



BUCKINGHAM TOWN COUNCIL

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

Telephone: (01280) 816 426

Email: Townclerk@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk
Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 14 September 2022

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on 23rd September 2022, following the Interim meeting of the Full Council at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

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

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

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

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

3. Minutes

To receive the minutes of the Planning Committee Meeting held on 15th August 2022.

[Copy previously circulated](#)

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

To receive a verbal report from the Town Plan Officer.

Buckingham



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



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

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

5. Action reports

To receive action reports as per the attached list.

5.1 (Streetlighting, Tingewick road) To receive a response from Cllr. Broadbent.

[Appendix A](#)

[Appendix B](#)

6. A422 Stratford Road roundabout

Awaiting reply from officer.

However this drawing was put up at the Strategic Sites meeting to explain Highways' strategy; the attached is a screen-grab from the webcast and not very clear. A copy of the original has been requested.

[Appendix C](#)

7. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 19th October and 16th November 2022 at 2.30pm. Strategic Sites Committee meetings are 29th September and 27th October at 2pm.

Additional information provided by the Clerk.

[PL/72/22](#)

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

1. 22/02580/APP 12 Top Angel, MK18 1TH
 Change of use from B1/B2/B8 to D2 Leisure/indoor sports activities.
Allsopp

The following application is included for the record; it was circulated by email for comment on 28/8/22 due to time restrictions

2. 22/02592/CPL 14 Portfield Close, MK18 1BD
 Certificate of lawfulness for the provision of mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by family members as part of one household (not a material change of use).
Barfoot

3. 22/02675/APP 3 Portfield Close, MK18 1BD
 Householder application for single storey front and side extensions and pitched roof over existing porch (retrospective).
Rawding

4. 22/02736/APP 1 Eider Close, MK18 1GL
 Householder application for erection of fence (Retrospective).
Keen

The following two applications may be considered together:

5. 22/02742/AAD The King's Head PH, 7 Market Hill, MK18 1JX
 Display of signage and lighting scheme.
6. 22/02743/ALB Listed building application for signage and lighting scheme.
Gibson [Stonegate Group]

The following two applications may be considered together:

7. 22/02803/APP } 15 Hunter Street, University of Buckingham, MK18 1EG
 Erection of a single storey extension.
8. 22/02804/ALB }
Sheridan [Delta Planning]

The following two applications may be considered together:

- 14 Market Square, MK18 NW
9. 22/02811/AAD Display of front fascia sign and existing hanging sign.
 10. 22/02812/ALB Listed building application for re-writing of front fascia sign and existing hanging sign.
Divergent Property Ltd.
11. 22/02962/VRC 90 Moreton Road, MK18 1PW
 Variation of condition 2 (plans) relating to application 22/00939/APP (householder application for part two, part single storey side and rear extensions).
Thornton [agent; drawings say Prendergast]
12. 22/02992/APP Beracah, 48 Highlands Road, MK18 1PL
 Householder application for demolition of existing garage and single storey side entrance [*extension is meant*], erection of two storey side extension, conversion of garage to living accommodation, rebuild of front porch with pitch roof and part single, part two storey rear extension.
Tooley
13. 22/03052/APP 22 Swithin Lane, MK18 1ZJ
 Householder application for proposed loft conversion with rear dormer and front roof lights.
Abu-Rish
14. 22/03094/APP 11 Partridge Close, MK8 7HH
 Householder application for addition of a single storey glass roof located on the rear elevation.
Mcbirney
15. 22/03119/APP 8 Wren Close, MK18 7HA
 Householder application for proposed single storey side and front extension
Elmer
16. 22/03136/APP 35 Deerfield Close, MK18 7ET
 Householder application for single storey side extension.
Smith

**Not for consultation (for the record only; details circulated separately by email
 15th August 2022)**

17. 07/01003/NON Candleford Court, Bridge Street, MK18 1GA
 Proposed non-material amendment: to remove the basement flood gates and infill the opening with concrete to match the existing flood wall to prevent leakage flooding the basement car park.
Hancock [The Guinness Partnership]

Not for consultation (trees)

18. 22/02819/ATP 19 Waglands Garden, MK18 1EA
 T1: Lime tree. Overall crown reduction by 5-7m of the height and 2-4m off the laterals. Approx 1/3 of the overall size. Concerns have been

raised about the safety, it overhangs the school playing area and has dropped significant deadwood previously.

Lewis

The following are prefaced by "Further to the completion of a Tree Condition Survey by Jack Foskett, dated Jan and Feb 2022 and the recommendations within it:"

19. 22/02857/ATP University of Buckingham, Station Road
T366 – Lawson Cypress – this has storm damage to upper crown over the car park and the crown is compromised. The tree is to be felled. We have served a **5-day notice** to Buckinghamshire Council of our intent to complete this work due to the safety risk which has been approved by Neil Pasmore.

Cross [University of Buckingham]

This application was approved on 16th August 2022

20. 22/02858/ATC University of Buckingham, Hunter Street
G21 – Ash – this has significant deadwood throughout crown over the footpath, Inonotus hispidus fruiting body at 5m to south east on main stem and 1 x low over-extended limb to the south over river. Remove all significant deadwood and reduce low over-extended limb to south by 4m.

Cross [University of Buckingham]

21. 22/02860/ATP University of Buckingham, Verney Park
T386 – Ash – significant decline throughout crown- remove to ground level.
T388 – Ash – significant decline throughout crown- remove to ground level.
T389 – Ash – significant decline throughout crown- remove to ground level.

T6 – Ash – Large historic wound at 3m to north – occluding. Significant deadwood throughout crown over public footpath and highway. Minor dieback throughout crown – remove all significant deadwood and reduce crown by 3m.

Cross [University of Buckingham]

22. 22/02924/ATP 4 Villiers Close, MK18 1JH
T1 Sycamore; Sever ivy from base up to a height of 2.0 metres. Prune to clear wall by approximately 1.0 metre.
T2 Sycamore; Sever ivy from base up to a height of 2.0 metres.
T3 Sycamore; Crown reduce by approximately 2.0 metres laterally and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 15%.
T4 Lime; Crown thin by 15%. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches.
T5 Hawthorn; Section fell as close to ground level as possible.

Fletcher

23. 22/02980/ATC 55 Well Street, MK18 1EP
T1 Mulberry. The existing tree is an old, stunted specimen that has been heavily pollarded in the past and is now propped up by two timber posts. This is to be felled and the roots grubbed out to avoid further

damage to the Listed Building and the adjacent, existing terrace and drainage pipes.

Olex

24. 22/03026/ATC 15 Chandos Road, MK18 1AH
 T1 Sycamore: Height 13m; Crown Spread 8m; DBH 90cm. Work required: 4m crown reduction on eastern crown
 T2 – T6 Himalayan Birch: Height 5m; Crown Spread 1.5m; DBH 20cm. Work required: Fell to ground level.
Bicheno

8. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
20/04324/ALB 21/00953/APP	Bourton Mill Health & Leisure Club	External fitness area, decking, fencing, CCTV & floodlights	Oppose & Call-in
22/01173/APP	Rear of 2 Market Hill (Verney Close)	Ch/use duplex flat to two single flats	Oppose
22/01419/APP	138 Moreton Road	Demol. Garage; erect 2-st.side ext'n	No objections
22/01725/APP	11 Market Square	Alts.to shopfront, replace a/c units	No objections
22/01957/APP	26 Mallard Drive	S/st front and rear extensions	No objections
22/02059/APP	6 Campbell Close	2-st side extension & new garage	No objections
22/02202/APP	46 Burleigh Piece	Front & rear ext'ns, and conv.garage	No objections
22/02205/APP	1 Cheyne Close	S/st. front extension & external works	No objections
22/02351/APP	18 Badgers Way	S/st. rear extension & new porch roof	No objections
22/02410/APP	Vinson Building, Hunter street	Ch/use at weekends of ground floor lecture theatre to commercial cinema	No objections

Note: 22/01726/AAD for Specsavers' signage on 11 Market Square is still awaiting decision (13/9/22)

Refused

Application	Site address	Proposal	BTC response
22/01919/APP	9 Addington Rd	New front wall, fence and gate	Oppose
22/02112/APP	5 The Villas	S/storey side extension	Oppose

Withdrawn

Application	Site address	Proposal	BTC response
22/01821/APP	Land off Market Hill/West Street <i>[behind CAB]</i>	Demolish barn, erection of 7 houses and 3 flats, and associated car/cycle parking	Oppose & call-in

Not for consultation

Approved

Application	Site address	Proposal	BTC response
22/02404/ATC	40 Well Street	Fell 1 Eucalyptus (emergency works; tree leaning over houses)	Decided before meeting

22/02499/ATC	37 Well Street	Fell 1 Ash and 1 Sycamore	Decided before meeting
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Refused

Application	Site address	Proposal	BTC response
22/02389/CPL	22 Willow Drive	To extend vehicle access by approx. 5m ²	Oppose

9. Buckinghamshire Council Matters

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

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

10. Updates from Representatives on Outside Bodies

To receive verbal updates from Councillors.

11. Buckinghamshire Council Committee meetings

11.1 N. Bucks Area Planning Committee (24th August 2022) *Cancelled*

11.2 Strategic Sites Committee (1st September 2022) *Report to Full Council*

12. Enforcement

To report any new breaches.

13. Applications to fell trees held over to next meeting**14. S106 Quarterly update held over to next meeting****15. Matters to report**

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

16. Chair's items for information**17. Date of the next meeting:** Monday 17th October 2022 at 7pm**To Planning Committee:**

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

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
228/22	8 via Consultee In-Tray 1 direct to Officer as no longer in above 5 via Comments button	228 (22/02410) 229.3	Use of Vinson Building by The Film Place Cycleway along old railway line	

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 Resent to Cllr Stuchbury for OK 26/1/22, and agreed version to Town Clerk for sending 27/1/22 See Agenda 5.1
	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	√	
Cycleway on Railway Walk	229.3	Arrange meeting with Cabinet Member to expedite as minuted		
West End Farm	401.2/21	Letter & press release as minuted	√	Verbal update from Cllr. Stuchbury agenda 9.1.1
	785.2/21	Write to officer with thanks as minuted	√	Cllr. Stuchbury gave verbal update 25/7/22

Buckinghamshire Local Plan	229.2	Ask when BTC will be invited to drafting of 'Statement of Community Involvement'		
A421 upgrade	229.4	Draft follow-up question for Cllr. Stuchbury	√	
"Find out if you need planning permission" form	229.4	Test system and report. Request Minutes of proposal and agreement		
Call-in included in response; awaiting decision				
22/00220/APP	9 St Rumbolds Lane	Alterations to make 7 self-contained flats	√	7/9/22: <i>officer email</i> : The Chair and Vice-Chair of the North Area Planning Committee have determined that the application does not need to be referred to the Committee for decision and can be dealt with under delegated authority. <i>Decision awaited</i>
Enforcement reports and queries				
218/22	1 Manor Street	Enforcement notice period expired; remind officer	√	2/8/22: Compliance period ends 1 st September (4 months since issue date); Compliance Officer has it on his timetable 30/8/22 Mr. Orton reports replacement wooden door to match adjacent one fitted, but not a stable door type as Listed
Neighbourhood Plan Review				
Other matters				
"Year of the Tree"	648/24 792.1/21	Town Clerk to consider membership of Woodland Trust Invite insurance co rep to meeting	√	Corporate Membership not available AXA & NFU to be contacted

Care Home access, Cornwalls Meadow	729/21 785/21	Review after Care Home open Check new kerb and layout; write for long term plans	√	Response received from Steve Essam 23/5/22: They redrew the kerb line so that cyclists have better visibility coming out. The new double row of kerbs will provide better protection for the pay and display machine. At the 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. Meeting held with Cllr Harvey Tuesday 2nd August to agree format; draft to be sent to JH when time allows
S106 balance, Stratford fields car park	851/21 48.2/22 211/22 227.1	Suggest possible uses Write as minuted Contact BAFC, then Mr. Rowley Do letter of support when project agreed	√ √	Agenda 16.2 6/6/22 BAFC contacting Buckinghamshire direct; keeping us advised of decision Awaiting decision
Osier Way s106	121.1/22 213	S106 Consultation with parishes – check what other LPAs do Letter to S.Bambrick, refer to Charter	√ √	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...” Letter sent, response awaited
Overgrown hedge	218	Cllr Willett to note address and inform Estates Manager		

Removal of neighbour comments from website	226	Cllr. Stuchbury to submit written question	√	On agenda for BC Full Council
Pegasus crossing by Wipac	234	Report damage	√	31/8/22 Cllr. Harvey reports road now repaired



Cabinet Member Transport

Steven Broadbent
Buckinghamshire Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF



steve.broadbent@buckinghamshire.gov.uk
07471 144181
www.buckinghamshire.gov.uk

Ms C Molyneux
Town Clerk
Buckingham Town Council

Email: townclerk@buckingham-tc.gov.uk

6th September 2022

Ref: Street Lighting, Tingewick Road

Dear Ms Molyneux

Street Lighting on Tingewick Road, Buckingham

Thank you for your letter dated 9th August regarding the provision of additional lighting on Tingewick Road in Buckingham.

The new lighting in Tingewick Road was provided as part of the section 278 agreement with the developer of the site. The section 278 works included the construction of a new roundabout at the Tingewick Road/A421 junction and lighting was provided because guidance states that all roundabouts should be lit.

In general, a 5-second approach to a roundabout should also be lit and therefore lighting was provided on Tingewick Road for the 5-second approach to the new roundabout and the frontage of the new development. It was not possible to justify further lighting on Tingewick Road under the section 278 agreement because this may have been seen as betterment. However, it is anticipated that any future development within Tingewick Road Industrial Park would also require a section 278 agreement, which could then include provision of lighting to the currently unlit section of road.

It is recommended, but not a requirement, that there should not be an unlit gap of more than 20 seconds between lit sections of road. The unlit gap at this location is about 340m but at 40mph the distance travelled in 20 seconds is 356m and so the current gap would be considered acceptable.

As the Council currently has no funding to provide additional street lighting, any new lights would need to be requested through third party funds, such as through the Community Board or via funding from yourselves at the Town Councils.

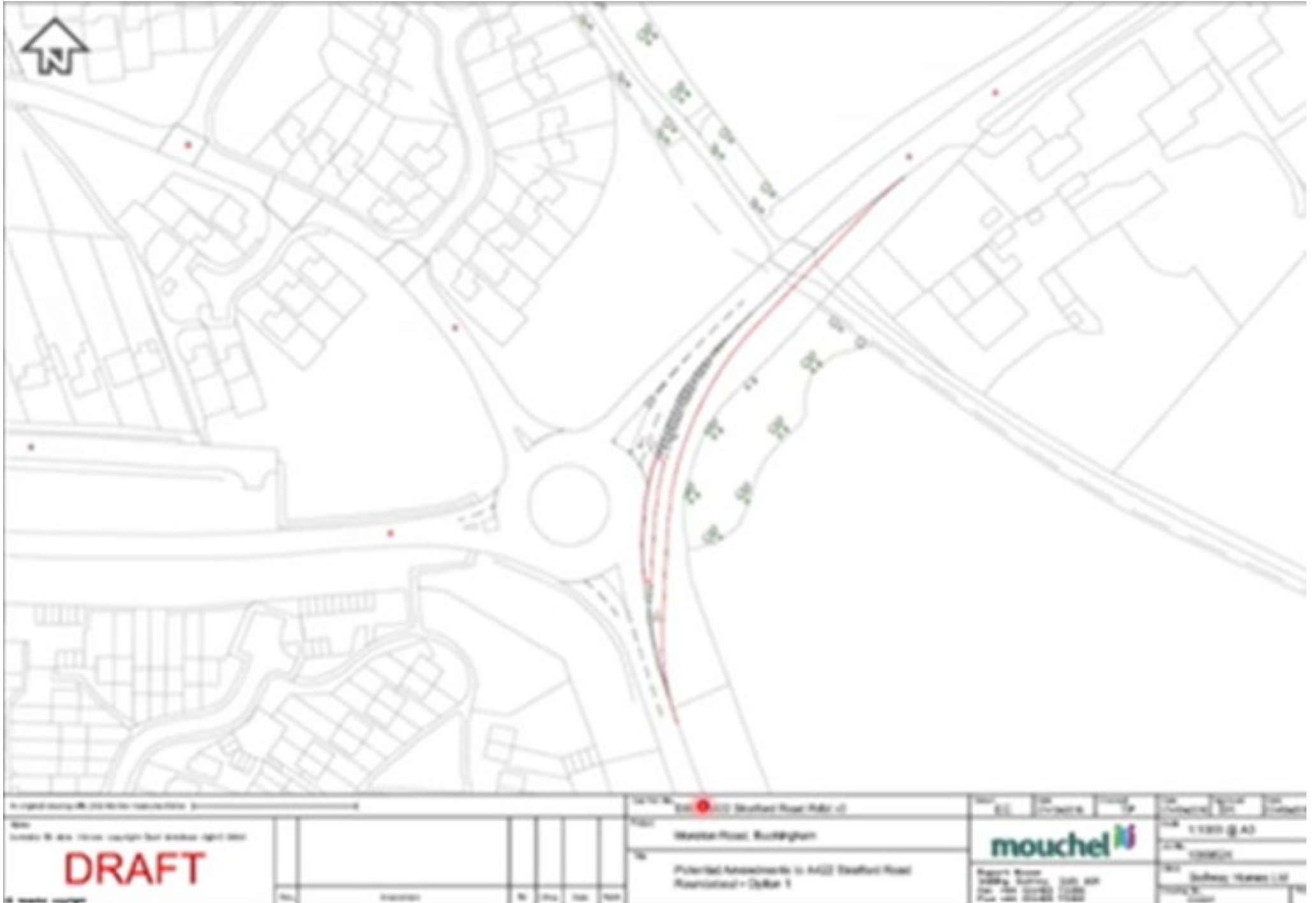
The Community Board for this area is the Buckingham and Villages Community Board, which can be contacted via the link below:

<https://www.buckinghamshire.gov.uk/community-and-safety/improving-your-local-community/buckingham-community-board/>

I hope the information above proves helpful.

Yours sincerely

Steven Broadbent
Cabinet Member for Transport



**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 23RD SEPTEMBER 2022**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

- 1. **22/02580/APP** 12 Top Angel, MK18 1TH
Change of use from B1/B2/B8 to D2 Leisure/indoor sports activities
Allsopp



The site is the end unit of a small court off Top Angel, currently occupied by a firm supplying autoparts. The proposal is to use the unit for the expanding Buckingham Gymnastics Club, which currently meets at Lace Hill. The unit will not require modification, and the application says there is parking for 12 vehicles, with overflow parking on Top Angel. The unit is at the end of a cul-de-sac and there are no entrances to the building opposite on this side so the full width of the paving is available. Hours of operation are given as

Monday – Friday 9.30 to 19.30
Saturday 9.00 to 18.00
Sunday 10.00 to 16.00

There is already leisure activity - PureGym and Slade Indoor Bowls Club - on the industrial estate.

The following application was circulated by email on 28/8/22 due to the decision date being 13th September, and no objections were received from Members.

- 2. **22/02592/CPL** 14 Portfield Close, MK18 1BD
Certificate of Lawfulness for proposed mobile home
Barfoot



Location Plan

Satellite photo

Block Plan



The house and view into garden 28/8/22



The view into the garden from the cycleway; the unit will go on the central area

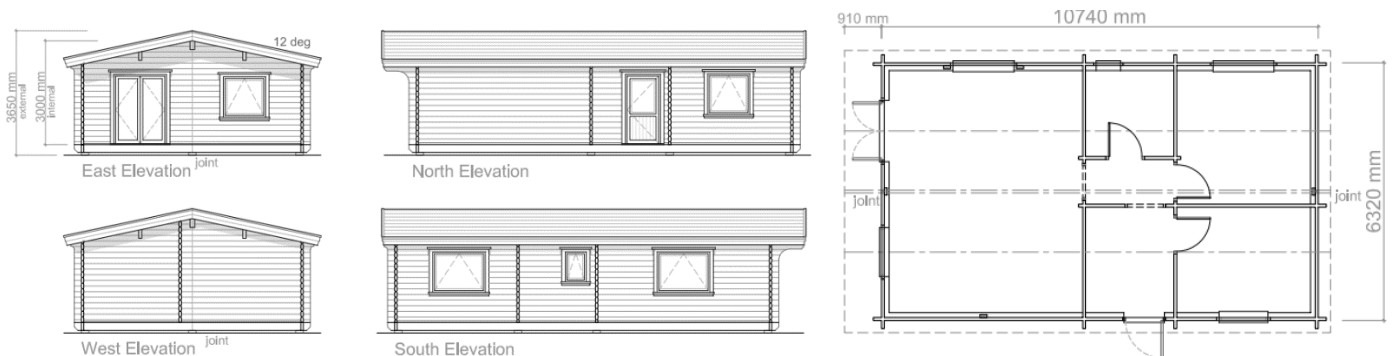
The site is one of the two end houses at the western end of Portfield Close. It is a link-detached originally 3-bed house with a flat-roofed garage; it has been extended, and a 4th bedroom added over the garage. It is a large corner plot, but has been subdivided with a standard height close-board fence. The rear boundary is also a standard height closeboard fence and backs onto the cycleway from Bourton Road through the Heartlands, and is opposite the allotments.

The proposal is to site a mobile home in the garden to the north of the dividing fence, which is not shown on the drawings. It is not stated whether the fence is to remain, and may have been erected to stop footballs escaping from the garden area. The building is mobile in the sense that a brick is mobile, because it can be picked up and moved, or removed, at any time (the applicant has supplied photos), and is of the type sometimes known as a 'park home' and normally connected to utility services though this application contains no indication of connection to electricity, water supply or sewers.

It is supported by a selection of appeal decisions on the Lawfulness of such a building when used as additional accommodation for the residence, and copies of Buckinghamshire Council approvals of similar applications in Chiltern and Wycombe former Districts.

The applicant has included this explanation in the application form:

The proposed mobile home unit complies with the legal definition of a caravan in terms of size, assembly and mobility and will be used as additional accommodation to the existing dwelling and as such will not comprise either operational development or a material change of use and is not therefore development within the meaning set out in S.55 of the Town and Country Planning Act 1990. Please see the planning report and appendices submitted with the application. Note: in answer to the question in this section of the form concerning the permanency of the use, the reply that it is permanent is given in the context that there is no change of use, the additional accommodation, although temporary in nature, is part and parcel of the single main lawful use as a dwelling house which will continue in perpetuity. Nonetheless the caravan is not intended to be a permanent addition to the land and can be readily simply removed once it is no longer needed.



Planning history

1	00/02521/APP	Single storey rear extension	Approved
2	07/01410/APP	Single storey rear extension and detached garage	Approved

3	07/03166/APP	Erection of conservatory	Approved
4	13/02855/AOP	Erection of detached dwelling with garage	Refused
5	15/00621/APP	First floor side extension	Approved
6	22/02592/CPL	Certificate of lawfulness for the provision of mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by family members as part of one household (not a material change of use)	Pending Consideration

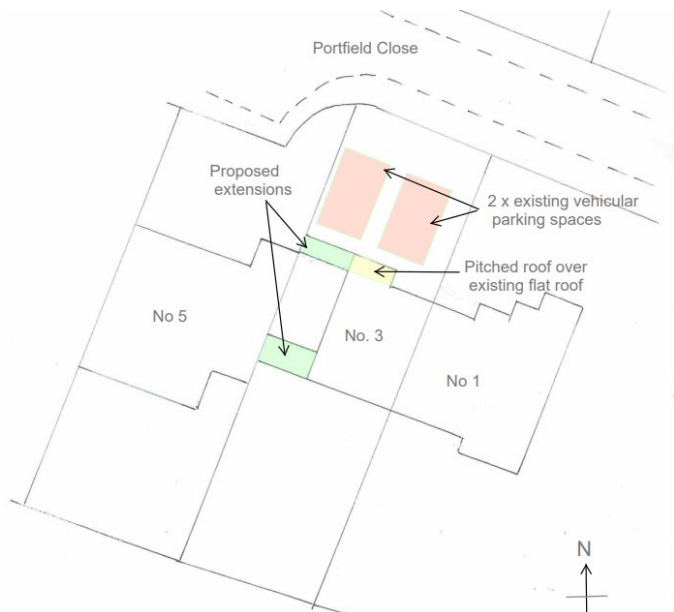
3. 22/02675/APP

3 Portfield Close, MK18 1BD

Householder application for single storey front and side extensions and pitched roof over existing porch (retrospective)

Rawding

Location plan



Block plan



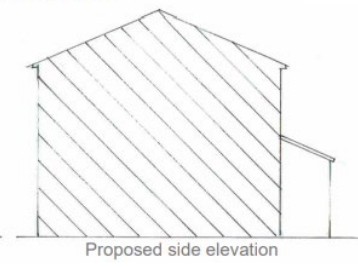
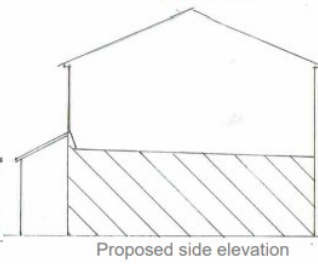
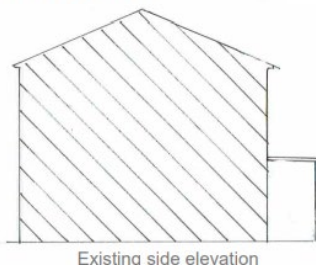
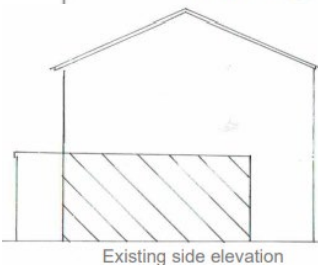
The house on 28/8/22

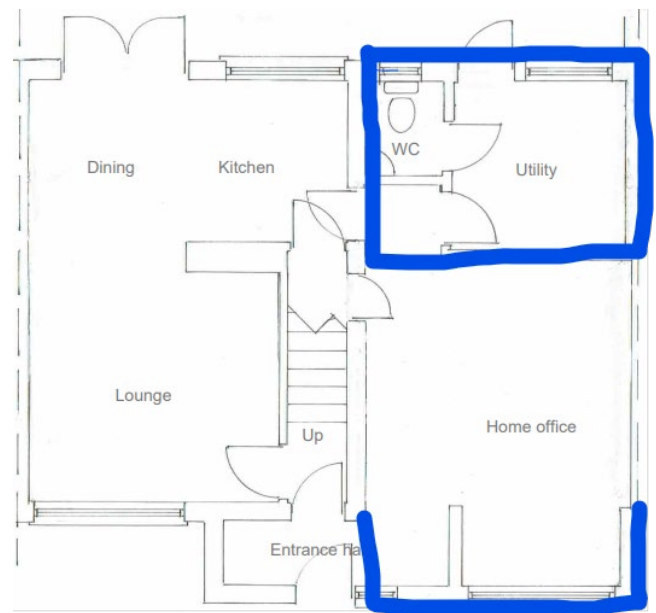
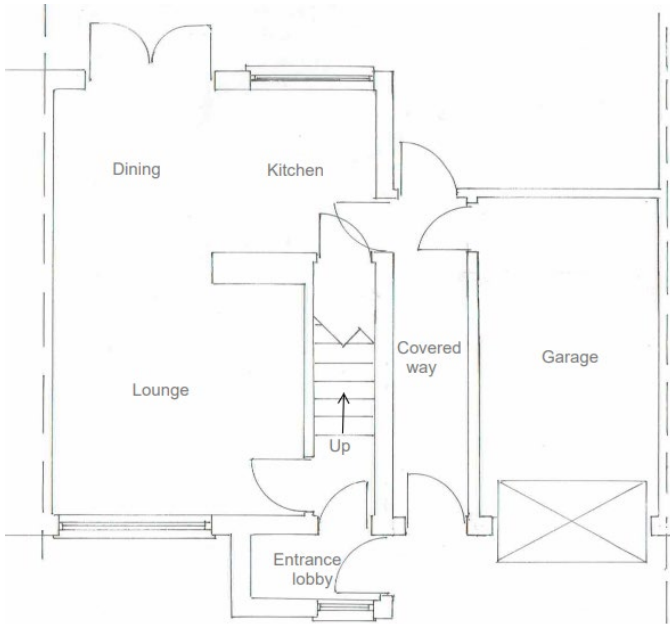


The house in 2009

The site is on the south side of Portfield Close near the turning head of the cul-de-sac and is a link-semidetached house backing onto the Bourton Road. Its frontage is paved and capable of accommodating 2 vehicles.

The proposal is retrospective, and extends the front and rear of the linked garage element, lining the new walls up with the original porch front wall and rear house wall and incorporating the side passage into the house. The garage will be turned into a home office, the new room at the rear into a utility and cloakroom, and the flat garage and porch roofs are replaced with a pitched roof which is extended over the original porch. As can be seen, the materials match the existing.





4. 22/02736/APP

1 Eider Close, MK18 1GL Householder application for erection of fence (retrospective)
Keen

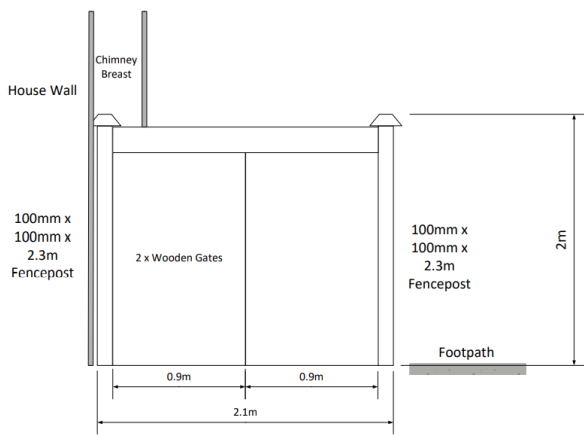


Location plan



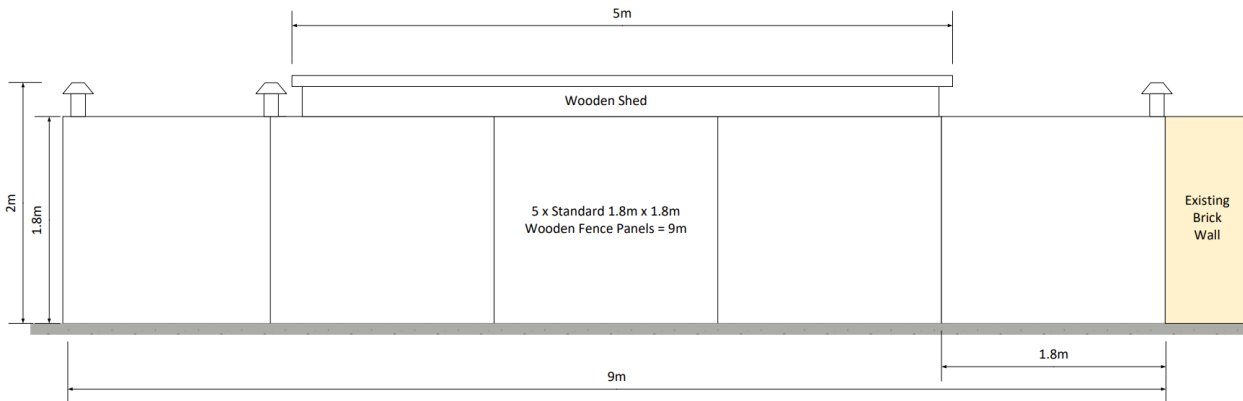
Front and side of house

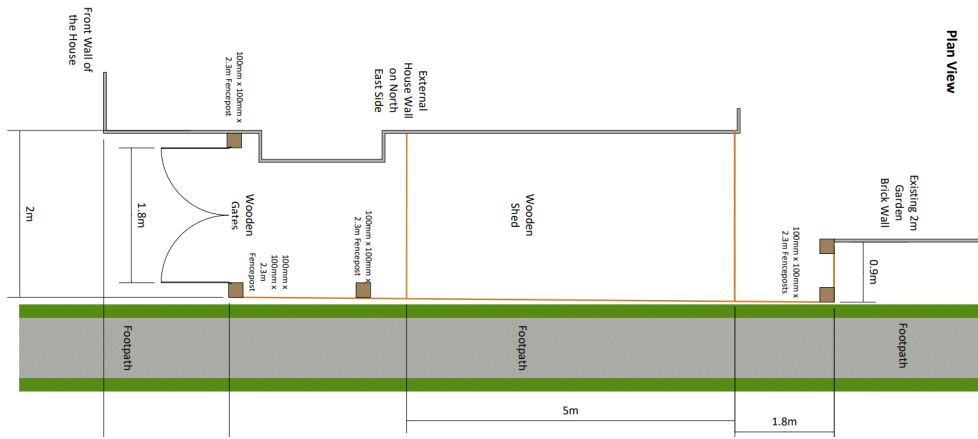
Front of House View



Fence to front and side (26/8/22) and shed

Side View of House (NE side)





Junction of fence and garden wall, and the garden shed



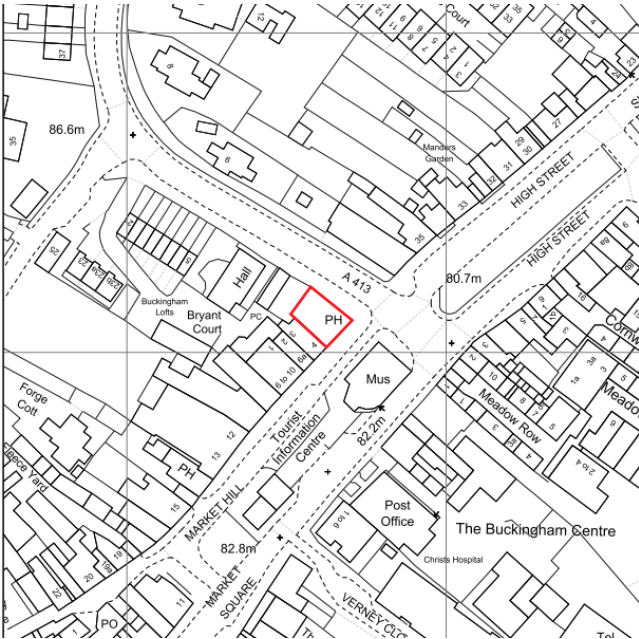
The wall and public path



Close-up of the join.

The following two applications may be considered together:

- 5. **22/02742/AAD** The King's Head PH, 7 Market Hill, MK18 1JX
Display of signage and lighting scheme
- 6. **22/02743/ALB** Listed building application for signage and lighting scheme
Gibson [Stonegate Group]



Location plan



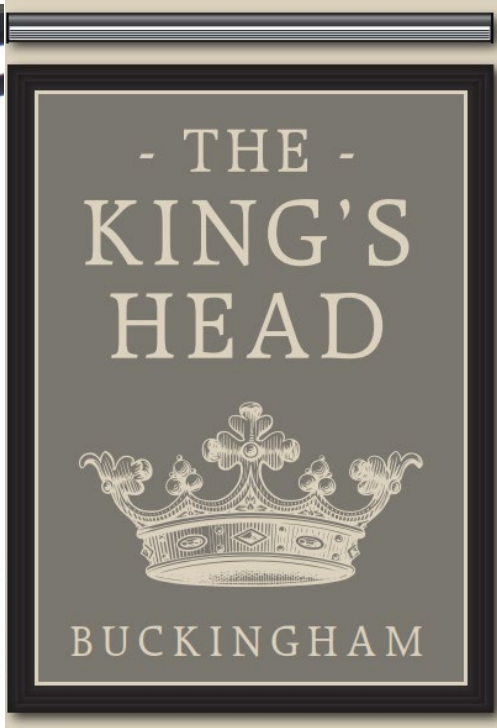
Proposed new signage



Proposed new lighting



Existing and proposed Market Hill sign and lighting

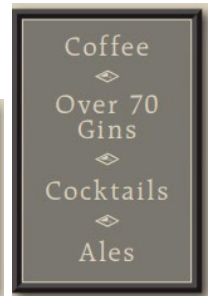


Existing and proposed hanging sign

Proposed wall sign



Existing Moreton Road elevation signage and proposed replacements (below)



Proposed lighting

Planning history (signage and decor only)

1	89/00666/ALB	CHANGE OF EXTERIOR COLOUR OF PUBLIC HOUSE FROM GREEN AND BROWN TO WHITE AND BLACK	APPROV
2	95/00671/ALB	NEW LANTERN AND BRACKET ATTACHED TO WALL OF BUILDING	APPROV
3	95/01492/AAD	EXTERNALLY ILLUMINATED PUBLIC HOUSE SIGNS	APPROV
4	95/01493/ALB		
5	02/00193/AAD	Replacement of existing pub signage with new signage	Refused
6	02/00718/ALB		
7	03/00230/ALB	Replacement of existing pub signage with new signage	Withdrawn
8	03/00231/AAD		
9	03/00799/AAD	Replacement of existing pub signage with new signage	Approved
10	03/00800/ALB		
11	11/00153/AAD	Replacement of existing signage	Approved
12	11/00156/ALB		
13	16/03018/ALB	Signwriting and external lighting to building and repainting of the ground floor element of building. Retention of new signage to pub	Approved
14	16/03373/AAD		
15	22/02742/AAD	Display of signage and lighting scheme	Pending Consideration
16	22/02743/ALB		

The following two applications may be considered together:

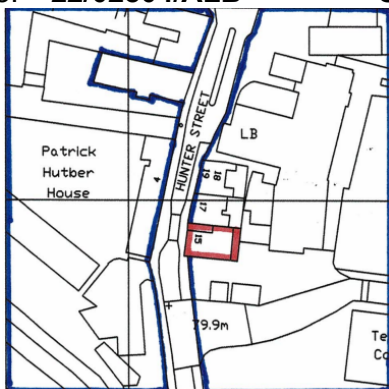
15 Hunter Street, University of Buckingham, MK18 1EG

7. **22/02803/APP**

Erection of a single storey extension

8. **22/02804/ALB**

Sheridan [Delta Planning]



Location plan



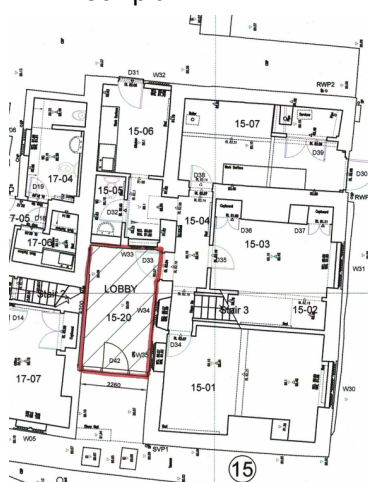
Block plan



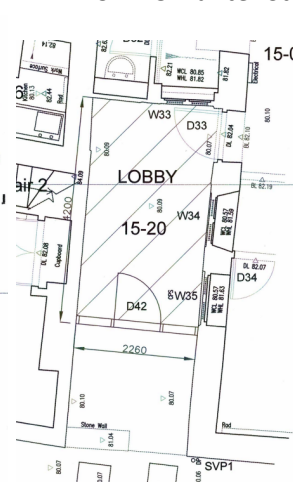
19 – 15 Hunter Street



Existing ground floor plan



Proposed infill



Detail of infill



Site to be infilled

The site is the Wellness Centre in the cottages between the main entrance to the Vinson Building and the entrance to the car park on the east side of Hunter Street. The cottages are Grade II Listed. The existing entrance is via a small yard between Nos. 15 and 17, and the proposal is to infill approximately 2/3 of the

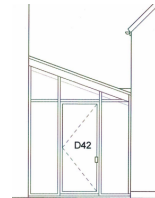
yard with a lobby with a lean-to roof at the same angle as that to the rear of the yard, but slightly higher (the building to the rear houses a cloakroom and kitchenette). The small rough-stone wall across the front of the yard will be retained.



Existing Hunter Street elevation



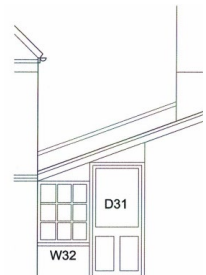
Proposed Hunter Street elevation



Existing rear elevation



Proposed rear elevation



Property History

1	81/00022/AV	CONVERSION OF PAIR OF COTTAGES TO PROVIDE 4 BED SITTING ROOMS FOR STUDENTS	Approved
2	81/00023/AV	REMOVE INTERNAL FLOORS AND INTRODUCE NEW LEVELS DEMOLISH LEAN-TO ALL TO CREATE TWO FLOORS ABOVE FLOOD LEVEL	Approved
3	82/01030/AV	USE OF PREMISES FOR ACADEMIC & ADMINISTRATIVE PURPOSES	Approved
4	22/02803/APP	Erection of a single storey extension	Pending Consideration
5	22/02804/ALB		

The following two applications may be considered together:
14 Market Square, MK18 NW

9. 22/02811/AAD

10. 22/02812/ALB

Display of front fascia sign and existing hanging sign
 Listed building application for re-writing of front fascia sign and
 existing hanging sign
 Divergent Property Ltd.



Location plan



Front elevation, ground floor



The signage in the centre is raised, but not lit.

The site is the shop unit on the west side of Market Square, next to Boots' Opticians. It was formerly occupied by the Co-op Funeral Service.

The application arises from our reporting of the change of signage on a Listed Building in the Conservation Area last February (Enforcement case NC/22/00061/LB) and is therefore retrospective. The hanging sign utilises the existing bracket.

Highways have merely asked that it be non-reflective (it isn't) in the interests of road safety, and there are no other comments.

Property History (signage only)

1	16/04144/AAD	Retention of non illuminated fascia sign and projecting sign	Approved
2	16/04145/ALB		
3	22/02811/AAD	Listed building application for rewriting of front fascia sign and	Pending
4	22/02812/ALB	existing hanging sign	Consideration

11. 22/02962/VRC

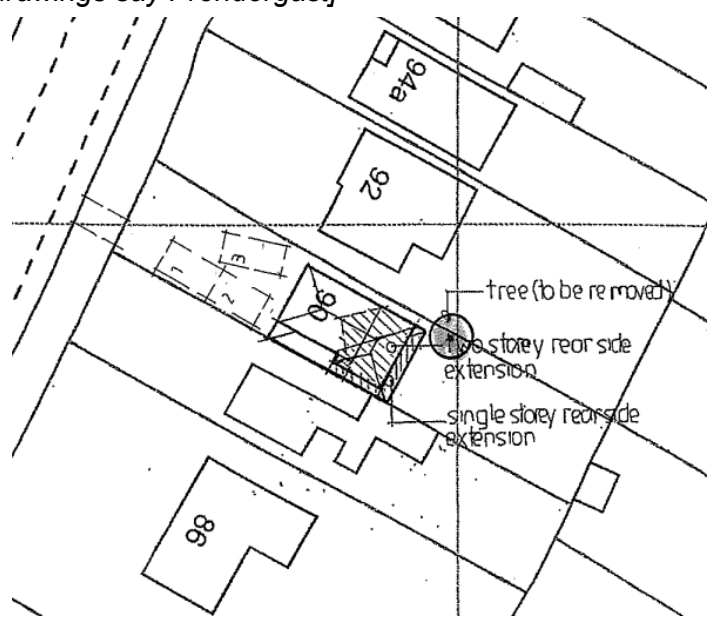
90 Moreton Road, MK18 1PW

Variation of condition 2 (plans) relating to application 22/00939/APP (householder application for part two, part single storey side and rear extensions)

Thornton [agent; drawings say Prendergast]



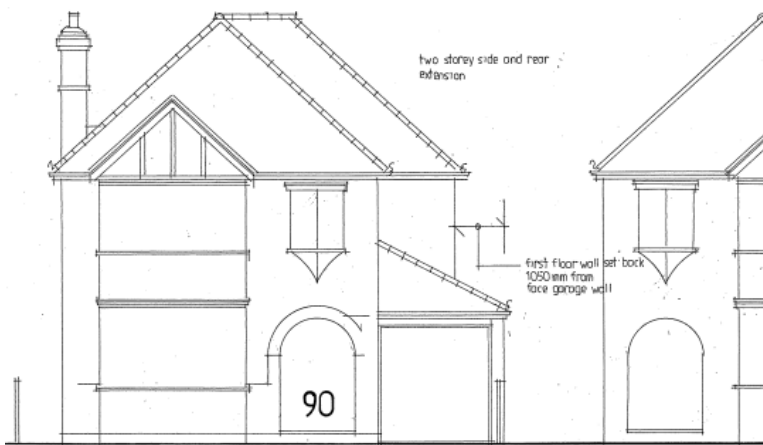
Location plan



Block plan



(L-R) Nos 92, 90 & 88. Pictures from Google due to pressure of time (2021 streetview, 2022 satellite)



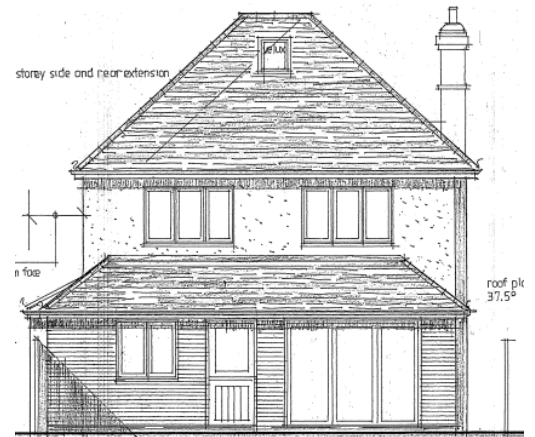
Approved front elevation



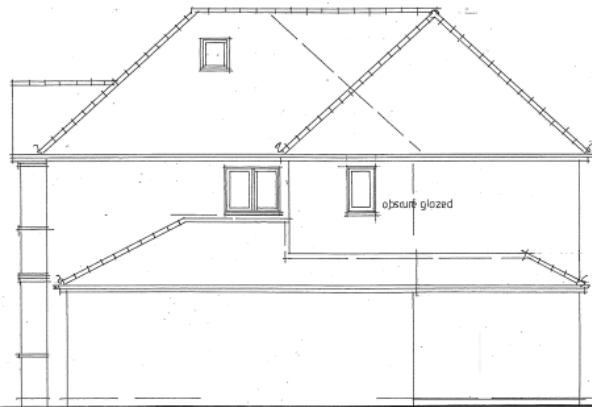
New application – unchanged



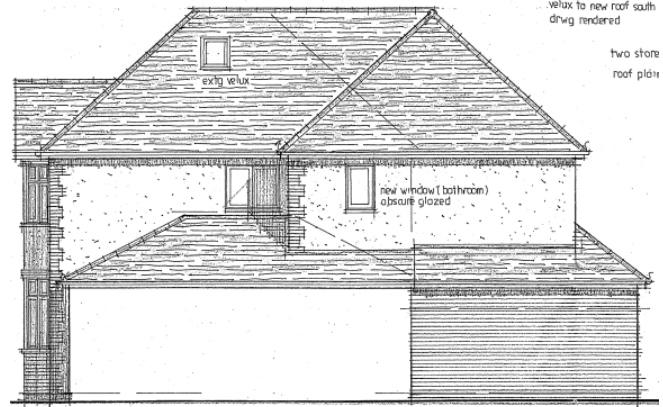
approved rear elevation



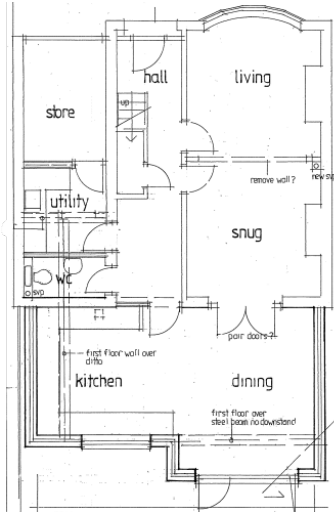
new application



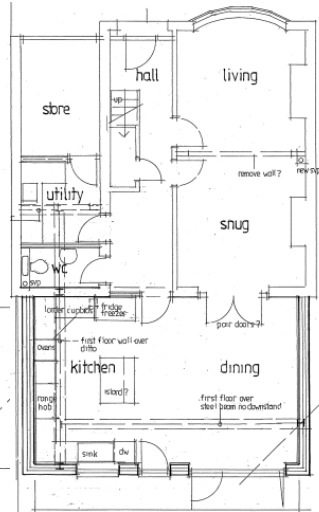
approved SW side elevation



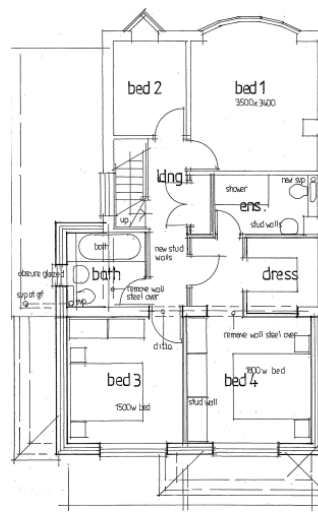
new application



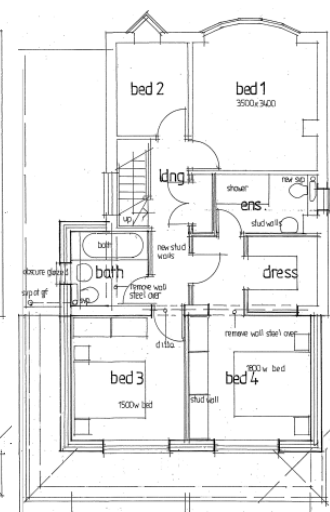
approved ground floor plan



new application



approved first floor plan



new application

Property History

1	22/00939/APP	Householder application for part two, part single storey side and rear extensions	Approved
2	22/02962/VRC	Variation of condition 2 (plans) relating to application 22/00939/APP (Householder application for part two, part single storey side and rear extensions)	Pending Consideration

The site is a 3-bedroom 1930s detached house on the east side of the Moreton Road, north of the Highlands Road junction and almost opposite the southern entrance to Whitehead Way. It is one of a mirror-image pair with № 88, with a projecting bay window through ground and first floor level, with a gable over, and a small dual aspect oriel window at first floor, which has a corbel support. The front door is recessed inside a shallow arched porch. № 90 has an attached garage on the south side with a single-pitch sloping tiled roof and extensive paved parking to the front of the house; № 88 has no garage but it does

have a 2013 garden room extension set back behind the house and up to the fence line (see site plan above). There also appears to be a fence and gate across the side passage in front of this which does not feature on the drawings but visually fills the gap between the houses. There are two skylights shown in the existing roof, near the ridge, but there is no clue as to the use of the roof; however property websites show the house as being 3-bed, and there are no previous planning applications attached to this address. The property has a sizeable area of land front and rear, and backs onto gardens of Highlands Road.

The approved application was to turn the garage into a store, utility room and cloakroom, and extend across the whole rear of the house to form a new kitchen and dining room, demolishing the existing room walls and extending the dining room part approximately 1m further than the existing building line. The extension is narrower than the house at both sides. The first floor side extension is over about half the garage outline in width and over the rear third of the garage and the new ground floor rear extension, but not the dining room projection. It is thus stepped in considerably on the side next to No. 88, and makes a complex roof pattern with the existing garage roof. The first floor will house a third and fourth bedroom, with the bathroom partially over the new utility and cloakroom.

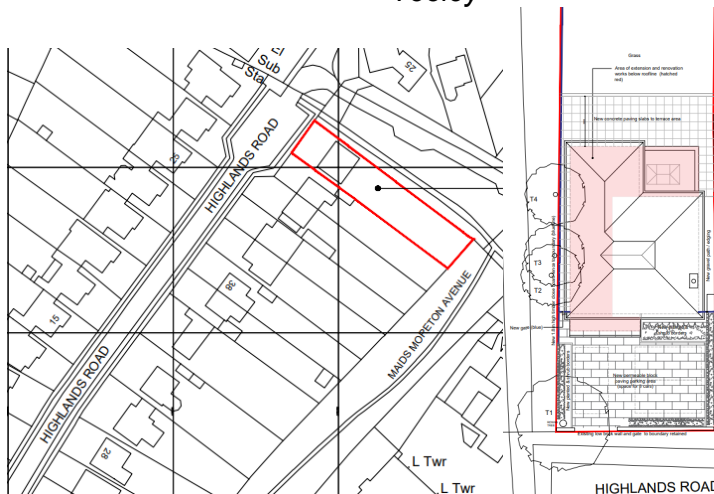
The applicant's kitchen designer has produced a design with an island unit, and this means the stepped in section of the rear wall needs to be squared off and the roof will now wrap around the rear corner. Materials to match existing, including render finish.

12. 22/02992/APP

Beracah, 48 Highlands Road, MK18 1PL

Householder application for demolition of existing garage and single storey side entrance [*extension is meant*], erection of two storey side extension, conversion of garage to living accommodation, rebuild of front porch with pitch roof and part single, part two storey rear extension

Tooley



Location plan

Block plan



House and front garden.

At the left is the public footpath linking Highlands Road with Maids Moreton Avenue (photos taken 29/4/22)

The site is a neglected 1960s detached 3-bed house with attached single garage on the east side of Highlands Road, at the northernmost end. The side boundary is a public footpath, with the driveway to Buckingham Primary School parallel to it, and the long garden reaches to Maids Moreton Avenue. It has recently been purchased from the estate of the previous owner, and the agent's photographs and text showed it to be in need of extensive renovation. In the 1980s the angle behind the garage was squared off to make a store for a mobility scooter and a ground-floor bathroom, and this element has a flat roof. It was recently sold with planning permission for a modest first floor side and single storey rear extension.

The new owner wishes to demolish the garage (which is too small for practical use) and the flat-roofed extension and erect a new side extension as far forward as the projecting porch at ground level with a second storey above from the line of the house wall, and full-width rear extension, which is two storey at the side and single storey against the boundary with the neighbour. The rear extension will increase the house

footprint by 50%. The single storey element is about half the rear extension and will have a lantern roof. Both kitchen and dining areas will have bifold doors to a terrace finished with concrete slabs. A gated side path will be provided on the north side of the house.

The rear extension will enlarge the existing kitchen and dining room considerably, and the side extension will house a new study, cloakroom and utility room. The dividing wall between the living room and dining room will be retained. There are no windows in the side of the extension facing the neighbour.

On the first floor there will be a new master bedroom in the 2-storey section at the rear, with an en-suite bathroom, a family bathroom and an enlargement of the front bedroom, making a total of four bedrooms. The roof will become more complicated, see below, but the chimney is to be retained.

Matching bricks and tiles; existing windows and doors are single glazed with white painted timber frames and will be replaced with anthracite double glazed units.

Six trees are marked on the block plan, but only four are numbered and these will need to be felled; the extension is no wider than the garage to be demolished, and they are described as saplings so are probably a result of the neglect of the garden over many years.

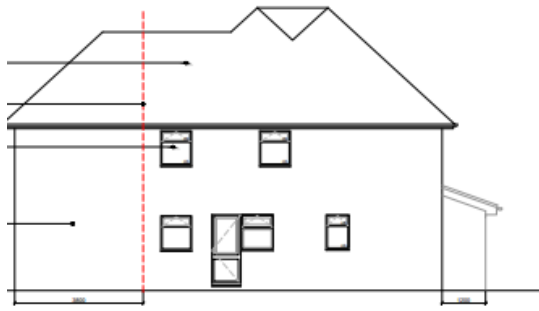
The footpath boundary (currently timber posts and chicken wire) will be replaced with a 1.8m closeboard timber fence. Other boundaries will be unchanged.

The frontage will be paved with permeable block paving with space for 3 vehicles, and its low brick wall retained.

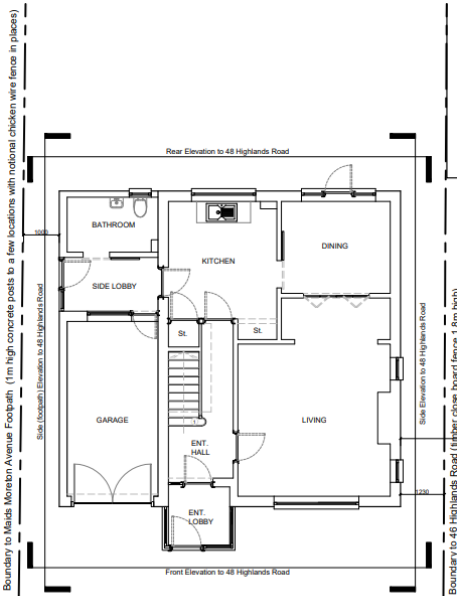




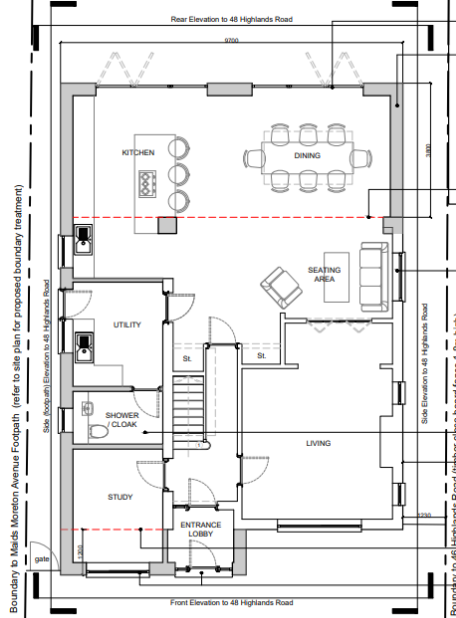
Existing Side Elevation (to boundary with Maids Moreton Avenue footpath)



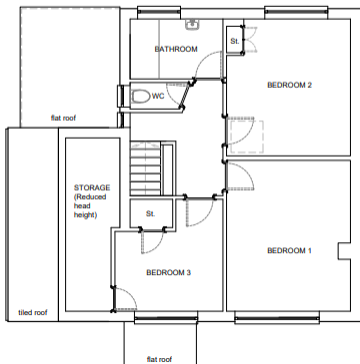
Proposed Side Elevation (to boundary with Maids Moreton Avenue footpath)



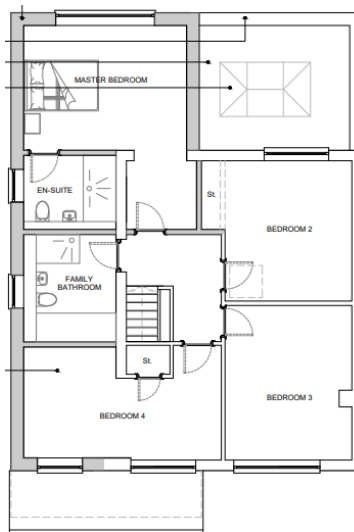
Existing and proposed ground floor plan

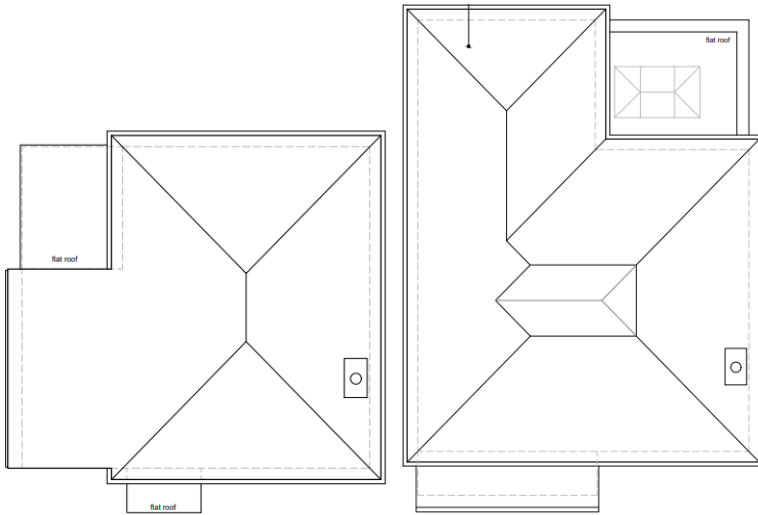


Proposed Ground Floor Plan



Existing and proposed first floor plan





Existing and proposed roof plan



The side of the house from the public path with the flat-roofed element

Property history

1	80/00945/AV	PROPOSED FRONT / INVALID CHAIR STORE EXTENSION	APPROV
2	22/01362/APP	Householder application for first floor side and single storey rear extension	Approved
3	22/02992/APP	Householder application for demolition of existing garage and single storey side entrance, erection of two storey side extension, conversion of garage to living accomodation, rebuild of front porch with pitch roof and part single, part two storey rear extension	Pending Consideration

13. 22/03052/APP

22 Swithin Lane, MK18 1ZJ

Householder application for proposed loft conversion with rear dormer and front roof lights

Abu-Rish



General location within estate



Location plan

The site is a 4-bed detached house, L-shaped in plan, on a corner plot in St. Rumbolds Fields, facing east onto Swithin Lane. There is a detached garage to the rear of the house with its driveway on to Frideswide Street and a nearby parking layby. Confusingly, the house to the rear is 22 Frideswide Street.

The proposal is to convert the loft into two further bedrooms and a bathroom. There will be four skylights in the front roof slope, two for each bedroom, with an additional skylight in the rear slope for one bedroom and

a large dormer intersecting the rear wing's roof slope. It has two windows, one to the landing and one to the bathroom. The dormer is to be constructed with matching materials.

The rear wing of the L-shape has its ridge subsidiary to the front of the house. However the side and rear views of the proposal show the dormer as being almost as high as the main roof ridge, ie visible over the rear wing's roof.

No changes are proposed to the ground floor, but of course an additional staircase has to be inserted from the first to the second floor.



Front



Existing



Proposed



Existing rear



Proposed rear

facing № 22 Frideswide Street



Side facing Frideswide Street



Existing

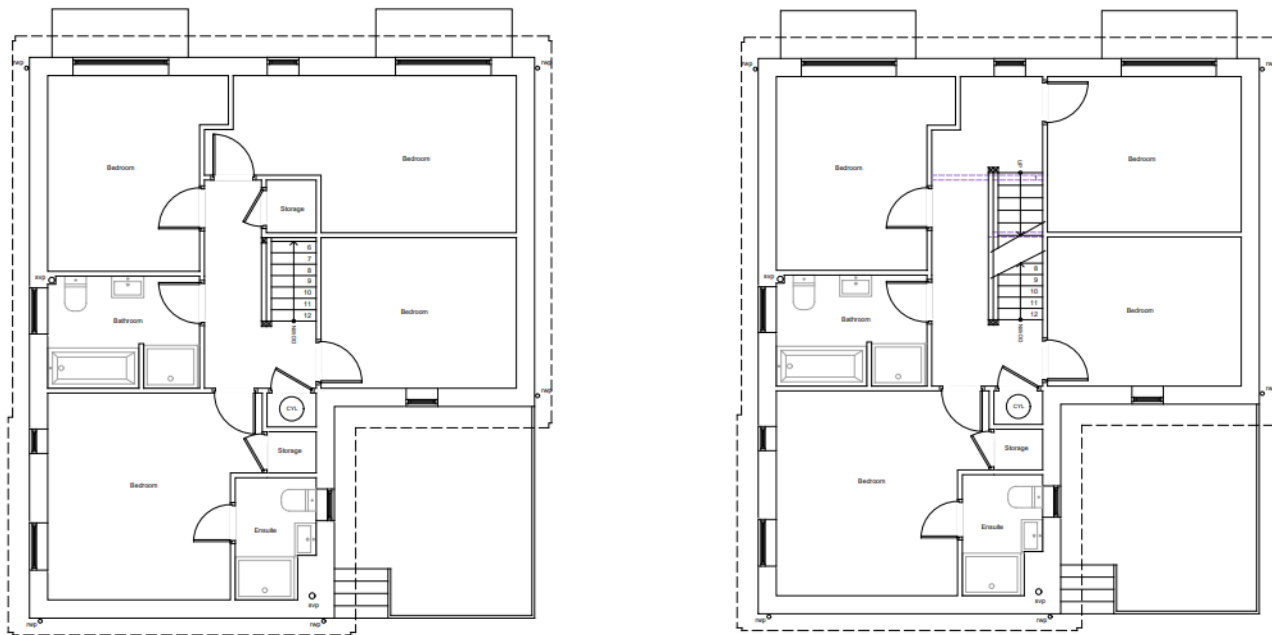


Proposed

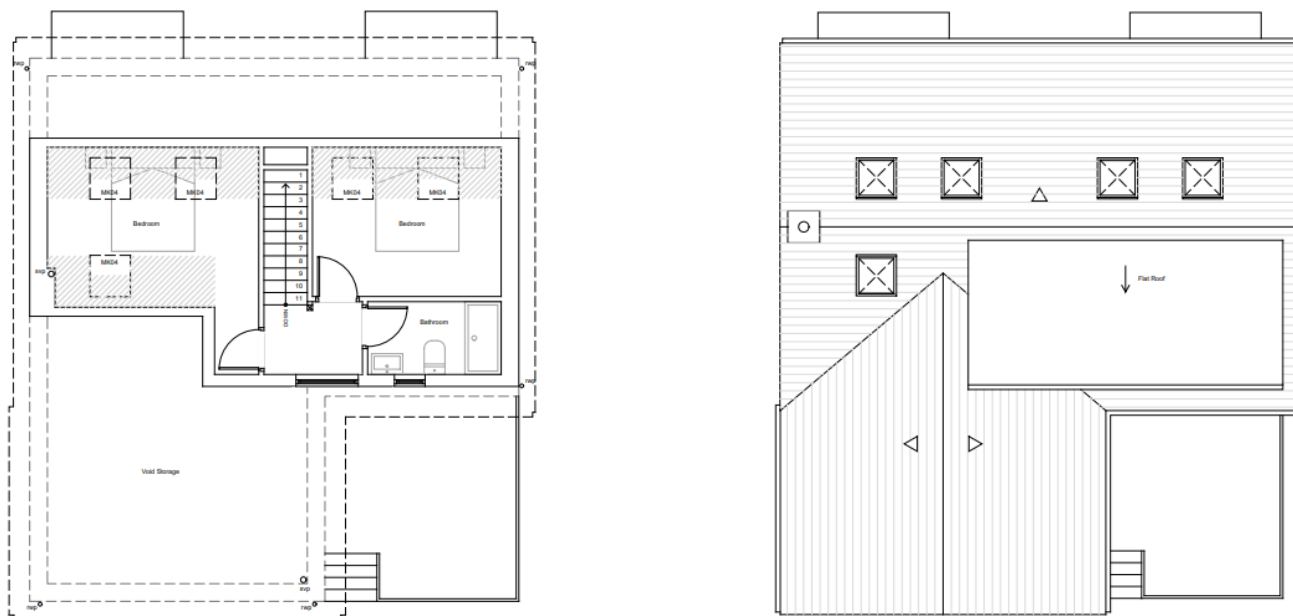


left side facing neighbour (№24)– existing and proposed





Existing and proposed first floor



Proposed new second floor

Proposed roof plan

14. **22/03094/APP**

11 Partridge Close, MK8 7HH

Householder application for addition of a single storey glass roof located on the rear elevation

Mcbirney

The site is on the east side of the northern part of Partridge Close and has a good-sized garden backing on to the east limb of Badgers Way. It is a detached house with a single storey flat-roofed garage attached to the northern side. There is an area of decking at the rear of the garage.

The applicant wishes to put a clear glass sloping roof over part of the decking. The construction includes a gutter system in the (white) supporting posts, and the whole is demountable and does not affect the house structure.



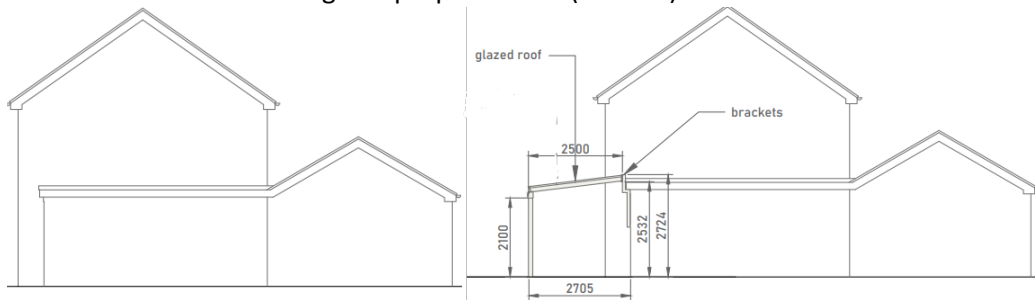
Location plan



Front of house 14/9/22



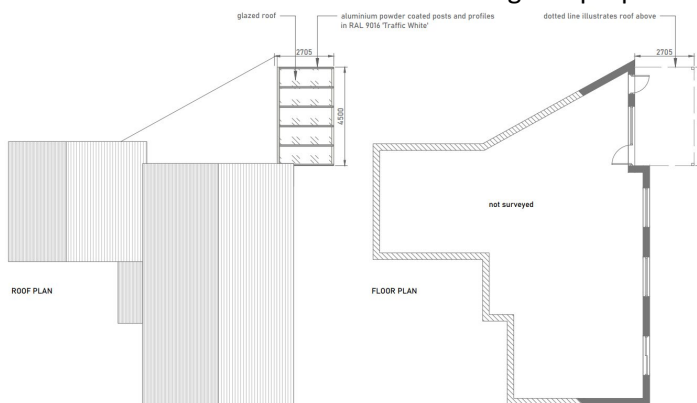
Existing and proposed rear (eastern) elevations



Existing and proposed north side elevations



Existing and proposed south side elevations



Roof and floor plans

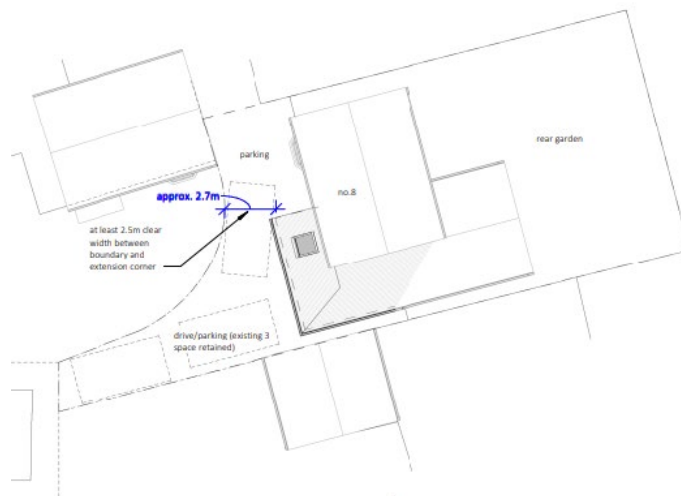
Applicant's photo of rear of house

15. 22/03119/APP

8 Wren Close, MK18 7HA

Householder application for proposed single storey side and front extension
Elmer

Location plan



Block plan



The front of the house 14/9/22;
the proposed extension will come forward of the window on the right and wrap around the porch

The site is at the eastern end of a cul-de-sac on the Badgers estate. It is a 4-bed detached house with a porch canopy supported by pillars, with a single storey side element which may be the original garage housing a snug and utility room which extends around the rear of the house to include the kitchen under a pitched roof.

The proposal is to build forward of the snug to form a study and wrap round the front of the house encompassing and enlarging the porch under a similar L-shaped tiled roof, with a skylight over the front door. No changes are proposed to the upper floor. Drawings show three parking spaces on the frontage, although one will require care as the applicant has indicated that the distance between the front boundary and the corner of the porch is 2.7m.

Materials to match existing.



Existing and proposed front elevation



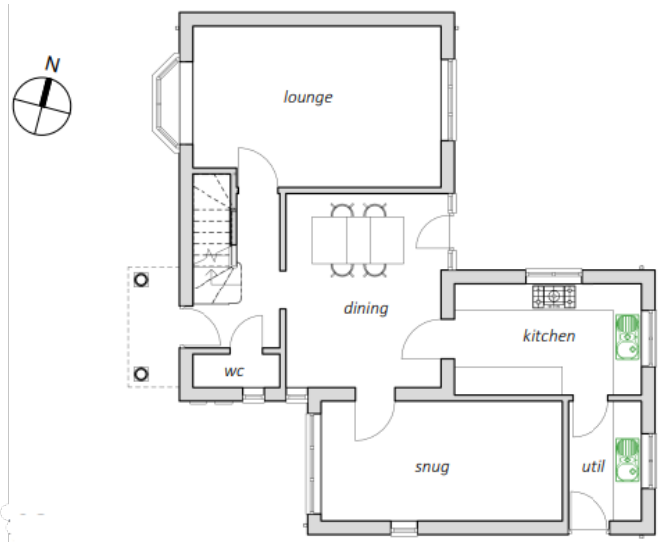
Existing and proposed rear elevation



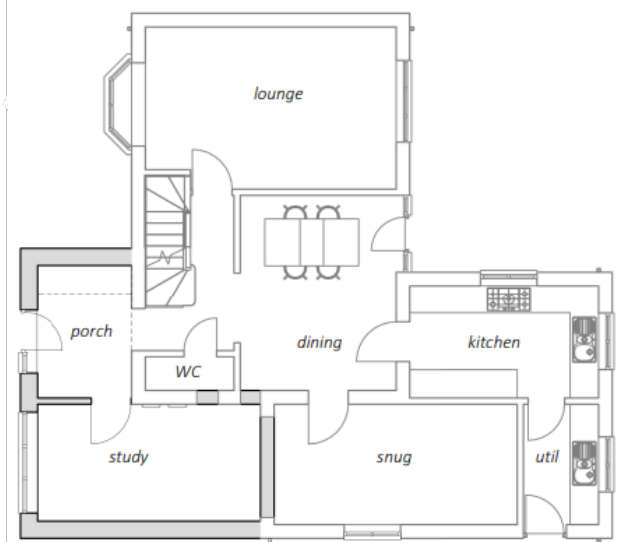
Existing and proposed north side elevation



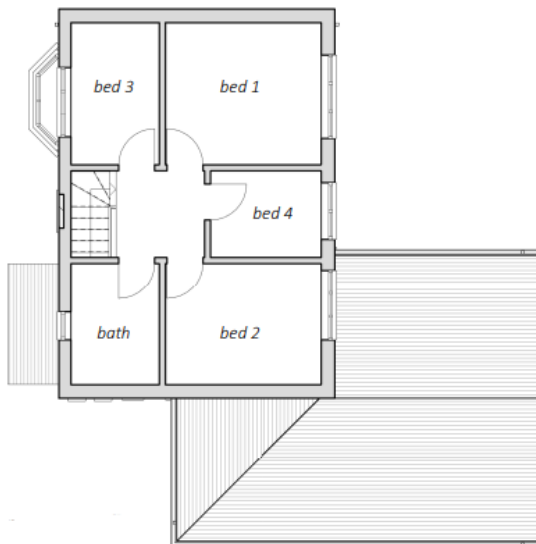
Existing and proposed south side elevation



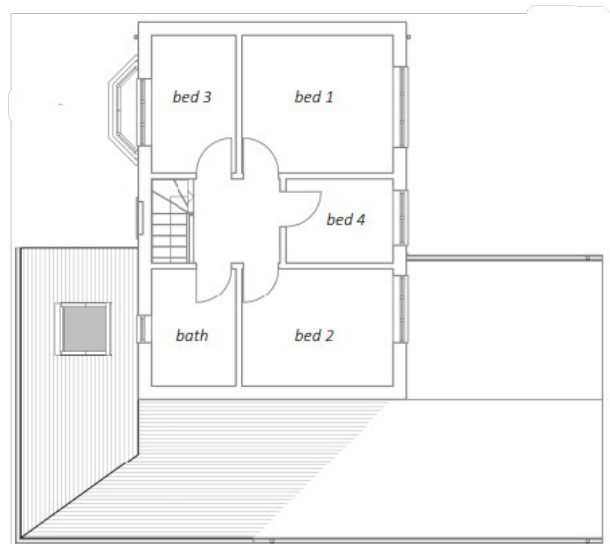
Existing ground floor plan



Proposed ground floor plan



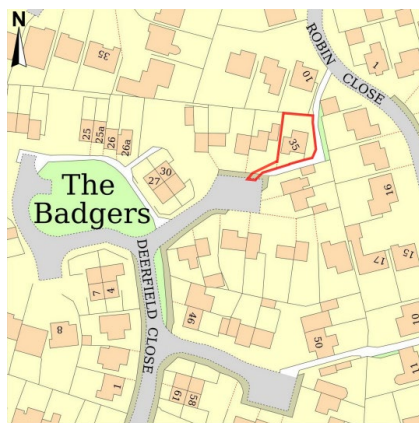
Existing first floor plan



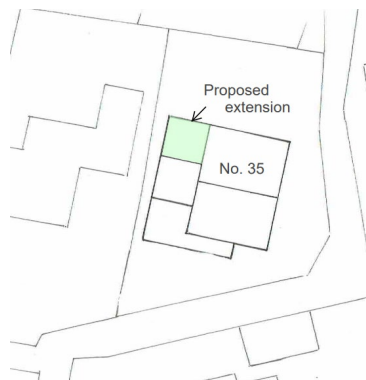
Proposed first floor plan

16. 22/03136/APP

35 Deerfield Close, MK18 7ET
Householder application for single storey side extension
Smith



Location plan



Block plan

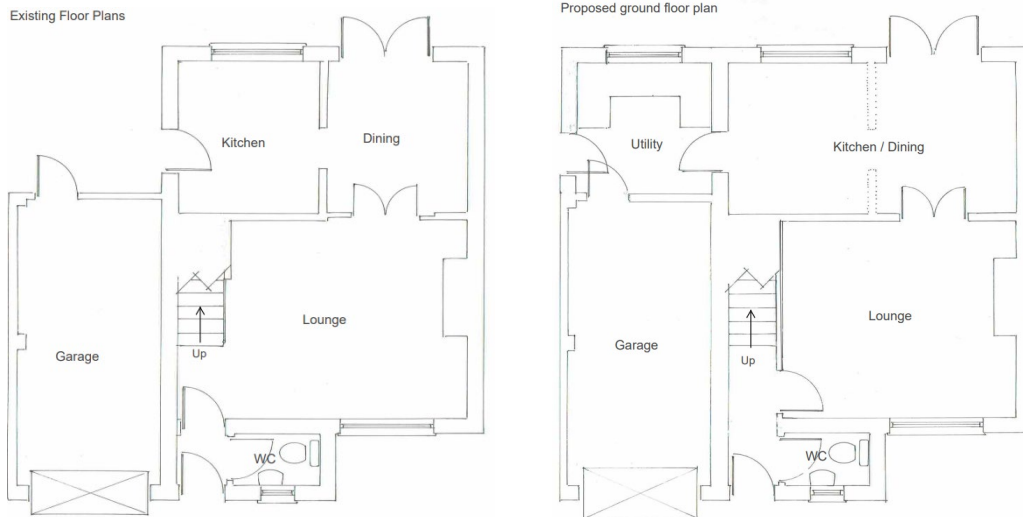


Front of house 14/9/22

The site is at the eastern end of the second cul-de-sac of Deerfield Close, next to the public path through to Robin Close, on the Badgers estate. It has an attached single storey pitched-roof garage on its western side which is not the full depth of the house.

The proposal is to build a flat-roofed extension at the rear of the garage, completing the missing corner to form a utility room, and also remove the wall dividing the kitchen from the dining room. The utility room will have a window to the garden (rear) elevation, and a part-glazed door to the side elevation, which will look out on Nø34's garage wall. The parking arrangements and public path are not affected and there is no change to the number of bedrooms.

Bricks to match existing; rubber material for flat roof.

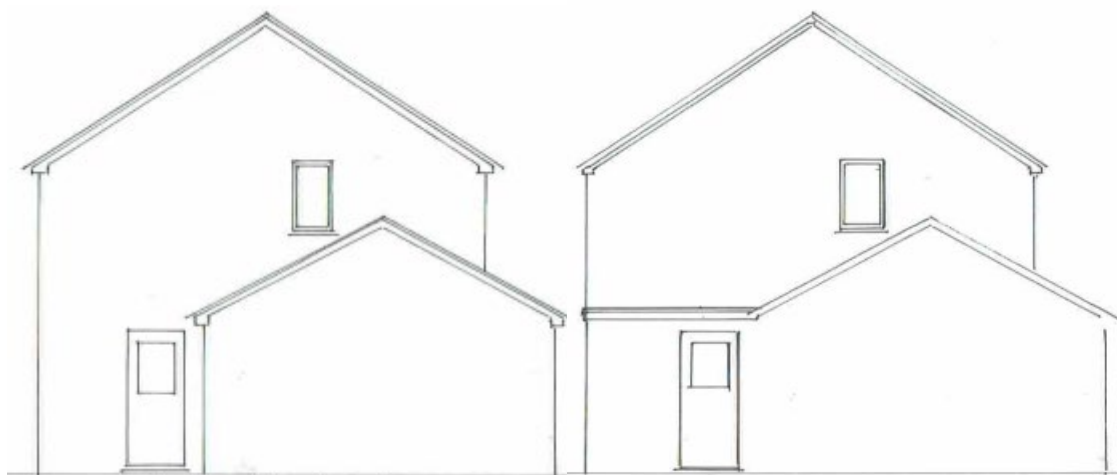


Existing and proposed ground floor plans



Existing rear elevation

Proposed rear elevation



Existing side elevation

Proposed side elevation

Not for consultation (for the record only; details circulated separately by email August 2022)

17. 07/01003/NON

Candleford Court, Bridge Street, MK18 1GA

Proposed non-material amendment: to remove the basement flood gates and infill the opening with concrete to match the existing flood wall to prevent leakage flooding the basement car park.

Hancock [The Guinness Partnership]

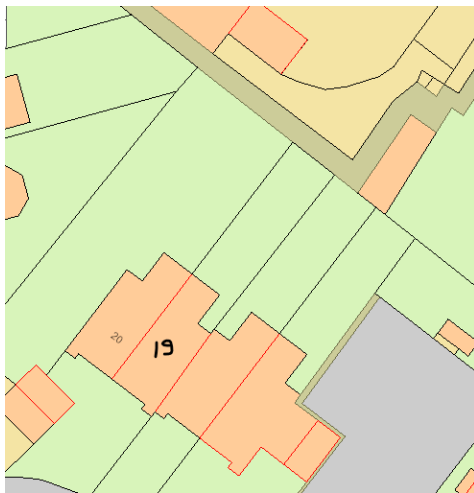
Not for consultation (trees) circulated separately due to time restraints

18. 22/02819/ATP

19 Waglands Garden, MK18 1EA

T1: Lime tree. Overall crown reduction by 5-7m of the height and 2-4m off the laterals. Approx 1/3 of the overall size. Concerns have been raised about the safety, it overhangs the school playing area and has dropped significant deadwood previously.

Lewis



Location plan



Satellite view

The following three applications are prefaced by "Further to the completion of a Tree Condition Survey by Jack Foskett, dated Jan and Feb 2022 and the recommendations within it:"

19. 22/02857/ATP

University of Buckingham, Station Road

T366 - Lawson Cypress – this has storm damage to upper crown over the car park and the crown is compromised. The tree is to be felled. We have served a **5-day notice** to Buckinghamshire Council of our intent to complete this work due to the safety risk which has been approved by Neil Pasmore.

Cross [University of Buckingham]

This application was approved on 16th August 2022



Location plan

20. **22/02858/ATC**

University of Buckingham, Hunter Street

G21 – Ash – this has significant deadwood throughout crown over the footpath, *Inonotus hispidus* fruiting body at 5m to south east on main stem and 1 x low over-extended limb to the south over river. Remove all significant deadwood and reduce low over-extended limb to south by 4m.

Cross [University of Buckingham]



Location plan

21. **22/02860/ATP**

University of Buckingham, Verney Park

T386 – Ash – significant decline throughout crown- remove to ground level

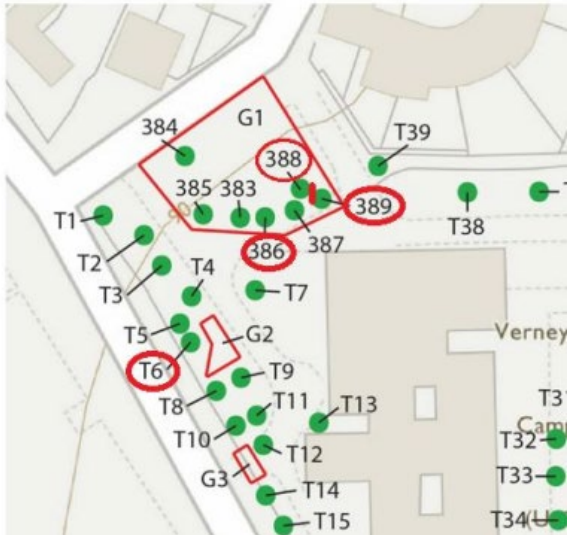
T388 – Ash – significant decline throughout crown- remove to ground level

T389 – Ash – significant decline throughout crown- remove to ground level

T6 - Ash – Large historic wound at 3m to north – occluding. Significant deadwood throughout crown over public footpath and highway. Minor dieback throughout crown – remove all significant deadwood and reduce crown by 3m

Cross [University of Buckingham]

Verney Park Campus:



Location plan



T386 Ash



T388 Ash

22. 22/02924/ATP

4 Villiers Close, MK18 1JH

- T1 Sycamore; Sever ivy from base up to a height of 2.0 metres. Prune to clear wall by approximately 1.0 metre.
- T2 Sycamore; Sever ivy from base up to a height of 2.0 metres.
- T3 Sycamore; Crown reduce by approximately 2.0 metres laterally and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Crown thin by 15%.
- T4 Lime; Crown thin by 15%. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches.
- T5 Hawthorn; Section fell as close to ground level as possible.

Fletcher



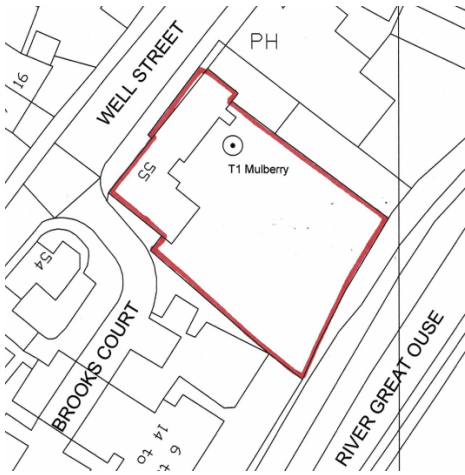
Location plan

23. 22/02980/ATC

55 Well Street, MK18 1EP

T1 Mulberry. The existing tree is an old, stunted specimen that has been heavily pollarded in the past and is now propped up by two timber posts. This is to be felled and the roots grubbed out to avoid further damage to the Listed Building and the adjacent, existing terrace and drainage pipes.

Olex



Location plan



Satellite view

24. **220/03026/ATC**

15 Chandos Road, MK18 1AH

T1 Sycamore: Height 13m; Crown Spread 8m; DBH 90cm. Work required: 4m crown reduction on eastern crown

T2 – T6 Himalayan Birch: Height 5m; Crown Spread 1.5m; DBH 20cm. Work required: Fell to ground level

Bicheno



Location plan



Satellite view