



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 10 August 2022

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 15th August 2022 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 25th July 2022.

[Copy previously circulated](#)

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

To receive any update.

5. North Bucks Parishes Planning Consortium

5.1 To receive the minutes of the 30th June meeting.

[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.

5.2 To receive for information the conclusions of a Zoom meeting held after the above.

[Appendix B](#)

6. Action reports

To receive action reports as per the attached list.

[Appendix C](#)

6.1 (211/22:Stratford Fields s106) To receive invited guests from BAFC and discuss attached email.

[Appendix D](#)

7. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 24th August and 14th September 2022 at 2.30pm. Strategic Sites Committee meetings are on 1st September and 27th October at 2pm.

Additional information provided by the Clerk.

[PL/49/22](#)

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

1. 22/02324/APP Station House, Tingewick Road, MK18 1ST
Erection of 8 new dwellings and refurbishment of the existing Station House
West
2. 22/02336/PAHAS 31 Highlands Road, MK18 1PN
Prior approval application (Part 1, Class AA) for construction of additional storey to create first floor structure including replacement of roof and erection of single storey rear extension
Sanders
3. 22/02351/APP 18 Badgers Way, MK18 7EQ
Householder application for demolition of conservatory and erection of single storey rear extension and formation of new crown roof over existing single storey flat roof to front
Mortimer
4. 22/02355/APP 25 Waine Close, MK18 7FF
Change of use from 6 multiple occupation bedrooms to 7 multiple occupation bedrooms
Winget
5. 22/02410/APP Vinson Centre, Hunter Street, MK18 1EG
Change of use *[of]* Vinson Centre ground floor lecture theatre for ancillary commercial cinema
Sheridan [Delta Planning] for University of Buckingham
6. 22/02487/APP 63 Nelson Street, MK18 1BT
Change of use from Class E (a) (Retail) to Class C3 (Dwellinghouses) (Retrospective)
Maltmoor Ltd.
7. 22/02506/APP 38 Moreton Road, MK18 1LA
Householder application for erection of single and two storey side extensions
Oliver

Amended/additional plans

8. 22/01248/APP 26 Pillow Way, MK18 7RQ

Householder application for single storey rear extension with velux windows
Williams

Amendment: Access drive now included with red line; no other changes to proposal

The following application is in Gawcott-with-Lenborough Parish:

9. 22/01498/APP Land off Osier Way MK18 1TB
Erection of a building for a flexible business use to include Eg(iii), B2 or B8 purposes, along with ancillary offices, associated access, parking, landscaping and associated works
Deeley Properties Ltd. And Human Capabilities Foundation

Main Amendment: Roof layout rotated through 90°

Discharge of Conditions applications – 19/00148/AOP Land south of Osier Way

10. 19/A0148/DIS Application for approval of details subject to condition 8 (Design Code)
11. 19/B0148/DIS Application for approval of details subject to condition 2 (Phasing Plan)
12. 19/C0148/DIS Application for approval of details subject to condition 3 (Biodiversity)

A commentary on the Design Code prepared by Mr. R. Newall of the Buckingham Society is attached for information.

[PL/50/22](#)

Not for consultation

13. 22/02389/CPL 33 Willow Drive, MK18 7JH
Certificate of Lawfulness for proposal to extend vehicle access by approx.. 5m²
Mores
14. 22/02499/ATC 37 Well Street, MK18 1ET
(Works to trees):
The two trees required to be felled are an Ash tree and a Sycamore tree. Both trees have been trimmed in recent years due to excessive shading and danger of low hanging branches interfering with overhead telephone cables. Both trees create excessive shading and are of low amenity value. The Ash tree is dangerously close to the boundary wall and the nearby classic 19th Century terrace houses of Church Street not to mention its proximity to the applicant's property. The tree has grown into two main trunks and there is the inherent danger of one or both trunks splitting or breaking off. The applicant is planning to conduct some garden landscaping and the position, excessive shading and low amenity value of both trees is contradictory to those plans.
Adams

The following application has been approved already:

15. 22/02591/ATP Land between Brookfield Lane & Chandos Road [*Waglands Garden*]
5-DAY NOTICE
T1 – Lime. Remove. The tree has *Kretzschmaria deusta* at the base with the root plate compromised on one side; there is also evidence of soft rot
T2/T3 – Lawsons Cypress. Remove. Trees are dying/dead.
Martin

Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
22/00939/APP	90 Moreton Road	Part 2- and part-1 storey side & rear extensions	No objections
22/01818/APP	21 Twickenham Rd.	S/st. rear extension (amendment to approved 21/03873/APP)	Oppose *

* Members opposed because there was no drawing of the proposed gate in the side boundary wall, but said they might be minded to withdraw opposition if the design was supplied and they found it satisfactory. It should be noted that no mention is made of the new gate on the decision sheet, only the extension. Members had No Objections to 21/03873/APP which showed the gate as filling a gap in the wall and the same height as the wall, and that approval is still valid.

Not for consultation

Approved

Application	Site address	Proposal	BTC response
22/02171/ATC	Candleford Court	T9 Elder – coppice T31 Ash – Fell (fungal decay in trunk) T39 Elm – Fell (dead stem hanging over river) T56 Plum – Fell (too close to Health Centre wall)	No objections
22/02591/ATP	Waglands Garden	5-DAY NOTICE T1 - Lime. Remove. The tree has Kretzschmaria deusta at the base with the root plate compromised on one side; there is also evidence of soft rot T2/T3 – Lawsons Cypress. Remove. Trees are dying/dead.	Approved

8. Buckinghamshire Council Matters and publications

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

9.2 To receive for information a copy of the Town & Parish Charter.

[Appendix E](#)

9.3 To receive for information the decision notice for Tingewick Road speed limit.

[Appendix F](#)

9.3.1 Resulting from the above, Cllr. Stuchbury has proposed the following motion:

“Following Buckinghamshire Council’s decision to implement a 40mph limit on Tingewick Road, against the hopes and aspirations of the elected members of Buckingham Town Council for a 30mph limit, I propose that Buckingham Town Council seeks an urgent meeting with Cllr. Peter Strachan, Cabinet Member for Planning and Regeneration, to discuss the soonest implementation of the s106 agreement for St Rumbold’s Fields. The s106 agreement covenants the developer to deliver a lit footway/ cycleway between the development and the A421 before the first dwelling occupancy. The Town Council maintains that this is necessary to provide a safe walking/cycling environment to access the primary and secondary schools.”

www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

9.4 To receive and discuss a response from the Cabinet Member for Transport to a Written Question on the A421 submitted by Cllr. Stuchbury. [Appendix G](#)

9.5 To review the 'Find out if you need planning permission' service and discuss any concerns. [Appendix H](#)

9.6 The current list of undecided **OPPOSE & ATTEND/CALL-IN** applications is attached for information (no change from previous list). [Appendix I](#)

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 (27th July 2022) *Cancelled*

10.2 Strategic Sites Committee (4th August 2022) *Cancelled*

11. Enforcement

To report any new breaches.

12. Applications to fell trees

To receive the updated list.

[Appendix J](#)

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 19th September 2022 following the Interim Council meeting.

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. Willett	
Cllr. A. Mahi			
Cllr. L. O'Donoghue		Mrs. C. Cumming	co-opted member

North Bucks Parishes Planning Consortium

Minutes of meeting held on-line via Zoom on Thursday 30 June 2022 commencing at 7.50 pm

Apologies for absence: Gill Morgan (Stewkley PC), Graham Stewart (Whaddon PC)

Present: Pat Hardcastle (NBPPC Chairman/Maids Moreton PC), Mark Antony (Thornborough PC), Peter Burton (Padbury PC), David Carter (Nash PC), Caroline Cousin (Great Horwood PC), Geoff Culverhouse (NBPPC Secretary), Jane Davey (Little Horwood PC), John Gilbey (Great Horwood PC), Chris Leech (Great Brickhill PC), Anthony Ralph (Buckingham TC), John Riches (Middle Claydon PC), David Smedley (Granborough PC), Roy van de Poll (NBPPC Treasurer/Winslow TC), Tim Welch (Newton Longville PC), Ian Whipp (Newton Longville PC)

Declarations of Interest: Pat Hardcastle declared an interest in his personal capacity launching a Judicial Review in respect of the 170 homes Maids Moreton planning application

Minutes of meeting held on 28 April 2022 and matters arising

With regard to the New Homes Bonus Consultation issue originally mentioned in the minutes of the NBPPC meeting held on 8 July 2021 Geoff Culverhouse has now contacted David Smedley who reported a conversation he previously had with Cllr John Chilver who felt that NBPPC's concerns would be better addressed with a more relevant Buckinghamshire Council (BC) Cabinet member. It was agreed that NBPPC would in due course pursue the matter along these lines. David also mentioned that in a conversation with Cllr Sir Beville Stanier there was admittance that communication from BC to town and parish councils left something to be desired.

In all other respects the minutes were accepted as a true record of the meeting on 28 April 2022.

Treasurer's Report

Roy van de Poll reported that NBPPC's current bank balance is £7,261.90 but there are still some membership renewal fees outstanding despite the fact that invoices had been sent out several months ago.

Bucks Council call for sites consultation

This agenda item was initiated by Little Horwood PC who were concerned that the old airfield site had been put forward under Buckinghamshire Council's call for brownfield sites. Jane Davey explained that Little Horwood PC had not been consulted about this proposal or made aware of it until very recently. Jane also pointed out that the site neither has any local facilities or supporting infrastructure.

Bucks Council call for sites consultation (continued)

John Gilbey explained that a proposal to build 3300 homes on this site under the name of Winslow Green was fought off in 2008 and the current submission is called The Greenway and consists of 46ha. Both John and Roy van de Poll questioned whether it was actually a brownfield site but both were sceptical whether substantial development could be fought off again and Caroline Cousin felt that the new train station at Winslow would be a heavy influence in any decision.

Roy said that Winslow TC were sent a communication about this site by BC and he was unsure why Little Horwood were not. Pat Hardcastle added that the call for sites project is effectively back to front planning and does not equate to strategic development. It was left that this issue would be one of the items for NBPPC to consider including when a formal approach is made to BC for discussion about the way their relationship with town and parish councils has deteriorated.

Graham Stewart provided some comment by way of an email in advance of tonight's meeting. He expects that BC will probably need 3,000 new homes every year up to 2040 (subject to Government confirmation) with an assumption that 5/6,000 will come from brownfield sites. With 28,000 new homes approved in the current plan, Graham's guess is that BC will need to find an extra 26/27,000 new homes from somewhere probably mainly in the North of the district where there are less constraints.

Bucks Council s106 money reallocation/review proposals

The concerns raised at the last NBPPC meeting do not seem to have entirely evaporated although John Gilbey confirmed that s106 money expected by Great Horwood PC is still available. Pat Hardcastle said that BC are trying to undermine the old principles that s106 money should be used to benefit local communities and there is now a good deal of uncertainty/lack of transparency about the whole issue.

Peter Burton sought clarification as to who actually implements s106 arrangements. It was suggested that, if not already organised, a proper scheme should be put in place with a completion deadline and his parish council should push BC for release of the funds when required.

Roy van de Poll said that town and parish councils have been stressing to BC that it is essential to talk to them about s106 arrangements. In summary, the general feeling amongst members is that this was another grievance to add to the growing list of concerns at the way BC is treating its towns and parishes.

Update concerning health funding provision for planned residential developments

Roy van de Poll feels that BC are in denial about this issue and their minds seem to be closed to any changes to the current arrangements unless the development concerned is very substantial and outline planning permission includes a surgery. Roy feels that BC need to encourage builders to support health infrastructure for major developments.

Update concerning health funding provision for planned residential developments (continued)

Pat Hardcastle added that BC seem reluctant to push developers to include health funding provision for planned developments as it might affect their ability to meet housing targets.

During the discussion, Ian Whipp touched upon the fact that Newton Longville PC is launching a Judicial Review in respect of a planning application approved by BC which involves a gas tanker off-loading facility in Bletchley Road.

Adopted Vale of Aylesbury Plan: member updates

Members had little to say on this issue other than Tim Welch reporting that BC had declined an application for 58 homes on the edge of his parish. Tim feels encouraged by the fact that the decision concerned was backed up by a planning policy incorporated into the VALP.

Removal of public comments on determined planning applications

Ian Whipp explained that BC are continuing with their policy of deleting public comments once an application is determined. An example of this is the gas tanker case where 1200 public comments have been removed which is proving to be a real inconvenience now the case is going to a Judicial Review. Newton Longville PC have got Greg Smith MP involved. It was agreed that this was yet another issue of concern with BC which will be discussed outside of tonight's meeting.

Major Development Issues

- **Oxford-Cambridge Arc:** No one was able to provide any update.
- **South West Milton Keynes (Salden Chase):** Ian Whipp reported that s106 arrangements are still being worked on and he is hoping Newton Longville PC will be fully consulted.
- **Shenley Park:** Graham Stewart provided an update in advance of tonight's meeting. BC are appointing consultants to run the Supplementary Planning arrangements and have been told that Whaddon PC will be invited to attend a meeting soon. The parish council have already sent a 10 point wish list of required traffic and highway requirements to both planners and highways – this has been acknowledged but no comment received so far.

Milton Keynes Issues

Ian Whipp again mentioned the proposed Judicial Review in respect of the gas tanker case and said that both Newton Longville PC and West Bletchley PC are concerned about lorry movements through their localities. Tim Welch reminded everyone that we should keep a close watch on MK's 2050 strategy.

Any Other Business

John Gilbey wondered whether there was an update regarding the meeting planned in May 2022 to discuss the scope of the A421 study. It was left that Geoff Culverhouse will obtain an update from Graham Stewart and advise members by email.

Date of next meeting

It was agreed that we should next meet on a face to face basis at Winslow's Town Chamber in October 2022. Roy van de Poll will check availability of the Chamber before a date is agreed. Subsequently it was decided that it was probably best to book a larger upstairs room in the Chamber but **would members please note it is only accessible by stairs**. The date of the next meeting has now been established as Thursday 20 October 2022, commencing at 7.30 pm

The meeting finished at 9.00 pm

Summary of issues with Buckinghamshire Council as discussed via Zoom after NBPPC meeting on 30th June 2022

It was resolved that something must be done to address the current very poor relationship between Town/Parish Councils/NBPPC and Buckinghamshire Council (BC)

One idea was that a senior Buckinghamshire Councillor/Cabinet member/Head of Planning/MP should be invited to attend a NBPPC meeting where the issues could be openly discussed, an action plan drawn up to remedy matters, everything recorded (by video?) and distributed to all parties.

As a first step Pat Hardcastle/Tim Welch suggested that members should talk to their Ward Councillors who are in the Cabinet to see what they think. Roy thought that Steve Bowles, Cabinet member for Communities would be a good starting point and we should highlight the fact that what is stated in the Council Charter/Statement of Community Involvement does not correspond with what is happening on the ground.

In addition John Gilbey suggested that the matter could be raised at the next Community Board meeting on 28th July 2022.

One of the issues which should be highlighted is the fact that it is currently very difficult to communicate with BC. Also Tim thought that we should pin the planning representative down on what is considered acceptable development

At the end of the meeting Pat Hardcastle summarised by saying that we should focus on trying to arrange the meeting (as outlined above) and maybe a professional facilitator should be present to take the tensions out of discussions (the facilitator could be paid for given NBPPC's very adequate bank balance at present)

It was left that members should initially share their thoughts via email i.e what sort of meeting do we actually want as a forum to represent our current frustrations with BC.

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
212/22	10 via Consultee In-Tray			

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Streetlighting, Tingewick Road	1165/21	Accelerate installation of lighting between St Rumbolds Fields and Westfields	√	Response at Agenda # 5.2, Appendix C
	85/21	Follow up letter	√	
	253/21	Follow up & copy letter to Cllr Stuchbury (& speed limits)	√	
	298.2/ 21	Cllrs. Harvey, Stuchbury & clerk to formulate letter	√	
	211/22	Chase response	√	
Speed limit, Tingewick Road	188/21	Complete survey as minuted	√	Order made for 30mph on Tingewick Road and adjacent sections of bypass, and also double yellow lines at the entrance to Summerhouse Hill:
	211/22	Chase	√	To be announced on 21st June New decision date 29th July – 40mph limit; see agenda 9.3
West End Farm	401.2/21	Letter & press release as minuted	√	Verbal update from Cllr. Stuchbury agenda 9.1.4
	785.2/21	Write to officer with thanks as minuted	√	Cllr. Stuchbury gave verbal update 25/7/22

Buckinghamshire Local Plan	Lack of consultation	Check legality of this w.r.t. answer to Written Question		
Call-in included in response; awaiting decision				
22/00220/APP	9 St Rumbolds Lane	Alterations to make 7 self-contained flats	√	Confirmation of acceptance awaited
Enforcement reports and queries				
218/22	1 Manor Street	Enforcement notice period expired; remind officer	√	2/8/22: Compliance period ends 1st September (4 months since issue date); Compliance Officer has it on his timetable
218/22	71 Fishers Field	Report uncollected refuse at ?HiMO	√	4/8/22: Environmental Health have dealt with problem
Neighbourhood Plan Review				
Working Group meetings	127/22	Deputy Town Clerk to look into Zoom option		
Other matters				
"Year of the Tree"	648/21 792.1/21	Pass recommendation to Environment Town Clerk to consider membership of Woodland Trust Press Release Invite insurance co rep to meeting	√	Delegated to Environment Clerk Awaiting information from Green Spaces Manager
Care Home access,	729/21	Review after Care Home open		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

Cornwalls Meadow	785/21	Check new kerb and layout; write for long term plans	√	<p>kerbs will provide better protection for the pay and display machine. At the giveway 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.</p> <p>Meeting held with Cllr Harvey Tuesday 2nd August to agree format; draft to be sent to JH when time allows</p>
Pegasus crossing, Bletchley Road	850/21	Report delay in timing	√	
S106 balance, Stratford fields car park	851/21 48.2/22 211/22	<p>Suggest possible uses</p> <p>Write as minuted</p> <p>Contact BAFC, then Mr. Rowley</p>	<p>√</p> <p>√</p>	<p>Agenda 16.2 6/6/22</p> <p>BAFC attending meeting to discuss – Agenda 6.1</p>
'New 30mph speed limit' sign, Swan pool	49/22	<p>Request removal as no longer new</p> <p>Check if removed already</p>	√	
Osier Way s106	121.1/22 213	<p>S106 Consultation with parishes – check what other LPAs do</p> <p>Letter to S.Bambrick, refer to Charter</p>	<p>√</p> <p>√</p>	<p>Brackley TC: “we are not invited, consulted or listened to... and therefore end up with agreements which are less than useless”. Leighton-Linslade: “We have and continue to be engaged with at ‘arms length’...the only time we are involved is when the LA is seeking to offer down and open spaces/play areas/community buildings/pitches...”</p> <p>Letter sent, response awaited</p>

Oddfellows Hall	218	Cllr. Cole to ask for support for WW from AO & HM		
Walnut Drive	210/22.3	Check with Legal whether work has to stop during Judicial Review	√	29/7/22 “Although Judicial Review proceedings have commenced, this does not affect the validity of the planning permission which has been issued, unless and until the Court orders it to be quashed. Therefore, the developer could commence the development at this time, but would do so at their own risk as, if the permission was subsequently quashed, it would be open to the Council to consider taking enforcement action in respect of such unauthorised development.”
218	Scaffolding outside Scope	Blocking pavement	√	
218	Overgrown hedge	Cllr Willett to note address and inform Estates Manager		

Stratford Fields s106 funding balance – email from Buckingham Athletic Football Club

We have had some discussions and this may be a little bit difficult to put into an email so I wondered if I could arrange a quick meeting either at your office or at the club?

In the meantime here is some feedback:

1. As part of the agreement that we signed with Buckinghamshire Council (AVDC as they were previously) they are liable for any maintenance on the car park. We have reported, at least twice this year, that all of the railings surrounding the car park need to be looked at because they are either very loose or indeed broken we have done some running maintenance at our own cost because one area became dangerous as the poles had fallen into the car park..... I have not had anybody contact me to say if/when the work would be done. I obviously don't want all/any of the money to be spent on just fixing that but that work really does need to be sorted as in some areas it could be seen as a hazard.
2. We have had CCTV installed last year, at our own cost, as we were being plagued by vandalism it doesn't cover all the car park but it certainly covers over 50%. Whether some money could be used to retrospectively help us offset what we have already spent I don't know.
3. We believe installing some sort of Grass-creting in the area that we sometimes use as an overspill car park may not be advantageous to us for a number of reasons – probably the more important to us is that we use that area as a training area and the installation of the matting underneath would actually take away that facility and that would be catastrophic for us. Secondly, we have the responsibility for ALL the maintenance on the grass areas and we believe that it will make the maintenance of the area very difficult for us. All of us are volunteers and from the advice we have been given this may increase the time that it would take to cut the area but we are also unsure that we would have the right equipment to continue the maintenance properly.
4. The signage would certainly be something we would be interested in – In general visitors do have problems in finding us, even locals don't know where we are..... but one of the key issues for us is Health & Safety over the last few years we have had at least 2 occasions where an ambulance has not been able to find us which has delayed in them reaching us - some sort of indication that the Car Park is also the entrance to Buckingham Athletic would be fantastic. I am not sure if you are aware but sometime ago we asked if we could have a sign set up indicating that our sports facility was behind the Car Park but we had incredible problems mainly because of the maintenance that we would have been charged in the end we stopped as we really couldn't afford it. If this was seen as a potential usage of the money we would love to work with you to design the sign to ensure that the key information is on display.
5. Finally, we are in the process of starting a new project to make the site more secure, we still get real problems with youths jumping the fence and causing damage inside the ground. The project will see us install a new more secure fencing right around the ground but we would potentially be looking to change the entrance to the area we use as an overspill car park with sort of barrier I wonder if any money could be used to help us with that?

I want to once again thank you for bringing this to our attention and all of the suggestions that have been put to us, I appreciate that the feedback I am giving is not conclusive and it may therefore be better to have a meeting to discuss in more detail.

Tony Checkley
BAFC
8/8/22

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 15th AUGUST 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. 22/02324/APP

Station House, Tingewick Road, MK18 1ST
 Erection of 8 new dwellings and refurbishment of the existing Station House
West



Location plan



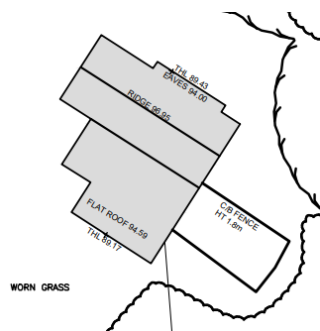
Station House from the allotments 7/8/22

The flat-roofed extension is just visible on the right

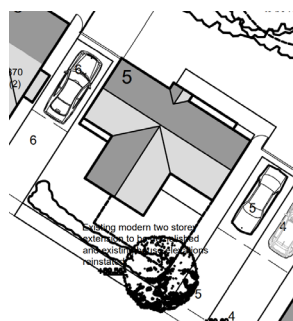
The site is a triangle of land on the north side of Tingewick Road between the line of the railway (now part of the Bernwood Jubilee Way) and the New College allotments, and somewhat below the road level. The remaining part of the Tingewick Industrial Estate is further to the east, and the northern part of the St. Rumbolds Fields estate further to the west, past some existing houses; to the south is the undeveloped area enclosed by St Rumbolds Fields South and the Scenic Walk with Westfields to the east of it. To the north is agricultural land and the river. It is currently occupied by Station House, approximately 160 years old, not Listed, but regarded by the Historic Buildings Officer as a 'non-designated heritage asset' and worthy of retention. It is in a neglected state, as is the site, which also contains a derelict asbestos garage. A survey of the building in 2018 also noted asbestos in parts of the house. The orientation of the house dictates the layout of the proposed new housing, though it is proposed to remove its modern flat-roofed extension and the detached garage. It is regrettable that no details whatever of the proposed renovation of Station House have been submitted, and the street scene drawings only show an outline indication, though it is noted that the ridge height of the house is virtually identical to that of the proposed new houses each side.

Property history

1	18/00216/APP	Erection of 20 no. two bed flats	Refused
2	18/02733/APP	Erection of 18 no. two bed flats	Withdrawn
3	19/01476/APP	Erection of 9 dwellings and refurbishment of the existing property, Station House	Dismissed
3a	20/00077/NON DET	Appeal against non-determination	
4	22/02324/APP	Erection of 8 new dwellings and the refurbishment of the existing Station House	Pending Consideration



Station House as shown
on the 'Existing' Site plan



Station House as shown on 'Proposed' Site plan; the label reads
'Existing modern two storey extension to be demolished and existing house
elevations reinstated' but comparison of the outlines gives little clue as to
what is actually proposed.

The proposal is to build 8 new houses, 4 on each side of Station House and plots 3 – 6 forming a 'street scene' with it at №5; plots 2 and 7 are set back from the others, and 8 and 9 are at right angles at the northern end. Plot 1, designated a 'Landmark Building', is at the entrance, so it is a shame that the view presented to incoming traffic is of an unadorned gable-end wall with 4 windows; its street elevation is of windows with a double car port and the 'front' door is on the further side elevation facing the terrace of three (plots 2-4). It does, however, have an integral chimney – possibly functional, the living room furnishings are set each side of it – which 2-4 do not. Plots 6 and 7 have an exterior chimney, the top of which is somewhat below the ridge level, so probably only decorative. Plots 8 and 9 have a centrally placed shared chimney.

Accommodation

Plot	Type	Parking	Ground floor	First floor	Second floor
1	Detached	2 in side-by-side carport	Carport Family Room Cloakroom	Kitchen/Diner Living Room Home Office (alcove on landing)	1 double bedroom + en-suite shower room 1 twin bedroom 1 single bedroom Bathroom
2	Terrace	2 in-line by Plot 1	Kitchen/Diner Living Room Cloakroom	(all) 1 double bedroom with en-suite 1 twin bedroom Bathroom	none
3		2 side-by-side in front of house	Living Room Kitchen/Diner * Cloakroom		
4		2 in-line beside house	Kitchen/Diner Living Room Cloakroom		
5	Detached original dwelling	2 in-line beside house	No data or drawings at 9/8/22		
6	Semi-detached but facing opposite ways	2 in-line beside house	Living Room Kitchen/Diner Cloakroom	(both) 1 double bedroom with en-suite 1 twin bedroom Bathroom	none
7		2 in-line beside house	Kitchen/Diner Living Room * Cloakroom		
8	Semi-detached facing the same way	2 in-line beside house	(both) Living Room Kitchen/Diner Cloakroom	(both) 2 twin bedrooms Bathroom	(both) 1 double bedroom Bathroom Home Office
9		2 side-by-side beside house			

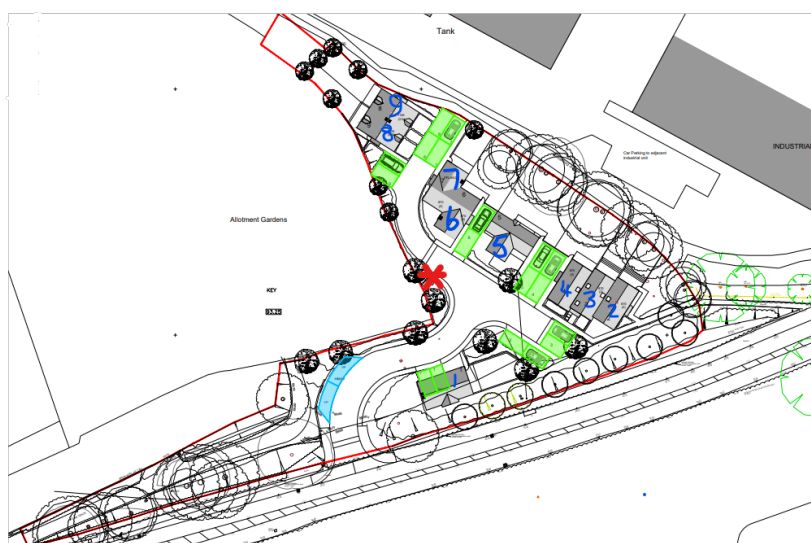
* the floorplan is flipped so that each living room is adjacent to the neighbour's kitchen/diner

- All bedrooms have wardrobes.
- there are 2 visitor parking spaces on the access road opposite plot 1 in addition to those listed above on or adjacent to the plot, making a total of 20

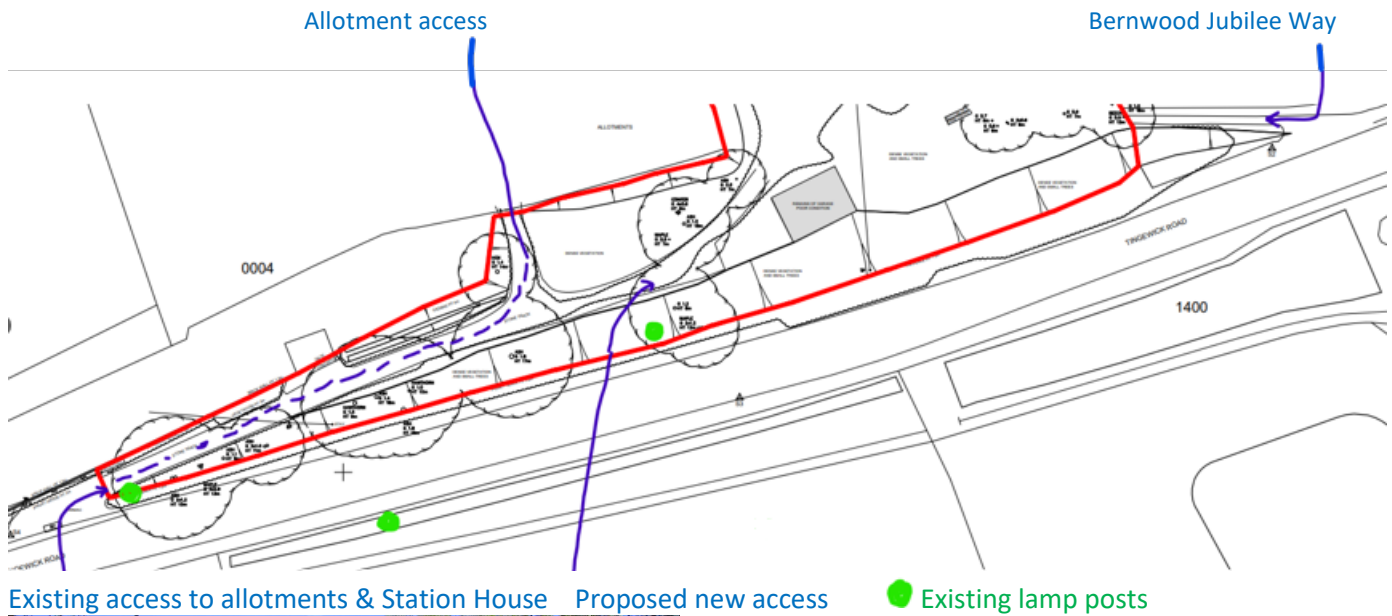
3 x 3-bed houses @ 2 spaces each	= 6
+1 visitor space per 2 houses	= 2 (rounded up)
5 x 2-bed houses @ 2 spaces each	= 10
Station House <i>no. of beds to be advised</i>	= 2
- houses have an accessible cycle shed (plot 1 in the side garden, 2, 3, 7, 8 & 9 at the bottom of the garden, plots 4-6 behind the brick wall at the back of the driveway parking)
- All houses except №3 have a place to put the bins behind the house, but only plots 1 and 3 - 6 have a convenient collection point on their frontage; Plot 2 has a long haul (32m) to put its bin outside №4, the nearest the wagon can get; Plots 7-9 (30m, 58m, 41m) have to haul theirs to a collection point at the turning head *[my calculations from the routes marked on the drawing]*. The maximum residents can be expected to haul their bins is 25m.
- Boundaries between plots 2-7 and 8 & 9 are 1.8m timber fences; the others are 1.8m brick walls, and there is a 1.8m closeboard fence along the Jubilee Way boundary.

Other matters

Plot	Bin storage	Bin Collection point	Materials	Cycle shed	EV changing point?
1	Side garden	Front of house	Buff brick & Slate	Side garden	Yes
2	Rear garden	Front of № 4 (long & awkward haul)	Dark red brick & Tile	Against back fence	No (parking not beside house)
3	Front of house (mid-terrace; no rear access)	Front of № 4		Against back fence	No (as above)
4	Rear of parking bays	Front of № 4		Behind parking bays	Yes
5	Rear of parking bays	Front of house	Red brick & Tile	Behind parking bays	Yes
6	Rear of parking bays	Front of house	Buff brick & Slate	Behind parking bays	Yes
7	Side of house	Collection point where access road divides – long haul distance	Red brick & Tile	Against back fence	No (as above)
8	Rear of house			Against back fence	Yes
9	Rear of house			Against back fence	Yes



Site plan with parking strategy: green is private, blue is visitor. * is bin collection point for Nos 7, 8 & 9



Existing access to allotments & Station House Proposed new access Existing lamp posts



Existing access is beyond traffic island at end of orange barriers; opening on left is Dunstan Street (7/8/22)



The new access will be where this wooden fence is. The western edge of the access road will have a timber sleeper retaining wall separating it from the allotment access



The allotment access (left) from the roadside. The new access will go down the bank at the righthand end and turn right at the bottom

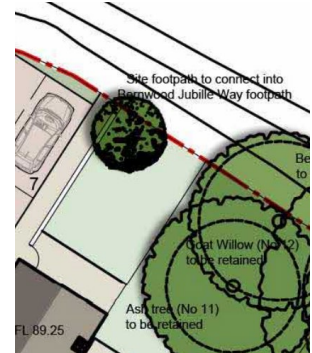
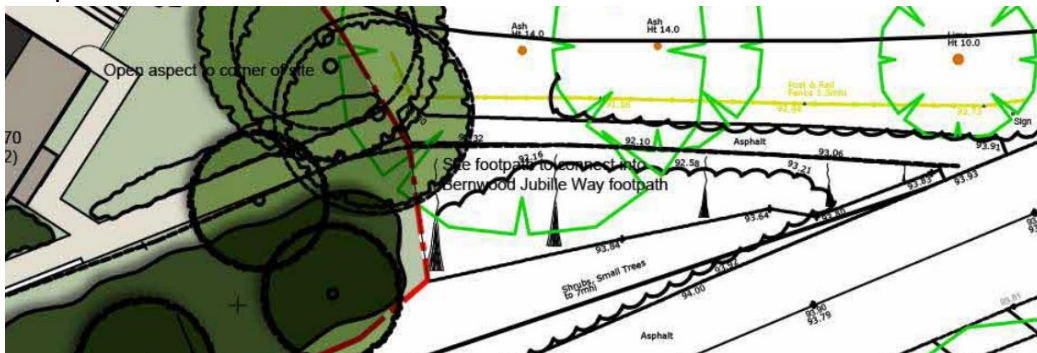


The big Horse Chestnut shading the entrance to the allotments is not affected by the new access road

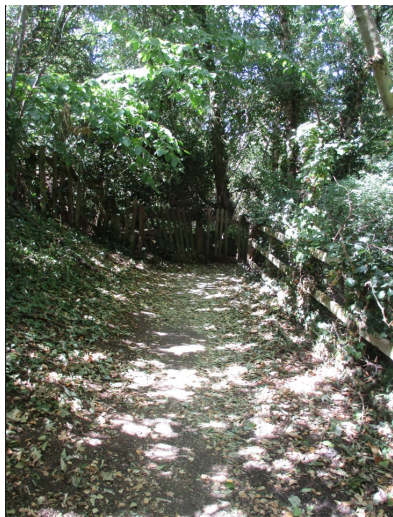


Beyond the turn into the allotments the existing access is reasonably level
The red notice says Private Property so I was unable to get better photos of the site itself

The existing access road comes off Tingewick Road at a narrow angle opposite the Dunstan Street entrance to St. Rumbolds Fields and is long and slopes gently to the general level of the allotments and Station House. A new access is proposed further east at right angles to the main road. However the same difference in height applies and the road will be steeper until it gets into the main part of the site. A new sloping (1/12) footpath is proposed emerging into Tingewick Road at the easternmost corner, near the Jubilee Way; the RoW officer checked his maps and it seems this is Highway land, and so he has alerted his colleagues to this part of the plan in case there are conditions to be imposed. There is another linking footpath beside No7.



The junction of the Bernwood Jubilee Way with Tingewick Road. No streetlighting along here.



The Jubilee Way slopes steeply down and is unlit; the fence at the bottom by the tree is the existing site boundary and the Jubilee Way goes sharp right to follow it

The Planning Statement (ignore the two sections at the bottom of the document list; the Revision A version is towards the top, posted on 21st July) dated May 2022 is to a great extent a cut-and-paste of sections of the April 2019 DLP Design, Access and Heritage Statement which accompanied the previous application, which doubtless accounts for the extremely erratic numbering and references like agricultural land to the south as being 'a proposed site for 400 houses' (§1.3.4 *actually* §1.2.4), and a proposed roundabout where Tingewick Road meets the A421 'which will improve junction capacity' (§5.0.2). The reason for the issue of a revised version seems to be the omission of Section 3.4 (see below) - and they have corrected the applicant's name on p2; they haven't taken the opportunity to correct the error in the document list on p4 - drawing PL012 is actually of plots 6 & 7, which accentuates the lack of any drawings for Plot 5. It does not explain the invention of a footway all along the southern side of Tingewick Road (Fig.3 on p5) which is contradicted by their own photographs on p7 and is not in the previous consultant's document (whose paragraph is reproduced at §5.0.4, accurately stating that the path on the southern side is east of Westfields), or the inaccuracy of §3.1.2 and lack of reference to VALP or the Vision & Design SPG in Section 3.2 Local Planning Guidance on p.9. (§1.2.5 contains the sentence "There is no dominant architectural vernacular which needs to be adhered to as part of the development scheme".) Section 3.4 deals with the reasons for refusal of the previous application individually (but still refers to VALP as 'emerging'). The description in §4.0.1 as the scheme having been 'designed to form a seamless addition to and continuation of residential development along the northern side of Tingewick Road' - sandwiched as it is between the industrial Park and an allotment field - is somewhat specious. §4.3.4 says "Prominent frontages such as those...fronting onto Tingewick Road will be critical to the appearance of the development, with the massing and architectural style of these buildings contributing positively to the quality and character of the scheme." The houses nearest to the road are № 1 (rear elevation) and №2 (side elevation) and the difference in ground level and the promised retention of the hedgerow will make them almost invisible apart from the roof.

Section 5: Access jumps from 5.2 Cycling to 4.3 Bus (p16) and correctly identifies the nearest bus stop as being on Embleton Way but says it is accessed via Railway Walk, which would make it longer than the 13 minute walk listed. The next nearest, also listed as 13 minutes away, is the stop at the bottom of Moreton Road which has 'a bus shelter and bus stop markings in the carriageway' but fails to mention a service amounting to four trips a day, three of which go no further than Overn Avenue before returning to the town centre (the other one goes to Akeley and back). The much busier bus stand in High Street ('which features a bus shelter with seats') is also recorded, but without the usual service frequency details.

§s5.7.1 and 5.8.2 on page 18 are just wrong. There are 18 residents' parking spaces with 2 visitor bays, not 19 and 3, and the development will have ordinary bins not communal skips.



The new access is approximately where the wooden fence is. This is the last streetlight on the way into town before the Westfields junction.

The Highways Statement is brief and illustrated, but states that there is street-lighting to illuminate the road at night, which we know there isn't, east of the proposed new access. West of the access *is* well-lit, but this won't help many pedestrians.

¶4.5 (p4) says "Beyond the junction with Tingewick Road, the access changes to a shared surface with 1m service margins on either side. The width of the shared surface is a minimum of 5.0m. At the end of the access is a turning head." I have to say the 'service margins' – which are not continuous along both sides of the roadway, and do not exist at all north of Nø6 - look awfully like footpaths, and there is no colour or texture differentiation in the drawings between them and the paths in front of and beside the houses, including the paths joining the development to the Jubilee Way. The first 10m of the access road off the main road is at a gradient of 1/40 and then curves with a gradient of 1/15 into the rest of the site. Highways' comments are not yet available on the website.

The document also contains tracking diagrams for various vehicles including a bin lorry. However Waste & Recycling's comments raise concerns about manoeuvring space, reversing distance, and the need to swing out of the access into oncoming traffic before regaining the correct side of the road. (They have also criticized the hauling distances for the residents of the end houses).

Drainage: Infiltration tests were carried out, and the conclusion was that conventional soakaways were likely to be effective; there are small cellular ones in the gardens of Nos. 1, 8 and 9, and a large one under the turning head of the cul-de-sac for everybody else. However the SuDS officer is not satisfied and has asked for more information, in particular about how some of the soakaways are going to be accessible for maintenance, and has recommended flood resilience measures be incorporated for plots 2 to 5, where the EA map shows stormwater may accumulate.

The 2019 application had foul water disposal via a Klargestor installation at the northern end of the site with overflow going into the river (and there is an inadequate cesspit on site, just to the north of where the bin collection point is shown); the nearest Anglian Water assets were in Westfields. However the Planning Statement says (¶7.0, p20) that foul water will drain to the existing sewer on site, so one must assume a new sewer line has been installed for the St. Rumbolds Fields development. No current AW asset map has been submitted with this application, and the link in their standard comment sheet didn't work when I tried it.

Many of the trees within the site are of poor form and in bad condition. The majority of trees and hedgerow along the road frontage and the eastern boundary with the public footpath will be retained; the western boundary and some groups of scrub within the site, all listed by the Landscape Consultant as Category C or U (the lowest) or dead/dying will be cleared. The road access will be flanked by a mature Horse Chestnut and a Field Maple, but the big Plum will have to go. None of the trees are Protected. A plan of new planting is included with the documents; most of the trees and many of the shrubs are native species.

Ecology has submitted a holding objection pending further information including the calculated 'net gain' from the development.

Archaeology want a proper investigation as Roman remains were found nearby.

Environmental Health are concerned about noise nuisance from the industrial Park, and are opposing until an acoustic report has been submitted and approved.

2. 22/02336/PAHAS

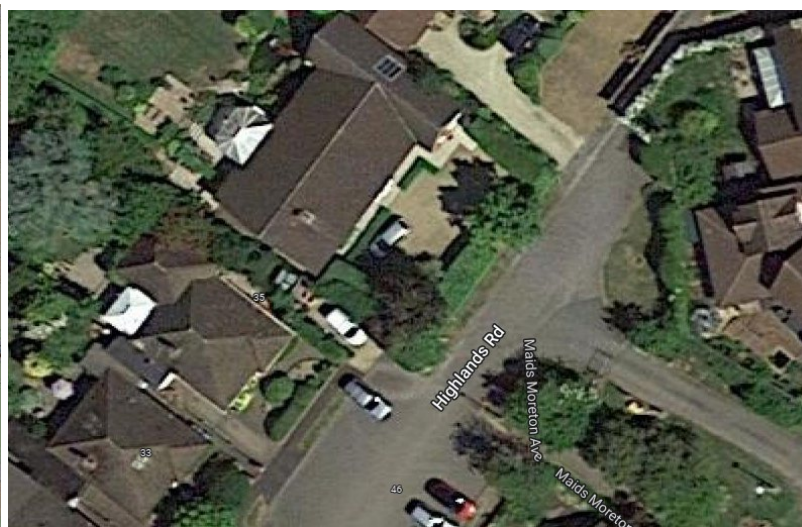
31 Highlands Road, MK18 1PN

Prior approval application (Part 1, Class AA) for construction of additional storey to create first floor structure including replacement of roof and erection of single storey rear extension

Sanders



Location plan



Satellite view of the end of Highlands Road

The site is a much-extended 4-bed bungalow at the northern end of Highlands Road opposite the Buckingham Primary School access road, at the end of a line of small identical bungalows with pyramid roofs and low front walls. It is surrounded by a high evergreen hedge which screens the existing building well, and most of the frontage is paved.

An earlier application was withdrawn in April, and was a markedly different design (for example it had no dormers).

This application is made under the new legislation which permits the addition of a storey to a house or other building provides it meets certain criteria. These are (for a detached single storey dwelling):

- Original dwelling constructed between 1948 and 2018 [N];
- Only one additional storey [N], and a design that is acceptable viewed from the public domain [for Members to comment on]
- New roof height must not be more than 3.5m higher than the original [drawing shows 3.247m];
- Extension must be on front elevation [N; there is also a single storey extension proposed, at the rear replacing the conservatory];
- Materials and roof pitch must match originals, and no side windows [N];
- Not in a Conservation Area, AONB, National Park, SSSI, etc. or interfere with a protected view [N];
- Not impact neighbour's amenities such as privacy or loss of light [If the registered comments are from neighbours – the addresses are redacted – they are favourable; any loss of light would affect No33 most, but not its rear garden]

It would, however bulk large in the view along the street, which closes to path width just beyond the school access.

The proposal is also to demolish the existing polygonal conservatory and add a square single storey extension in its place, with a gable roof with two skylights in each slope.

The proposed redesign of the internal layout will

- Amalgamate one bedroom with the adjacent study to form an accessible bedroom and turn the existing shower into a wetroom; part of the bathroom next to it will become an accessible WC, and the remainder amalgamated with the rear bedroom to form a new, larger, study;
- Completely remodel the remainder of the ground floor to provide a much larger hall area with a ramp access to the front door, a glass-walled stairwell, and a large lounge with a modest rear extension and a lean-to roof, kitchen/diner (with the big new rear extension), another study and a utility room, losing two bedrooms and a shower room in the process.

The new first floor will contain

- Two bedrooms with ensuite shower-rooms and one with an ensuite bathroom;
- Two smaller bedrooms;
- Another bathroom;
- A landing and access corridor

The existing garage, workshop and WC (access from the garden) at the northern end will be retained.



Front of existing bungalow – southern end



and northern end



3D view of proposal

There is plenty parking for a six-bedroom house; the existing garage is approx. 3m x 6.5m.

The new storey will have 4 windows front and rear in the roof slope; one oversized one over the front door reflecting the size and angle of the pitched roof over the garage, and one at the rear which projects into the lean-to roof over the lounge door into the garden – the others are smaller gable-roofed dormers. The roof over the new rear extension is at a shallower angle. There is a lot of glass – three narrow full-height panels beside the front door, four full-height wider panels above this to the landing, and two very large three panel doors to the garden on the lounge and new extension.

There are no windows in the side walls, and only one door – to the new utility room.

Property history

1	83/01696/AV	EXTENSIONS [No detailed description or drawings available]	Approved
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2	22/00275/APP	Householder application for conversion of loft space to create new first floor, single storey rear extension and improvements to insulation	Withdrawn
3	22/02336/PAHAS	Prior approval application (Part 1, Class AA) for construction of additional storey to create first floor structure including replacement of roof and erection of single storey rear extension	Pending Consideration



View along Highlands Road. This side is bungalows, the opposite side has houses.



Existing front (SE facing) elevation



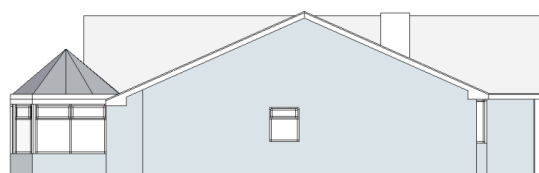
Proposed front elevation



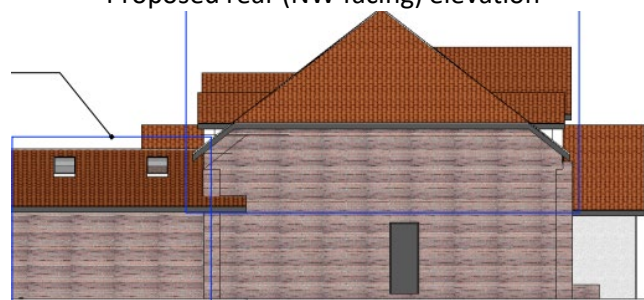
Existing rear (NW facing) elevation



Proposed rear (NW facing) elevation



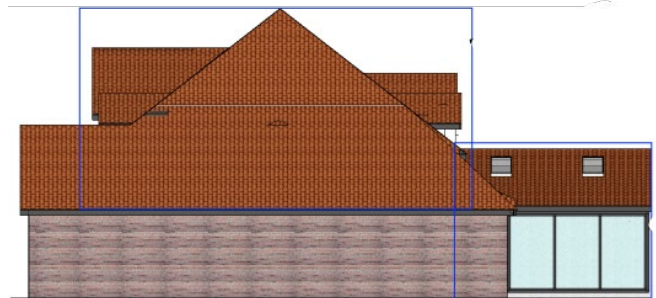
Existing side elevation towards No.29



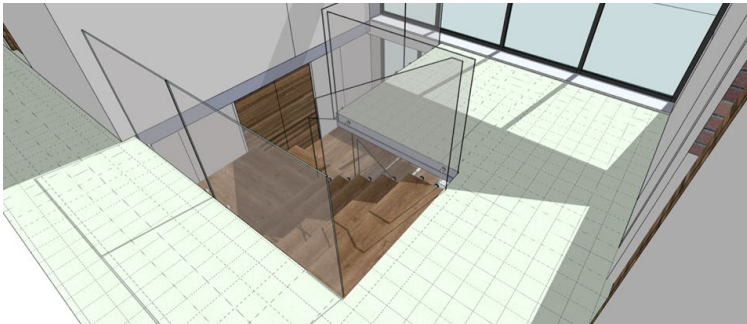
Proposed side elevation towards No.29



Existing side elevation towards No. 33



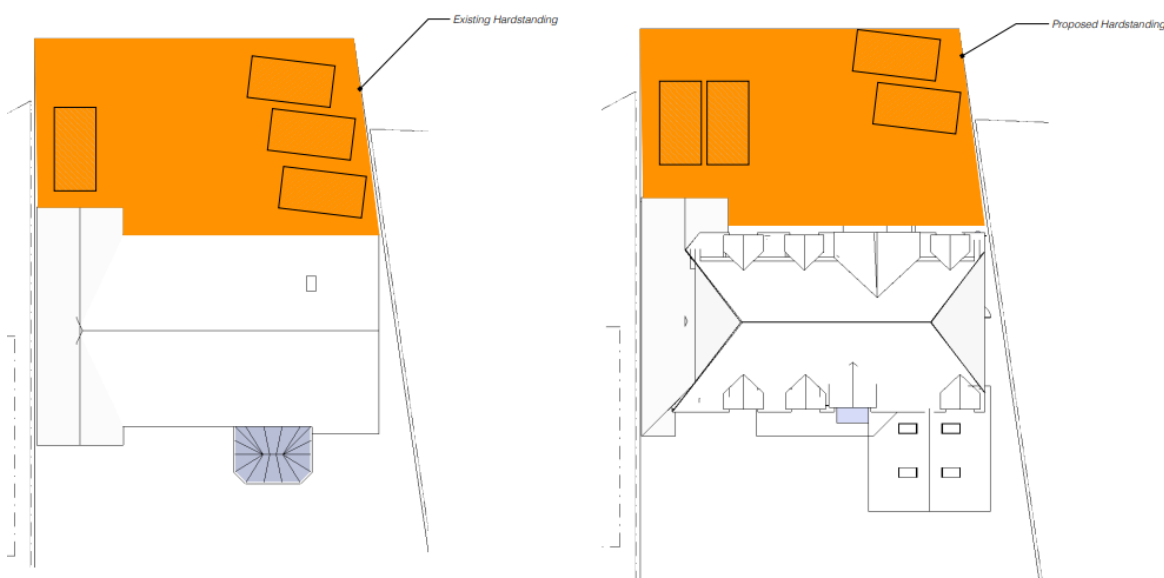
Proposed side elevation towards No. 33



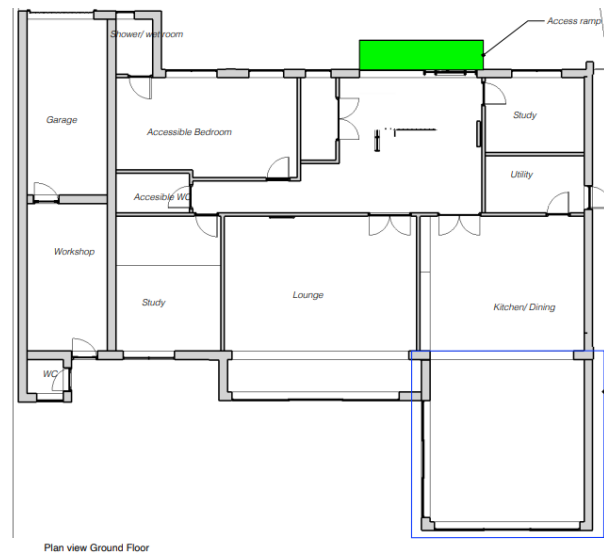
3D representation of the glass stairwell

Members' response to the previous application (14/2/22) was (bearing in mind the very different design): *Members regretted the loss of a bungalow from the town's ever-diminishing stock, especially as the proposed design was so out of keeping with the style of the other dwellings in the neighbourhood (bungalows this side of the road, houses the other). Though the frontage of the site is surrounded by a tall hedge, the roof of the present building is clearly visible over it, so the proposed upper storey and new roof will be very noticeable at the focal point of the view along the street. It was also felt that though the footprint was only slightly enlarged, the bulk of the proposed upper storey gave an impression of overdevelopment of the plot.*

Note that the North arrow on the original drawings for all of the following points the wrong way. The front of the bungalow (top of each drawing) faces south-east.

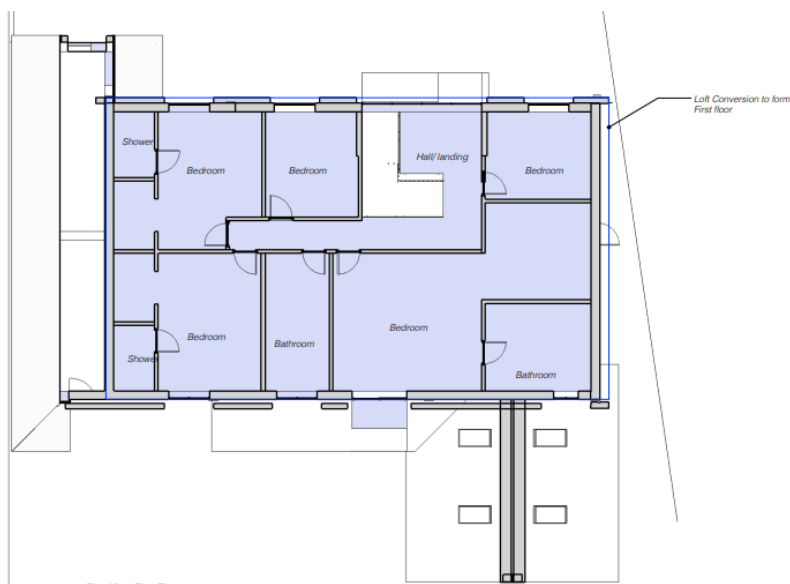


Existing & proposed roof and parking layouts.



Plan view Ground Floor

Existing and proposed ground floor plans



Proposed first floor layout

3. 22/02351/APP

18 Badgers Way, MK18 7EQ

Householder application for demolition of conservatory and erection of single storey rear extension and formation of new crown roof over existing single storey flat roof to front

Mortimer



Location plan



Front of house (1/8/22)

The site is a detached house with integral garage on the western side of the western part of Badgers Way, backing onto a green space, the Circular Walk and the Otter Brook. The proposal is to replace the existing conservatory with a pitched-roof sun room at the rear of the dining room, and to replace the flat roof over the projecting garage and porch with a tiled roof with sloping front and sides.

The sun room will be approximately the same footprint as the conservatory (the conservatory is stepped in from the side wall, the sun room is flush), its roof ridge height will be slightly higher than the conservatory's (to the first floor windowsill), and it will have a 4-panel folding door to the garden on its south side, a large window in the rear (west) wall, two high-level windows in the north side wall, and two skylights in each roof slope.

A similar high-level window is also shown in the house north wall, to light the dining room. None of these windows are likely to overlook the neighbours.

Materials to match existing.



Existing front elevation



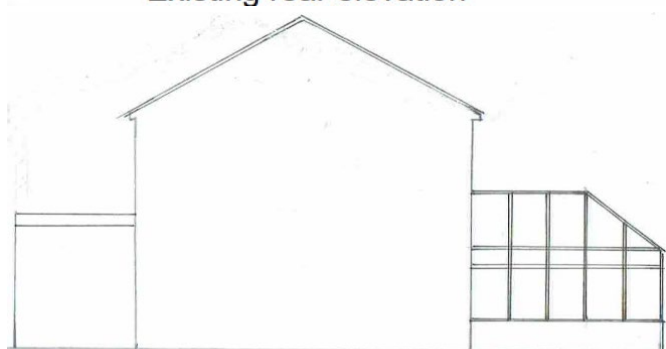
Proposed front elevation



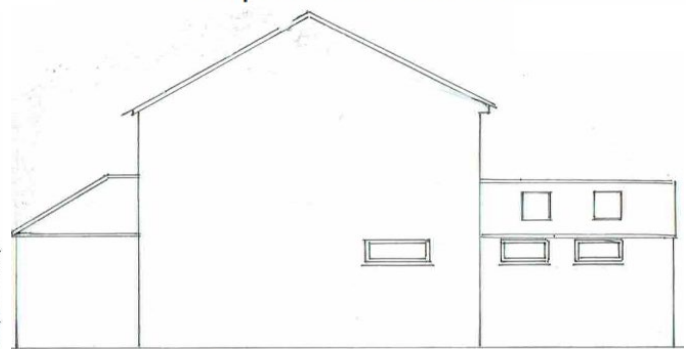
Existing rear elevation



Proposed rear elevation

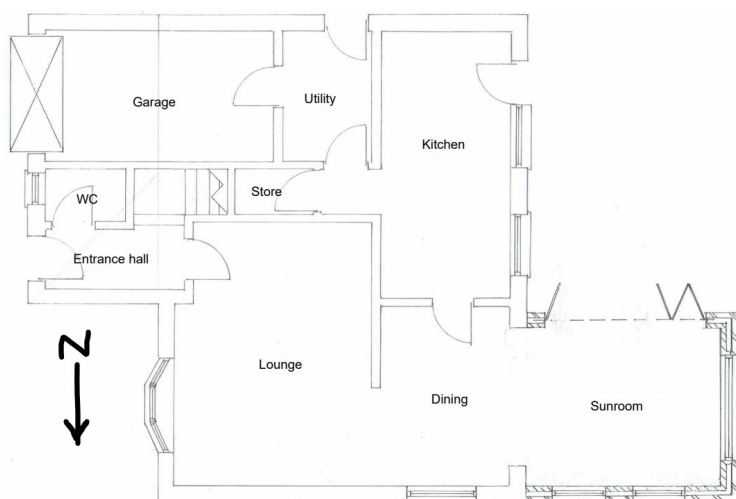


Existing side elevation



Proposed side elevation

Facing № 16



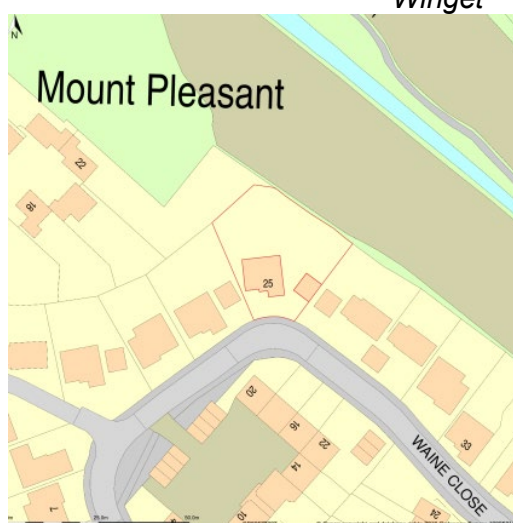
Proposed ground floor plan

4. 22/02355/APP

25 Waine Close, MK18 7FF

Change of use from 6 multiple occupation bedrooms to 7 multiple occupation bedrooms

Winget



Location plan

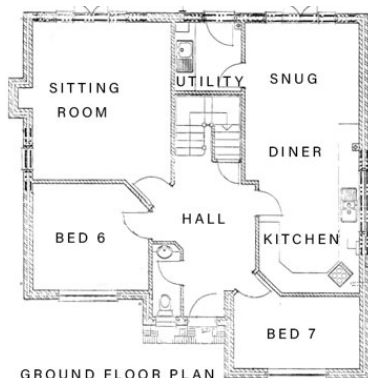


Front of house 1/8/22

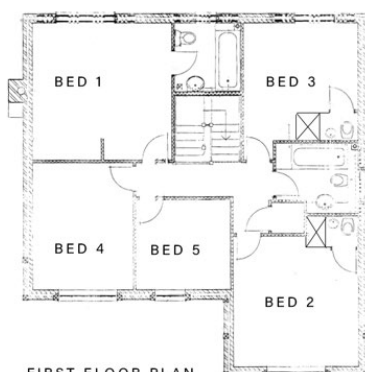
The site is a detached house, originally with 5 bedrooms, with detached garage, at the top corner of Waine Close on Mount Pleasant, backing onto Lenborough Close and beside Railway Walk. It is a licensed HiMO (LC201906-37669, expiry date 2025) for 7 persons in 6 bedrooms. The proposal is to turn the room marked

'study' in the original house plan below into another bedroom (single, by the size of it). You will see that the 6th bedroom was formed from the original dining room, so there is already a ground floor bedroom. No structural changes are proposed. The frontage is paved, and there is additional parking space in front of the garage.

Highways and Environmental Health have raised no objections.

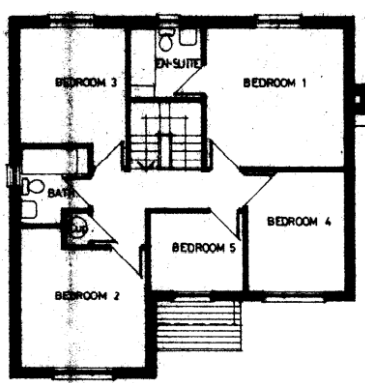
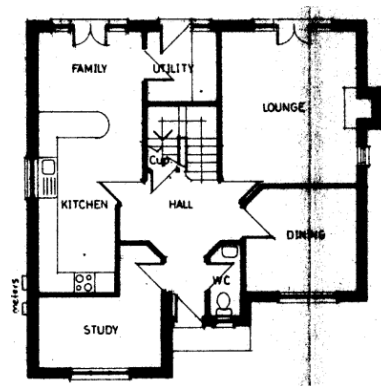


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plans submitted with application



Original type plan for comparison

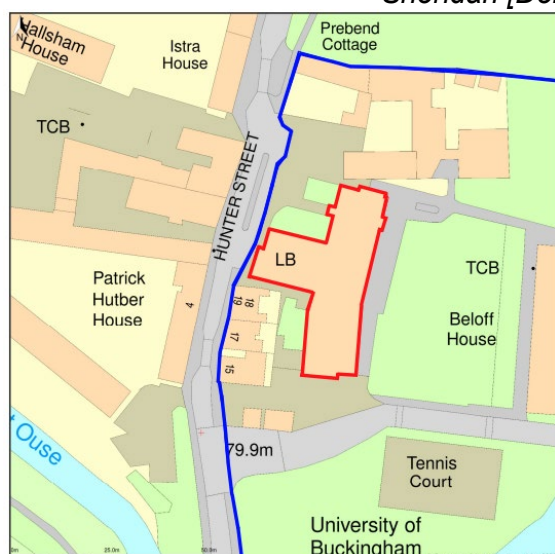
(Oxted design (handed) 98/00882/APP Plot 12)

5. 22/02410/APP

Vinson Centre, Hunter Street, MK18 1EG

Change of use [of] Vinson Centre ground floor lecture theatre for ancillary commercial cinema

Sheridan [Delta Planning] for University of Buckingham



Location plan

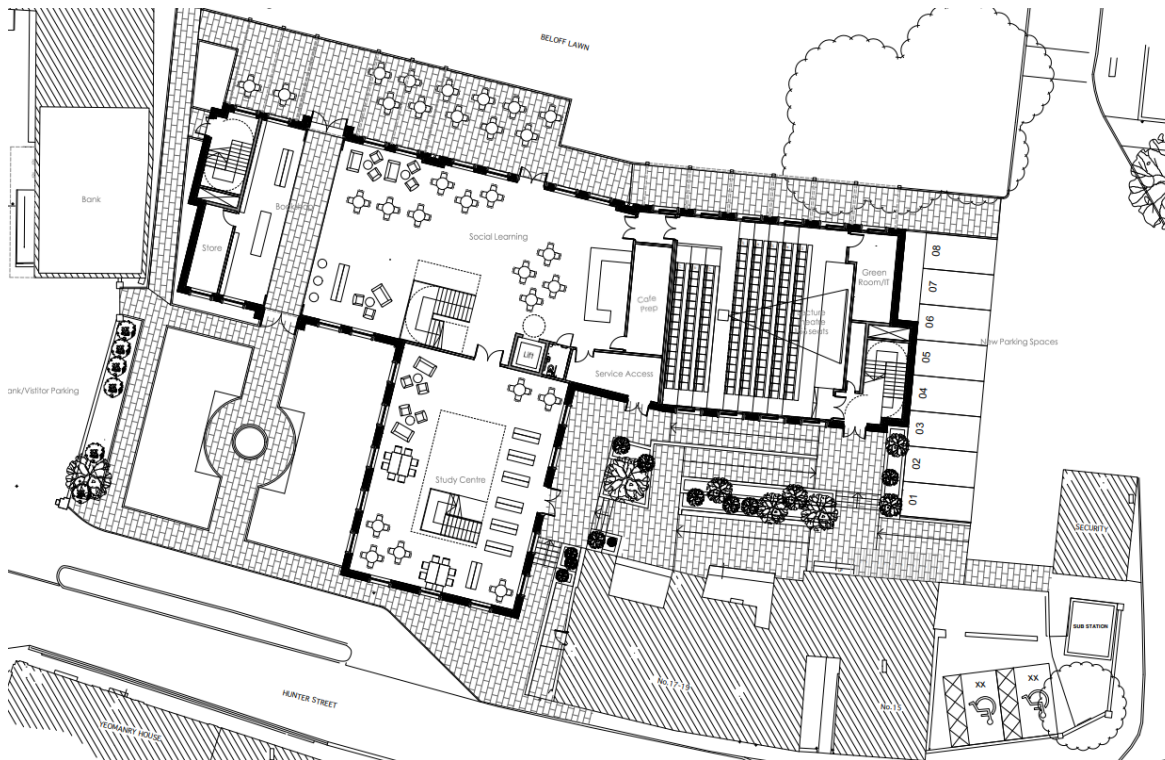


Southern end of Vinson Building 1/8/22, from Hunter Street

The site is the lecture theatre on the ground floor of the southern end of the new Vinson Building on the University's Hunter street campus.

The proposal is to re-house The Film Place there on Fridays and Saturdays, 4.30pm – 10.30pm, instead of their current lecture theatre in the Chandos Road Building which has been used (with approval) since 2005 but has less accessible seating. The remainder of the time it would be for university use.

8 new parking places are proposed across the end of the building, which is close to the vehicle access from Hunter Street and the two Disabled spaces against the Hunter Street boundary; additional parking would be available in the Island car park, as it is currently. The Highways Officer has requested that the new parking spaces be of standard size (2.8 x 5m) and include two with EV charging points per VALP policy.



Environmental Health have made an opaque comment about Condition 5 and noise – I have asked for clarification.

6. 22/02487/APP

63 Nelson Street, MK18 1BT

Change of use from Class E (a) (Retail) to Class C3 (Dwellinghouses)
(Retrospective)

Maltmoor Ltd.



Location plan



Street elevation 1/8/22

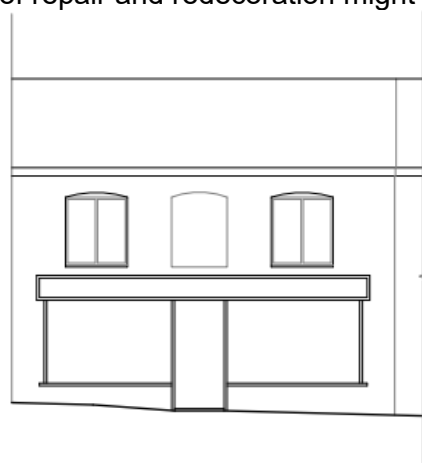


Adjacent Listed Buildings

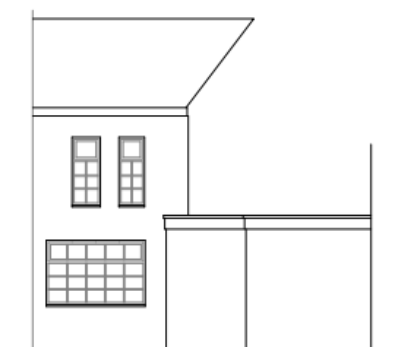


Primary (green) and Secondary (brown) Shopping Areas (BNDP)

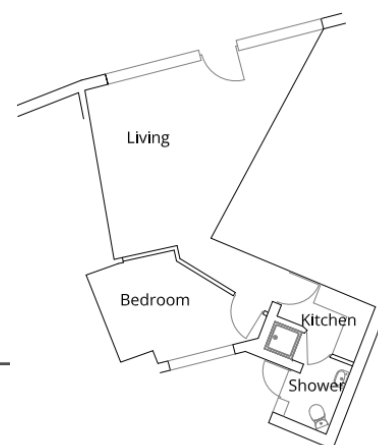
The site is the ground floor shop unit of 63 Nelson Street, next to Howes the Florist (which is Listed) and opposite the upper part of Bristle Hill. Reference to Google Streetview shows that it was a shop in 2009 (Dolls House), 2011 (Cash for Gold), 2015 (Bicester Exotics) and empty and advertised for lease in 2021. It is outside the Primary and Secondary Shopping Areas of the town centre where retail use has priority. The floor above is already residential (access via blue door to right of shopfront) as is much of the surrounding area. Last year's amendment to the General Permitted Development Order permits change of use from the new class E to dwellings under certain conditions, listed in detail in the Planning Statement and very similar to those for an extra storey as in application 2, above, and noted as complied with or not applicable, and no alterations to the exterior of the building are proposed (although Members may feel a bit of repair and redecoration might not come amiss, as it is in the Conservation Area).



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

GROUND FLOOR PLAN - 37.2 m²

Property History

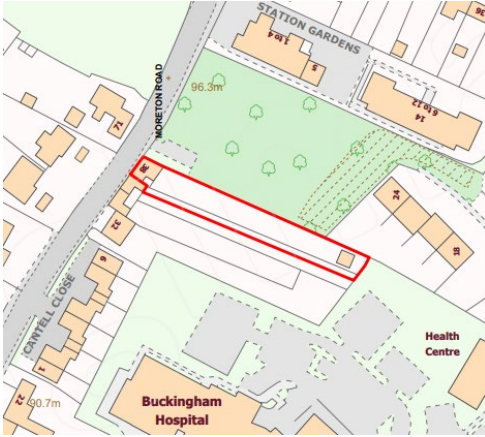
1	00/00468/APP	Change of use of first floor from offices to residential	Approved
2	22/02487/APP	Change of use from Class E (a) (Retail) to Class C3 (Dwellinghouses) (Retrospective)	Pending Consideration

7. 22/02506/APP

38 Moreton Road, MK18 1LA

Householder application for erection of single and two storey side extensions
Oliver

The site is the uppermost of three nearly identical cottages on the east side of Moreton Road and immediately to the south of the unoccupied site Members considered last meeting for 7 new houses (22/02137/APP). There is a 4th cottage in the group, stepped back somewhat from the pavement edge. The long rear garden slopes down to the Hospital grounds as do the gardens of Nos 32-36 and overlaps the rear boundaries of two of the bungalows in Mary MacManus Drive.



Location Plan



Front and flank of house, 7/8/22



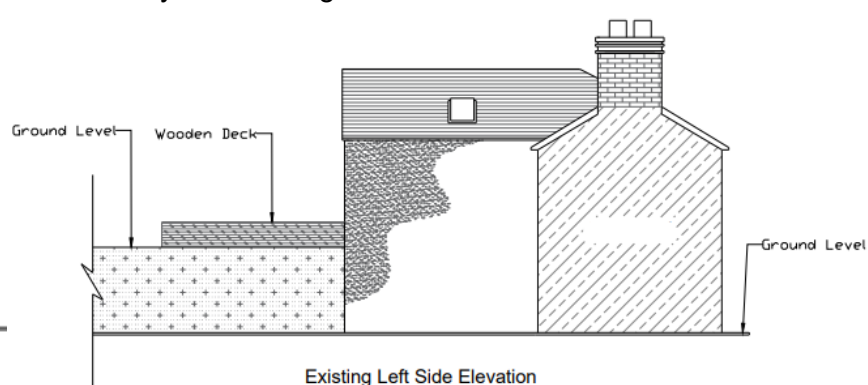
Applicant's photos of rear of house

The footprint of the house is L-shaped, and the proposal is to infill the angle at ground and first floor levels to the common boundary with No 36 to make a lobby between the kitchen and the exterior at ground level and a toilet and shower room at first floor, enabling the existing toilet and shower within the small front bedroom to be removed and the bedroom enlarged. There is therefore no increase in the number of bedrooms. The extension will have a door and window above it facing down the garden, and a pitched roof with two skylights in the side facing the neighbour, but no other windows. Materials to match existing.

No 36 applied for permission for a first floor rear extension over their existing flat-roofed ground floor extension in 2001 (01/01885) but it was refused because it was over 4m long and included a balcony, which would adversely affect the amenity of both neighbours.

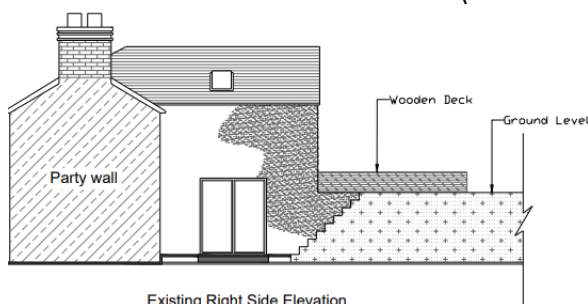


Existing Front Elevation (No Changes)

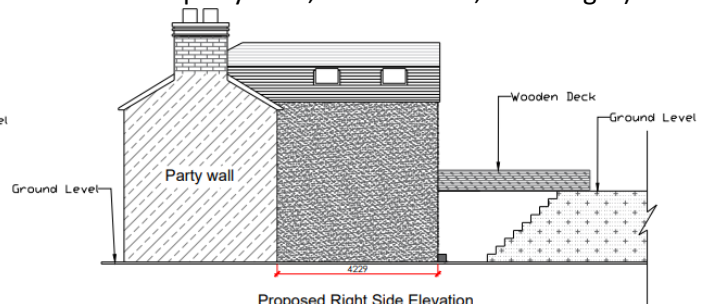


Existing Left Side Elevation

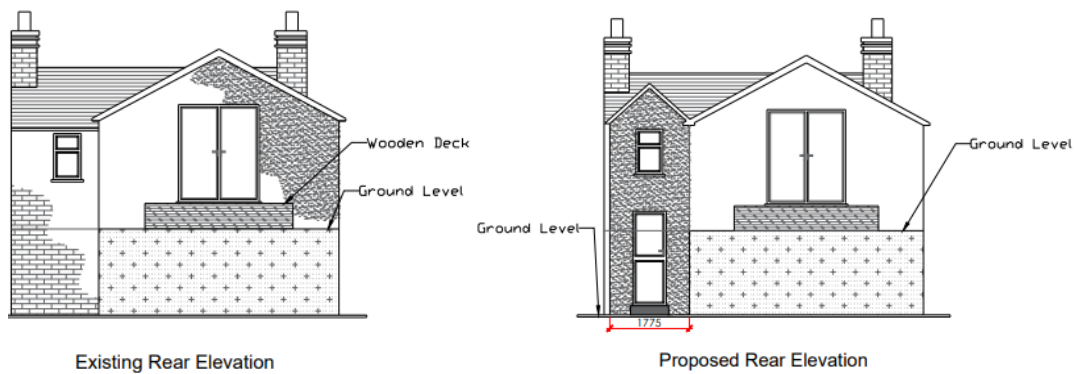
(house wall was labelled 'party wall', which it isn't; no changes)



Existing Right Side Elevation



Proposed Right Side Elevation



Amended/additional plans

8. 22/01248/APP

26 Pillow Way, MK18 7RQ

Householder application for single storey rear extension with velux windows
Williams

Amendment: Access drive now included with red line; no other changes to proposal



Members had No Objections to the extension (9th May 2022)

The following application is in Gawcott-with-Lenborough Parish:

8. **22/01498/APP** Land off Osier Way MK18 1TB
 Erection of a building for a flexible business use to include Eg(iii), B2 or B8 purposes, along with ancillary offices, associated access, parking, landscaping and associated works
Deeley Properties Ltd. And Human Capabilities Foundation



Location plan - Parish boundary added in blue

Members considered this application at the 6th June meeting, deferring comment:

In the absence of any employment provision for Buckingham in VALP, Members were happy to see this proposal for the existing Industrial Estate, but doubted that B8 use would offer 50 jobs, and voted to ask that the B8 class be deleted before they could give full support.

The public transport details included in the Travel Plan indicated that bus travel would not be useful for any staff working normal hours, which casts doubt on the proposed mode transfer calculation, though the 420 new houses approved under 19/00148/AOP within walking distance would undoubtedly help.

Note was taken of the proximity of the eastern section new housing area, and Members asked that the lighting be directed downward with no scatter sideways. They also pointed out that Osier Way/Top Angel was a Failed Road, and would already have to accommodate the construction traffic for the new housing as well this site if approved, and subsequently the HGVs delivering to this building. No response from Highways was yet available on the website.

The principal change is to rotate the double vault of the roof through 90°, so that the straight edge faces the new housing estate and the Natco factory, and the bowed profile is over the loading bays and facing Lenborough Lane. This makes the southern elevation less bulky.

Other changes and additions are

- A letter from the eventual owners (HRJ Enterprise Ltd.) indicating that their use will be B8 (storage and distribution) with the creation of 50 new jobs phased over 3 years.
- A letter from Delta Planning addressing the main points raised in various officer comments, including Transport, Drainage, Ecology, Landscape and Refuse.
- The introduction of more windows to the ground floor offices
- The reduction of car parking places to 43 and enlarging them (2.8m x 5m); these will include 2 disabled bays and 2 EV charging bays
- A new document, a Landscape Statement, addressing the adverse comments by the Landscape Officer on the effect on views from the south of a building 5m taller than the Natco building
- A revised D&A statement (essentially to accommodate the new layout drawings)
- A new (4 x 1100l) skip bin enclosure for refuse and recycling in the main yard
- Comments from Anglian Water
- Comments from Highways including concern that the loading bay's gate is too close to the road (unlike Natco's which is 6m in, allowing a long lorry to wait offroad until the gate is opened). His satisfaction with accessibility by other means than a car is partially based on the proposed bus route

extension through the new housing estate. Given that neither Lace Hill nor St. Rumbold's Fields show any sight yet of their s106-funded bus routes, this may be optimistic.



West elevation as originally submitted



West elevation as amended



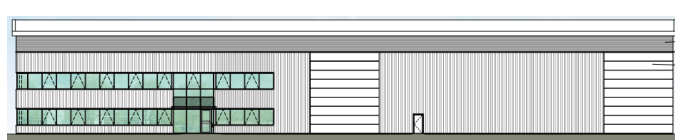
South elevation (towards new housing estate) as originally submitted



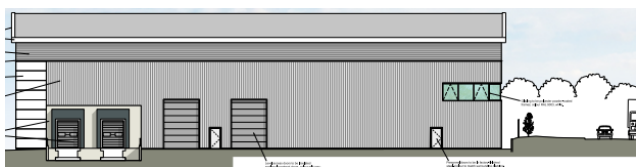
South elevation as amended



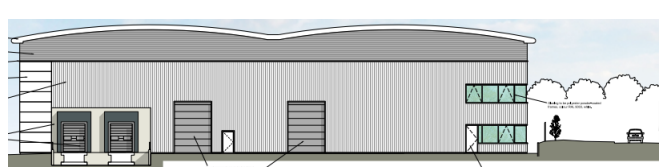
South (above) and North (below) elevations as submitted



and as amended



West (above) and East (below) elevations as submitted



and as amended

Discharge of Conditions applications – 19/00148/AOP Land south of Osier Way

10. 19/A0148/DIS Application for approval of details subject to condition 8 (Design Code)

A commentary on the Design Code prepared by Mr. R. Newall of the Buckingham Society is attached for information

PL/xx/22

A few supplementary notes and illustrations:

The following Neighbourhood Plan policies are not mentioned:

I2 – Renewable energy generation (solar panels); I3 – Rainwater collection and re-use

However, there is provision for self-build (HP3), there is a diverse mix of housing (HP4) and Affordable

Housing is 35% (HP5), and plots seem a reasonable size (DHE6), but we should make sure that residents of flats have some outdoor space to enjoy as well – not just a car park.

The missing hedgerow in Mr. Newall's point (5) is



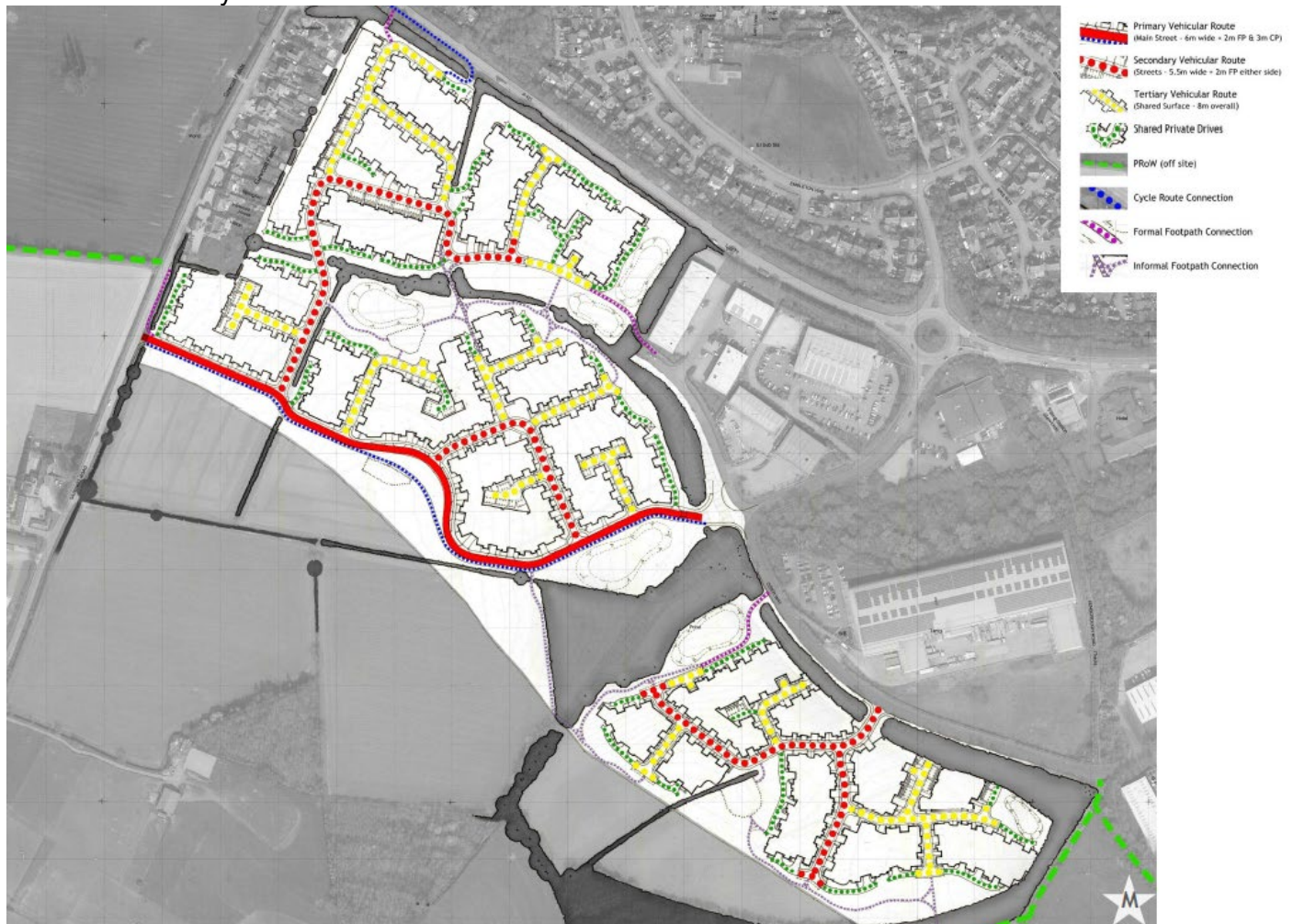
Fig 2.1

(Lenborough Meadows is the green space around the largest pond, in the centre)



Fig. 3.3

The road hierarchy is this:

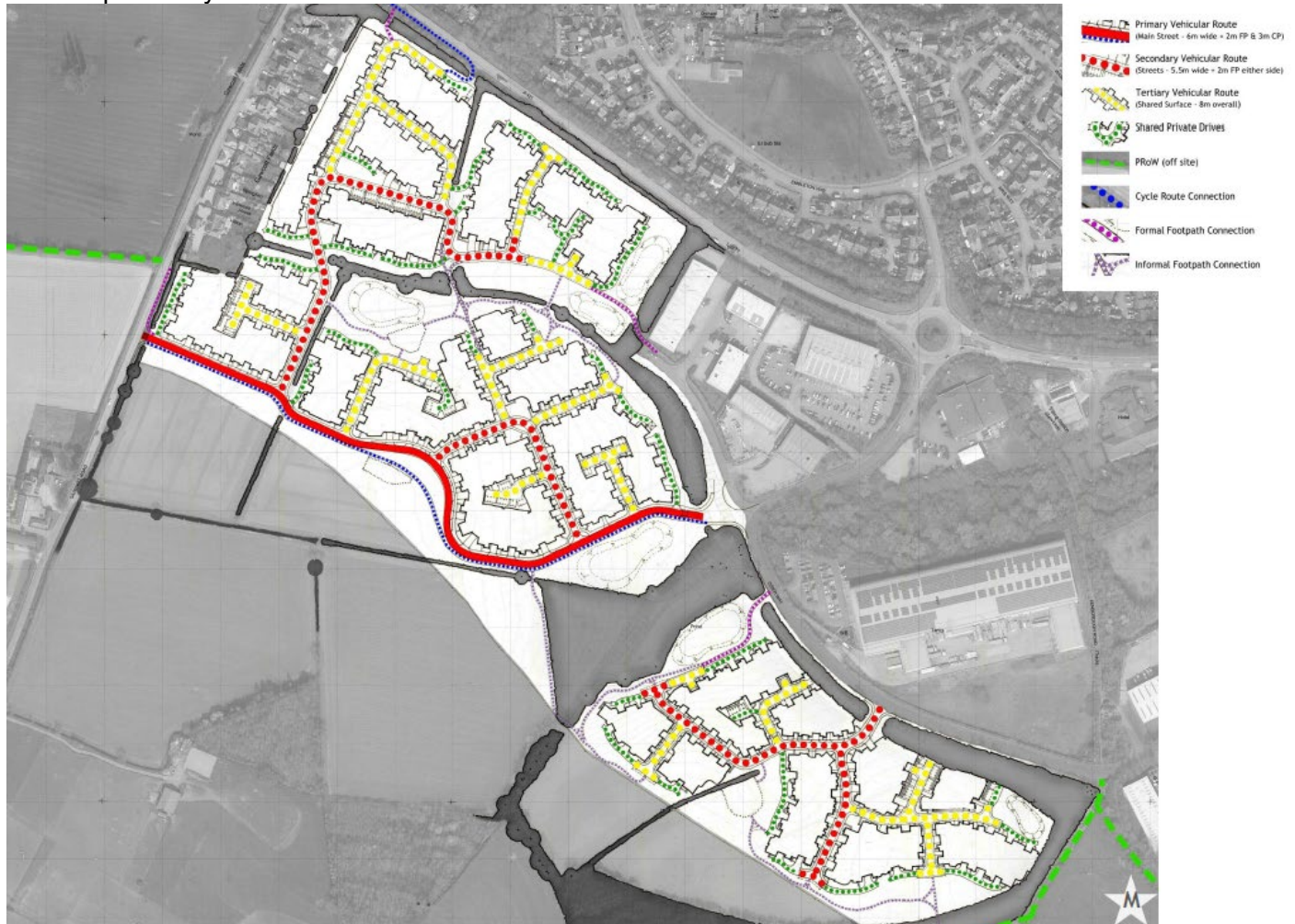


Tertiary roads and 'private drives' are to be shared surface and block paved. Some of the 'private drives' are as long as a street, but presumably are not intended for adoption, so their maintenance will be down to the management company or the residents themselves. Buckinghamshire are not in favour of shared surfaces or block paving, so will the tertiary streets be adopted or not? Rather a lot of them coincide with the Affordable Housing areas (see below, p24), so one would hope they are. In addition, 'informal footpaths' - especially near woodland margins and attenuation ponds – must be lit.



This symbol on a drawing means 'Mandatory': the Design Code prescribes some 'mandatory' design features which must be provided by developers to ensure the scheme is delivered in a way that incorporates the key design factors necessary to sustain the high quality environment envisaged. These 'mandatory' design features may include street dimensions, building and public realm treatments, spatial arrangements, material palettes, adherence to public open space area requirements and biodiversity net gain targets. Mandatory matters are distinguished in the document by white print on a black background.

Green spaces layout:



If the proposed new bus stops on the bypass for the X5 are actually agreed and installed, it should be noted that while the westbound one is at the top left corner of the site, the eastbound one is on the far side of the roundabout and the 400m isochrone centred on it only covers about ¼ of the estate.

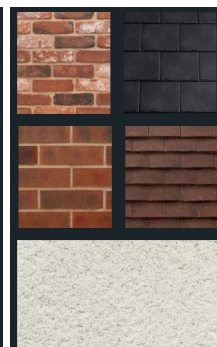
As Mr. Newall has pointed out, no reference has been made to the Vision & Design SPG; here are their offerings for architectural detailing and materials:

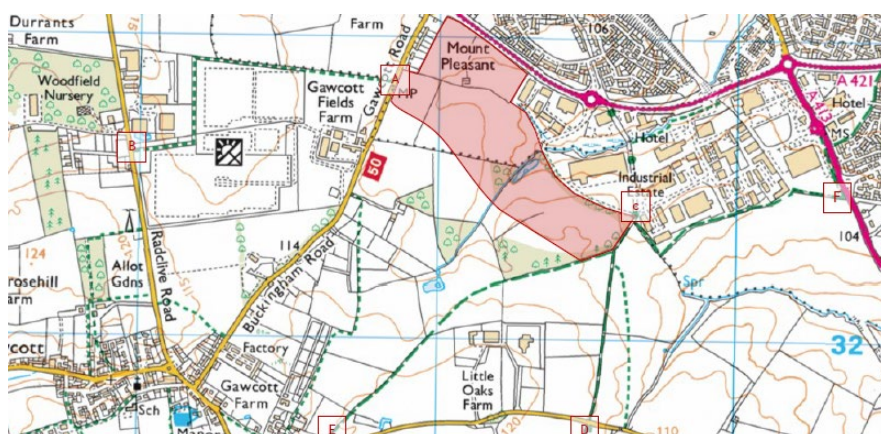
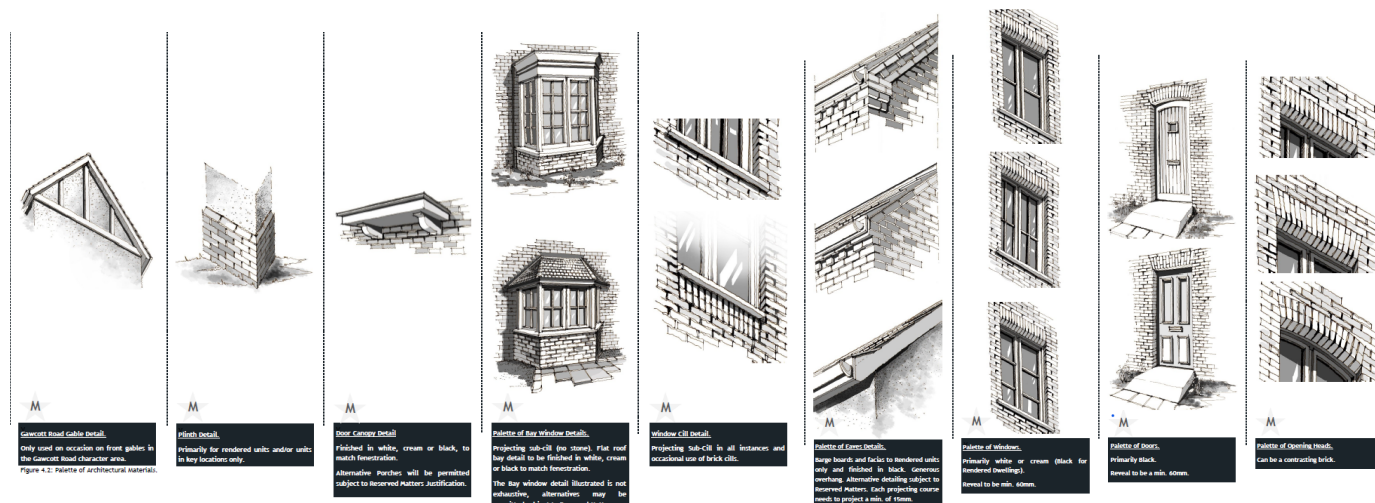
Materials Palette:

The materials palette will be as follows;

- Red Brick (more than one will be needed);
- Slate or slate effect tile;
- Concrete Duo-Plain Tile.
- Chalk Render.
- All rain water goods will be black.

- All meter boxes will be black and to the side of the property wherever possible.
- All garage doors will be black.
- All front doors will be black.
- All bargeboard and fascias will be black unless in the Gawcott Road Character area where white will be permitted.





Public Rights of Way.

No Public Footpath or Bridleway traverse the site, however, they do exist around the perimeter of the site and should be considered for connectivity where possible.

Public Footpaths.

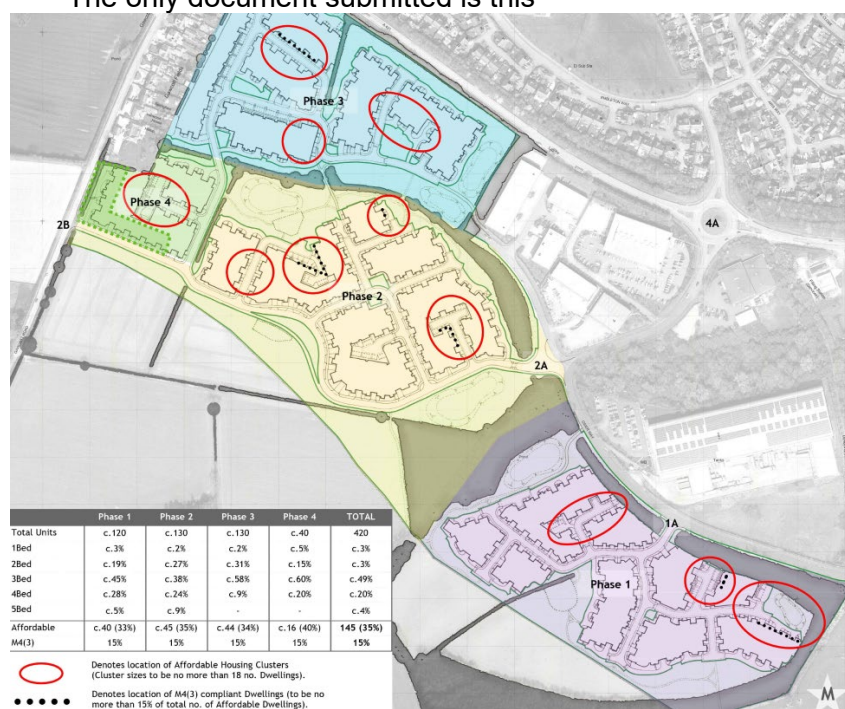
A Public Footpath joins onto the Eastern side of Gawcott Road opposite the site and offers access to the East onto Radcliffe Road - Points A-B opposite.

Public Bridleway.

A Public Bridleway exists along the Western boundary running from Osier Way southwards towards Rowley Hill & Hillsdene - C-D, and South-Westwards towards Gawcott - C-E, and Eastwards towards London Road and Lace Hill - C-F.

There is also evidence of carelessness, such as this: Gawcott is undoubtedly SW of the site, but the Radcliffe Road is not to the East. Incidentally, in the Travel Plan for the new factory (application 9, above), the Bridleway along the southern edge of the Industrial Estate is offered as a useful route to work for Lace Hill residents.

11. 19/B0148/DIS Application for approval of details subject to condition 2 (Phasing Plan) The only document submitted is this



(key on next page)

Phasing.	
5% Self/Custom Build Units (14 in Total).	
<p>Phase 1:</p> <ul style="list-style-type: none"> c.120 Dwellings (c.33% Affordable); All units to comply with part M4(2); Total POS provision = 8.22 acres (3.3Ha); Access off Osier Way (1A). 	<p>Phase 3:</p> <ul style="list-style-type: none"> c.130 Dwellings (c.34% Affordable); All units to comply with part M4(2); Total POS provision = 4.05 acres (1.6Ha); Gawcott Road/A421 Roundabout (3A)
<p>Phase 2:</p> <ul style="list-style-type: none"> c.130 Dwellings. (c34% Affordable); All units to comply with part M4(2); Total POS provision = 11.2 acres (4.5Ha); Access off Osier Way (2A); Access off Gawcott Road (2B). 	<p>Phase 4:</p> <ul style="list-style-type: none"> c.40 Dwellings (~40% Affordable); All units to comply with part M4(2); Total POS provision = 0.19 acres (0.08Ha); Osier Way/A421 Roundabout (4A).

Each Phase of Development will provide a contribution towards the Affordable Housing contribution ensuring 35% is delivered across the site overall.

Tenure Mix for Affordable Dwelling to be 75% Rented, and 25% Intermediate Housing.

Tenure Mix may vary within a phase as long the above percentage mix can be delivered across the site overall

All landscaping within each Parcel will be delivered within that Phase in line with the s.106 Agreement.

Off-site mitigation land to be agreed in line with Schedule 5 of s.106 Agreement.

12. **19/C0148/DIS** Application for approval of details subject to condition 3 (Biodiversity)
 The 28-page document sets out Measuring a Baseline (to work out the net gain from), Method Statements, Mitigation of damage and disturbance, and leaves some details for later when the European Protected Species licences are received with their associated conditions to be observed. There are badgers and otters on the site, and there were dormice, but none were detected in the 2021 re-survey.

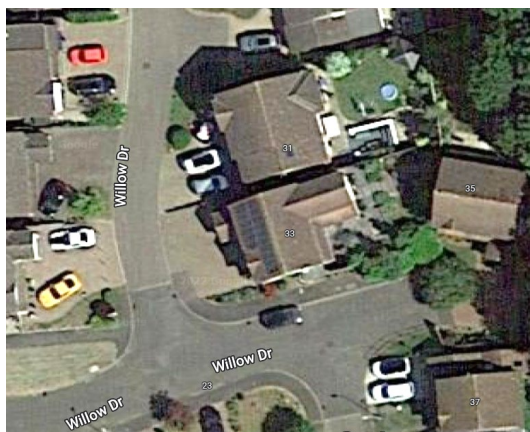
Not for consultation

13. **22/02389/CPL** 33 Willow Drive, MK18 7JH
 Certificate of Lawfulness for proposal to extend vehicle access by approx.. 5m²
Morey

The site is a detached house with integral garage on the eastern side of Badgers Estate, close to the bypass and on the corner of a short cul-de-sac. A two-storey rear extension in 1997 (97/00652/APP) added a fourth bedroom over a family room at right angles to the rear of the main house.



Location plan



Satellite view dated 2022



General view of house



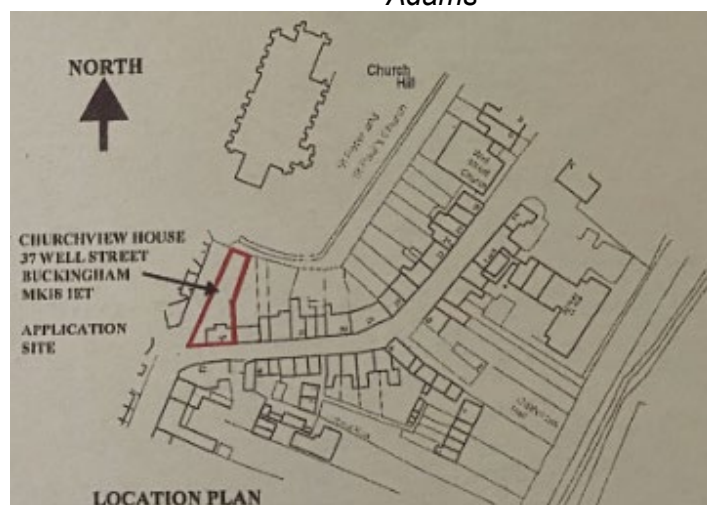
Section of pavement under consideration.

The proposal is that the piece of tarmac pavement between the block paving and the road be excavated and relaid as block paving to augment the applicant's driveway area. He has ticked the box on the application form to indicate he owns the land, but there is no confirmation from (one assumes) Buckinghamshire Council. Nor is there any mention of dropping the kerb to permit direct access to the area, which would seem a reasonable supplementary.

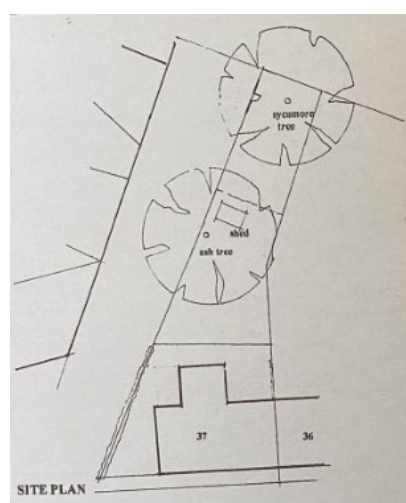
14. **22/02499/ATC** 37 Well Street, MK18 1ET
(Works to trees):

The two trees required to be felled are an Ash tree and a Sycamore tree. Both trees have been trimmed in recent years due to excessive shading and danger of low hanging branches interfering with overhead telephone cables. Both trees create excessive shading and are of low amenity value. The Ash tree is dangerously close to the boundary wall and the nearby classic 19th Century terrace houses of Church Street not to mention its proximity to the applicants property. The tree has grown into two main trunks and there is the inherent danger of one or both trunks splitting or breaking off. The applicant is planning to conduct some garden landscaping and the position, excessive shading and low amenity value of both trees is contradictory to those plans.

Adams



Location plan



Site plan



The Ash



The sycamore (from Church Street)

The following application has already been approved:

15. **22/02591/ATP**

Land between Brookfield Lane & Chandos Road [Waglands Garden]

5-DAY NOTICE

T1 - Lime. Remove. The tree has Kretzschmaria deusta at the base with the root plate compromised on one side; there is also evidence of soft rot

T2/T3 – Lawsons Cypress. Remove. Trees are dying/dead.

Martin



Plan submitted; the 'pin' is in No1 Waglands Garden; Chandos Close on the left



T1 Lime



Rot and disease at base of trunk



T2/T3 – Lawsons Cypress. Remove. Trees are dying/dead. These are not the same cypresses as were felled under 22/00463/ATP, which were slightly further up opposite the side of No1 Waglands Garden.

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 18TH AUGUST 2022

Report from Mr. Roger Newall, The Buckingham Society

19/A0148/DIS: Land south of Osier Way
Application for approval of details subject to condition 8 (Design Code)

Having read through this rather lengthy tome, which contains more illustrations than text, my opinion is that this document is lacking a number of fundamental details expected to be included within a design code for a development of this nature. Below is a list of what I consider is either wrong or missing entirely -

- 1) There is no Local Character Analysis, which is required to provide the key design references on which the proposed development should be based. All new development should be based upon local distinctiveness as agreed in the present Local Plan policy BE2 on page 246 and Part 12 of the NPPF.
- 2) There is no reference made to any currently adopted design guidance i.e. The Buckingham Vision and Design Statement 2001, New Houses in Towns and Villages, and Materials. These were all adopted by AVDC and are still relevant.
- 3) Architectural palette - windows are shown as either black or white, there should be more variety such as pale green, grey etc. Openings should be flat arched voussoirs rather than soldier courses or curved, to conform to local distinctiveness.
- 4) Materials palette - there should be more variety of brick types and hue, i.e. yellow and grey; those shown are solely red. Roof coverings should be either plain clay tiles or natural slate (as at Lace Hill) as opposed to concrete. There is no mention of chimneys - again refer to Lace Hill where these are attached to all dwellings and should be applicable to this development as well.
- 5) Page 20 figure 3.3 - this indicates that part of the hedgerow immediately north of 'Lenborough Meadows' has disappeared whereas it is shown as being retained on figure 2.1 'illustrative landscape masterplan' on page 12. This needs clarifying as the D and A statement submitted with the original application indicated that all hedgerows would be retained.
- 6) Page 25 - amenity open space - clarification required of who will own these spaces and how will they be maintained in future.
- 7) Page 32 - surface material carriageway/footpaths it says 'blacktop or other'. This is a design code so it should be clear what material/s is/are proposed
- 8) Pages 33, 35, and 37 contain the same image of black estate railings however, no gates are shown at property entrances. These need to be included as a mandatory requirement.
- 9) Page 42 - it is unclear how parking will work. Rear courts should be avoided as evidence suggests reluctance of householder to use these unless they are secure. Therefore front parking courts should be designed in to help lessen on street and anti-social parking.
- 10) Page 51 relates to Part M of the Building Regulations. Why are only 15% of dwellings being built to this standard and why is this restricted to the affordable housing areas? People with mobility and other health issues also buy private dwellings so surely this standard can be included across the whole site or parts thereof?
- 11) Page 57 character areas - what are these and what does this mean?

- 12) page 58 urban form - building heights should be expressed as a maximum in metres as in the Lace Hill and Moreton Road design codes. Furthermore maximum span depths should be included. Both of these should be a mandatory requirement to accord with local distinctiveness. Referring to storey heights only is misleading.
- 13) There is no reference to climate change within this proposed design code. The developer should be looking to, as a minimum, install solar panels on the roofs of all dwellings and not just the affordable ones. As we need to move away from the use of fossil fuels is the developer proposing the use of ground or air source heat pumps, and why no mention of grey water recycling?

In conclusion I consider that the submitted design code does not accord with policy BE2 of the VALP, Part 12 of the NPPF, nor adopted supplementary planning guidance.

I shall be lodging these comments on the application web page within the next few days but please feel free to use as a basis for any comments you may wish to make yourselves.

RN by email 4/8/22



Buckinghamshire Council's Town & Parish Charter

Our commitment to working with
all local councils in Buckinghamshire

Introduction

This commitment is founded on our respect for all councils in Buckinghamshire as independent, democratically accountable bodies and has one simple aim - to articulate and demonstrate our commitment to work together to serve the people of Buckinghamshire. We have a common purpose to improve the economic, environmental, health and social wellbeing of Buckinghamshire and its residents, businesses and visitors. To achieve this, Buckinghamshire Council will work together with town and parish councils to:

- promote the best interests of the communities we serve,
- provide quality, value for money public services and,
- promote opportunities for greater public participation and involvement in public life.

Buckinghamshire Council will...

- Recognise that parish and town councils are independent democratically elected bodies who work within their own financial constraints and represent communities at a truly local level.
- Understand that parish and town councils are a key connection between the unitary council and their community who can help improve services and foster greater community empowerment, especially through devolution and community boards.
- Develop an action plan that will embed the charter and its aims across the council and to ensure that its delivery is monitored and any arising issues addressed.



To Enable Effective Communication Buckinghamshire Council will...

- Appoint a cabinet member as the council's lead for relationships with parish and town councils and the champion of local councils.
- Establish a senior role within the Policy and Partnerships team to lead on strategic relationships with parish and town councils and local associations.
- Provide a single priority telephone number and email for parish and town councils and a list of key officer contacts (updated every 6 months) to use when contacting Buckinghamshire Council.
- Provide a list of all Buckinghamshire Councillors and their contact details on the Buckinghamshire Council website.
- Ensure a wide range of effective channels are in place to enable two-way communication, spanning all levels of the organisation, including focus groups and local meetings to address issues around service delivery where necessary.
- Work in partnership to explore further opportunities for devolution where this will benefit local communities, in accordance with Buckinghamshire Council policies*.
- Provide parish councils with advance notice/schedule of consultations and aim to allow at least 6 weeks for responses wherever possible.
- Work towards developing a consistent approach to producing summary reports for lengthy consultations and briefings on complex issues, which include a focus on implications for parish councils.

**It is recognised that not all parish and town councils have the resources or the desire to take on additional services and assets and there is no compulsion or expectation to do so.*

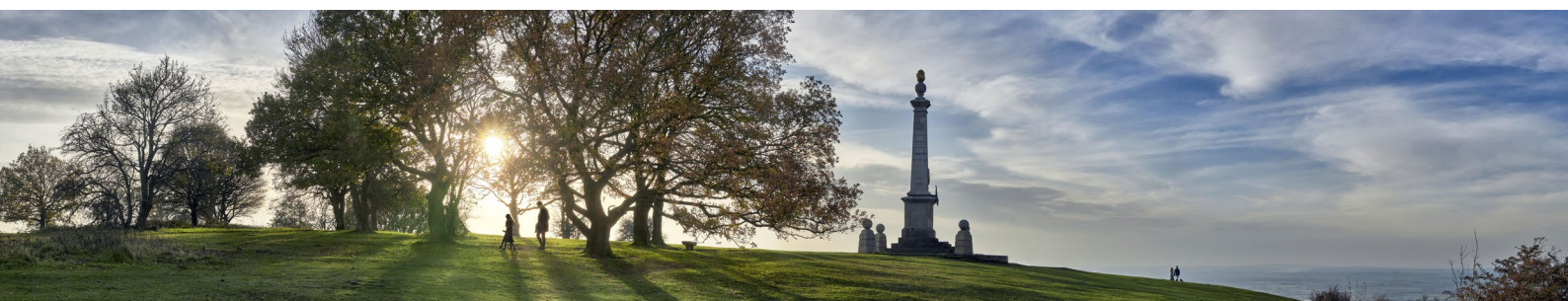


To Provide Effective Services and Collaboration Buckinghamshire Council will...

- Encourage Buckinghamshire ward councillors to attend parish and town council meetings.
- Ensure there are opportunities to comment on proposed changes to services that will significantly impact parish and town councils.
- Provide early communication and support in all financial transactions with parish and town councils including precept payments and invoices for the administration of elections, polls and referendums.
- Work with BMKALC to provide training, support and resources to assist parish and town councils including specific training or briefing sessions e.g. standards, planning, local neighbourhood plans and local emergency plans.
- Provide specifications for relevant services along with procedures for monitoring and reporting any developing service issues.
- Improve and agree response times for key services to respond to information requests from parish and town councils.
- Support parish and town councils to address local needs through the provision of advice and signposting.

To enable Parish and Town Councils to contribute to the planning process Buckinghamshire Council will...

- Adopt a 'Statement of Community Involvement' regarding consultation with parish and town councils on planning issues.
- Equip parish and town councils with the knowledge and skills to enable them to share the views of the communities they represent.
- Enable parish and town councils to set policies for their own local areas by preparing Neighbourhood Plans.
- Ensure parish and town councils have the right to request a 'call in' of an application to the committee or request a Buckinghamshire Councillor do that for them and are given a dedicated speaking slot where they have made representation.
- Consult parish and town councils when producing the Buckinghamshire Local Plan that will replace the current adopted local plans on completion, and in addition to the Minerals and Waste Local Plan.



29/7/22

Decision:

The Leader:

- A. APPROVED the making of the following order to reduce the speed limit to 40 mph on Tingewick Road and Ring Road (in the areas outlined in a statutory consultation). This is in line with Police and Network Safety team recommendations, which are in line with the national government guidance issued by the Department for Transport.**
- B. AGREED that the reduction to 40mph is supplemented with the following additional; measures to encourage driver adherence:**
 - Centre hatching
 - 40mph roundels
 - Gateway style features (subject to site survey and feasibility)
 - Refresh the existing road lines
- C. AGREED that the respondents to the Statutory Consultation be informed of the decision.**
- D. AGREED that Speed data and Non-Motorised User (NMU) surveys are undertaken on Tingewick Rd at an appropriate point in the future, when the development work completes and occupancy is sufficient to provide a true representation of NMU and motorised vehicle use as a result of the developments. This will provide and accurate representation of NMU numbers, vehicle flow and speed. Should this data align with a further reduction in speed limit appropriate measures should be implemented**

12th July Cabinet meeting:

Question from Councillor Robin Stuchbury to Councillor Peter Strachan, Cabinet Member for Planning and Regeneration and Councillor Steven Broadbent, Cabinet Member for Transport

“As part of the Buckingham Transport Strategy and the A421 Corridor, Buckingham Town Council will be starting the process of developing and updating the neighbourhood plan in line with current development plans. Will the Council and the Cabinet Member for Transport and the Cabinet Member for Planning and Regeneration be consulting and working in partnership with the Town Council at the earliest opportunity on a feasible route for the A421 Corridor sharing detailed advice bearing in mind previous historical discussions relating to the A421 & A413 Roundabout and the Council’s legal obligations including carrying out site visits and ensuring the needs of local residents will be taken into account?”

RESPONSE from Councillor Broadbent:

We welcome the update to the Buckingham Neighbourhood Plan to take account of the revised development plans in the area following the adoption of the Vale of Aylesbury Local Plan.

In reference to the A421 corridor itself, you and other local ward members along the route have been involved in discussions with the Council’s Transport Strategy team who are preparing to undertake a technical study to assess the A421 corridor and its links into the neighbouring areas (especially towards Milton Keynes, Bicester, Silverstone Enterprise Zone and the new station planned for Winslow). This would naturally include the A421/A413 roundabout.

This study aims to assess and appraise the efficiency of the road corridor for all modes of travel (cycling, buses as well as cars and freight) and then subsequently identify costed measures that will ensure that the route is robust enough to support future growth and expected increase in traffic. The study is due to commence in Autumn 2022. The Transport Strategy team will report back on the recommendations made to the Buckingham Town Council, and other parish councils along the route, when the study is completed (expected early 2023). We will include the Town Council’s views when determining next steps for this work.

This is a relatively high level strategic study and as such there are no specific scheme proposals upon which to consult local residents. It is important that the timing of public consultation is appropriate to the situation and so when any measures identified by this study are taken forward into design and feasibility, there will be a public consultation exercise with the views of local residents taken into account at this stage.

From: Buckinghamshire Council <mailer@news.buckinghamshire.gov.uk>

Sent: 01 August 2022 13:31

To: BALC Mailbox <BALC@bucksalc.gov.uk>

Subject: [EXTERNAL] 'Find out if you need planning permission' service now live in Buckinghamshire



Press Release from Buckinghamshire Council

01 August 2022

'Find out if you need planning permission' service now live in Buckinghamshire

A new online self-service planning tool has been launched that enables anyone in Buckinghamshire to check if an idea they have for a project is likely to be allowed under national permitted development rights or whether it may require planning permission. The service is part of a national pilot by the Department for Levelling Up, Communities and Housing (DLUCH) to improve submitting and processing planning applications.

The new service works by doing a high-level check of the project against legislation and Geographic Information System (GIS) data to see if the project may fall under 'permitted development'. The service also warns if other types of consent, such as prior approval, tree consent or listed building consent may additionally be required.

This new service is available to use now on [Buckinghamshire Council's website](#).

There is also an option to use a new online application service to allow homeowners and planning professionals to apply for a lawful development certificate as an alternative to using existing planning application submission tools.

Both services ask applicants questions specific to their project, meaning that users don't need to be planning experts to start researching the changes they can make to their homes.

Peter Strachan, Cabinet Member for Planning and Regeneration, said:

"We're one of just three councils in the UK to offer this new online self-service planning tool. The tool will enable anyone in the county to quickly and easily check whether their idea for a planning project is likely to be allowed under national permitted development rights or whether it may require planning permission.

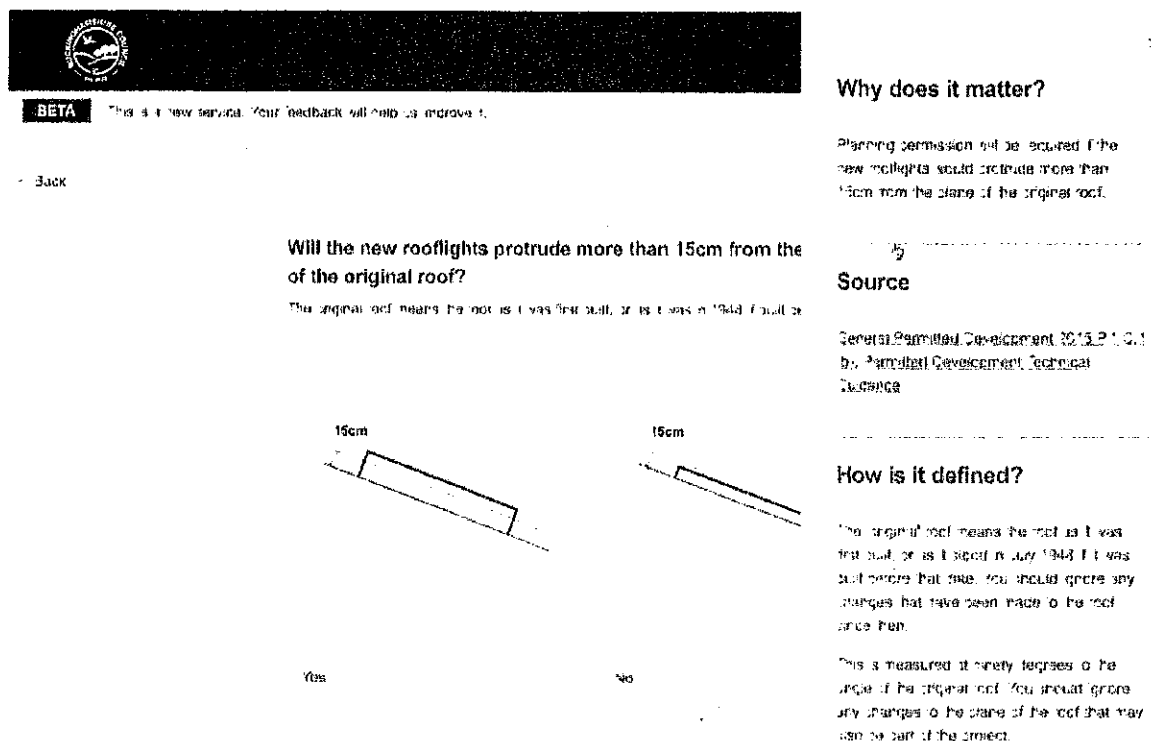
"This will not only make it easier for homeowners and planning professionals to determine the correct steps to take, but it will also free up valuable resources within our Planning Team – enabling them to dedicate more time to projects that require planning permission.

"The self-service planning tool is free to use and can be accessed now on our [website](#)."

In addition to these two self-serve public-facing tools, the planning team at Buckinghamshire Council is also testing a new back-office system to make the lawful development assessment process more efficient and transparent for both applicants and planning officers.

—Ends—

Notes to Editor



BETA This is a new service. Your feedback will help us improve it.

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Will the new rooflights protrude more than 15cm from the of the original roof?

The original roof means the roof as it was first built, or as it was in 1948. It could be

15cm

15cm

Why does it matter?

Planning permission must be secured if the new rooflights would protrude more than 15cm from the plane of the original roof.

Source

General Permitted Development 2013 Part 2, 1
by General Permitted Development Technical Guidance

How is it defined?

The original roof means the roof as it was first built, or as it stood in July 1948. It was built before that time, you should ignore any changes that have been made to the roof since then.

This is measured at ninety degrees to the plane of the original roof. You should ignore any changes to the plane of the roof that may also be part of the project.

Yes **No**

Image: Screenshot of the new online self-service planning permission tool in action.

The new services are part of a pilot which the Department for Levelling Up, Housing and Communities [DLUHC] has funded. Buckinghamshire Council is one of a small number of pioneering Local Planning Authorities to co-design new modern digital planning services to improve the submission and processing of planning applications as part of the [Reducing Invalid Planning Applications \[RIPA\]](#) and [Back Office Planning System \[BOPS\]](#) projects.

Contact us at communications@buckinghamshire.gov.uk during office hours. For urgent out of hours enquiries, please call 07825 430 978.

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Call-ins Accepted					Shire Councillors								Notes		
2	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
3	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		
4	2020	00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-	24/2/20	amended plans 2021 & 2022	Oppose - No change Oppose - No change		
5	2020	03840	APP	5 The Villas	extension	-	-	-	-	-	√	30/11/20				
6	2021	00479	APP	Oddfellows Hall	variation - rooflights	-	-	-	-	-	√	22/2/21				Approved 1/4/22
7	2020 2021	04324 00953	ALB APP	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21				
8																
9	Call-ins submitted since Constitution changed July 2021													Notes		
10	Year	Appln	Type	site	Proposal	meeting	date called-in	acknowledged	Accepted?	Later contact if any	Response	Committee Date	Decision			
11				all those previously submitted have been decided without recourse to Committee												
12	2021	04241	APP	60 Moreton Road	2-st front extension & garage	29-Nov	01-Dec	02-Dec								
13	2021	04886	APP	The Workshop, Tingewick Road	New shed & fence (Retrosop)	24-Jan	26-Jan			WW has called in; BTC request to speak at Committee						
14	2022	00220	APP	9 St Rumbolds Lane	conv to 9 selfcontained flats	07-Mar	08-Mar									

Applications to fell trees 2020 onwards

Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
2021	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved
	03259	Buckingham Primary School (<i>mainly Maids Moreton Avenue</i>)	1 x English oak 1 x Common Hawthorn	Bad form, limited potential. Falling distance of playground and sheds. Almost completely ivy with limited live growth visible. Leans over public footpath	Approved
	04300	2 London Road	1 x White Fir	Fell; in decline, potential hazard of falling branches (<i>also 21/04413/ATP to trim back only: approved 1/4/22</i>)	Pending Consideration
	04603	Maids Moreton Avenue [<i>rear of Carisbrooke Ct</i>]	T1 Lime T2 Beech T3 Horse Chestnut	Risk of failure Leaning over footpath In decline	Approved
2022	00463	Waglands Garden	(T1 Walnut (T2 Holly T3/T4 Cypress	Overall crown reduction by 2-3m to manage canopy weight and alleviate stress on cavities and stem decay.) Crown lift canopy by 2m and remove epicormic regeneration around the base.) Remove - dying/dead. All works are from a health and safety POV.	Approved
	01672	Foscott Way	T1 Ash	Suffering from Ash Die-back	Approved
	01735	4 Villiers Close	T1 & T2 Sycamore	Significant basal decay and possible damage to Listed wall	Approved
	02591	Waglands Garden	T1 Lime T2, T3 Cypress	Diseased and rotting at the base of the trunk Dead/dying	Approved (5-day notice)

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
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	Deemed approval (out of time)
2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Deemed approval (out of time)
	01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved
	02421	Adj. 1 Bone Hill	Ash	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	02904	5 Moreton Road	1 x conifer	None given	Approved
	03115	7 Chandos Road	1 x larch	None given	Approved
	03123	Island behind 1 School Lane	1 x ash	Leaning over river, roots exposed by floodwaters; threat of collapse into houses	
	03652	1 Church Street	5 x conifers	None given	Approved
2022	00287	20 West Street	1 x holly	Too close to building	Approved
	00929	Chandos Park	Sycamore	Fell (storm damage) replacement scheduled	Approved
	02171	Candleford Court	Ash Elm Plum	Fell; decayed trunk Fell, dead stem leaning over river Fell, to avoid damage to wall	Pending consideration
	02404	40 Well Street	Eucalyptus	Fell, excessive lean towards buildings and path (5-day notice)	Awaiting decision
	02499	37 Well Street	Ash Sycamore	Danger of falling on to Listed Buildings opposite Excessive shading of garden	Awaiting decision