



BUCKINGHAM TOWN COUNCIL

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PLANNING
COMMITTEE

Wednesday, 02 November 2022

Councillors,

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

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:

<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

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

3. Minutes

To receive the minutes of the Planning Committee Meeting held on 23rd September 2022 and 17th October 2022.

[Copy previously circulated](#)
[Copy previously circulated](#)

4. North Bucks Parishes Planning Consortium

To receive and discuss a summary of main points from the 20th October meeting from Cllr. Ralph.

[Appendix A](#)

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.

5. Action reports

- 5.1 To receive action reports as per the attached list. [Appendix B](#)
- 5.2 (729/21) To canvass Member's availability to conduct the car park/care home access traffic survey. The proposed form is attached for information. [Appendix C](#)
- 5.3 (341/22) To receive and discuss [the slides](#) and Q&A from the quarterly meeting. [Appendix D](#)
- 5.4 (340.1/22) To receive and discuss an email from Buckinghamshire Council (see Action List) re the Affordable Housing consultation response.

6. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 16th November and 14th December 2022 at 2.30pm. Strategic Sites Committee meetings are 24th November and 22nd December at 2pm.

Additional information provided by the Clerk

[PL/101/22](#)

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

- | | | |
|----|--------------|---|
| 1. | 22/02429/APP | Bourton Meadow Academy, Burleigh Piece, MK18 7HX
Installation of 3No Air Source Heat Pumps
<i>McCamphill [Bourton Meadow Academy]</i> |
| 2. | 22/03352/APP | Riverside Works, Bridge Street, MK18 1EL
Change of use from Children's Indoor Play Area to Gym
<i>Vastus</i> |
| 3. | 22/03436/APP | 71 Moreton Road, MK18 1JZ
Householder application for proposed first floor side extension and first floor garage extension for habitable space
<i>Paterson & John</i> |
| 4. | 22/03472/APP | 35 Lace Lane, Lace Hill, MK18 7RD
Change of use from HMO (Use Class C4) to HMO with seven bedrooms (sui generis) (retrospective)
<i>Mbanefo</i> |
| 5. | 22/03637/APP | 71 Western Avenue, MK18 1LJ
Householder application for single storey rear extension
<i>Keogh</i> |
| 6. | 22/03644/APP | 48 Bourton Road, MK18 1BE
Householder application for single storey rear extension
<i>Ogle</i> |

Not for consultation

- | | | |
|----|--------------|---|
| 7. | 22/03508/CPL | 23 Aris Way MK18 1FW
Certificate of lawfulness for proposed demolition of an existing conservatory and erection of single storey extension
<i>Huish</i> |
|----|--------------|---|

Circulated separately due to time constraints (trees)

8. 22/03613/ATC *[land adjacent]* 64-65 Nelson Street, MK18 1BT
 T1 Ulmus *[elm]* 'New Horizon': Crown lift to provide 3m
 clearance from ground level to provide clearance for motorists
 and pedestrians
Gordon-Stuart [TfB]

7. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
22/02222/APP	11 Overn Avenue	S/st side and part rear extension	No objections *
22/02803/APP 22/02804/ALB	15 Hunter Street	Single storey entrance extension	No objections
22/02962/VRC	90 Moreton Road	Var.condition 2 of 22/00939/APP	No objections
22/02992/APP	48 Highlands Rd.	2-st side ext'n & part s/st-part 2-st rear ext'n & other alterations	No objections
22/03094/APP	11 Partridge Close	S/st glass roof on rear elevation	No objections
22/03136/APP	35 Deerfield Close	S/storey rear/side extension	No objections

* see also 22/02221/CPL below

Not for consultation

Approved

Application	Site address	Proposal	BTC response
22/02221/CPL	11 Overn Avenue	Loft conversion with rear roof extension	No objections
22/02592/CPL	14 Portfield Cl.	Installation of mobile home in garden	No objections

7.2 Planning Inspectorate

7.2.1 **19/00513/AOP** Gawcott Hill Farm, Gawcott Road; Outline Planning Permission for erection of a dwelling with garage. Appeal against Refusal (decision date was 24/1/22).

The Inspector has dismissed the appeal.

7.2.2 **21/00583/APP** 19 Bridge Street; change of use of ground floor to hot food unit and dry-cleaners unit. Appeal against Refusal.

Inspector has dismissed the appeal and refused an application for costs.

8. Buckinghamshire Council Matters

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

8.2 To receive for information and reference a list of the new suffixes used by Buckinghamshire Council. [Appendix E](#)

8.3 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is held over to next meeting.

9. Updates from Representatives on Outside Bodies

To receive verbal updates from Councillors.

10. Buckinghamshire Council Committee meetings

10.1 N. Bucks Area Planning Committee (19th October 2022) *Cancelled*

10.2 Strategic Sites Committee (27th October 2022) *Cancelled*

Members may like to note that in the 6 months since May, 4 of a scheduled 7 NBPAC and 3 of a scheduled 7 SSC meetings have been cancelled.

11. Enforcement

To report any new breaches.

12. Applications to fell trees *held over to next meeting.*

13. Matters to report

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

14. Chair's items for information

15. Date of the next meeting: Monday 5th December 2022 at 7pm.

To Planning Committee:

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

NBPPC Meeting 20th October trimmed extract from the minutes

Update re Bucks Local Plan

John Gilbey referred to Buckinghamshire Council's (BC) call for brownfield sites and mentioned that the old airfield which had been put forward as a potential site was technically not brownfield and Great Horwood PC had advised BC accordingly with councillors copied in. John believes there will be a review of the position regarding brownfield sites by next Spring. Graham Stewart fully expects developers to bring forward their sites (e.g. Shenley Park and SW Milton Keynes) very soon and David Green mentioned a proposed site just outside Padbury which would provide 80 homes.

Graham Stewart highlighted Whaddon PC's frustration at the time it is taking to complete the A421 study in particular relation to the estimated 35% of traffic which should exit the A421 towards the proposed new MK H6 link road and thus relieve pressure at the Bottledump roundabout. Whaddon PC is continually chasing for updates but BC do not seem to be taking it very seriously. Roy van de Poll suggested that NBPPC should also write to BC to stress the urgency and it was left that Roy will contact Newton Longville PC to ask for their input to give the full picture and Graham will draft a letter from Whaddon's perspective.

Bucks Council s106 money reallocation/review proposals

A general discussion by members indicates that this has not developed into a serious issue but Pat Hardcastle suggested we should continue to monitor the situation. Graham Stewart mentioned that Whaddon PC is putting pressure on BC to provide details on whether s106 arrangements will be eliminated in the Aylesbury Vale area in order to ensure consistency with the rest of the county.

Proposed meeting with Buckinghamshire Council re planning inadequacies

Pat Hardcastle feels this proposed meeting will have to be delayed until such time as the Judicial Review concerning the contentious 170 homes development at Maids Moreton has been concluded. Notwithstanding this, there was unanimous agreement that the service being provided by BC planning is very poor and several examples of this were provided.

Removal of public comments on determined planning applications

Pat Hardcastle again expressed his frustration that BC have continued with this policy as on occasions he likes to refer to previous planning applications if they are similar to a new case. David Smedley said that his PC colleague David de Niese intends to look into the legalities of what BC has done but has not yet had the chance to do so. Anthony Ralph* reminded everyone that Buckingham TC had asked for public comments to be held by BC for at least 6 months so that, if necessary, determined cases can be challenged.

**I will need this to be corrected; I drew the attention of the meeting to the correspondence on this subject between Cllr. Robin Stuchbury and Cllr. Peter Strachan. Furthermore, on the retention of comments in public view for at least six months was only if required as a fallback position and should be a minimum, to allow for the possibility of cases being challenged.*

Major Development Issues

- **Oxford-Cambridge Arc:** Roy van de Poll feels this project seems to be losing impetus and the Government have not announced anything further regarding the possibility of building 1m homes in the Arc. It has been reported that two Councils: Vale of White Horse and South Oxford, have withdrawn from the ARC Leaders Group.

- **South West Milton Keynes (Salden Chase):** Graham Stewart feels that with the s106 agreement now signed off it will not be long before a detailed planning application is submitted. Graham is unsure whether Newton Longville are still active in trying to certain resist aspects of the development.

- **Shenley Park:** Graham Stewart reported that an on-line meeting is being arranged for the week beginning 28th November 2022 which will involve BC planning officers and consultants involved in this proposed development. Ward and parish councillors will also be invited to attend. The contact person at BC who is making the arrangements is stephen.miles@buckinghamshire.gov.uk Graham is frustrated that Whaddon PC has failed to receive any feedback on relevant issues such as transport and highways and s106 contributions and will be pressing for a further meeting after the on-line meeting scheduled for the end of November.

Graham also highlighted the fact that 1150 homes were earmarked in the VALP for Shenley Park but it appears from a Crest Homes scoping opinion/environmental assessment that they may be looking to build up to 1650 new homes. Obviously they can submit a planning application for any amount of houses they like, but it must comply with VALP policies and be able to demonstrate that all technical problems can be properly dealt with.

Milton Keynes Issues

With reference to Shenley Park, Graham Stewart mentioned that David Lawson at MK Council at least recognises the potential impact of this development on local communities.

Any Other Business

David Smedley highlighted the general incompetence of BC planning.

***Pat Hardcastle mentioned the development of 130 homes on agricultural land adjacent to Moreton Road that was given planning permission on 1 September 2022. Buckingham Town Council is looking into an appeal to the Secretary of State on this decision, which Anthony Ralph confirmed.*

John Riches said that he had heard rumours that the proposed 6,000 homes development at Verney Junction is being resurrected.

Graham Stewart talked about certain fields in the MK Western Expansion Area where the ownership has been subject of a legal case between MK Council and a family from the adjoining traveller site, where the latter appear to have been successful. This may have serious implications on the housing delivery programme and the route of the road linking the two main areas of Whitehouse to Fairfields. This may impact on the route/crossing of Calverton Lane.

***For clarification, Cllr. Cole has rightly pointed out that this should of course read that "BTC has asked the SoS for a call-in", which is something different.*

Prepared by Anthony Ralph 27th October 2022

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
335/22 19/10/22	5 via Consultee In-Tray + 2 from Interim 2 (CPL) via comments button + 1 before meeting 2 (Trees) via Comments button (before meeting)	340/22	Affordable housing consultation	

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Cycleway on Railway Walk	229.3	Arrange meeting with Cabinet Member to expedite as minuted	√	<p>From Cllr. Strachan, 24/10/22:</p> <p>Thank you for the kind invitation to attend your Town Council's Planning Committee. I am sure that your committee appreciates that as Cabinet Member I have no power of planning adjudication nor am I a planning officer, who could offer worthwhile advice on matters of planning process. Thus, there is very little point, in practise, of me attending Town and Parish Council planning committees.</p> <p>Matters such as the one you mention should be expedited between the Committee, your local Cllrs and officers of the Council. Of course, if you are not making the progress you would hope for I would be happy to intervene and assist, if I was able.</p> <p>Please pass my apologies onto your planning committee, with my best wishes.</p>

Buckinghamshire Local Plan	229.2	Ask when BTC will be invited to drafting of 'Statement of Community Involvement'	√	
"Find out if you need planning permission" form	229.4	Test system and report. Request Minutes of proposal and agreement		
A422 bypass roundabout - left-hand turn separated lane	268.1/22 334.1/22	Circulate drawing Contact C. Urry for information supporting proposal	√ √	See agenda 6.1 Response from Highways: (28/10/22): We are just drafting a response and will get something back to you next week David Marsh, Team Leader Central and North Area
Affordable housing consultation Design consultation	340.1/22 340.2/22	Respond to consultations	√ √	Email received from Gloria Skeggs Campaigns & Marketing Officer 31/10/22 "One of our planning team has flagged up some technical errors in a news article you published recently on affordable housing: https://www.buckingham-tc.gov.uk/draft-county-plan-supports-buckingham-affordable-housing-trigger/ The consultation referred to is on a draft supplementary planning document that refers to the existing Vale of Aylesbury Local Plan (VALP): https://buckinghamshire.oc2.uk/document/22 The VALP will remain in force until it is superseded by the county-wide Local Plan for Buckinghamshire, but the latter is still in its very early stages of development and it will be some time before a policy on affordable housing if formulated." See agenda 5.4
Quarterly meeting	341/22	Chase slides & Q&A	√	See agenda 5.3

Enforcement reports and queries				
342/22	Turkish barbers, Bridge Street	Internally lit barber pole	√	Case file opened NC/22/00482/ADV
Neighbourhood Plan Review				
Other matters				
“Year of the Tree”	648/21	Town Clerk to consider membership of Woodland Trust	√	Corporate Membership not available
	792.1/21	Invite insurance co rep to meeting	√	AXA & NFU contacted; no response as yet
Care Home access, Cornwalls Meadow	729/21 785/21	Review after Care Home open Check new kerb and layout; write for long-term plans	√	Response received from Steve Essam 23/5/22: They redrew the kerb line so that cyclists have better visibility coming out. The new double row of kerbs will provide better protection for the pay and display machine. At the giveaway line, there’s a level area to the edge of the parking. They are going to move the drop kerb back to face the landing opposite the care home, rather than giving one diagonal crossing. Where slabs have been put down to the recycling area, these are temporary, and Steve is arranging to get them removed. The wire mesh fence that has been rolled up will be reinstated. He also mentioned that the double yellows are fading, which is outside his scope, but the LAT may need to be nudged once works are complete to have a look at them. See agenda 5.2
S106 balance, Stratford fields car park	851/21	Suggest possible uses	√	Agenda 16.2 6/6/22
	48.2/22	Write as minuted		
	211/22	Contact BAFC, then Mr. Rowley	√	BAFC contacting Buckinghamshire direct; keeping us advised of decision
	227.1	Do letter of support when project agreed		Awaiting decision

Osier Way s106	213	Letter to S.Bambrick, refer to Charter	√	Letter sent, response awaited
Overgrown hedge	218	Cllr Willett to note address and inform Estates Manager		
Appeal – 33 Willow Drive	335.2.1	Submit additional comments as minuted to Inspectorate	√	
Removal of neighbour comments from website	226	Cllr. Stuchbury to submit written question	√	See agenda 9.1.1
	337/22	All Members to submit comments to Planning Clerk for collation into follow-up question.	√	
Monitor agendas for items of interest to BTC	338/22	Check agendas for Growth, Infrastructure and Housing & Transport, Environment & Climate Change Select Committees	√	Dates noted (they are approximately every other month) and will be checked as required. Written question submitted for Transport SC 3 rd November 2022. Any response will be reported verbally to meeting.

Cornwalls Meadow/Clarendon House traffic survey

Councillor.....

Date:.....

time	Vehicles passing through the interchange (in any direction)	Pedestrians passing through the interchange (in any direction)	Cyclists passing through the interchange (in any direction)	Comments
9 - 10 am				
10 - 11am				
11am- 12				
12 - 1 pm				
1 - 2 pm				
2 - 3 pm				
3 - 4 pm				
4 - 5 pm				

Question 1:

Please explain why BC took the decision to remove public comments on planning applications once a decision has been taken, this makes it extremely difficult to understand the planning history of a property?

Response

The original decision to remove public comments from the planning domain once a council decision has been made on an application would have been taken by the 5 legacy authorities some 20 years ago.

The Electronic Communications Act was published in 2000 and to capitalise on this several “e government” initiatives followed.

One of these was the Planning and Regulatory Services Online local e-Gov National Project (known as PARSOL). Its aim was to help and encourage local authorities to make information from their planning and building control registers and databases available on their websites.

Government grants to implement such “e-planning” projects were made available. Around 2003/04 a consortium of all the five Buckinghamshire Authorities (Buckinghamshire County Council, Wycombe District Council, Aylesbury Vale District Council, South Buckinghamshire District Council and Chiltern District Council) successfully bid for a grant to purchase Public Access software to allow them to publish planning application details online.

Placing information on the internet made it more widely available, allowing easy browsing and searching of planning information. It was therefore very important to consider the data protection implications of any information being published and ensure compliance with the Data Protection Act 1998.

So in association with the Information Commissioners Office, national guidance was provided by PARSOL on which documents should be published and for how long. The guidance stated that Planning Authorities could display representations received while an application was being considered, but that these should be removed when a decision was reached.

So the legacy authorities either removed the representation responses at the point of decision, or they were automatically removed 6 months after the decision date (in case there was an appeal or Judicial Review).

The representations are removed by making them “sensitive” within the document management system and not therefore publically accessible. They should then be deleted in accordance with the legacy council’s document retention strategy.

At present these processes continue, however a project to move legacy planning data from both separate back-office planning systems and their associated Document Management Systems (DMS) onto a single Buckinghamshire Council wide system has been approved. This is known as the “One Uniform” project.

In implementing this project the opportunity will be taken to ensure data required for the planning register is retained and all unnecessary documents and information are appropriately deleted when no longer required.

The removal of representations from the public domain is triggered by a planning decision being made. We are aware that occasionally applications are not “closed” correctly on the

system and so the automated process to remove these is missed. We are therefore grateful to members of the public and Parish/Town Councils for drawing such cases to our attention.

Question 2:

Is it the case that the rate of delivery of new homes in Aylesbury Vale via allocated sites in the Vale of Aylesbury Plan is one of such underperformance that Bucks Council is now obliged to positively consider new planning applications on non-VALP allocated sites, in spite of the obvious conflict with the Local Plan? What is the rate of delivery of new homes to date in comparison with the figure VALP requires?

Response

This relates to Policy D3 of the VALP and here is the extract of the policy.

D3 Proposals for non-allocated sites at strategic settlements, larger villages and medium villages

1. Small scale development and infilling

Development proposals in strategic settlements, larger and medium villages that are not allocated in this plan or in a made neighbourhood plan will be restricted to small scale areas of land within the built-up areas of settlements. Subject to other policies in the Plan, permission will be granted for development comprising:

- a. infilling of small gaps in developed frontages in keeping with the scale and spacing of nearby dwellings and the character of the surroundings, or
- b. development that consolidates existing settlement patterns without harming important settlement characteristics, and does not comprise partial development of a larger site

2. Larger scale development

Exceptionally further development beyond allocated sites and small-scale development as set out in criteria a) or b) above will only be permitted where the council's monitoring of housing delivery across Aylesbury Vale shows that the allocated sites are not being delivered at the anticipated rate. Proposals will need to be accompanied by evidence demonstrating how the site can be delivered in a timely manner. The proposal must contribute to the sustainability of that settlement, be in accordance with all applicable policies in the Plan, and fulfil all of the following criteria:

- c. be located within or adjacent to the existing developed footprint of the settlement * except where there is a made neighbourhood plan which defines a settlement or development boundary, where the site should be located entirely within that settlement boundary
- d. not lead to coalescence with any neighbouring settlement
- e. be of a scale and in a location that is in keeping with the existing form of the settlement, and not adversely affect its character and appearance
- f. respect and retain natural boundaries and features such as trees, hedgerows, embankments and drainage ditches
- g. not have any adverse impact on environmental assets such as landscape, historic environment, biodiversity, waterways, open space and green infrastructure, and
- h. provide appropriate infrastructure provision such as waste water drainage and highways.

*The existing developed footprint is defined as the continuous built form of the settlement, and generally excludes remote individual buildings and groups of dispersed buildings. The exclusion covers former agricultural barns that have been converted, agricultural buildings (but does not preclude permitted development for converting agricultural buildings to residential – Town and Country Planning (General Permitted Development) (England) Order 2015 as amended – Class Q) and associated land on the edge of the settlement and gardens, paddocks and other undeveloped land within the curtilage of buildings on the edge of the settlement where the land relates more to the surrounding countryside than to the built-up area of the settlement.

The VALP states that sites allocated in the plan or a made neighbourhood plan will normally deliver the districts required level of growth. Policy D3 sets the exception to this, where the council's monitoring of delivery across the district shows that the allocated sites are not being delivered at the expected rate. In this circumstance development proposals on non-allocated sites that can be delivered in a timely manner, contribute to the sustainability of settlements, and meet certain policy criteria can be permitted.

Applicants are using the wording included in point 2 for larger scale development, which is *“Exceptionally further development beyond allocated sites and small-scale development as*

set out in criteria a) or b) above will be permitted where the council's monitoring of housing delivery across Aylesbury Vale shows that the allocated sites are not being delivered at the anticipated rate."

Even **IF** the above statement applies, applicants will still need to demonstrate that they can fulfil the remaining criteria C-H of Policy D3.

It is also important to note that the current published 5 year housing land supply position shows Aylesbury Vale at 5.2 years for the period 2022-2027 (www.buckinghamshire.gov.uk/housing-land-supply).

The rate of housing delivery across the Aylesbury Vale since 2013/14 has been consistently high, which have exceeded the annual housing requirements with the exception of year 2020/21. Please see the housing completions table below.

Year	Aylesbury	Requirement
2013/14	990	970
2014/15	1419	970
2015/16	1191	970
2016/17	1323	970
2017/18	1414	970
2018/19	1758	1451
2019/20	1721	1451
2020/21	1357	1451

Question 3

Can it be denied that the only way of providing a satisfactory service to Parish and Town Councils for day-to-day queries on Planning and Enforcement matters, when direct contact with Case Officers is actively discouraged, is to employ Planning Liaison Officers embedded within the district planning teams and that recruitment is a matter of urgency?

Response

As has previously been reported, the Council has centralised support to Parish and Town Councils through the contact centre, rather than replicate the service previously provided at Aylesbury Vale District Council. The Parish Liaison Officer, which previously formed part of the Customer Experience team, has been replaced by a dedicated Parish VIP phoneline where you can reach a member of the customer team on 0300 303 5640 9am to 5.30pm Monday to Thursday and 9am to 5pm Friday.

This number is prioritised by the customer service team. Contact with case officers by Town and Parish Council's is not discouraged, nevertheless the planning service is unable to have case officers constantly available to take phone calls relating to planning matters. This is due to a variety of reasons, including officers being on site, in meetings, or requiring focused time working on report deadlines. It is therefore recommended that a message is left with the relevant officer to arrange a return call.

We are working with the Customer Service team to review how we can improve our service offer, including the potential for applicants, agents and Town and Parish Council's to book in a return call with the relevant officer to streamline our internal processes.

Question 4:

Why are town and parish council's not given first option on adoption of PoS (Public Open Space), we are the obvious best custodians of public open space?

Why is a commuted sum required to be paid to Parish Councils but not to a RMC, surely the RMC deserves equal support with future maintenance costs, and it leads to an easy get out for developers to contribute less to the community?

Response

We are sympathetic to the situation that faces both residents and town and parish councils. We are considering whether there are options that might provide a way forward. The current position is set out below.

The Vale of Aylesbury Local Plan sets out the following under Policy I1 Green Infrastructure:

"Green infrastructure being provided must have a long term management and maintenance strategy to be agreed by the council with assets managed for at least 30 years after completion and during this time secure a mechanism to manage sites into perpetuity. The management and maintenance strategy shall set out details of the owner, the responsible body and how the strategy can be implemented by contractors

Long term stewardship of the public realm is important to ensure that open space provided from development is maintained to high standards. The Open Space, Sports, Leisure and Cultural Facilities SPD will set out detailed guidance for the maintenance and adoption of open space, and will set out how maintenance is to be provided by a developer; at what time period land ownership should be transferred to the Council or other body; and how payment may be required towards future maintenance after the land transfer – including arrangements for Performance Bonds. In the case of open space not being provided on site, the SPD will also set out a calculation for the financial amount due as a developer contribution and the general approach to the use of such contributions"

We are supportive of Town and Parish Council's taking on the ownership and maintenance of Open Space, however as it stands this is ultimately at the discretion of the developer. The wording of the S106 therefore offers flexibility for the developer to look at both options of Parish and Town Council adoption or establishing a residential management company. This also reflects that not all Town and Parish Councils have the desire to take on all responsibilities. The important part in planning terms, is that the open space is delivered and maintained to mitigate the impacts of the development.

We encourage Town and Parish Council's who have interest in taking on new Open Space to actively engage in dialogue with developers and the Council as sites come forward through the planning process.

The commuted sum is required for Parishes and Town Councils to adopt as – understandably – such a process comes with a burden of ongoing additional public costs. Residents when purchasing properties on a site where a management company is in place are accepting the costs and associated obligations resulting from this. Nevertheless the

standard and quantum of Open Space will meet the required obligations of the S106, regardless of which ongoing maintenance mechanism is brought into effect.

Question 5 – sub question to Q2

We have had a written response to a previous question about housing supply under the VALP. As a follow up we would like to know how strongly Buckinghamshire Council would resist planning applications that use housing supply issues to build outside of the VALP. Also, can housing supply shortages in other parts of Buckinghamshire be used as an excuse for development in areas that do not have housing supply shortages.

Response

Until such time as a new local plan for the whole of Buckinghamshire is in place, housing land supply is calculated on the basis of the legacy district council areas. A shortfall in supply (i.e. fewer than 5 years) in one legacy area does not imply that that shortfall should be made up by increasing supply in another. As our evidence demonstrates that the Aylesbury Vale area has a five-year supply of deliverable housing sites and we operate within a plan-led system, there would need to be a compelling reason for a planning application for housing development on an unallocated site in the countryside to be permitted.

Question 6: - Sub question to Q3

The problem was raised by WTC with its question submitted for the Jan 2022 meeting and BC has effectively been in denial that PCs and TCs should not be wasting valuable time because the service provided by BC is not fit for purpose. So why, 9 months later, are we only now being advised? - We are working with the Customer Service team to review how we can improve our service offer, including the potential for applicants, agents and Town and Parish Council's to book in a return call with the relevant officer to streamline our internal processes. Surely such an initiative could and should have been implemented months ago, following consultation with relevant parties and agreement that this would provide the service required and streamline everyone's internal processes?

Response

Member, Town and Parish Council customer service VIP line

We have communicated the Member, Town and Parish Council customer service VIP line. This replaced the previous legacy AVDC single point of failure. Members, Town and Parish Councils can make contact via the following routes. The VIP line now covers the entire County and not just Aylesbury Vale.

parishsupport@buckinghamshire.gov.uk

and access Transport for Bucks (TfB) updates and information via the Parish portal <http://parishes.transportforbucks.net/>

The dedicated Member, Town and Parish Council customer service VIP phonenumber 0300 303 5640 is open 9am to 5.30pm Monday to Thursday and 9am to 5pm Friday. This number is prioritised.

Call answering performance is strong on the VIP line and call volumes are low – table below shows volume of calls coming through on the VIP over the last few months.

W/C	Calls Offered	Calls Answered	Calls Answered %	Average Wait Time (Seconds)
27/06/2022	3	3	100.00%	49
04/07/2022	4	4	100.00%	119
11/07/2022	1	1	100.00%	16
18/07/2022	2	2	100.00%	125
25/07/2022	6	6	100.00%	103
01/08/2022	1	1	100.00%	187
08/08/2022	2	2	100.00%	91
15/08/2022	5	5	100.00%	119
22/08/2022	5	5	100.00%	77
29/08/2022	3	3	100.00%	15
05/09/2022	2	2	100.00%	38
12/09/2022	5	5	100.00%	99
19/09/2022	7	7	100.00%	126

We are developing a booking tool, which we have already launched for our Community café service, we are now looking to extend this functionality to other parts of the Council e.g. Planning. This is a new initiative, which if approved will enable Customer Service agents and customers to book appointments with officers directly online or via Tel through the Customer Service Centre. A booking tool is also part of the requirements for the new Customer Relationship Management platform. This will be live in Planning in the new year. In the mean time we have reemphasised the requirement for planning officers to return call back within 5 working days.

Question 7:

On Friday 23rd September (postponed from 19th September because of the unexpected Bank Holiday) Councillors reviewed 17 applications, 2 Major (at Full Council) and 15 other (Planning Committee). The previous Planning Committee had been on 15th August.

Of the 17, 3 had been received (according to the Important Dates page) by Buckinghamshire in July and 7 in August before our agenda was issued on 10th August. None of these were notified to us before the 16th August at the earliest and for four of them – including one of the Major applications - their response dates were before 19th September, and one was on 20th which is rather a short turn-round after an evening meeting. I applied for extensions of time for all of these, and was granted two of them and refused one; the 4th officer did not reply.

It is noticeable that our response date is often very close – less than a week in some instances – to the Determination Date, and it is understandable that your officers may not grant an extension if they have a report to write for their Team Leader. In the past we have been sent consultations on the day of validation, thus having the first three weeks of the 8 allowed. Why is this no longer so? We have Planning meetings every 3 or 4 weeks, alternately, and Bank Holidays permitting, so it used to be very rare to need an extension of time.

In the event, of course we required even further extensions for this meeting, and Mrs Bayley kindly organised these for many (but not all) of the 17 applications. Thus I am hoping that any officer who has time left before writing the report will take it into account even if it has timed out.

Response:

As I understand it you are enquiring why there can be a delay between the receipt of a planning application, and it being registered as being valid.

Planning legislation sets out what constitutes a valid planning application, and this includes a list of national requirements (the national list) and a separate list of local requirements (the local list).

If an application meets all the necessary requirements on receipt, it will be registered as being “valid” from the date of receipt. Effectively the “clock starts” on the day it was received, not the date it was checked and found to be valid, irrespective of how many days elapsed before it was checked by the Planning Technicians.

If however the application is invalid when it is checked the Planning Technicians will inform the applicant and provide an opportunity for them to submit the necessary additional information. It is then only “valid” when all the necessary information is received.

It is best practice to check these applications as soon as possible upon receipt, but this is dependent on the volume of applications being received and the staff resources available to check them.

At present we are using the various legacy planning systems which we have inherited. These are generally only accessible to a limited number of staff which is causing issues when dealing with peaks of workload.

We are however embarking on a project to consolidate our legacy back office planning systems. This will allow more staff resources access to new applications for checking and will allow more efficient processes to be introduced. So we would hope to reduce the time taken to check applications down to within 3-4 working days.

In the meantime, I can however assure all Parish & Town Councils that we will always ensure that you are provided with at least the statutory time allowed in legislation to make any comments or observations you wish on any planning application. Any comments made outside this timescale, but before the decision is reached will also be taken into account whenever possible.

Question 8

Can you explain how the recent call for sites, and the identification of sites in a Neighbourhood Plan relate to one another? I am struggling to explain how they interact, for example in a NP area, where Bucks knows the NP intends to allocate sites, how will you deal with this?

Response:

The call for sites invites the submission of land for consideration by the Council for inclusion in the Local Plan for Buckinghamshire. At this stage, it is only for consideration and we have to do a lot more analysis on any sites proposed to work out first, whether they are available, suitable and achievable for development. Even if a site passes these tests, it is still a long way from being a firm prospect for inclusion in the Plan. Consequently, at this stage the interaction with NPs under development is less relevant.

Question 9

What non-strategic policy space will Bucks Local Plan leave for NPs to occupy, so that there is no duplication of effort or risk that the adopted LP will overwrite NP policy in three years' time? We feel clarifying this would help us, and incentivise NP's. Being part way through our first NP, we recognise there is an awful lot of local detail, which we are well placed evidence, but it would be difficult for Unitary staff grapple with and a duplication of effort?

Response:

It's difficult to offer a definitive answer to this question until we get to the policy drafting stage of the Local Plan. It's still likely there will be scope for NPs to include local DM policies on things like shopfronts, signs, tourist accommodation and perhaps site allocations for non-strategic scale development (e.g., 5 – 50 homes, small business units).

In addition, it is not necessarily the case that a Local Plan will overwrite all NP policies.

Guidance says that where there is conflict between two policies, the newer one takes precedence. Conversely, where there is no conflict, both policies are still relevant. So NP policies and LP policies can work well together – LP policy provides an overview and NP policy provides detail.

What we can affirm is our intention to work closely with parishes, including those with emerging NPs, to ensure that we gather local knowledge and recognise the contribution that Parishes and NPs can make to the Local Plan strategy.

Question 10

We are not receiving notifications (of neighbouring planning applications) as we used to from neighbouring Planning Districts. We understand this was discontinued when the Unitary Council was created, but we were not notified, and the lack of notifications is causing us a headache. It is not viable to set up alerts for every address. Can you re-instate the neighbouring district notifications, via the weekly lists, of applications/especially adventurous planning apps. Knowing we will receive them, at least until there is one Unified Local Plan, would be a huge help?

Response:

At present we are still operating our legacy back-office planning systems on their inherited IT networks. So for now the consultation arrangements have continued unchanged.

As a matter of course the Planning Authority continue to consult the Parish/Town Council with jurisdiction over the site of the planning application. If the application site crosses the

boundary of more than one Parish/Town Council, we will formally notify both. In addition, an appropriate and proportionate level of further public notification will take place.

In practice what happens is that where an adjoining Parish Council is made aware of an application beyond their area which they consider impacting them they can of course submit a representation if they wish. They are not prevented from doing so simply because the application is not within their area.

As I understand it the specific case which has resulted in this enquiry is an application which would have been within legacy Wycombe District Council, but close to the boundary with the former Chiltern District Council. In such a case what would have happened is that a “consultation” would have been sent to Chiltern District Council as an adjoining authority.

Wycombe District Council would have formally notified the Parish/Town Council that the application site fell within but would not as a matter of course have notified an adjoining Parish/Town Council. Chiltern District Council would also not have formally written a letter to notify Penn Parish.

The “consultation” would have been picked up from their weekly of applications received. The only difference is that this is now electronically available on the Public Access system for West Area, rather than on the East Area weekly list.

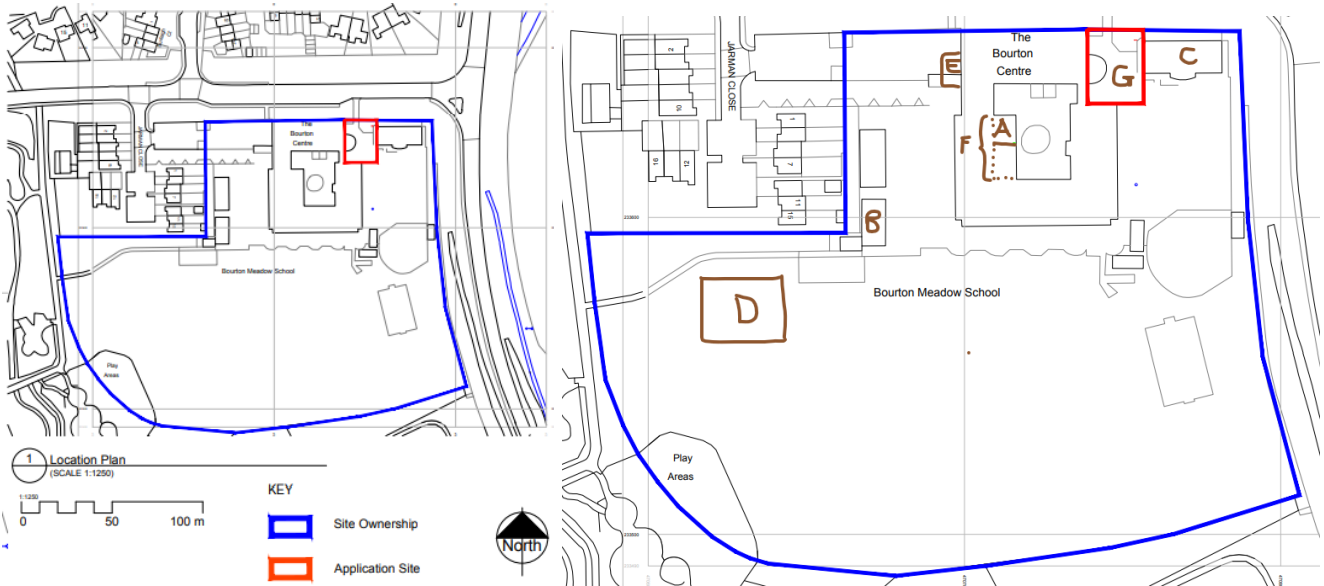
A project to consolidate all the versions of Public Access onto a new single version is now underway but will take some time to complete.

**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 7th NOVEMBER 2022**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

- 1. 22/02429/APP Bourton Meadow Academy, Burleigh Piece, MK18 7HX
Installation of 3No Air Source Heat Pumps
McCamphill [Bourton Meadow Academy]



Location Plan

Block Plan with previous applications added



The access gate from Burleigh Piece



The site for the heat pump installation (18/10/22)

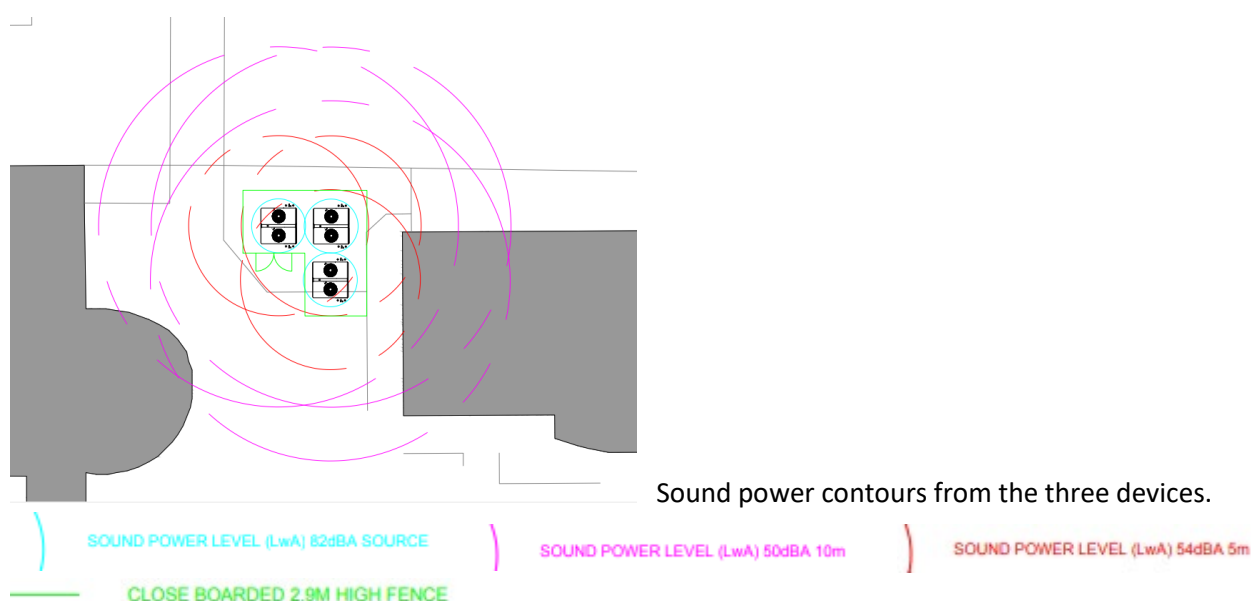
Property History (excluding 8 temporary classroom applications)

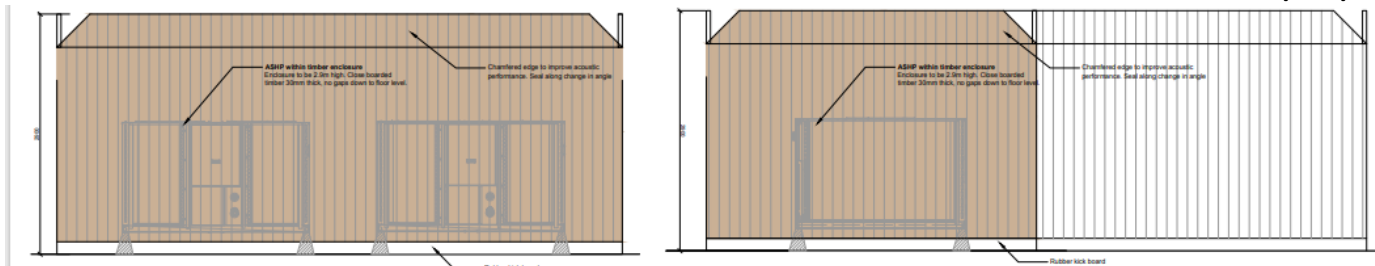
1	80/02174/AV	ERECTION OF COMBINED SCHOOL	Approved
2	90/00241/ACC	COMBINED SCHOOL AND COMMUNITY ANNEXE AND ASSOCIATED WORKS INC PLAYGROUNDS CAR PARKING AND ACCESS ROAD	BCC Approved
3 A	04/01533/ACC	Extend one class room - provide new reception classroom and associated facilities	BCC Approved
4 B	07/02664/APP	Replacement of temporary building with erection of modular permanent single storey classroom building	BCC Approved
5 C	07/03267/APP	Single storey 3 classroom block	Approved
6 D	15/03863/APP	Removal of mobile structures. Erection of a single storey stand-alone building for use as an early years teaching and nursery building	Approved
7 E	19/02284/APP	Demolition of existing canopy and erection of single storey extension	Approved
8 F	19/04075/APP	Proposed replacement of temporary classroom.	Approved
9 G	22/02429/APP	Installation of 3no. Air Source Heat Pumps	Pending Consideration

The site is Bourton Meadow nursery/infants/junior school south of the southern access to Burleigh Piece in Linden Village. The bypass is to the east, Linden Village to the north, with Jarman Close to the north-west, and Bourton Park wrapping around the western and southern sides.

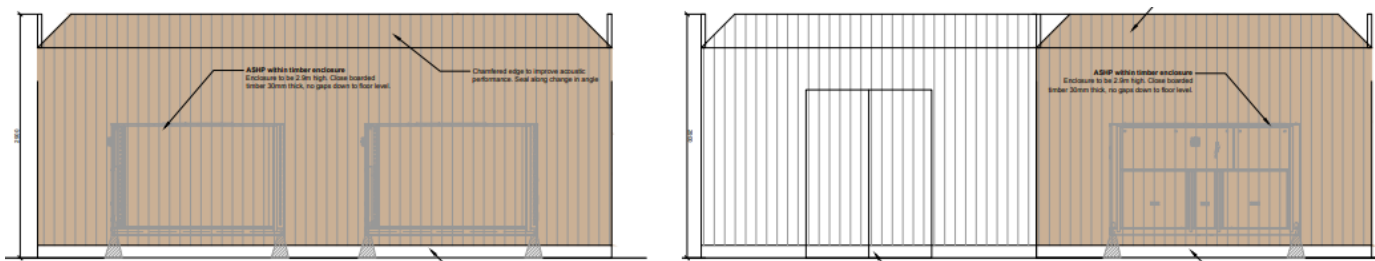
The proposal is to strip out the existing gas boilers and some of the pipework and radiators, and replace with air source heat pumps and ancillaries to suit, to cut carbon emissions. The school had hoped to get the work done over the summer holidays to minimise disruption (the application was submitted on 6th July, but not validated until 4th October, and not sent out for consultation until 17th October). Funding has been obtained from the Government's Condition Improvement Fund.

The installation is to be sited between the main school building and the small classroom block to the east of it, against the Burleigh Piece boundary, where there are currently two containers, which will be relocated (the form does not say where). There is an existing access for maintenance. The plant will be in an L-shaped enclosure surrounded by a 2.9m timber acoustic fence (green on the plan below) with its top 50cm (approx.) sloped inward to improve the acoustic performance.





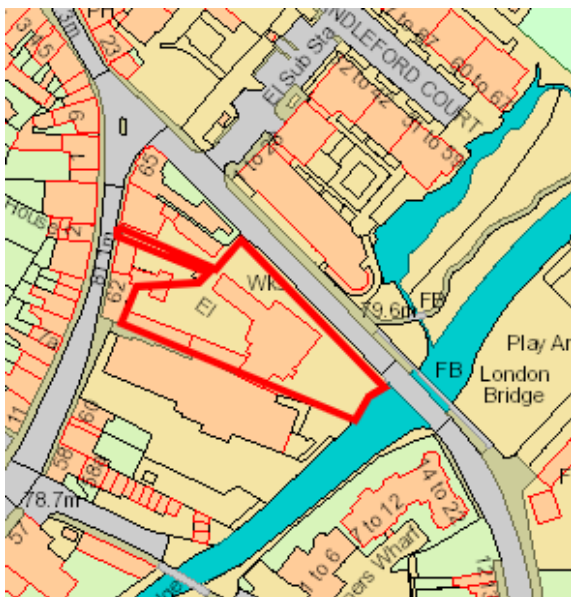
North and West elevations - proposed



East and South elevations - proposed

2. **22/03352/APP**

Riverside Works, Bridge Street, MK18 1EL
 Change of use from Children's Indoor Play Area to Gym
 Vastus



Location plan



2 storey block looking towards Well Street access

The site is the former print works on Bridge Street opposite Candleford Court. It has recently been a children's play centre (first Tumble Tots, more recently PK Kidszone); the eastern part of the building is two-storey, and there are two single storey wings to the west, one along the boundary with the Well Street Centre, the other surrounded by parking space and pointing towards the access from Well Street. The access from Well Street is narrow and gives on to the private car parking for Busiprint; this is closed off with a barrier at the substation (see **B** on the plan below), and there is additional parking space between the two single-storey wings and on the land bordering Bridge Street, and then 15 bays in the large yard at the eastern end of the site for the gym users. There is an access from Bridge Street, but visibility for

vehicles leaving this way is restricted by the wall along that boundary. There is a small area of riverbank between the end of the large car park and the river, and this end is prone to flooding.

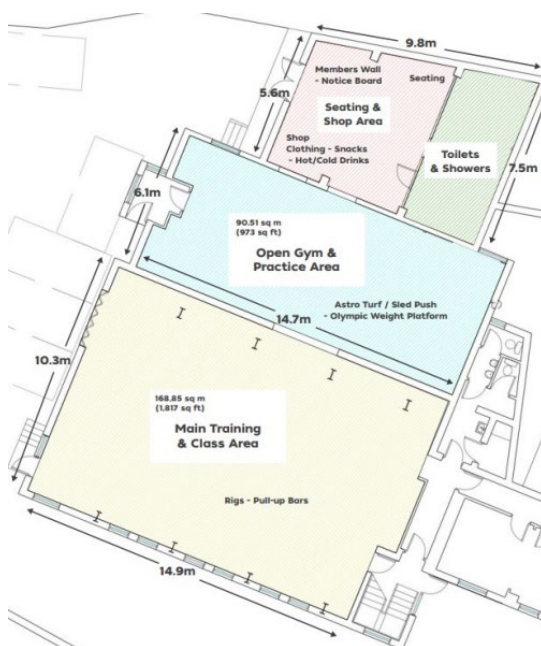
The proposal is to turn the ground floor of the two-storey building into a gym; the applicant's current room (at the western end of the wing along the southern boundary) is too small, and they wish to transfer to these larger premises.

The gym sessions will be by appointment, so numbers will be capped, and the parking adequate. The building is already equipped with air-conditioning so there should be no increase in the noise levels, and there will be no alteration to the outside of the building. The planning statement indicates that existing cycle storage will be used, though this is not marked on the drawings, and I saw no cycle racks in the parking areas. The applicant has confirmed that the cycle parking is inside the building for security reasons. The case officer is seeking a drawing showing this, and also confirmation of the precise amount of parking allocated to the lease of the larger room.

Note that the next two plans are rotated through 180° with respect to the map above.



Site plan with parking layout
B – barrier; W – Well Street access



Proposed gym layout: ground floor of the 2-storey building only



Adjacent Listed Buildings (▲)



River flood area



Surface water flood area

The change of use from light industry to leisure (02/01580/APP) included the following condition:

- 2 The premises shall only be used as a children's indoor adventure play area and for no other purpose including any other use within Class D2 of the Town and Country Planning (Use Classes) Order 1987.

which is why an application is necessary, though the change would otherwise be permitted under the new Use Classes Order (Class E).

The planning statement also points out that the principle of change of use to gym in the town centre has already been established (Remus House, Castle Street; the one opposite in Candleford Court, now closed).



building from Well Street access



View from parking area towards Well Street access

Main



Parking area at the river end of two-storey building



Access from Well Street



Access to/from Bridge Street

Property history

1	77/01495/AV	CHANGE OF USE OF EXISTING BUILDINGS TO LIGHT INDUSTRIAL FOR THE REPAIR AND OVERHAUL OF SMALL INDUSTRIAL ENGINES	Refused
2	77/01586/AV	CHANGE OF USE OF ELECTRICITY SUB-STATION TO LIGHT INDUSTRIAL	Refused
3	78/00815/AV	CHANGE OF USE TO SMALL PRINTING WORKS	APPROV
4	79/01135/AV	LAVATORY BLOCK AND COVERED WAY	APPROV
5	82/00633/AV	ERECTION OF PAPER STORE ANCILLARY TO PRESENT MACHINE SHOPS	APPROV
6	84/01638/AV	NEW PRINT SHOP AND STUDIO	APPROV
7	86/01624/AAD	ILLUMINATED SIGN TO NORTH ELEVATION	APPROV
8	86/01625/AAD	ILLUMINATED SIGN TO SOUTH ELEVATION	
9	86/01626/AAD	ILLUMINATED SIGN TO EAST ELEVATION	
10	86/02361/APP	ACCESS TO BRIDGE STREET	APPROV
11	92/01125/APP	DEMOLITION OF TOILETS AND REBUILDING INCLUDING CORRIDORS	APPROV
12	94/02143/APP	REFURBISHMENT OF OUTBUILDINGS & ERECTION OF COVERED WAY	APPROV
13	02/01580/APP	Change of use to indoor adventure play area (D2)	Approved
14	05/00547/APP	Change of use of part of site from indoor play area (D2) to office use (B1)	Approved

3. **22/03436/APP**

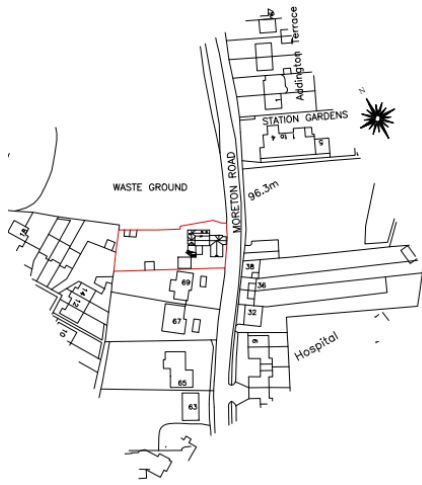
71 Moreton Road, MK18 1JZ

Householder application for proposed first floor side extension and first floor garage extension for habitable space

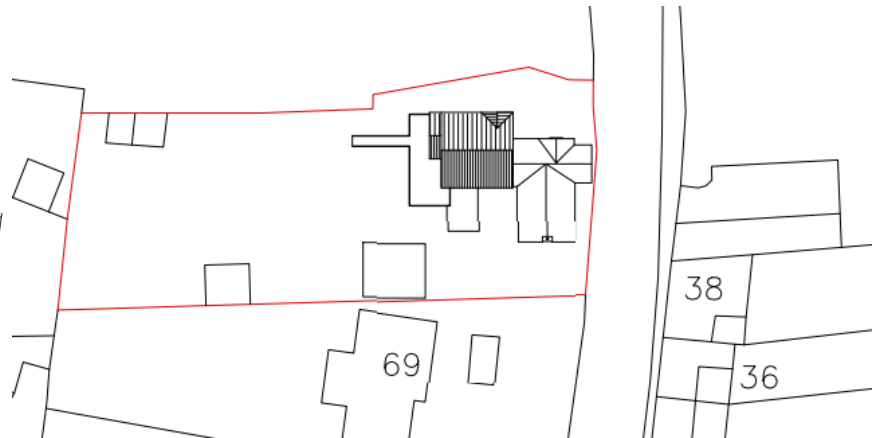
Paterson & John

The site is on the west side of the Moreton Road just before it begins to level out at the top of the hill; immediately to the north is the rough ground where an application for 12 houses has been submitted (19/00902/ADP - no decision yet and no additions to the case file since 2021) and opposite the entrance

to the site proposed for 7 houses (22/02137/APP, no decision yet). The house comes very close to the edge of the carriageway and there is no footpath along this side of Moreton Road from No.65 below its drive access point to the corner of Western Avenue, although one is proposed from the 12-house site access towards Western Avenue.



Location plan



Block plan



Satellite view (Brae Cottage with white render)



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



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

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



Northern side of house, showing side gate to the yard where the 2014 extension was proposed, and the height difference to the adjacent site

Property history

1	07/01126/APP	Rear first floor extension	Approved
2	14/00898/APP	Erection of single storey side extension and new front garden wall and gate <i>[Not implemented; would have covered the yard to the right of the gabled front projection]</i>	Approved
3	22/00310/APP	Householder application for two storey rear extension with loft conversion	Refused
4	22/03436/APP	Householder application for proposed first floor side extension and first floor garage extension for habitable space	Pending Consideration

The house was formerly known as Brae Lodge (rendered as Bree Lodge on the neighbouring site drawing above) and is now Brae Cottage according to the application form. It is detached, and the ground floor has two lounges at the front and a hall, cloakroom, kitchen/utility room, dining room and study to the rear, grouped in a rough U-shape with the main door opening on to the central space. The study is single-storey with a lean-to roof. The first floor has six bedrooms, one with an ensuite bathroom, and a family bathroom. The rear bedroom (the 2007 extension) has double doors to the lowest level of the garden terracing.

There is a considerable difference in ground level between the two sites as viewed from the road, though the application site slopes upward towards the rear such that the garden is at first floor level, and then rises further in tiers to the back of Overn Close. Access is from the south (shared with adjacent properties) and there is a white-rendered detached garage against the southern boundary, and adequate hardstanding for at least three vehicles. The house has already been extended once to the rear and another application to extend over the yard on the north side was approved, but not carried out. Members supported the 2007 application, had no objections to the 2014 application, but opposed the one earlier this year (7th March):

Members considered that the description 'loft conversion' was a misnomer; it was more accurately 'addition of an additional storey' with its own roof. The small extension to the previous rear extension was not criticised, but the new floor was overbearing in its bulk, and even when rendered to match the existing building would be dominant in the street scene, and in views from Overn Crescent and the proposed development to the north (19/00902/APP, no decision yet).

The Officer's reason for refusal of 22/00310 was:

The proposed development, by virtue of its design, scale, height, bulk and massing, would result in an unsympathetic, incongruous and dominant extension to the existing dwelling which would be out of keeping with and detrimental to the character and appearance of the original dwelling and the surrounding area. The proposal is therefore contrary to policy BE2 of the Vale of Aylesbury Local Plan, the Council's Residential Extensions Design Guide, and the National Planning Policy Framework 2021.

The new proposal is to link the garage to the house by adding a pitched-roof first floor extension to the garage to form a sitting-room, with a staircase from the new entrance hall, and a new WC on the first floor landing which links the sitting room to the former bedroom extension and has a separate roof with a skylight; and the sitting-room has a single long horizontal window in the east-facing wall which does not reflect the existing window size or pattern. There are also two double doors to the patio area from the sitting-room. The double doors in the rear bedroom will be replaced by a window (to the kitchen) and the rest of the wall has two new double doors to a patio/outdoor dining area with three matching window panels between making a long glazed area, and the landing also has a double door to the patio.

The interior is to be redesigned as follows -

Ground floor:

- The lounge in the projecting front part of the house is to become a master bedroom, with the cloakroom its en-suite shower-room
- The cloakroom entrance will become an understairs cupboard
- The other lounge is to become two single bedrooms
- The single-storey study is to become the entrance hall, with the main door opening into the central space in its east side, and stairs to the room over the garage in its southwest corner
- the dining room will become the lounge, retaining its single window onto the central space
- the utility room will become a shower-room
- the kitchen will become an enlarged utility room.

First floor:

- The rear bedroom will become a dining room and kitchen
- The family bathroom will be divided to form a shower-room and a WC
- The other six bedrooms, including the front one with the ensuite, will remain unchanged.

The steps behind the study leading from the parking area to the garden will be removed and the study window wall extended back to enclose the new staircase.

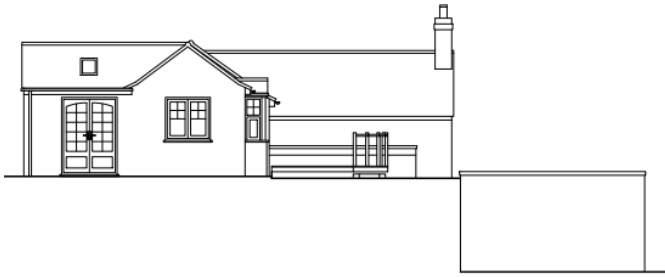
White painted brick and concrete tiles to match existing; blue painted timber doors and window frames to be replaced by aluminium.

The following drawings are not to the same scale to save space



Existing front elevation

Proposed front elevation



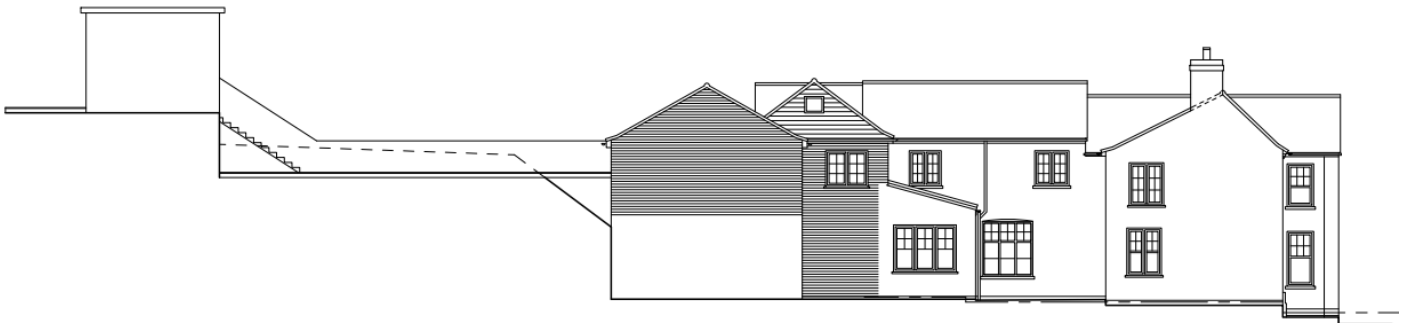
Existing rear elevation



Proposed rear elevation



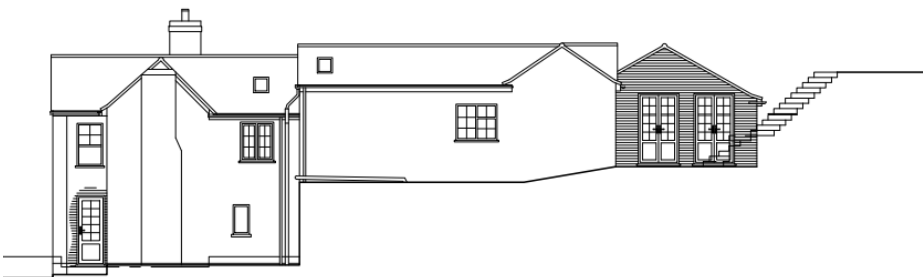
Existing south-facing side elevation



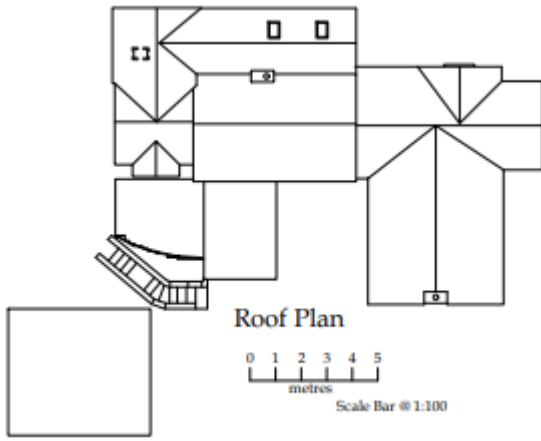
Proposed south facing elevation



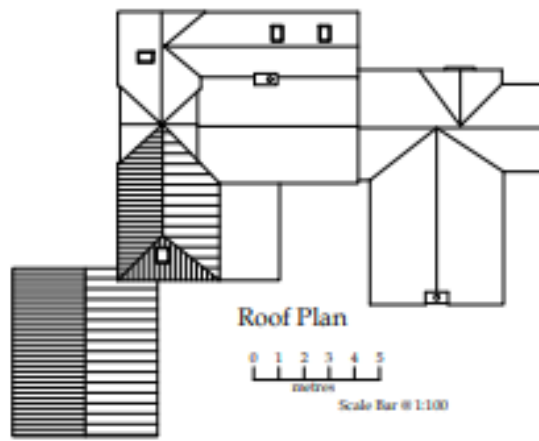
Existing north-facing side elevation



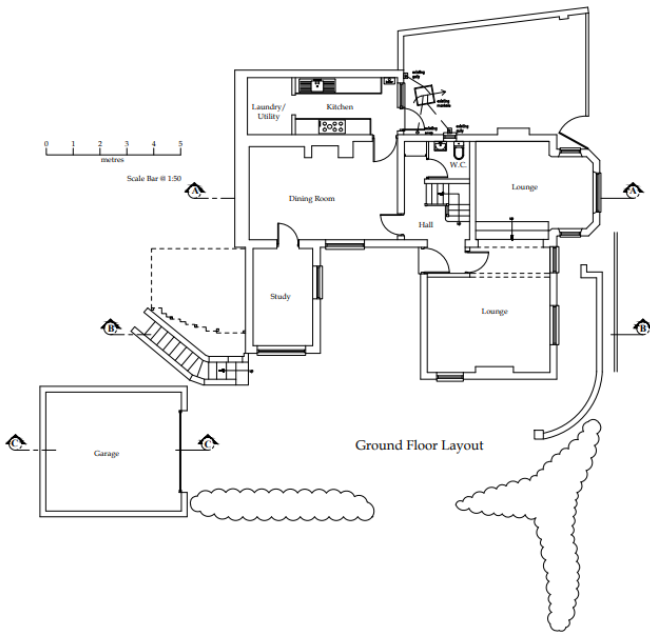
Proposed north-facing elevation



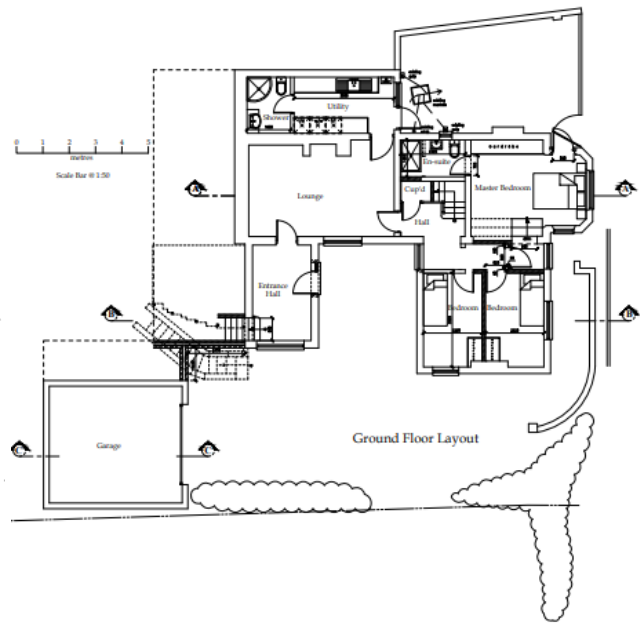
Existing roof plan



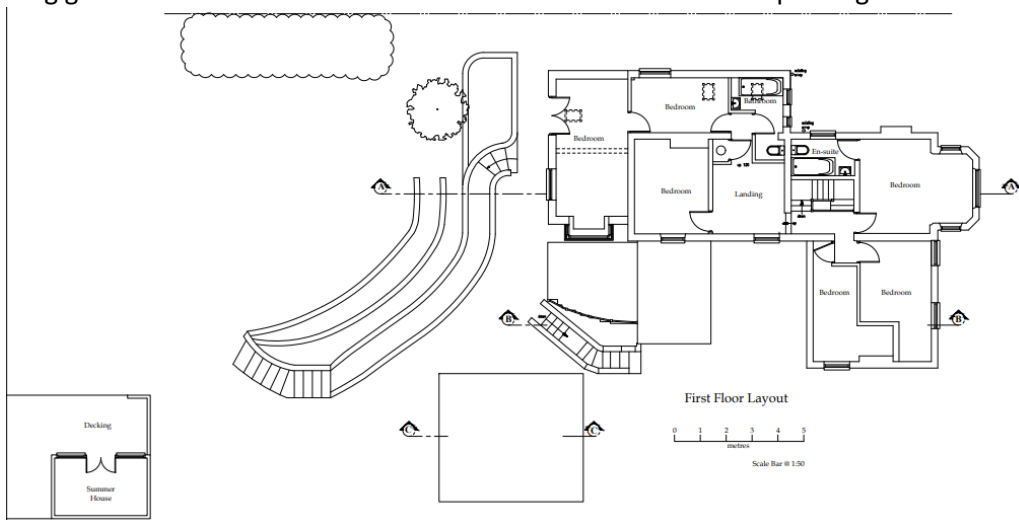
Proposed roof plan



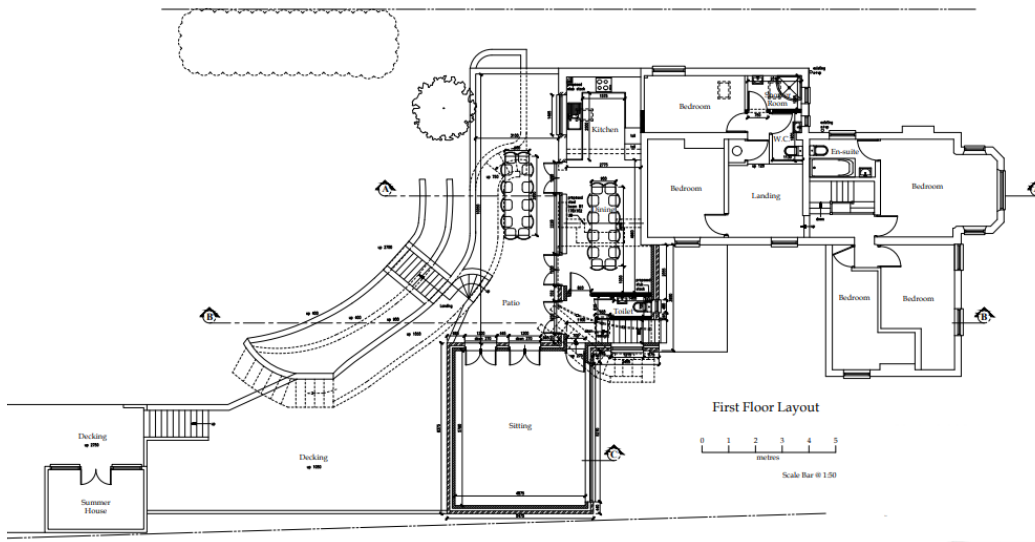
Existing ground floor



Proposed ground floor



Existing first floor and garden layout

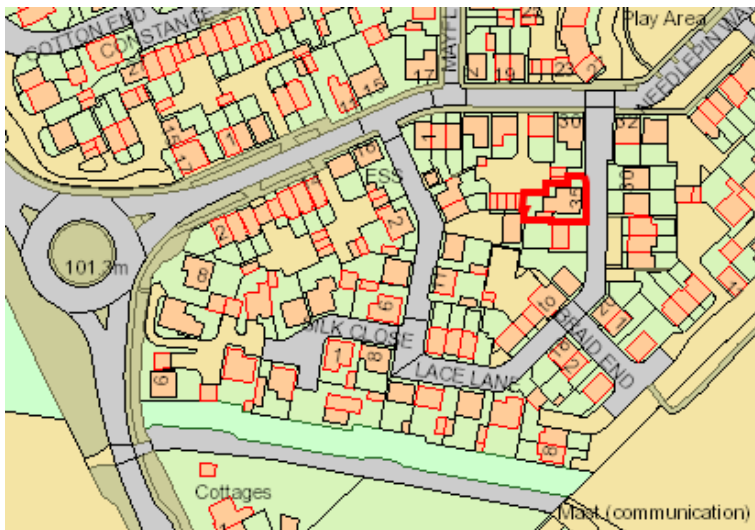


Proposed first floor and garden layout

4. 22/03472/APP

35 Lace Lane, Lace Hill, MK18 7RD

Change of use from HMO (Use Class C4) to HMO with seven bedrooms (sui generis) (retrospective)

Mbanefo

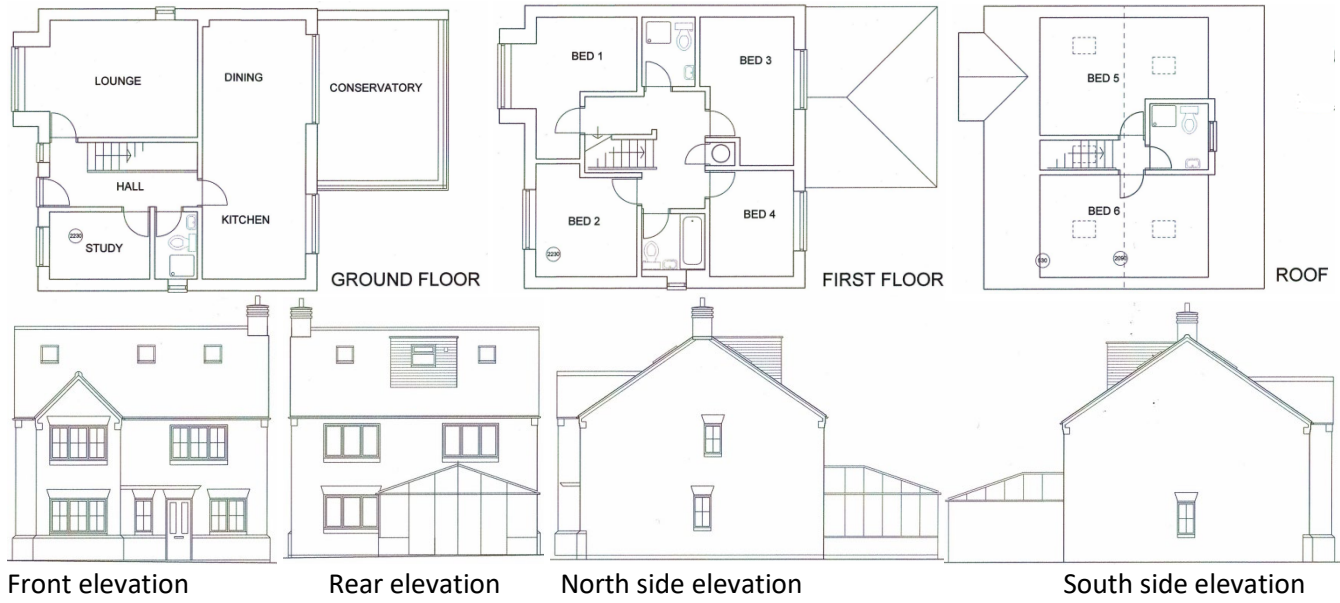
Location plan



Block plan

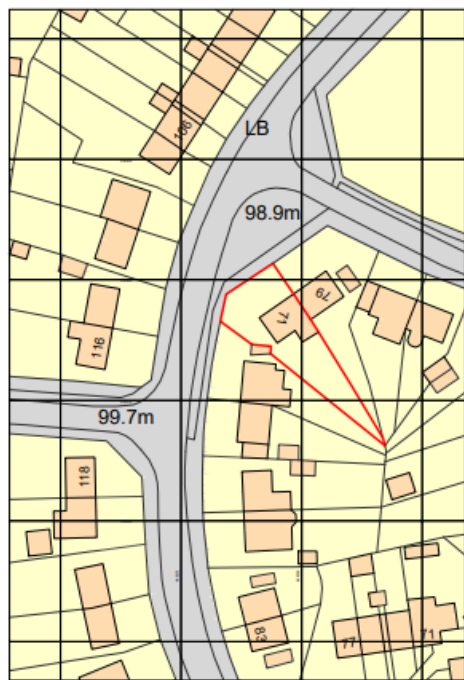
The site is an originally 4-bed detached house with attached single garage close to Lace Lane's eastern access from Needlepin Way, in the south-western part of Lace Hill. The drawings show that the loft has been converted to house two additional bedrooms with two skylights each and a shower room with a rear dormer window. I have found no documentation for the conversion, but the dormer does not overlook other properties – it faces over the parking court behind 24–30 Needlepin Way. Other internal changes have been made to the original design (House type 404, Plot 246 of Phase 1H) – the ground floor utility & cloakroom has been converted to a shower room, and the en-suite bathroom to Bedroom 1 has been separated off and made a shower room accessed from an extended landing (there was an additional family bathroom on the first floor as well), making a total of 6 bedrooms, 3 shower rooms with WC and a bathroom which matches the description in the HMO Licence (LC201901-32131; expiry date 24/2/24) which allows 7 occupants.

The ground floor contained a lounge, study and kitchen/diner, with large conservatory to the rear. The lounge has been turned into a 7th bedroom and the application seeks retrospective permission for this. No further structural alterations are proposed, so only the 'existing' drawings are below.

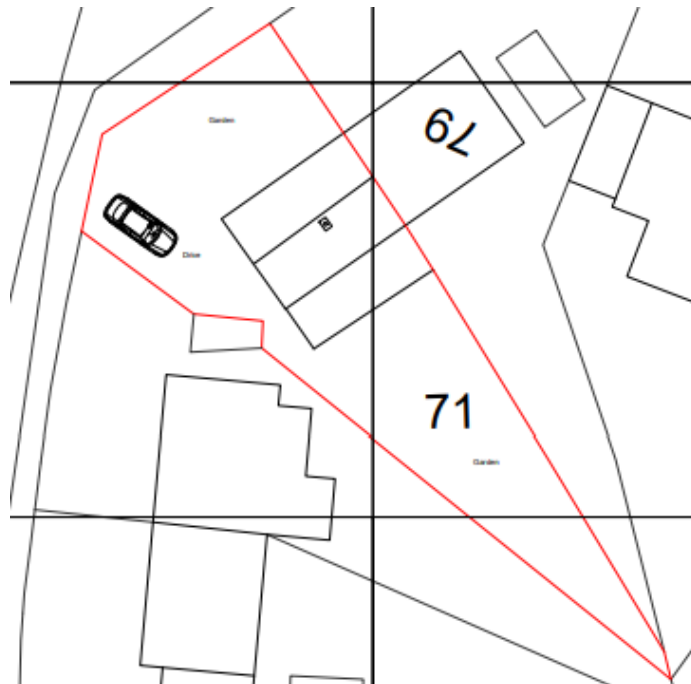


5. **22/03637/APP**

71 Western Avenue, MK18 1LJ
 Householder application for single storey rear extension
 Keogh



Location Plan



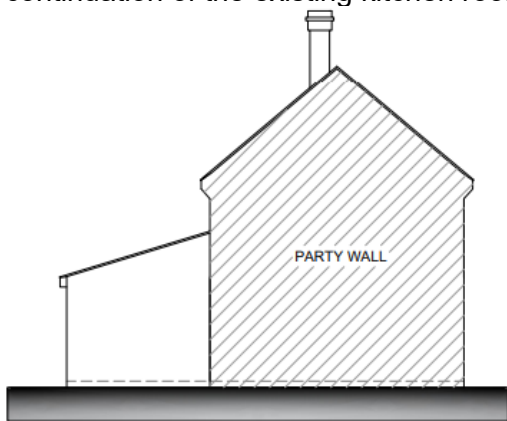
Site plan



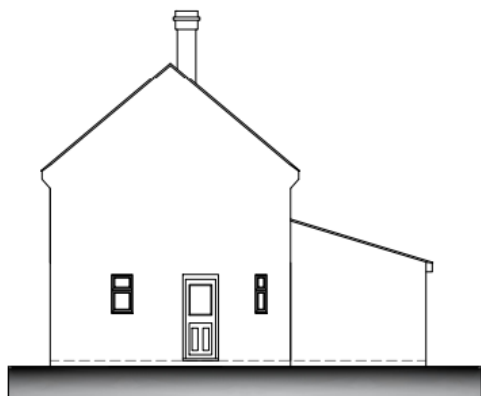
Front of house 2/11/22

The site is the more southerly of a pair of semidetached houses set diagonally across the junction of Western Avenue and Overn Avenue a little to the north of the junction of Western Avenue with Grenville Road. It is almost certainly a 3-bed house (first floor drawings are not supplied, but it appears identical to others in the area) with no garage but with a drive which widens out across the front of the house giving parking for three vehicles. The house is L-shaped in plan, with a large single storey kitchen extension at the rear, rather less than half the width of the house, and with a lean-to tiled roof.

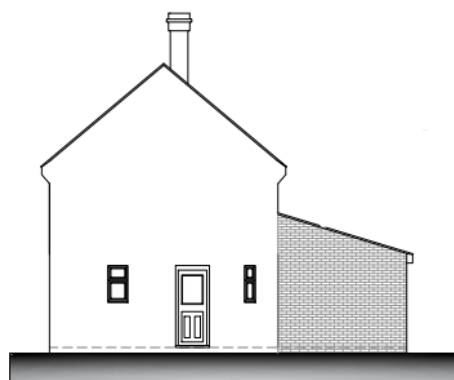
The proposal is to extend sideways from the kitchen to the line of the side wall, squaring off the footprint, to form a ground floor bedroom with double doors to the garden, and an entrance from the utility room. There are no new windows in the side or rear wall, and the existing one over the utility room sink will be blocked up. The existing slot window is where the new doorway will be inserted. The roof will be a continuation of the existing kitchen roof. Tile and brick to match the existing.



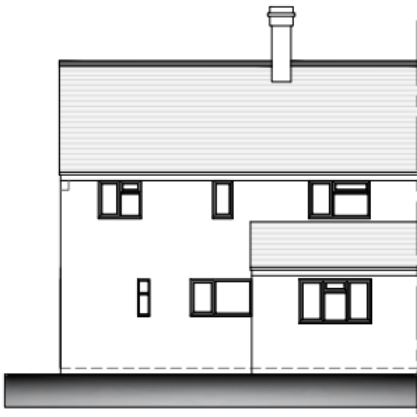
NE elevation (existing and proposed (no change))



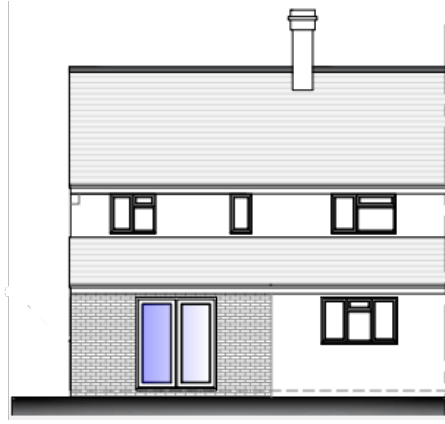
Existing SW elevation (towards No.73)



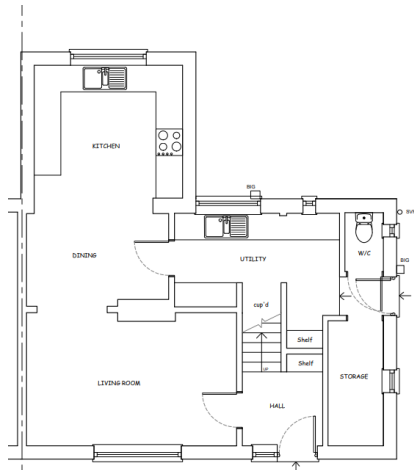
Proposed SW elevation



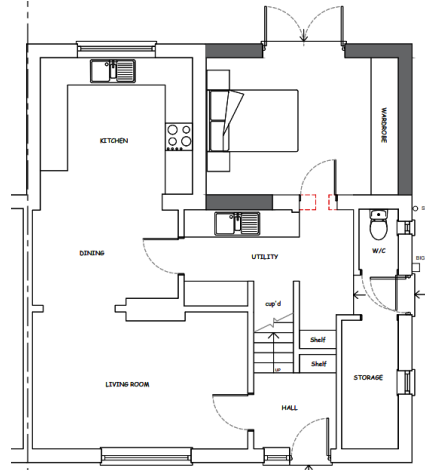
Existing rear elevation



Proposed rear elevation



Existing ground floor plan



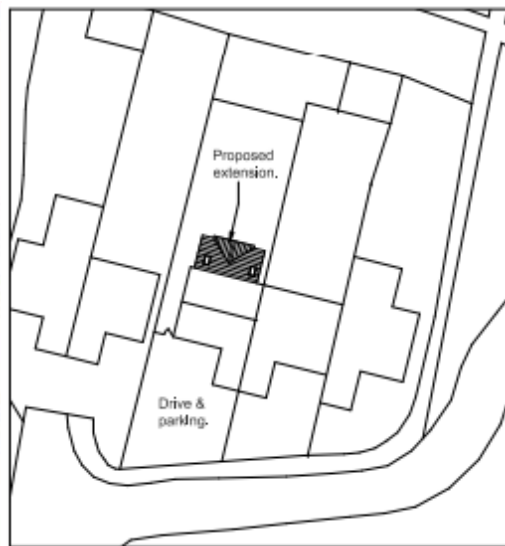
Proposed ground floor plan

6. 22/03644/APP

48 Bourton Road, MK18 1BE
Householder application for single storey rear extension
Ogle



Location plan



Site plan



Front of house 2/11/22

The site is one of the old fire station houses, in a cul-de-sac off Bourton Road between the fire station and Ottersbrook Play Area. It is a 3-bed semi-detached, with a forward-projecting garage section with a cat-slide roof which covers the two garages and has a skylight over part of the first floor bathroom, and a full-width paved frontage.

In 2015 the same applicant was granted permission under the old LDO (Local Development Order) for a very similar scheme to that currently proposed. The LDO permission meant that the extension had to be completed by 31/10/16, and does not seem to have been carried out, judging from the 'existing' drawings supplied.

The current application proposes a gable-roofed central part extending from a lean-to roof with two skylights, set in from the side walls of the house at both sides, and somewhat deeper (by c 60cm; the drawings are not dimensioned) than the approved 2015 version. The central part is somewhat wider which leads to a shallower slope to the roof, which joins the house at the first floor windowsill level. The side walls are blank and the garden elevation has a three-panel folding door. The walls will be painted render, and the roof, windows and doors to match the existing.

Planning history

1	03/02740/APP	Erection of outbuilding	Approved
2	05/02483/APP	Erection of rear roof extension	Refused
3	15/02596/LDO	Removal of existing conservatory and replacement with a single storey rear extension.	LDO Granted
4	22/03644/APP	Householder application for single storey rear extension	Pending Consideration



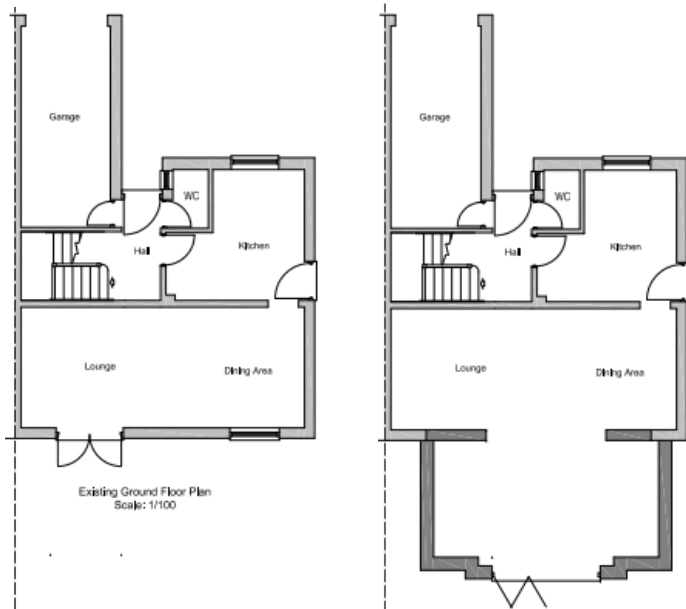
2015 permitted extension



Existing rear elevation 2022



Proposed rear elevation



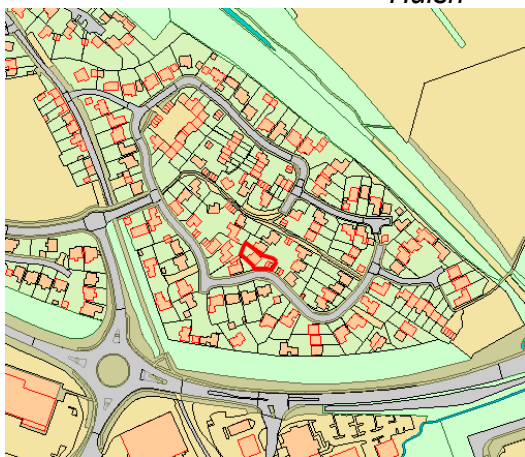
Existing & proposed ground floor plans

Not for consultation

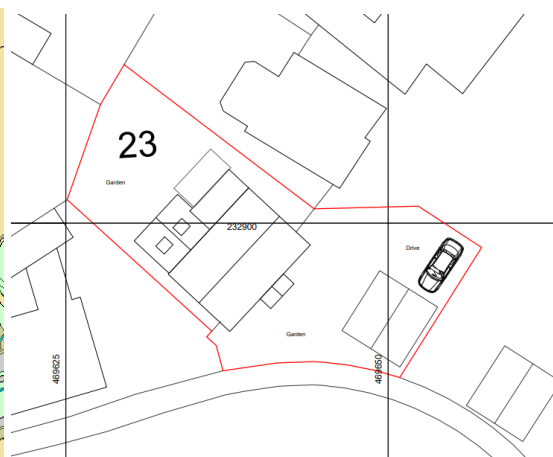
7. 22/03508/CPL

23 Aris Way MK18 1FW

Certificate of lawfulness for proposed demolition of an existing conservatory and erection of single storey extension
Huish



Location map



Block plan

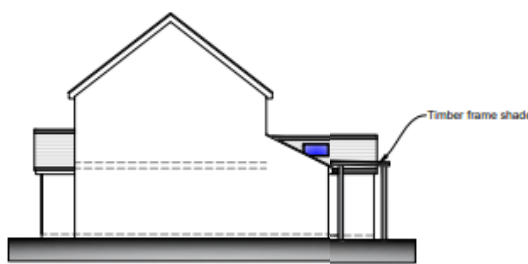
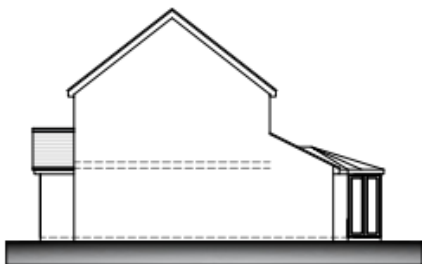


No 23 and its double garage (access from the parking court on the right) Front elevation (99/00485/ADP)

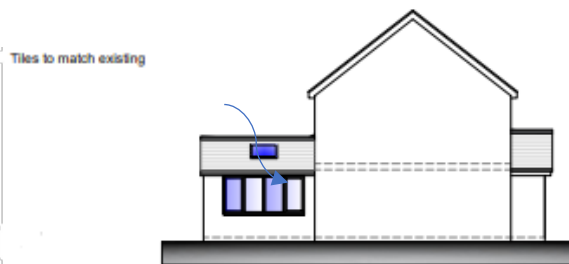
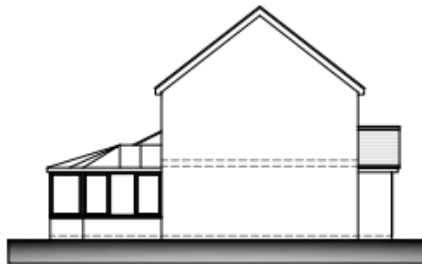
The site is a detached 4-bed house on the north side of Aris Way on the eastern section of Mount Pleasant (between the path extension of Lenborough Road and Railway Walk). The house has a single-storey rear projection with a lean-to roof (this is original, not a later extension) and a polygonal conservatory beside it which projects into the garden area. The proposal is to replace the conservatory with a single storey rectangular extension with a pitched roof containing two skylights. The extension is approximately the same width, depth and ridge height as the conservatory (its NE side wall continues the house wall rather than abutting it) and there will be folding patio doors to the garden and a four-panel side window on the side facing the rear garden of No 21 which is smaller than the existing conservatory glass area. The wall on the other side is blank. Beside the rear half of the extension and behind the kitchen a pergola is proposed, which appears to be free-standing with its 'roof' timbers slightly overlapping the kitchen roof. Matching bricks and tiles.



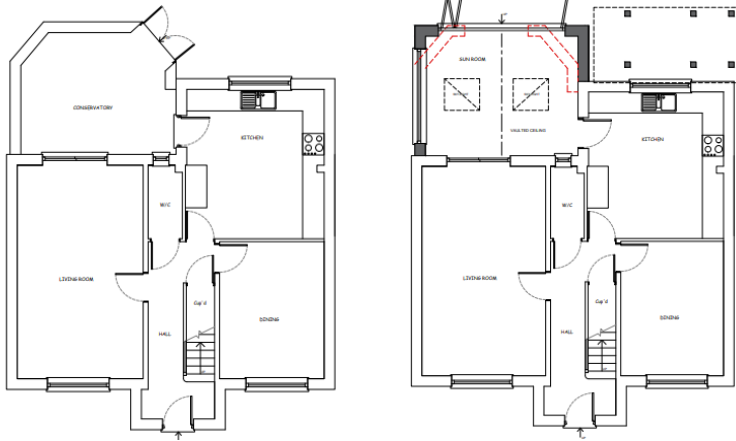
Existing and proposed rear elevation



Existing and proposed NE side elevation (towards No 25)



Existing and proposed SW side elevation (towards the rear garden of No 21)



Existing and proposed ground floor layout

8. 22/03613/ATC

[land adjacent] 64-65 Nelson Street, MK18 1BT
 T1 Ulmus [*elm*] 'New Horizon': Crown lift to provide 3m clearance from ground level to provide clearance for motorists and pedestrians
 Gordon-Stuart [*TfB*]



Location plan



Elm tree 26/10/22

KM 2/11/22

Application suffixes currently in use (October 2022)Applications for consultation:

AAD	Advertisement
ADJ	Consultation from Adjoining Authority
ALB	Listed Building
APP	Full Planning Application
COUOR	(Change of use) Office to Residential
COUOS	(Change of use) Office to School
COUAF	(Change of use) Office to Agricultural
COUIN	(Change of use) Light Industrial to Dwellings
HS2	HS2 application
PAPCR	Prior Approval (Commercial, Business, Services to Residential)
PAHAS	Prior Approval (Householder Additional Storeys)
VRC	Variation or Removal of a Condition

Applications not for consultation:

ATC	Work to Tree in a Conservation Area
ATP	Tree Preservation Order
CPE	Certificate Existing Lawful Use
CPL	Certificate Proposed Lawful Use
DIS	Discharge of Conditions
HPDE	Householder PD – Extensions
INTN	Telecoms Notification
NON	Non-material amendment

Enforcement cases

ADV	Advertisements
BOC	Breach of condition
CONSRV	Works in a CA
ENGOP	Engineering operations
HHCOMP	High hedge
HMO	Unauthorised HMO
NAPP	Not in accordance with approved plans
OPDEV	Operational development (other)
OPHH	Operational development (householder)
S215	Untidy land
TREE	Protected trees