence & shed	-	-	-	?	-	-	21/12/20		WW has objected separately		
23	2020	04249	APP	2 Chandos Close	fence	-	-	-	?	-	-	21/12/20				
24																
25																
26																
27																

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
28	Call-ins Not Accepted by LPA - decision made					Shire Councillors						Notes				
29	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
30	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
31	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	<b>WITHDRAWN 27/2/20</b>	
32	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
33	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
34	2019	01564	APP	12-13 Market Hill (M&Co)	9 flats over and 23 newbuild flats behind	-	-	-	-	-	-	20/5/19		<i>Revised application 20/02752/APP submitted August 2020, see below</i>	Officer decision	Refused 6/7/20
35	2019	02627	AAD	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
36	2019	03531	APP	10 Tingewick Road (Hamilton Precision)	variation 16/02641/APP 50 houses	-	-	-	-	√	-	28/10/19			officer decision	Approved 28/10/20
37	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
38	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
39	2020	01240	APP	5 The Villas	extension	-	-	-	-	-	√	18/5/20 & 22/6/20	add'l plans	no change to original response	<b>WITHDRAWN 18/9/20</b>	
40	2020	02013	APP	10 Hilltop Avenue	Fence and shed	-	-	x	-	-	-	20/7/20		<i>see new appln 20/04127</i>	officer decision	Refused 23/9/20
41	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
42	2020	03494	APP	71 Overn Crescent	2-st side extension	-	-	-	√	-	-	2/11/20		HM in discussion with officer	officer decision	approved 2/2/21



# Community Action Plan

## East West Railway Company





# 1. Introduction and Executive Summary

The East West Rail Alliance (EWRA) is working with Network Rail to construct the railway between Bicester and Bletchley as the next stage in the East West Rail programme. East West Railway Company (EWR Co) is sponsoring the scheme on behalf of the Department for Transport and represents in the interests of government, as funder, in the delivery of the works.

EWRA and EWR Co both recognise that the construction of a major infrastructure project can have undesirable impacts on the local communities and that any such impacts must be managed out or mitigated wherever possible. Both companies acknowledge that as the scale of activities has increased over the previous months there have been heightened impacts on the communities along the route and that more needs to be done to address this.

As a result, and in consultation with the communities and their political representatives, this action plan has been prepared. The action plan is specific and pragmatic in relation to the key issues which have been highlighted in recent discussions but is also forward-looking and has identified measures which will, in a more proactive way, ensure that there is better planning of works that may impact on transport and the communities in the area.

EWRA and EWR Co welcome feedback on this plan and will provide quarterly updates to the plan which will identify progress made and new, emerging issues if appropriate.

## 2. 2.0 Strategy

The following schedule provides a summary of the activities which will be carried out, including target dates where applicable for completion of these actions.

Issue	Owner	Due Date
<b>The provisions required to maintain the cleanliness of the highways in the vicinity of EWR works sites and neighbouring villages needs to be improved and a more visible presence achieved.</b>		
<b>Solutions:</b>		
In addition to the current operation of a minimum of 4 sweeper networks daily, 6 days a week. Provision will be reviewed to ensure it is appropriate for the ongoing works.	EWRA	9/4/21
While the sweepers currently carry 'EWR' signage, we will investigate ways to make our branding clearer.	EWRA	16/4/21
Other measures that we currently operate including black wash machines, compound wheel washers and road jet wash bowsers will be kept under constant review and appropriate changes made as the seasons change so they remain fully effective.	EWRA	Monthly reviews from 16/04/21
<b>Issue:</b>		
<b>Construction routes need to be more clearly marked and related signage made clearer. This requires ensuring sign fixings are robust enough to withstand the vandalism and theft issues that have been a persistent problem.</b>		
<b>Solutions:</b>		
We have launched the VMS signage installation programme to enable further comms to our drivers and other general road users, e.g. '20 is plenty' and we are engaging with the community leads on content and placement.	EWRA	9/4/21
We will continue to listen to community feedback concerning works and route signage and will continue to discuss arrangements with Bucks Highways Team and community reps in order to optimise planning and execution.	EWRA	9/4/21
We will continue to keep all 'temporary' signage associated with the project under review and will	EWRA	1/4/21

increase provision and when necessary.		
We will work to prevent malevolent interference of the project signage through security patrols and staff supervision.	EWRA	1/4/21
We will review our Security Patrols and assess whether their current weekly regime of specific street signage tours need to be increased.	EWRA	Next Review on 9/4/21 and 4 weekly thereafter
<b>Issue:</b>		
<b>There is a need to increase the monitoring of road conditions and provide a more visible presence to the communities.</b>		
<b>Solutions:</b>		
We will shortly start deploying Traffic Ambassadors (TA) to monitor construction traffic flows, road conditions and driver behaviour.	EWRA	w/c 6/4/21
The TAs will be branded and will be placed on the road network at key junctions and villages.	EWRA	23/4/21
We will continue to work with the local highways authority so that activities are appropriately coordinated.	EWRA	23/4/21
We will continue to supervise the EWR2 works, going forward we will increase our focus on the public highway interfaces and respond proactively to comments received from stakeholders.	EWRA	1/4/21
<b>Issue:</b>		
<b>Communication needs to be improved between EWRA, local communities and other key stakeholders.</b>		
<b>Solutions:</b>		
We have begun a review of our current community liaison provision to examine where extra capacity may be needed and explore ways of filling any gaps.	EWR Co	Ongoing
As part of the above we have identified an opportunity to deploy a new Stakeholder Communities Manager with a highways operational background, who can provide more technical knowledge of the Project. . (The candidate is part of the existing	EWRA	9/4/21

team and familiar with the project constraints and challenges.)		
We are committed to improving community engagement and have launched a Stakeholder Communications re-set strategy.	EWR Co JST	Ongoing to be reviewed every month
We have enrolled a new Communications Manager for the Project who will design and deliver the Stakeholder re-set strategy and act as a SPOC for all parties.	EWR Co JST	Ongoing to be reviewed every month
In line with the above we are reviewing all our current communication plans and will implement new strategies by the end of the month.	EWR Co JST	New strategies start w/c 5/4/21
We will identify all impactful planned works and deliver bespoke T-24 week communication plans to develop effective and timely communication with all stakeholders.	EWR Co JST	30/04/21
We will communicate with stakeholders about these impactful planned works at the earliest opportunity (from T-24 weeks) and seek their feedback and local knowledge.	EWR Co JST	30/4/21
We will provide stakeholders with adequate time to review and reflect on the planned works to provide their feedback.	EWR Co JST	30/4/21
We will meet with stakeholders to discuss their feedback and discuss ways of minimising disruption in the communities from key items of works.	EWR Co JST	28/5/21
Our aim is for stakeholders to feel included in the Project and be confident that we are listening to them and that we are open to changes wherever possible. 'Planning with our communities at heart'	EWR Co JST	Ongoing
We commissioned an online survey to stakeholders asking for feedback of	EWRA	30/4/21

ways to improve our community newsletter. We will share the feedback in the next newsletter. It is our intention to continually develop our newsletter to address the needs of the community.	JST	
In addition to the above channels of information we will distribute newsflashes for specific events / news in specific communities. The first one of these will concern an update on the upcoming Earthwork Traffic commencement.	EWRA JST	9/4/21
<b>Issue:</b>		
<b>To improve the integration of works between ourselves and industry partners and provide clear and timely information about planned closures.</b>		
<b>Solutions:</b>		
All parties recognise the need to enable Bucks Council to integrate our information. We have considered the initiative taken by HS2 regarding the production of a GIS based coordinated repository for their works and other works identified by Bucks Council. Based on stakeholder feedback that this system is perhaps considered to be 'too complicated and detailed for local representatives and residents use'.	EWRA	Ongoing
<b>Issue:</b>		
<b>Immediate action needs to be taken to address the issue of speed limits and construction traffic through all villages along the line of route.</b>		
<b>Solutions:</b>		
The Alliance is openly promoting, advocating and regularly communicating a '20 is plenty' campaign to its own drivers and our supply chain drivers.	EWRA	9/4/21
We are currently investigating whether we can add functionality to the Voyage Control software utilised by our HGV delivery drivers to provide reminders at appropriate points of entry into the communities.	EWRA	5/6/21

Additionally, EWRA will deploy radar operated speed awareness signage at several points on our construction route network, liaising with the local community representatives to identify the optimal locations from their experience.	EWRA	30/4/21
Initial deployments will occur in April subject to power arrangements being achieved (some are renewables powered, some variants are metered supply point powered).	EWRA	28/05/21
<b>Issue:</b>		
<b>Communication about planned closures needs to be properly communicated to all emergency services. There have been some reports that emergency crews have, on several occasions, complained that they were unaware of closures on the network and this is extremely concerning.</b>		
<b>Solutions:</b>		
We will continue to conduct awareness discussions with the blue light agencies regarding our overall portfolio of works in the Bucks and Oxon areas and act on any concerns.	EWR Co	1/4/21 and Six monthly thereafter
We will continue to keep the emergency services updated on the progress of the project and our work sites.	EWRA	1/4/21
We will continue to follow and comply with the national local authority process for the delivery of network closure information to the blue light agencies (via their ELGIN software which in turn is achieved via the LHA use of their one.network software).	EWRA	Ongoing
<b>Issue:</b>		
<b>Concerns have been raised about the conduct of drivers on the public road network including speeding, reports of littering and other inconsiderate behaviour such as parking across the driveways of local residents.</b>		
<b>Solutions:</b>		
Drivers who are proven to have breached driving regulations will be excluded from the project.	EWRA	30/04/21
As part of our health and safety management we regularly brief out	EWRA	1/4/21 & ongoing

workforce on safety issues through 'safety step up' briefings and toolbox talks to all operatives.		
We will make sure specific concerns are raised on a case by case basis.	EWRA	1/4/21 & ongoing
We will continue to hold weekly and monthly briefings with operatives to provide community behaviour guidance and instruction, including speed awareness, courtesy to be used on C class roads, noise, detritus and litter.	EWRA	1/4/21 & ongoing
We will continue to monitor full adherence by all personnel at all levels of our 'safety in every choice' policy, engaging the local representatives in our tours as appropriate.	EWRA	28/4/21 & ongoing
These messages will continue to be featured in our management and supervision safety tours.	EWRA	1/4/21 & ongoing
We will communicate to our stakeholders that we are delivering these important messages via our community newsletter and other communication channels.	EWRCO JST	29/3/21 & ongoing
<b>Issue:</b>		
<b>There is a need to provide stakeholders with up-to-date Project information in the most accessible way and this does not currently exist. What is missing is a dedicated website that contains all the relevant information on highway network and other Project-related issues.</b>		
<b>Solutions:</b>		
The Alliance in terms of media channels is not able to host its own website but this issue can be overcome in partnership with EWRCO. And use of 'Community Hub'	EWRCO / EWRA JST	29/3/21 & ongoing
Addressing this issue is an immediate priority for the Communication re-set strategy and a solution is being actively sought.	EWRCO JST	29/3/21 & ongoing

**Proposal to form group of parish and town councils experiencing problems dealing with East West Rail and HS2 related issues**

**Sent:** 26 March 2021 11:01

At a meeting of North Bucks Parishes Planning Consortium on Wednesday 24th March a number of our member parishes, particularly Newton Longville and Middle Claydon, expressed their concern and frustration at trying to cope with day to day issues relating to work currently being carried out within their parishes by East West Rail. It would seem that this work is likely to continue for a considerable period (until 2024?) even before any new track starts to be laid. We are also aware that certain member parishes are similarly affected by work being undertaken in connection with HS2.

It has been suggested that any of our parish/town council members who are affected by the above mentioned issues might like to form a group to enable them to share experiences, discuss how best they could collectively work together to mitigate the problems and generally put forward a joint voice of reason.

As a first step it would be very helpful to know which parish and town councils are interested in joining such a group and an initial meeting will then be arranged. I look forward to hearing from those NBPPC members that are affected.

Regards

Geoff Culverhouse

Secretary, North Bucks Parishes Planning Consortium



**Applications to fell trees from 2016**  
**Protected trees (ATP)**

Year	Appl. No.	Address	Trees affected	Reason	Decision
2016	01890	27 Nelson Street	Scots Pine	Lower stem damage incl. decay; N/E 15% lean, possible root plate movement; Crown decline	Approved
2017	00003	Maids Moreton Avenue	Lime Horse Chestnut Poplar	Significant decay and leaning over access Dead Dead	Approved
	00238	Land off Embleton Way	Ash	Significant decay in stem	Approved
	02010	Waglands Garden	2 x Sycamore	Self-set, growing in cypress hedge	Approved
	02681	Land at Chandos Road		To prepare the land for development	Approved
	03281	Maids Moreton Avenue	Plum	Dead	Approved
	03432	Land at Chandos Road	T3 Yew T18 Yew  T25 Yew T26 Portuguese Laurel T48 Yew	Very spindly tree that has almost no amenity value at all Wide spreading tree with a rather one-sided form that will occupy a large portion of the back lawn of the house. Gingko biloba suggested as replacement Small tree of little worth Large shrub of little amenity value  Leaning over and may be at risk of collapse	Refused
	04295	Maids Moreton Avenue adj 4 Manor Gardens	Sycamores	Self set sycamores in group	Approved
2018	00370	The Old Surgery, West Street	Common Beech	Tree has become too large for its situation and is of low amenity value	Approved
	01835	Land adj. 3 Orchard Dene	Birch	Advanced state of decline. Replacement to be discussed with residents	Approved
	01836	Land at Fishers Field	Willows 2 x Sycamores	Leaning excessively over river, fell to prevent future blockages With Kretzschmaria duesta present on butts and by road	Approved
	02459	Land at Chandos Road	Yew (previously shown as Portuguese Laurel)	The tree is largely dead and unsightly. Replace with 1 standard sized ash leaved maple (Acer)	Split decision
	03197	Land adj Tingewick Road	Sycamore	Significant basal cavity with Kretzschmaria duesta present	Approved
2019	03832	Maids Moreton Avenue	Hawthorn	None specified; part of a general maintenance work sheet	Approved
	04203	6 Carisbrooke Court	2 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved

<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, rear of 3 Carisbrooke Court	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

**Conservation Area trees (ATC)**

<b>Year</b>	<b>Appl. No.</b>	<b>Address</b>	<b>Trees affected</b>	<b>Reason</b>	<b>Decision</b>
<b>2016</b>	00011	4 Victoria Row	Italian alder	Tree has over-extended form and leans over River	Approved
	01156	10 Chandos Road	Blue Conifer Western Red Cedar Norway Spruce	Shading garden None specified None specified	Approved
	03823	1 Manders Gardens	3 Leylandii Sycamore	None specified None specified	Approved
<b>2017</b>	02681	58 Nelson Street	Leylandii Cherry	None specified None specified	Approved
	03471	Paynes Court	2 x Alder	Roots lifting block paving causing health risk to residents	Approved
	03794	15 Chandos Road	Skyrocket conifer	None specified	Approved
	04160	Cornwalls Centre	False Acacia	The false acacia in the pedestrian thoroughfare is in a dangerous state. Fungal fruiting body of a parasitic fungi is evident around the base of the tree which puts the tree at risk of total failure	Approved
<b>2018</b>	01298	Well House, 35 High St.	Tulip tree Holly	Unhealthy specimen Unhealthy specimen	No decision – timed out
	02414	15 Moreton Road	Conifer	The roots are pushing the retaining wall over and the tree is leaning towards the Moreton Road and the Bungalow opposite.	Approved
	02524	Old Latin House	Leyland Cypress	The tree has structural imperfections and is now exposed to wind	Approved

				loads it was previously not accustomed to. This greatly increases the likelihood of premature failure putting at risk the existing building, a listed wall, the Nightingale Rise access road, parked cars, garden and persons nearby	
2019	01330	Fleece Yard	Sycamore	Growing in wall and will eventually cause wall to fail	Approved
	01467	54 Well Street	Silver Birch Bay	None given Permission not required	Approved
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Pending consideration
2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Pending consideration
	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.	Pending consideration
	00730	Land rear of 2 Market Hill	2 x Wild Cherry Sycamore Ash	Fell to allow development (development not yet approved)	Pending consideration

**SUPPLEMENTARY AGENDA & REPORT**  
**PLANNING COMMITTEE**  
**19<sup>TH</sup> APRIL 2021**

12. **21/01227/ACL** 24 Moreton Drive MK18 1JQ  
 Application for a Lawful Development Certificate for the proposed rear extension  
*Thompson*



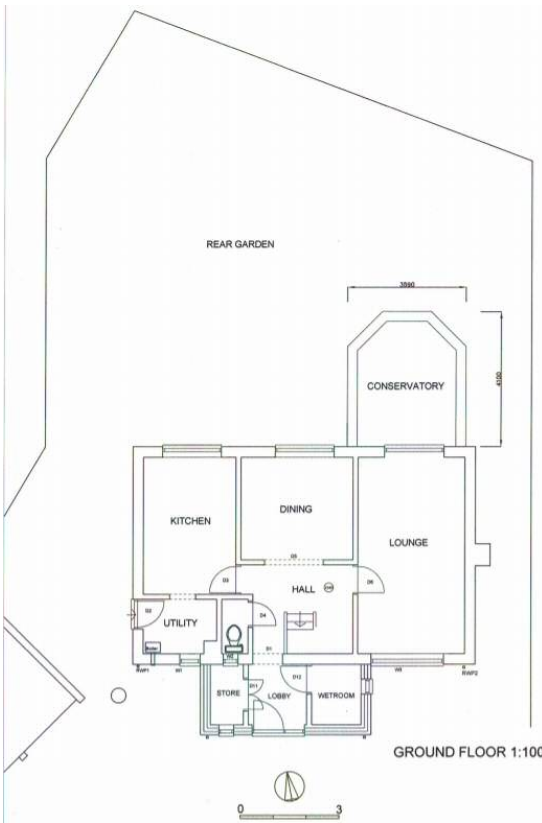
The site is at the end of a cul-de-sac on Moreton Drive, adjacent to the footpath link south to Highlands Road and north to Temple Close. A public footpath separates the plot from that to the east, and the large garden from the house to the north. The garden, and proposed extension, may be overlooked by 7 Temple Close, the house top left of the Goole photo above, but there has not been time to verify this.

It is a large detached house (estimated 4 bedrooms, no upper floor plans have been submitted) with a detached double garage set at an angle to the house, with forecourt parking for two vehicles. A front porch was added after the approval of the 2018 application which houses a lobby behind the front door, with a large store room to one side and a wetroom to the other.

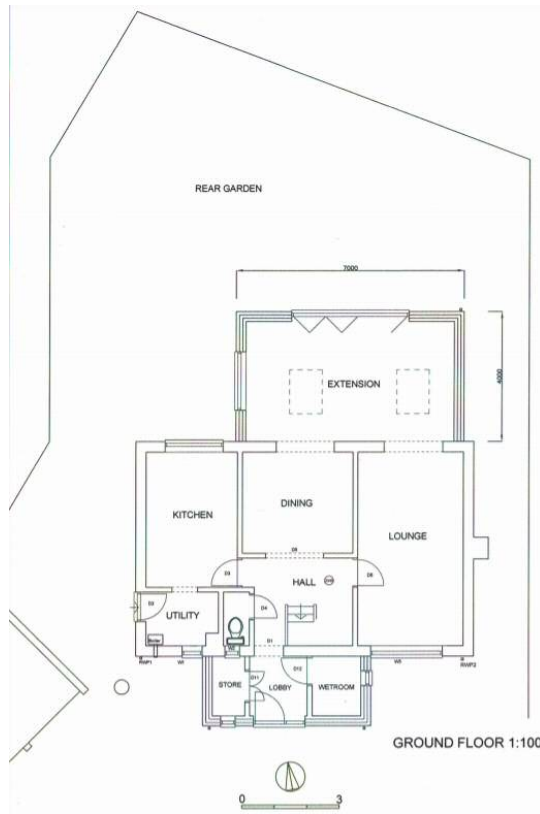
Planning history

1	83/01668/AV	Land Now Comprising Moreton Drive) ERECTION OF 57 DWELLINGS WITH ANCILLARY ROAD AND DRAINAGE WORKS	Approved
2	18/02042/APP	Single storey front extension	Approved
3	21/01227/ACL	Application for a Lawful Development Certificate for the proposed rear extension	Pending Consideration

The proposal is to replace an existing conservatory with a single storey rear extension with a lean-to roof containing two skylights, with bi-fold doors to the garden. The conservatory is 3.59m wide x 4.1m deep and its roof ridge is approx. 3.4m high; the proposed extension is rectangular, 7.0m wide and 4.0m deep - so approximately twice the floor area - with the roof sloping from 3.6m (immediately below the upper windowsills) to 2.3m. The exterior is currently brick with tile-hanging and uPVC weatherboarding with a tiled roof; the extension will be the same materials.



Existing



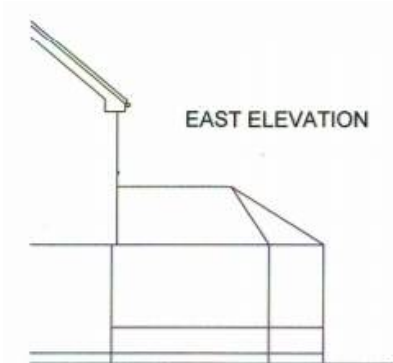
Proposed



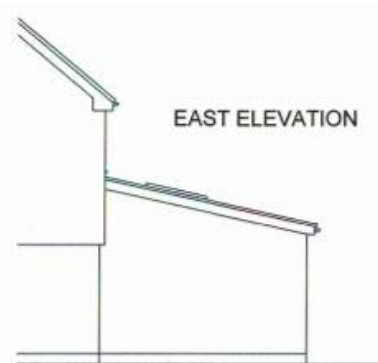
Existing Garden elevation



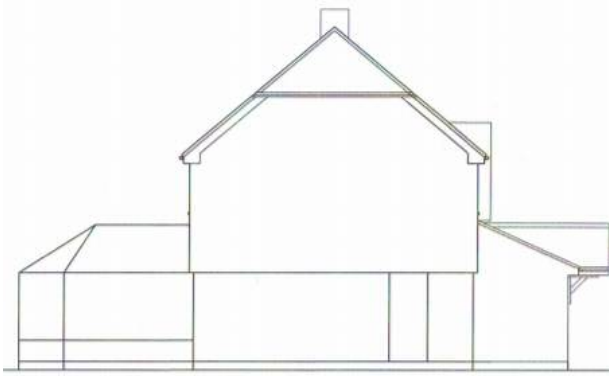
Proposed



Existing

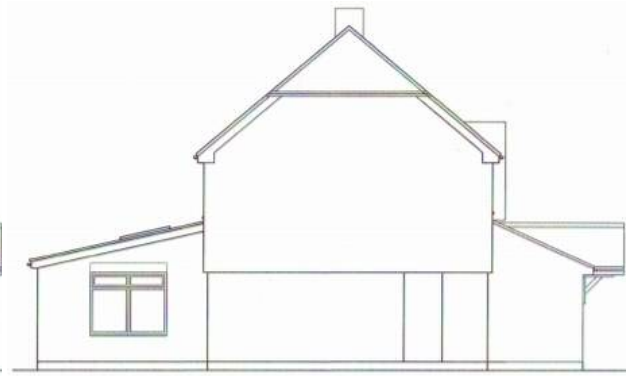


Proposed



WEST ELEVATION

Existing



WEST ELEVATION

Proposed



SOUTH ELEVATION

Existing



SOUTH ELEVATION

Proposed (no change)

14/4/21

KM