



BUCKINGHAM TOWN COUNCIL

TOWN COUNCIL OFFICES, BUCKINGHAM CENTRE,
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Town Clerk: Mr. P. Hodson

Wednesday, 20 July 2022

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 25th July 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/UC89BUTwVpjAOEIdSifcZC9Q/>

Mr. P. Hodson
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.



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't. All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports, or other information. To do this, send a request using the contact details set out above.

3. Minutes

To receive the minutes of the Planning Committee Meeting held on 27th June 2022 and received at Full Council on 18th July 2022. [Copy previously circulated](#)

4. Osier Way s106

To receive Mr. Paul Carr, Hon. Club Secretary, Buckingham Rugby Union Football Club to discuss the clause from the section 106 agreement (pp25-26): [Appendix A](#)

"Sport and Leisure Projects" means the provision of and improvements, modernisation and refurbishment to the grounds and facilities at the Richard Roper Playing Fields, Gawcott, including but not limited to play, fitness, sports, access, community building/pavilion, sustainable energy, CCTV and/or towards the purchase of and/or improvements to Hodding Wood community woodland, Main Street, Gawcott and/or the cost of providing an arts and cultural venue in Buckingham and/or improvements to the open 25 space, Scout and Community Centre and equipped play sports and fitness provision at Embleton Way Buckingham and/or improvements modernisation and refurbishment of Stratford Fields football pitch, **Buckingham Rugby Club changing facilities and clubhouse**, cricket facilities at Buckingham Town Cricket Club and Maids Moreton Playing Field, and clubhouse and toilet facilities at Buckingham West End Bowls Club".

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

To receive any update.

6. Other Neighbourhood Plans

6.1 Revised Winslow NP: To consider the documents available on the Buckinghamshire website and agree any comments (closing date 11th August 2022).

[Winslow Neighbourhood Plan submission consultation – Your Voice Bucks – Citizen Space](#)

6.2 Maids Moreton NP: To discuss and agree any response to the MM NP (closing date 24th August 2022)

A report from the Town Plan Officer is attached.

[PL/44/22](#)

[Maids Moreton Neighbourhood Plan Consultation Version \(V9.2\)](#)

[Maids Moreton Neighbourhood Plan Heritage Assessment V2 March 2022](#)

6.3 To receive a verbal update from the Chairman on the Walnut Drive Judicial Review.

7. Action reports

To receive action reports as per the attached list.

[Appendix B](#)

7.1 Lace Hill s106 - balance remaining for Stratford Fields

[PL/45/22](#)

8. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 27th July 2022 and 24th August at 2.30pm. Strategic Sites Committee meetings are on 4th August and 1st September 2022 at 2pm.

Additional information provided by the Clerk

[PL/46/22](#)

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

1. 22/01895/APP Land south of Stratford Road, MK18 7AT
Proposed self-build dwelling
German & Tarocco

2. 22/02059/APP 6 Campbell Close, MK18 7HP
Householder application for erection of a two-storey side extension and new attached garage with alteration to existing kerb
Rodwell
3. 22/02112/APP 5 The Villas, Stratford Road, MK18 1NY
Householder application for single storey side extension
Davis
4. 22/02137/APP Land between 38 Moreton Road and the Old Police Station, 50 Moreton Road, MK18 1LA
Erection of 7no. detached dwellings with access, car parking, landscaping and associated works
Trio Square Ltd.
5. 22/02141/APP 14 – 15 High Street, MK18 1NT
Installation of four air-conditioning units (retrospective)
O'Hara [Windmill Veterinary Centre]
6. 22/02202/APP 46 Burleigh Piece MK18 7BB
Householder application for single storey front and rear extensions and garage conversion into habitable space. Insertion of a ground floor window on both flank elevations. Alterations to external materials on the front elevation to include render. Replacement fenestration.
Fox
7. 22/02205/APP 1 Cheyne Close, MK18 1XP
Householder application for single storey front extension and external works
Checkley

The following two applications may be considered together, but Members should note that they are for separate proposals and the first is 'not for consultation':

8. 22/02221/CPL 11 Overn Avenue, MK18 1LG
Certificate of Lawfulness for proposed loft conversion with rear roof extension
9. 22/02222/APP Householder application for proposed single storey and part rear extension with internal and external works.
Lawes

Amended Plans

10. 22/01818/APP 21 Twickenham Road MK18 1ED
Householder application for single storey rear extension and relocation of the rear access gate
Marks

Not for consultation (circulated separately due to time constraints)

11. 22/02171/ATC Candleford Court, Bridge Street MK18 1GA
Works to trees as per attached tree survey/report
(T9- Elder, Coppice to 1.5m. T31- Ash , Fell, T39- Elm, Fell.
T56- Plum, Fell)
Chowdhury [Guinness Partnership]

For information only (5-day notice, urgent works)

12. 22/02404/ATC 40 Well Street, MK18 1ES
 T1 Eucalyptus; dismantled due to excessive lean and size towards
 neighbouring properties and thoroughfares.
Gold

9. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
19/00148/AOP	Land off Osier Way	420 houses and associated infrastructure	Oppose
21/03152/ADP	Lace Hill Health Centre	Reserved matters application - landscaping	No Objections
21/03905/APP	29 Greenway Walk	Single storey side extension	No objections
22/01362/APP	48 Highlands Rd	1 st floor side & s/st. rear extension	No objections
22/01645/APP	Gwynfa, Stratford Road	Single storey extension and alteration to windows (part retrospective)	No objections

Not for consultation**Approved**

Application	Site address	Proposal	BTC response
22/01672/ATP	Foscott Way	Fell 1 Ash (Dieback); Prune 1 Norway Maple back from streetlight	No objections
22/01735/ATP	4 Villiers Close	Fell T1 & T2 Sycamore; significant basal decay; potential accidental damage to Listed wall	No objections

10. Planning Inspectorate

- 10.1 An appeal has been lodged against the refusal of 19/00513/AOP: Gawcott Hill Farm, erection of a dwelling with detached garage. [PL/47/22](#)
- 10.2 An appeal has been lodged against the serving of an Enforcement Notice following refusal of 21/01263/APP 28 Border Lane, Retention of fencing and change of use of land. [PL/48/22](#)

11. Buckinghamshire Council Matters

- 11.1 To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.
- 11.2 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is attached for information. [Appendix C](#)

12. Updates from Representatives on Outside Bodies

To receive verbal updates from Councillors.

13. Buckinghamshire Council Committee meetings

13.1 N. Bucks Area Planning Committee (29th June 2022) *No Buckingham applications*
(27th July 2022) *CANCELLED*

13.2 Strategic Sites Committee (7th July 2022) *No Buckingham applications*
(4th August 2022) *Agenda not yet available*

14. Enforcement

14.1 To report any new breaches.

14.2 To note for information that report of a pizza take-away operating from a residential address in Lace Hill has been passed to Enforcement and a case file has been opened: NC/22/00231/COU. Customers are asked to park at the school; the school has been contacted, and has no objection provided it is outside school hours.

15. Applications to fell trees

To receive an updated list.

[Appendix D](#)

16. Matters to report

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

17. Chair's items for information

18. Date of the next meeting: Monday 15th August 2022 at 7pm

To Planning Committee:

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



Buckingham RUFC Capital Developments

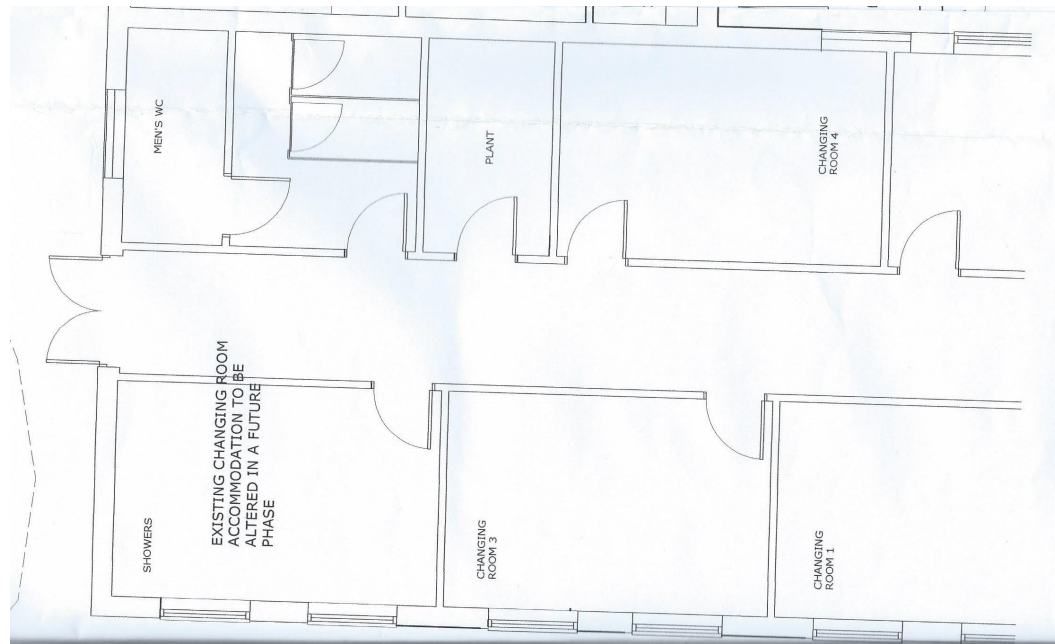
25th July 2022

Paul Carr

Club Secretary.



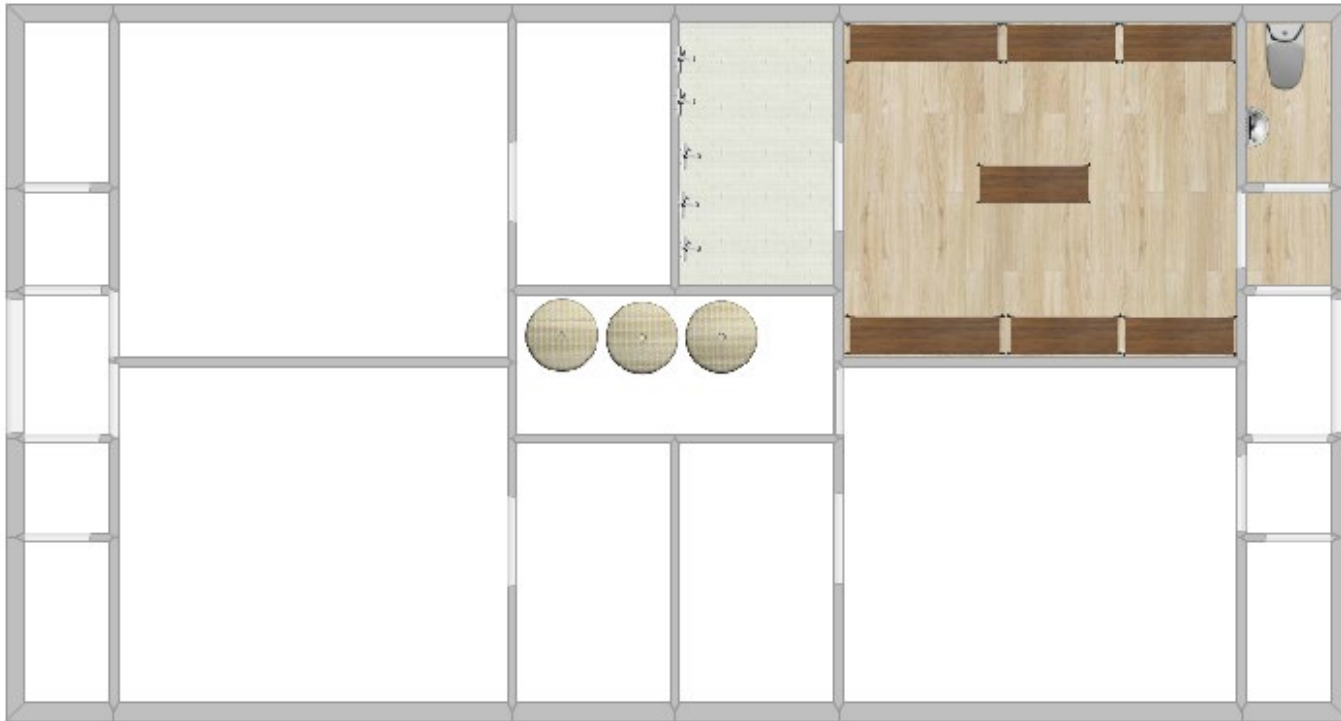
Old Changing Rooms Refurb start May 2023



Existing Old Changing rooms:
Single corridor, communal shower, male toilet built 1989 and overdue for a renovation. Unsuitable for mixed gender and age usage.



Old Changing Rooms Refurb start May 2023.



Proposal- Gender and Age specific changing rooms:
Four individual changing rooms with ensuite showers
and toilets and individual entrances.
Cost £160,000

Priority Developments for Playing Rugby.

Our Highest Priority after the proposed changing room refurbishment are additional pitches and additional changing facilities.

The club has continued to purchase and develop our facilities, but successfully development of boys rugby followed by the phenomenal success of women and girls rugby, more recently, has meant our membership numbers outstrip our pitch, training and changing facilities.

We currently have 21 active teams across all sectors of the club and we have the added challenge of gender and age sharing existing facilities.

We unfortunately did not benefit from S106 monies promised from the last Moreton Road development but field and changing requirements have increased substantially since that time and we have to respond particularly to gender and age issue.

Priority Developments for Playing Rugby.

Additional Pitches

We currently spend £12k-£20K per year on pitch renovation as our footfall is currently twice recommended levels.

The proposal for 2 new flood lit pitches built to full sports field specifications close to our facilities will meet our now critical needs and we would be delighted to engage in discussion regarding use and maintenance of these pitches.

Estimate for the new pitches maintenance would be £6K-10K per annum.

Priority Developments for Playing Rugby.

Additional Changing

Buckingham Rugby club has used all the ground area available for club house, changing rooms and car parking.

Additional changing cannot be accommodated on our site and can, therefore only be sited adjacent to the newly proposed pitches.

An estimate for 2 changing rooms is currently £350K.

Once again we would welcome an opportunity to discuss cleaning and maintenance of this facility.

Priority Developments for Playing Rugby.

Additional Club House Area

The clubhouse area is no longer sufficient on some Saturdays and all Sunday match and training days.

However we would like to maintain the clubhouse size at other times to maintain a club atmosphere, reduce energy expenditure and give options for hiring and social events.

The preferred solution is a glass and steel extension built on the existing patio that can be opened up for busy periods.

An example of this is on the next slide and a quote from an installer is £220K-£240K





Thank you.
Any Questions.

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 27th JUNE 2022

Contact Officer: Sheena McMurtrie, Town Plan Officer

Maids Moreton Neighbourhood Development Plan Summary for Planning Committee

This is the pre-submission consultation version of the Maids Moreton Neighbourhood Development Plan

The Plan contains **8 Policies**. For the the purposes of this summary, they have been loosely grouped as follows:

Housing:

- There is no allocation of sites. The Plan seeks to rely on **infill** [MMG1.4 with qualifications] and **brownfield** sites and land [MMG1.1] within the Settlement Boundary for residential development.
- **The Settlement Boundary** is drawn around existing development and does not include the contentious Manor Park development site allocated in VALP.
- Statement to address further **coalescence**:

“Development must not harm the open rural landscape setting of Maids Moreton as an historic village, including the landscape separation between Maids Moreton and the neighbouring settlements of Chackmore, Akeley, Leckhampstead, Foscote and Buckingham” [MMG1.5]

Although this was a divided issue in terms of support from the consultation [Figure 3] as although a large proportion said this was “highly valued”, the largest response of “not much valued” as answer was to this questions as well.

- The 25% **affordable homes** allocation from VALP is accepted (this was not really a choice as Maids Moreton had no existing plan to be “saved” in VALP) and the aim is for specific small affordable homes (but very specifically not flats – supported by consultation exercise Figure 3) for downsizing for an older population, and also to encourage young families to stay. [MMG2.1]

Environment

- Local Green Spaces [MME 2] open green areas of importance to community and which offer protection from most forms of development) - of note is the area around **Scott’s Lane** (it is not clear as to whether this is within public ownership and whether the landowner has agreed to said designation).
- Rural and Natural Environment [MME1] - including

“Where **loss of a tree** is unavoidable, a replacement must be provided of ecologically similar species, or species with **higher service value, and similar maturity and level of coverage.**” [MME1.5]

Design

- Short design code [MME3] with a supplementary Green Development Note [eg grey water] which is not actually a policy

“This guidance note is not policy. It is informal guidance for developers on how to make development greener. Therefore, it is not limited to planning matters. However, following advice in the guidance note may be useful in securing compliance with design and other policies” [Chapter 8 at p.61]

- Historic character [MME4] - preserving the rural and historic character as well as complementing historic building design

“g. Scott’s Lane and the adjacent open and green landscape, fields and paths;

h. Views towards St Edmund’s Church and open countryside, especially the Ouse Valley and Foxcote Reservoir.”

Infrastructure

- Strong case made regarding cycle access [or lack thereof] to Buckingham as well as inadequate public transport

“MMI2 1. Development should take opportunities to enhance safe pedestrian and cycle connectivity, as part of a balanced transport provision.

2. Secure, covered storage for cycles and personal vehicles must be provided within development, including for all new dwellings, and should be discreetly located and designed to complement the historic and rural character of the area”

- Provision of Community facilities [MMI1] providing no adverse effect

An interesting definition of adverse effect – a phrase used throughout the Plan- is given:

“Adverse impacts from development on amenity could include noise, disturbance, dust, vibration and other less quantifiable impacts such as loss of views, privacy and amenity, as well as the increased nuisance and safety aspects of more traffic all resulting in reduced quality of life.”

Recommendation: The Committee submits a representation which is supportive of the Plan. Particular endorsement could be made of the lack of public transport and especially lack of safe walking and cycling facilities to the essential services provided to residents of Maids Moreton within Buckingham.

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
41/22	10 via Consultee In-Tray	792/21 47.2/22 122.2/22	Year of the Tree 2022 Osier Way – lack of consultation on s106	Environment Clerk to do Advertiser 15/7/22

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
	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	√	
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: To be announced on 21 st June No public notice has appeared yet (18/7/22)
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	√	

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	√	<i>Confirmation of acceptance awaited</i>
22/01821/APP	Land behind CAB	7 new houses & 3 flats	√	Confirmed 18/7/22
Enforcement reports and queries				
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, Cornwalls Meadow	729/21 785/21	Review after Care Home open Check new kerb and layout; write for long term plans	√	Response received from Steve Essam 23/5/22: They redrew the kerb line so that cyclists have better visibility coming out. The new double row of kerbs will provide better protection for the pay and display machine. At the giveaway line, there's a level area to the edge of the parking. They are going to move the drop kerb back to face the landing opposite the care home,

				rather than giving one diagonal crossing. Where slabs have been put down to the recycling area, these are temporary, and Steve is arranging to get them removed. The wire mesh fence that has been rolled up will be reinstated. He also mentioned that the double yellows are fading, which is outside his scope, but the LAT may need to be nudged once works are complete to have a look at them.
Pegasus crossing, Bletchley Road	850/21	Report delay in timing	√	
S106 balance, Stratford fields car park	851/21 48.2/22	Suggest possible uses Write as minuted	√	Agenda 16.2 6/6/22
'New 30mph speed limit' sign, Swan pool	49/22	Request removal as no longer new	√	
Osier Way s106	121.1/22	Consultation with parishes – check what other LPAs do		

**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 27th JUNE 2022**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Balance of s106 funding from Lace Hill development

Minutes 851/21 (9th May) & 48.2/22 (6th June) refer.

Background

The relevant sections of the s106 agreement (signed 28/10/09) are (pp.29/30):

“the Town Centre Parking Contribution” the sum of ONE HUNDRED AND FIFTEEN THOUSAND POUNDS (£115,000) increased by the amount (if any) equal to the rise in the Index from the date hereof to the date the payment is due which is to be paid by the Owners and the Developer to the Council to fund additional parking facilities at Buckingham Athletic Football Ground as more particularly referred to in the Eighth Schedule

hereto

And the Eighth Schedule (pp.88/89) reads

THE EIGHTH SCHEDULE

Part I

Parking Contribution obligations

The Owners and the Developer hereby covenant with the Council to pay the Town Centre Parking Contribution to the Council prior to the Occupation of the first dwelling on the Land and not to cause permit or suffer the Occupation of the first dwelling on the Land until the Town Centre Parking Contribution has been paid to the Council

Part II

The Council's covenants

The Council hereby covenants with the Owners and the Developer as follows:-

1. To spend the Town Centre Parking Contribution solely on providing an additional 40 car parking spaces at the Buckingham Athletic Football Ground

2. If after ten years from the date that the Town Centre Parking Contribution has been paid to the Council all or any part of the Town Centre Parking Contribution has not been spent on or committed to the purposes referred to in paragraph 1 of this Schedule then the Town Centre Parking Contribution or any part thereof that has not been so spent or committed will be refunded to the party who paid the Town Centre Parking Contribution together with interest at a rate 2% below the Bank of England Base Rate prevailing with annual compounding at 31 March each calendar year from the date of payment to the date of the refund AND FOR THE AVOIDANCE OF DOUBT if this should ever result in a negative rate of interest then no interest shall be payable and FOR THE FURTHER AVOIDANCE OF DOUBT the Town Centre Parking Contribution or any part of it shall for the purpose of this paragraph be deemed to have been committed if any contract has been entered into or any undertaking given (whether enforceable at law or otherwise) the performance or fulfilment of which will require the expenditure of funds in the future in respect of the purposes referred to in paragraph one of this Schedule or any part thereof

Members suggested as many EV charging points as could be afforded. The answer came back that that would cost £40,000, and only £18,000 was available.

Information:

£100,840.82 of the allocation was paid out in against costs incurred in 2010 as follows:

Row Labels	Sum of Amount
Advertising	4,664.08
Fees	1,488.75
Machine	2,897.00
Main Contract	81,844.74
Other	93.50
Posts	1,643.12
Signs	2,014.75
Kerbing	3,490.00
Traffic Signs	1,354.88
Tree Works	1,350.00
Grand Total	100,840.82

This is to 'provide 40 car parking spaces'; the car park has 36 (which may have started as 40, but there are now two disabled bays with the usual hatched areas each side) so does one assume the £100K enabled the lease to be varied to provide weekday public use? It is difficult to see what that sum might have been spent on otherwise, and there certainly are not 40 *additional* places; the car park was already in existence in 2010.



Another suggestion was to use a small amount to turn the Car Park sign in the verge outside the entrance through 90° so that it can be seen by passing motorists before they are actually abreast of it. Parking Services suggested we could ask Fix-my-Street to install FREE PARKING signs.



I also asked why it isn't listed on Buckinghamshire's website along with Cornwalls Meadow and Western Avenue. And the answer was:

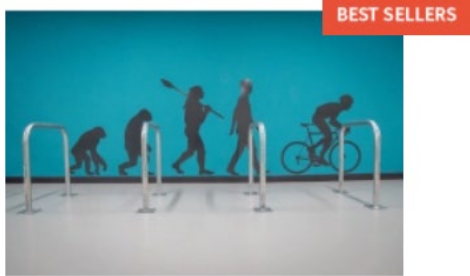
Not wishing to sound negative, but the car park is leased out and so it wouldn't be for the Council to promote it as a free car park, as this could impact on the leasee. If the leasee wished to promote what is in effective operated as a private car park in terms of it being leased out then a request can be made via Fixmystreet for highways free parking direction signs. Are Members aware the car park is leased out?

Turning the tariff board 90 degrees would make it difficult for customers entering the car park to see what the T&Cs were without getting out of their vehicle which would cause an obstruction on the access route.

The Head of Parking Services (based in Amersham) has indicated that £40,000 is a ball-park figure and would depend on proximity/existence of a suitable electricity supply. The EV supplier usually carries out the survey. The following alternative uses were suggested:

- Signage
- Lighting
- Cycle rack
- Tidying up the trees
- Improving the boundary fencing for the football club

And they also provided a link to a cycle stand catalogue:



The Traditional Sheffield Bike Stand

Ex. VAT:
£37.98

[VIEW](#)



Wiggins Bike Rack (3-5 bikes)

Ex. VAT:
£45.29

[VIEW](#)

These are the most usual types (there were many more complex and expensive types), and of course there are installation costs to add. It doesn't specify *car* parking in the s106 agreement, so this would fit the aim. Also the new cycle path goes right past the car park, so handy for people who may have used it to cycle in from Winslow or Padbury.

Recommendation

1. That the Buckingham Athletic Football Club be asked their opinion of what the money might most usefully be spent on.
2. If they have no new ideas, or concur with Members' choice, we ask Buckinghamshire Council to install additional cycle racks in the car park adjacent to the cycleway, and associated signage on the cycle routes in town.

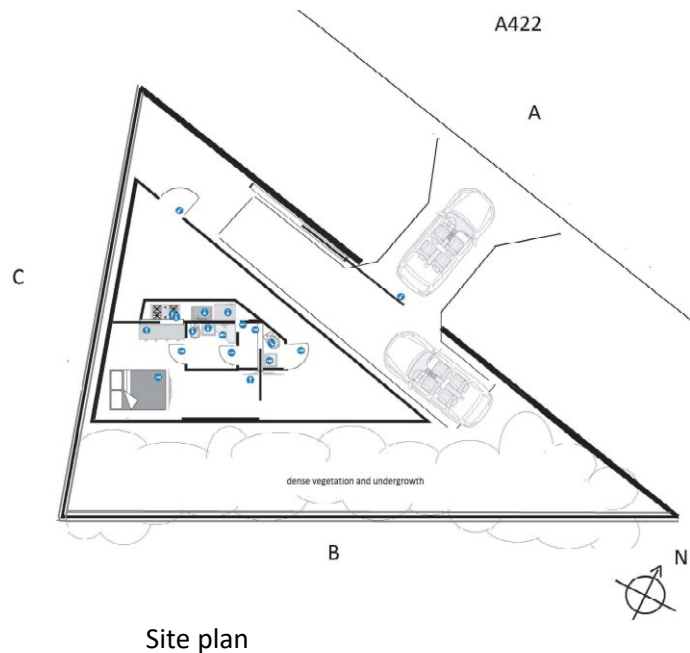
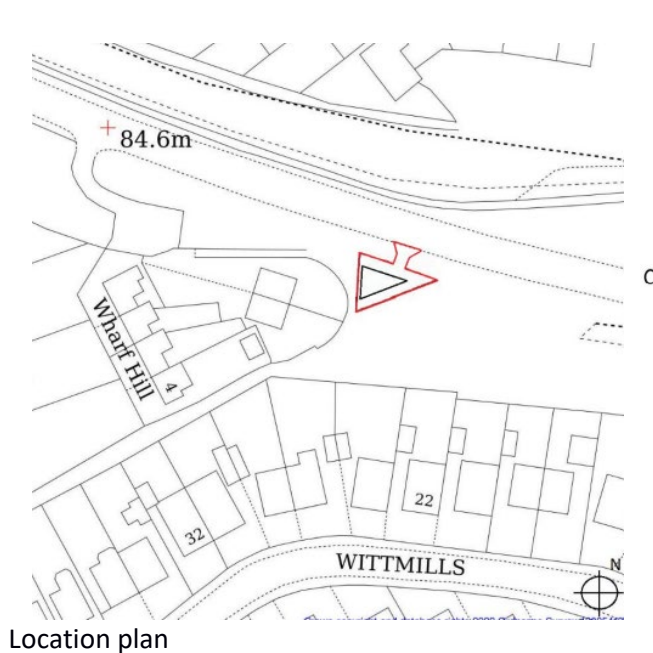
KM
18/7/22

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 27th JUNE 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

- 1. 22/01895/APP** Land south of Stratford Road, MK18 7AT
 Proposed self-build dwelling
German & Tarocco



The site is on the level upper part of Stratford Road, on the south side; there is an existing timber gate in a standard-height timber fence and degraded hard surface access across the verge. The site is at street level and triangular with the long side parallel to the A422. There is a considerable difference in height to the two new houses at Wharf Hill Terrace (17/03386) built in a former quarry on the west, and to the bungalows in Wittmills Oak to the south, but it is on a level with the widening of the Stratford Road verge to the east. The site is considered 'brownfield' by the applicants as it is the remainder of the quarry site, not developed with the cottages due to the difference in height, and has previously been used as parking for a cab firm (until 1990).

The site is currently very overgrown, and trees and shrubs are visible from the outside, though only the dense hedgerow on the eastern side is shown on the drawings. The Ecology Checklist shows no substantial trees or hedgerows will be affected.

The proposed dwelling is also triangular, with its walls parallel to the site boundaries; between the house and the site boundary there is sufficient width for driveway parking for a vehicle, possibly two; there will be a sliding gate across the access (instead of the turntable proposed in the previous application). This wall contains a 10m long floor-to-ceiling window, the timber entrance door, and another window the same height and 1m wide. The east wall is rather more than half the length of the site boundary and consists of two very large floor-to-ceiling windows of toughened glass separated by a wall; the west wall is again rather over half the length of the site boundary and 0.5m from it, and has a single full width window very high up in the wall (bottom edge c.2m from the ground). The house is single storey with a flat roof, and the walls will be about 1.2m higher than the boundary fence, so almost unseen from lower ground. Members may like to consider whether compliance with BNDP

Policy DHE6 (*New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings. In order to achieve a good living standard for future users of proposed development and its neighbours, it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes*) is achieved.

The road-side boundary fence will be replaced by a white wall; the boundary above the new houses will be timber, and it appears that the eastern boundary will be the retained hedgerow. The house will have white walls with toughened glass windows, but the wall and roof materials are unspecified.

The drawings appear to show no means of access to the kitchen. I have asked for clarification.

Property History of the whole site

1	17/03386/APP	Erection of two dwellings	Approved
2	18/04595/APP	Erection of a [2-storey, 3-bed] dwelling	Withdrawn
3	22/01895/APP	Proposed self-build dwelling	Pending Consideration



The previous application was for a two storey flat-roofed house with a roof terrace, V-shaped in plan with the open end to the access. Members looked at it in January 2019 and **OPPOSED**; not all the comments made are still relevant as this is a single-storey building not high enough to overlook neighbouring properties, so that part is struck through, but retained for completeness.

(21st January) *Members appreciated the modern design, but not the chosen site, though the starkness might be improved with a different choice of materials and finish.*

Concern was expressed that there was no room for a car to turn round in order to emerge forwards onto a busy major road at the crest of a hill. Parking long enough to open the gates might also be a hazard.

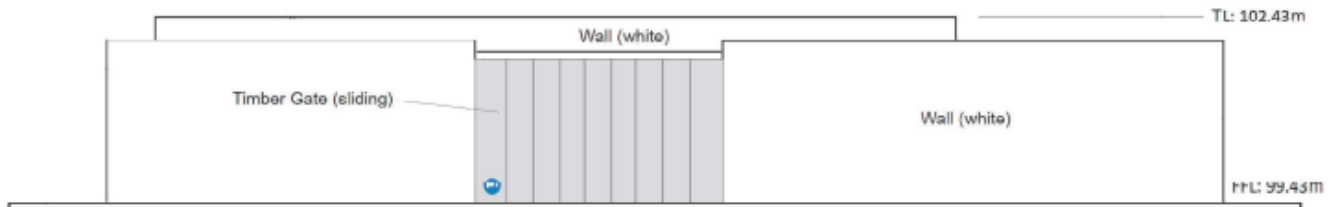
There was almost no amenity space on the site, and any change of use to office would be resisted; in spite of the statement that the site had been used by a taxi business, this can only have been for parking as no building is shown on this area on the Ordnance Survey maps from the 1880s onward.

Members noted that the Page Hill housing was largely hidden by trees, and the Linden Village housing was well below the ground level of the site, so this building would not directly conflict with the adjacent styles. ~~However it~~

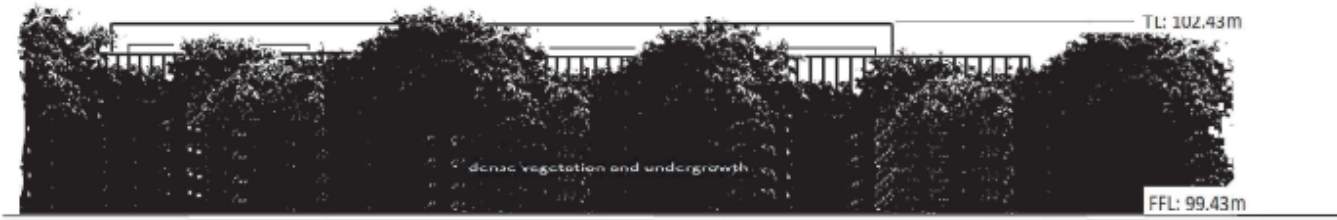
would be clearly visible from the road on a primary entrance to the town, as the NGL is 99.910 and the eaves level 105.98m according to the levels on the requested drawing. Windows on the southern elevation will overlook the rear gardens of Wittmills Oak and those on the western side the rear of the two new houses (17/03886/APP, not yet completed).

The applicants should also be advised that Wharf House is not acceptable as a name for the dwelling as a Wharf House already exists on the Stratford Road, at the entrance to Wharf Yard.

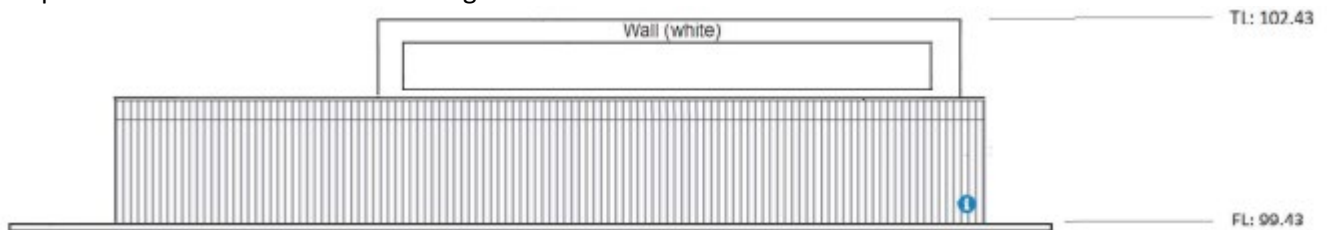
Members might like to note that the Site Plan is still headed 'The Wharf House'.



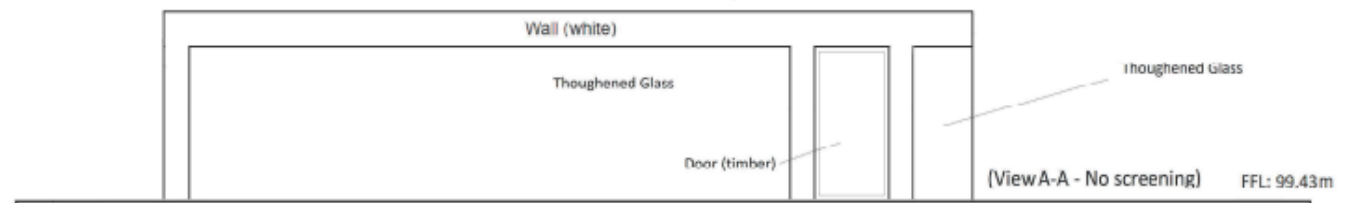
Proposed view from Stratford Road



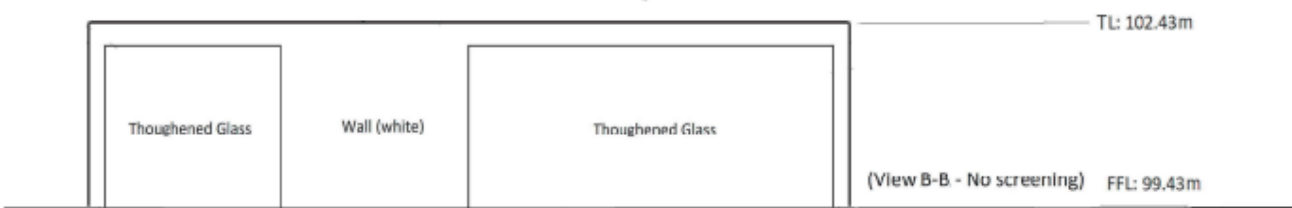
Proposed view from Stratford Road verge to the east



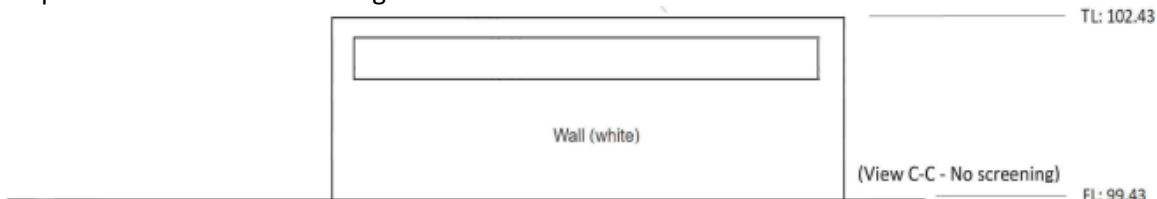
Proposed view from the west, behind and above the new houses



Proposed house elevation facing north



Proposed house elevation facing east



Proposed house elevation facing west



The access, gate, and eastward boundary fence (to gap in trees at left)



The westward boundary from access (arrowed) to show height difference with new houses

Highways' response to the previous application (25/1/19) is still partially relevant (Members will be better able than I am to judge whether the new layout allows adequate manoeuvring space):

The access into the site would be from the existing overgrown dropped kerb. Having visited the site I am satisfied that the access benefits from an adequate level of visibility and would be of adequate width to accommodate the vehicle movements from the proposed development.

With regards to the internal layout I do have concerns over the proposed parking arrangements: Given the classification and nature of the adjoining highway there should be an area within the site to allow vehicles to manoeuvre in order to enter and exit the site in a forward gear. Currently the layout does not provide such an area, and any vehicles reversing into or out of the site in this location would be detrimental to highway safety and would interrupt the free flow of traffic on this strategically important stretch of A class road.

I trust that AVDC acting as the Local Parking Authority will assess the adequacy of the parking provision, however it is my understanding that a property of this type should be provided with 2(no) parking spaces. This may result in the requirement for further amendments to the parking layout. We would look to avoid any on-street parking along a section of A class road such as this.



View west from access gate



View east from access gate

Delivery vehicles and so on will have to park on the verge or the road. Even if the gate has a motion sensor to open it, there isn't room within the site for even temporary parking, still less for turning in order to emerge forwards on to the main road.



Cherry Tree Cottage – site is above gabion wall at rear



Apple Tree Cottage – fence on horizon is rear boundary of Wittmills Oak bungalows



View from green space/Stratford Road verge behind Wittmills Oak. Compare drawing on p3.



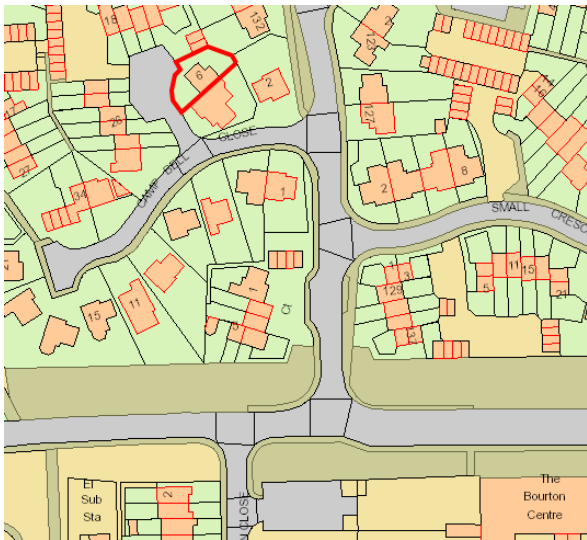
Views from Wittmills Oak; (left) between Nos 26 & 24; (right) between Nos 24 & 22. The roof of one of the new houses can just be seen behind No 26.

2. 22/02059/APP

6 Campbell Close, MK18 7HP

Householder application for erection of a two storey side extension and new attached garage with alteration to existing kerb

Rodwell



Location Plan

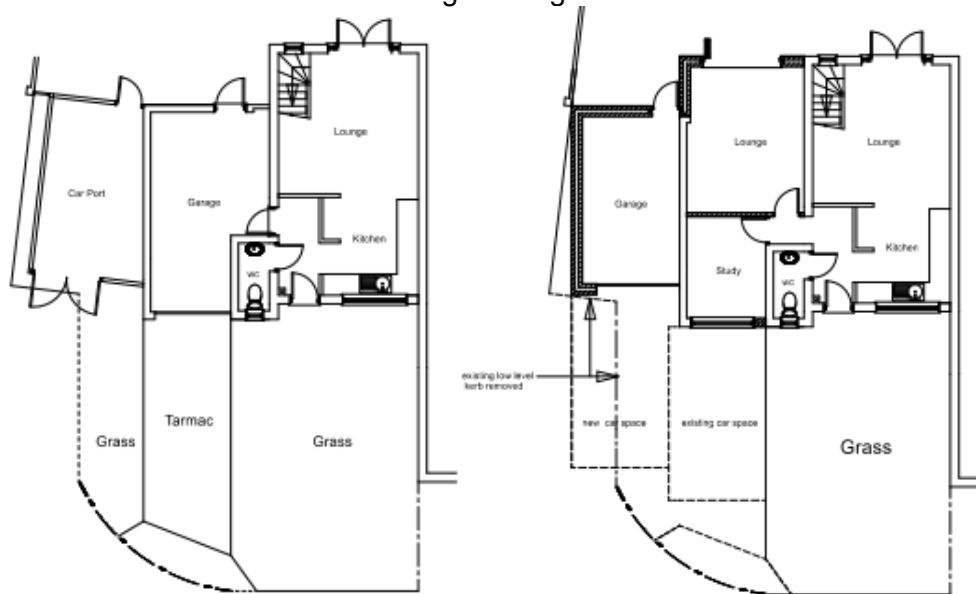
Photo of front of house (11/7/22)

The site is a semi-detached three-bed house with integral garage, and attached car port at a rather lower level due to the slope of the land. The third bedroom is over the garage in the asymmetric pitched roof which has a skylight in the rear slope. There is driveway parking in front of the garage, and the rest of the frontage is currently lawned.

The proposal is to

1. add a rear extension to bring the back wall of the garage flush with the existing house rear wall;
2. turn the resulting space into a living room and study;
3. turn the roofspace over the garage into a second storey with vertical walls, and a symmetrical pitched roof parallel to the existing roof and with a subsidiary ridge-line, to accommodate an enlarged master bedroom and an en-suite bathroom (so no increase in number of bedrooms)
4. build a new garage in place of the car port, with hardstanding in front it, necessitating removal of the existing low kerb. The garage will have a symmetrical pitched roof at the same angle as the main roof.

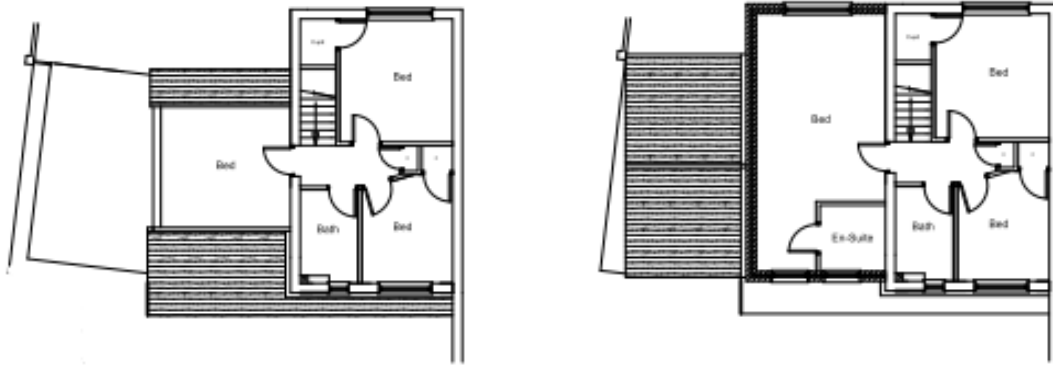
Materials: brick and tile to matching existing.



GROUND FLOOR (EXISTING)

GROUND FLOOR (PROPOSED)

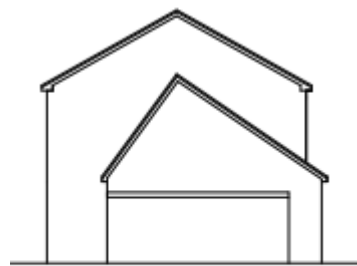
Block Plan



Existing and proposed first floor plan



FRONT ELEVATION (EXISTING)



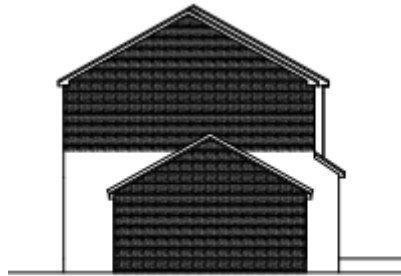
SIDE ELEVATION (EXISTING)



REAR ELEVATION (EXISTING)



FRONT ELEVATION (PROPOSED)



SIDE ELEVATION (PROPOSED)



REAR ELEVATION (PROPOSED)

3. 22/02112/APP

5 The Villas, Stratford Road, MK18 1NY
Householder application for single storey side extension
Davis



Location plan



Proposed Site Frontage (onto A 422)
(omitting Nos 1 & 2 The Villas which form a terrace with No3)



The red line is the garden boundary; the houses on the left are 6, 8 & 10 Wharfside Place

The site is the house at the eastern end of The Villas, the 4 houses and two flats east of the BP station. It is a recently built (2010) semidetached 2½-storey 4-bedroom house with a large side and rear garden. The side garden abuts the smaller back gardens of 6, 8 & 10 Wharfside Place (see Location plan above) and the rear garden the rear fences of 16 & 18 Wharfside Place. There is a parking court with 4 open spaces plus two carport bays (under No3A) accessed via the archway under No3, and a pathway along the back of No4's garden to No5's. Front access to 3A, 4 & 5 is via the opening in the side of the archway and pathway parallel to Stratford Road.



Originally there was only the terrace of three identical houses [Nos 1-3] with the remaining land an orchard/garden. The development of the garden area has been complex, and subject to Enforcement cases (for example, the textured panel shown over the archway on the front elevation drawing above- matching those between the upper and lower bay windows of Nos 1 & 2 - was never reinstated after the archway was driven through; white uPVC cladding

replaced it, and is still in place). The approval of the ACL for the rear dormer on № 3 was acknowledged to be an error by the AVDC chief planner, after a complaint was made about the overlooking of the Wharfside Place houses.

The current proposal is to add a single storey extension to the side of the house 4m wide x 9.6m long to be used as a lounge (front) and family room (rear) with a cloakroom between them. The house is 5m wide and approx. 11m front to back (excluding the bay window) so the extension steps in rather over 0.5m from the main house walls front and back; the rear corner is the nearest part to the neighbouring fences and the gap left is less than 1m. The front and rear walls would have two 4-pane windows similar to those in the first floor of the house, and there would be a small, presumably opaque, window to the cloakroom in the side wall. The roof would be a double gable with a flat trough section in the centre housing two skylights to the cloakroom beneath. A double door will open from the new family room into the existing kitchen/diner. Materials will be brickwork and slate to match existing. No additional parking is required as there is no increase in number of bedrooms, and the applicant has previously argued that this is a town centre site where parking guidelines need not apply.

This is identical to the extension refused in 2020; the earlier (withdrawn) 2020 application had a single lean-to roof with skylights and a rear door to the garden. Members' comments on the refused application were:

Members noted that there was little difference between this application and the previous, withdrawn, application; the footprint of the extension was the same, and thus the overfilling of the site and the impact on the neighbouring properties unchanged. The garage area under №3a had been made temporarily accessible [] by a ramp of loose cobbles, but given the slope of the parking area these would migrate over time.*

The Flood Risk Assessment was dated September 2008 and included a letter from the EA stating that the 1/100 year modelled flood levels were taken from 2005 data, and the AVDC Flood Map is dated April 2007. Members pointed out that the document was therefore very much out of date and took no account of the very serious flooding that took place in July 2007.

A condition prohibiting the parking of construction and delivery vehicles on the A422 was requested.

[] There had been a 6" difference in height between the garage floor and the parking area*

The reasons for refusal were (21/2/22)

The site lies within Flood Zone 3 and in an area at high risk of surface water flooding and the accompanying Flood Risk Assessment fails to adequately demonstrate the impact of climate change and in the event of a surface water flood be able to adequately drain and mitigate against surface water flood risk elsewhere. The proposal would therefore be contrary to policy I4 of the Vale of Aylesbury Local Plan, Policy I4 of the Buckingham Neighbourhood Plan and the National Planning Policy Framework 2021.

Planning History – 3, 4 and 5 The Villas (note that the list on the website is incomplete)

1	08/02503/APP	Erection of No.2 semi detached dwellings and alteration to existing terrace to create vehicular access under and apartments over with rear dormers	Application Withdrawn
2	09/02070/APP	Erection of No.2 semi detached dwellings and additional works to existing terraced dwelling to provide vehicular access under 2 bed apartment over [Nos 4 & 5, and modification of №3]	Approved
3	13/03067/ACL	Proposed erection of rear facing dormer [on №.3]	Certificate Issued - Proposed Develop't
4	14/02882/APP	Erection of double garage [between Nos3 & 4]	Approved
5	16/03784/APP	Infill development between existing dwellings and above existing parking to provide new one bed apartment [№.3A]	Refused Allowed on Appeal

6	17/01968/APP	In fill development between existing dwellings and above existing parking to provide new one bed apartment [No. 3A]	Refused
7	20/01240/APP	Single storey side extension [No. 5]	Withdrawn
8	20/03840/APP	Single storey side extension [No. 5]	Refused
9	22/02112/APP	Householder application for Single storey side extension [No. 5]	Pending Consideration



NB: All the following drawings show Nos 3A, 4 and 5 even though it is only No5 that is to change.

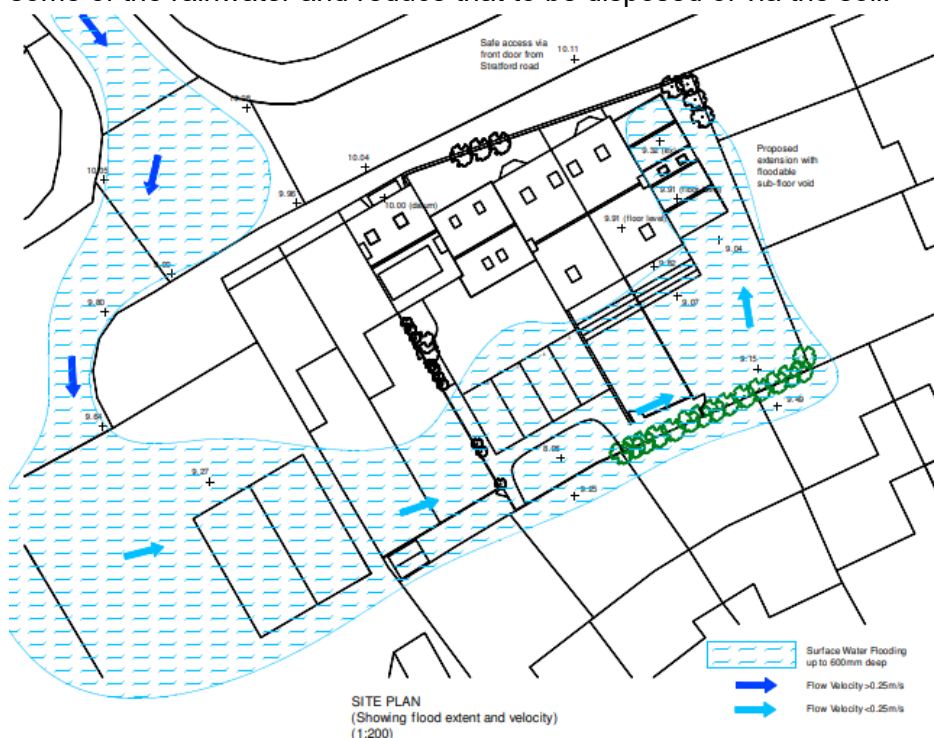




This application has an updated Flood Risk Assessment acknowledging that the site does flood, and not from the river – it is stormwater from Addington Road and the BP (the document says Shell) forecourt; the lightly compacted infilled canal follows the rear fences. The only mention of 2020 is in the date of the site plan drawing (April).

The extension is to be built over a floodable underfloor void which will accommodate the same amount of floodwater as the existing garden, and should not, therefore, in their opinion, cause any displaced water to make flooding to neighbouring properties worse. ¶5.1, p 10, gives the width of the proposed extension as 2m; the drawings show 4m.

Rainwater falling on the site is assumed to drain as it does at present to the lowest point, and then dry up naturally. The natural groundwater level is quite high, and the necessary depth for soakaways cannot be achieved, so the extension roof will drain via gutters and downpipes to a distribution system below the suspended floor above the void which will release the rainwater evenly over the soil beneath, exactly as it would fall if the extension wasn't there, ie it will drain at the same greenfield rate. Thus the extension will not affect the flow speed or quantity of water to be disposed of. There will also be rainwater butts to collect some of the rainwater and reduce that to be disposed of via the soil.



The map gives no indication that the gardens of 6/8/10 Wharfside Place flooded front and back in 2020. We have photos in the Flood File to prove this (see below for samples).

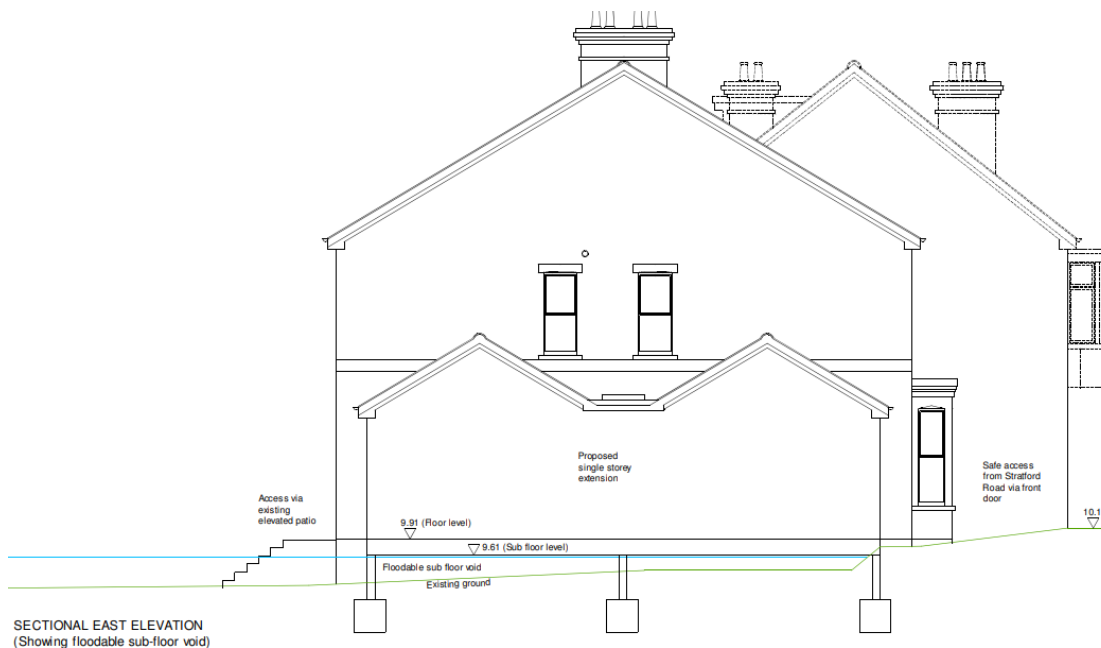
The Local Flood Officer is quoted (¶7.9, p 13 of the FRA): the site can flood up to a depth of 600mm. Following this the FRA goes on to say

The lowest point within the flood area to the rear of the property is 8.96m (parking area), giving a maximum flood level of 9.56m.

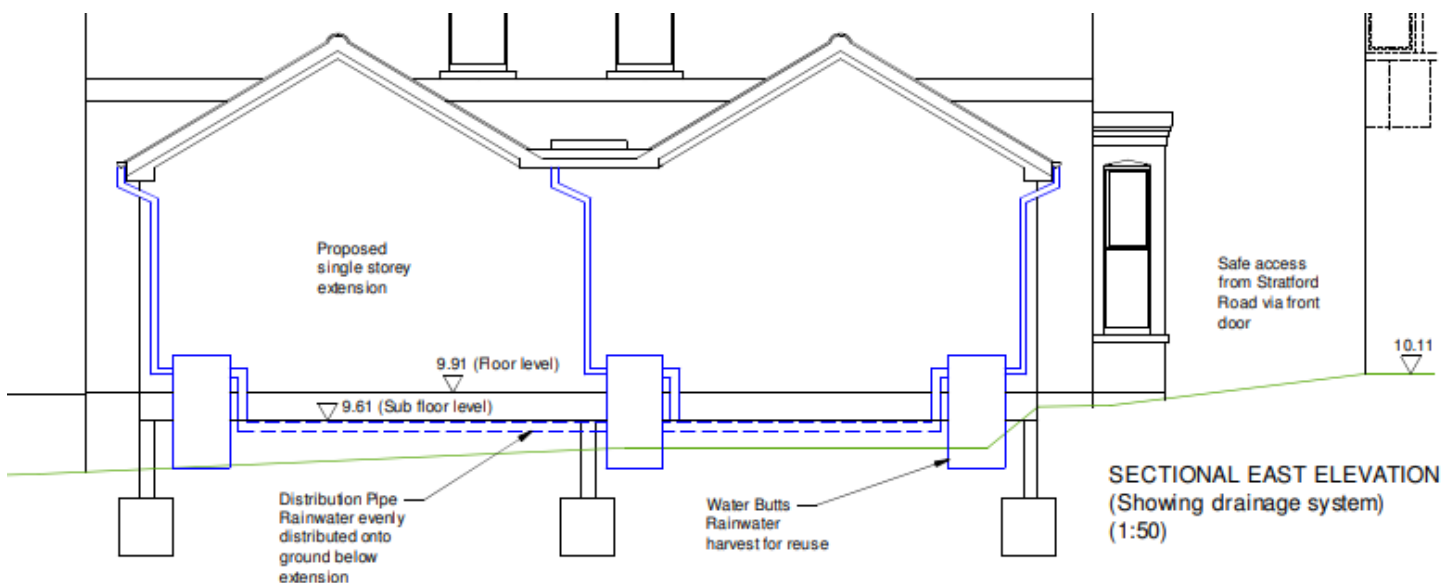
7.10. The proposed floor level will match that of the existing house at 9.91m, 350mm above the flood level

but I could find no indication of where this is measured from; it clearly cannot be the regular river level (the gauge at Buckingham is at 78.6m AOD, so possibly the document means the parking area is at 78.96m AOD). The EA show the normal range of river levels as being 0.13m to 0.53m above gauge 0. The gauge was swamped at 80.76m in December 2020 and Buckinghamshire’s s19 report on the 2020 floods gives an estimated maximum of 82.0m AOD (see p.13 below).

If the figures in the report are 70m out, then the floor level will be 79.91m AOD. The extension floor will be 300mm thick, so its under-surface will be at 79.61m, see section drawings below. This does not seem to fit with the NPPF requirement that construction does not increase flood risk elsewhere. If the site is flooded, silt and debris may be left in the void when the water drains away, and of course the open end may well grow weeds which also restrict flow. No maintenance schedule is submitted.

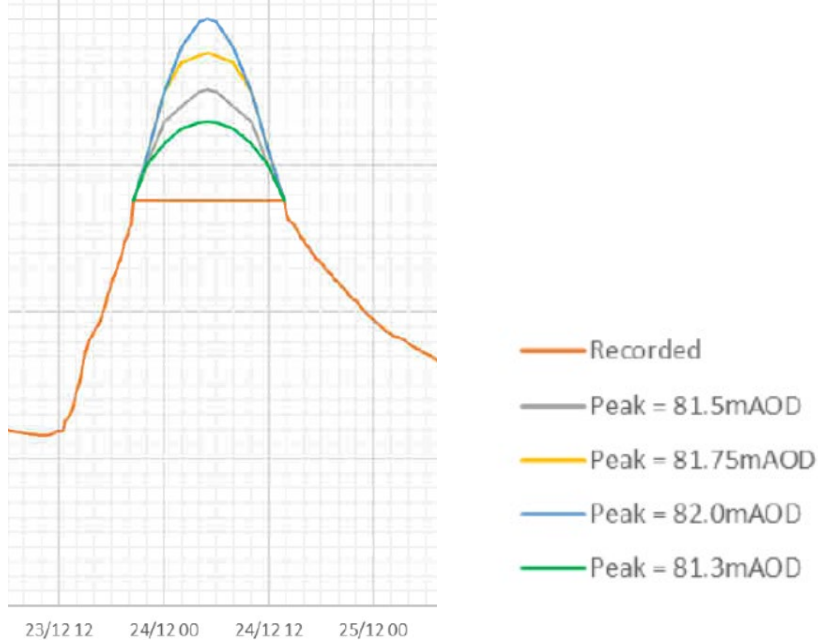


SECTIONAL EAST ELEVATION (Showing floodable sub-floor void)



SECTIONAL EAST ELEVATION (Showing drainage system) (1:50)

Flood height estimate from Buckinghamshire's s19 post-event report on the 2020 flood:



Photos from the 2020 flood event:



Car park in front of No. 6 Wharfside Place; side of No.2 Wharfside Place (to rear) and Stratford Road (to left)



Car park outside Nos 8 & 10 (see Location Plan, p.7)



Back garden of No 8, and side wall of No 5 The Villas The extension is proposed for this wall.

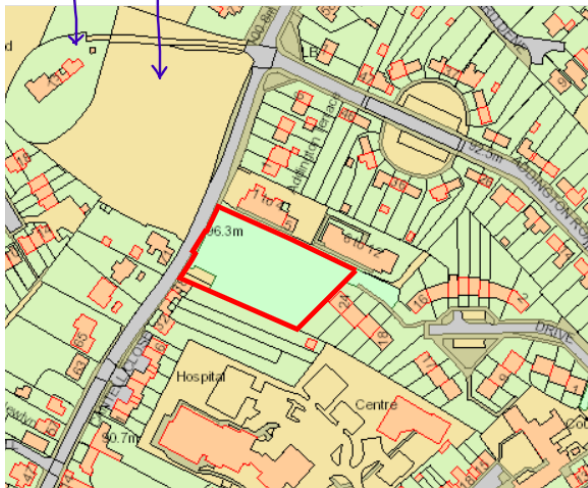


Parking yard at The Villas, Stratford Road Taken c.11am, 24/12/20

4. 22/02137/APP

Land between 38 Moreton Road and the Old Police Station,
 50 Moreton Road, MK18 1LA
 Erection of 7no. detached dwellings with access, car parking,
 landscaping and associated works
Trio Square Ltd.

Roxwell Land adj. 73 Moreton Road (12 houses)
 (21/00270) (15/04106/AOP & 19/00902/ADP)



Location plan

Satellite photo (2022): Mary MacManus Drive bottom right



The site access as existing (9/7/22). The parked vehicles probably belong to at least one of the Moreton Road cottages below the site. It is proposed to move the access uphill.



Site Plan

The site is the rough ground south of the Old Police Station on Moreton Road which used to be owned by AVDC, who leased it to the residents of the adjacent cottage so they didn't have to park in the unrestricted area of the roadside. The lease was not renewed in 2020. Its area has been measured as 0.289ha, so is less than the 0.3ha/11 dwellings minimum required for provision of Affordable Housing. It is not in the Conservation Area, but is next to the Grade II Listed Old Police Station. The site is at the narrow part of Moreton Road opposite Brae Lodge and above the on-street parking which restricts the width to a single carriageway, and slopes upward from the centre to each side boundary and very steeply down to the east above 24 Mary Macmanus Drive. A certain amount of ground rearrangement will be necessary

The applicants seem to have decided to call the development Scott Gardens, referencing George Gilbert Scott. However we already have Gilbert Scott Road further up the Moreton Road, Scotts Lane in Maids Moreton and 47 houses in Gilbert Scott Close in Gawcott, so Street Naming may consider that another similar name in such a small area might be too confusing to allow it.

Site History

1	03/01289/APP	Creation of new access and two car parking spaces	Approved
2	20/03950/APP	Erection of nine detached dwellings	Refused
3	22/02137/APP	Erection of 7no. detached dwellings with access, car parking, landscaping and associated works	Pending Consideration

The proposal is for four 4-bed detached houses along the Moreton Road frontage, with a T-shaped access road in the middle (rather further up the hill than the current access) leading down the hill to three 3-bed link-detached houses across the bar of the T. Some are adapted to the slope by having a semi-basement, and some are effectively 4-storey, having both a basement and a master bedroom in the attic. See table below.

None are suitable for residents with any kind of mobility, heart or breathing problems. They are to be built of red brick with buff trimmings, and slate roofs.

Note (1) There are only footpaths in the entrance, after that it's a Shared Surface street.

Note (2) The Memorial Bench (and bin) is 'to be relocated' – but they haven't said where.

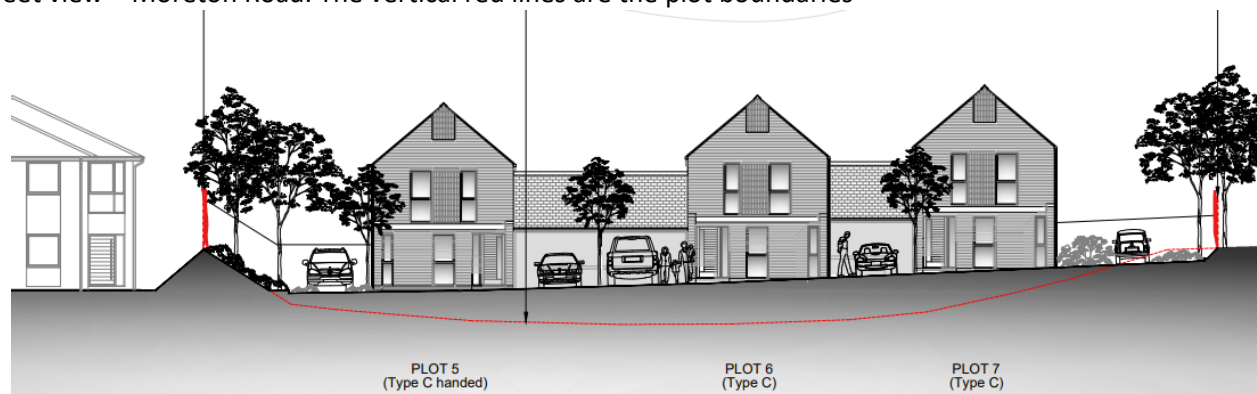
Accommodation

Type	Plots	Semi-basement	Ground floor	First floor	Second floor (roofspace)
A	1, 2 & 3	Kitchen/Diner Utility	Hall & WC Drawing Room Study Balcony	Double bedroom & ensuite Double bedroom Single bedroom Bathroom	Master bedroom with ensuite bathroom and dressing room
B	4		Kitchen/Diner Hall & WC Drawing Room	Double bedroom & ensuite Double bedroom Single bedroom Bathroom	Master bedroom with ensuite bathroom and dressing room
C	5, 6 & 7	Kitchen/Diner Utility	Hall & WC Drawing Room Study Balcony Car Port	Double bedroom & ensuite Double bedroom Single bedroom Bathroom	

- All bedrooms have hanging space.
- All Plots have 2 parking bays (plots 1-4 at right-angles to the kerb at the bottom of the garden plots 5-7 a car port + driveway parking in front of it and there are 6 visitor spaces, 3 on the access road by plot 2; 1 beside plot 5 and 2 beside plot 7) This totals 20, which *could* have been arrived at by reference to the guidelines:
 4 x 4-bed houses @ 3 spaces each = 12
 3 x 3-bed houses @ 2 spaces each = 6
 +1 visitor space per 2 3-bed houses = 2 (rounded up)
 so it is to be hoped they won't have many visitors at once, as there isn't anywhere else to park.
- All houses have an accessible cycle shed (plots 1-4 at the bottom of the garden, plots 5-7 behind the car port)
- All houses have an accessible bin store for 3 wheelie bins (plots 1-4 at the back of their parking bay, plots 5 & 6 on the centre strip between their drives, plot 7 behind the car port)
- All plots have an EV charging point



Street view – Moreton Road. The vertical red lines are the plot boundaries

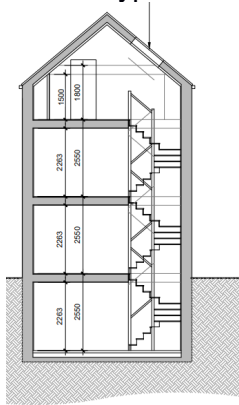


Street view – the three plots across the bottom of the site. The vertical red lines are the plot boundaries, the horizontal one the existing ground surface



Street view – looking north from the access road from Moreton Road to the bottom of the site. The vertical red lines are the plot boundaries, the sloping one the existing ground surface

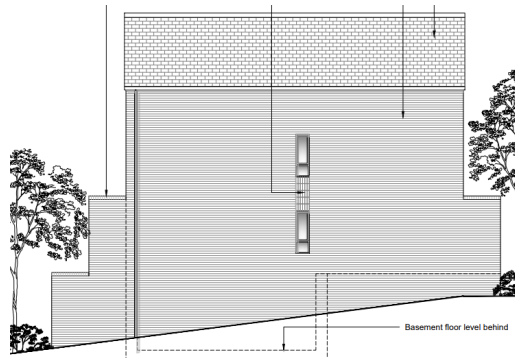
House Type A



CROSS SECTION

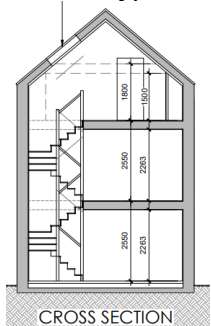


REAR ELEVATION



TYPICAL LEFT SIDE ELEVATION

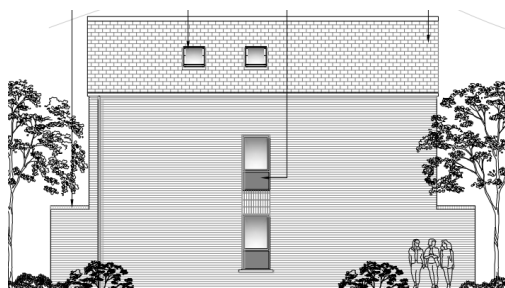
House Type B



CROSS SECTION

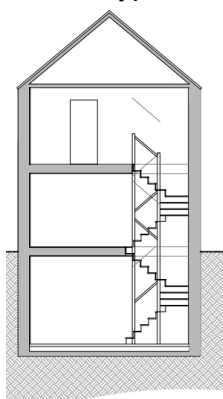


REAR ELEVATION



LEFT SIDE ELEVATION

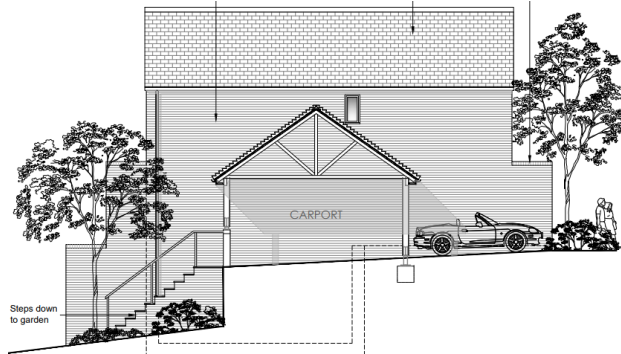
House Type C



CROSS SECTION



REAR ELEVATION



TYPICAL LEFT SIDE ELEVATION

The supporting documents are adequate, though not proof-read as well as one might have hoped (the Highways Statement for example estimates 32 trips per day in and out of the site in ¶4.9 and 23 two paragraphs later; and elsewhere there is confusion between AVDLP and VALP)
A brief summary of the supporting documents:

Biodiversity Enhancement Strategy

Given the low base level, it isn't difficult to provide a net gain.

They plan to add 33 new trees to the site, all native species (though the elevation and street scene drawings show them much too close to the buildings).

In addition, there will be 100m of new hedgerow (native species), 182m² shrubs - a mixture of native plants and those useful to wildlife because of berries etc - 500m² of grass mixed with wildflowers which don't mind being mowed on the open spaces, and under the trees a wildflower meadow mixture. There will also be 10 bird boxes and 10 bat boxes or bricks.

Drainage

Soil conditions make soakaway drainage of surface water unfeasible; Moreton Road sewer is uphill of the site; attenuation ponds or tanks would take up so much room the remaining development would be unviable; so both surface water and foul water will have to be conveyed to the public sewer in Mary Macmanus Drive. There is no Anglian Water document on file yet. Drains within plot boundaries will be the responsibility of the houseowner, those in the roadways etc, the management company.

Heritage

Dated May 22 but makes no reference to VALP - except when mentioning that the site for 12 houses across the road is listed as BUC005 for development - only the AVDLP - but gives its dates as 2013 - 2033. No reference to the Neighbourhood Plan, either, or the Vision & Design SPG - most of the design and character quotations are taken from the 2005 Conservation Area Appraisal.

Highways

Includes a tracking diagram to prove the bin lorry can enter the site and turn round. Not a Traffic Assessment and makes no mention of public transport, walking/cycling distances, or the other usual matters; parking bay dimensions are according to Buckinghamshire standards.

Planning statement

As is usual, duplicates a lot of the Heritage document.

However, it does get VALP right, and checks the BNDP policies; it works through the NPPF policies in detail, and addresses the reasons for refusal of the previous application to demonstrate the application resolves them.

Preliminary Ecological Appraisal

Essentially a desk study of possibilities and an assortment of photographs of the existing vegetation. Nothing exciting, but I assume Ecology will want a proper survey done if they are to approve.



View uphill and downhill from the existing access. (9/7/22)

5. 22/02141/APP

14 – 15 High Street, MK18 1NT
 Installation of four air-conditioning units (retrospective)
 O'Hara [Windmill Veterinary Centre]



Location Plan



▲ Listed Buildings in the area



Applicant's photo

The site is the Vets' surgery on the High Street, north of the Grand Junction, and separated from it by the yard entrance (marked with an X on the Location plan). It is in the Conservation Area but not Listed, though the Grand Junction is, and also 21 High Street opposite. There are other Listed Buildings further away along the High Street. The fascia was previously unadorned except for the alarm box.

The air-conditioning units were reported to Enforcement on 10th February 2022 and case file NC/22/00068/OPDEV opened.

The application form gives the following reason for seeking retrospective permission:

“The reason we have installed the units is that we have no opening windows at our property and with climate change we have found the temperature inside our building to be very excessive in the summer. They units also heat the practice as the electric radiators prove very costly. We have no gas. We are under obligation to keep our medications at certain temperatures which are monitored on a daily basis to ensure they stay within the regulations stipulated by the manufacturers, NOAH (National Office of Animal Health) and the RCVS (Royal College of Veterinary Surgeons). Also, we cannot keep our door open to the street as this is a safety issue in respect of the pets that we treat. As you may be aware there are renovation works going on at the Grand Junction public house next door to us. I had hoped that the units could be sited at the rear of our property, accessed via the entrance to the public house. However they would not give me permission to do this, as they have an outside seating area and considered this would be unsightly. I suggested the side of the building, but this is being reroofed again in October and again access to clean and service the units would not be possible. They suggested they could go on our roof at the back, but again this is not possible due to roof materials, access and the need to ensure they are regularly serviced. Whilst it’s fully owned by Windmill Veterinary Centre, I have to use the pub property for any access, so have respected their decision. I will also add that I was informed by our installers of the air conditioning units (Oxley Electrical) that planning permission was not required before they were installed. Myles Millward advised he would be dealing with this aspect separately. Needless to say we are very disappointed to understand we have breached requirements and hope that we can see a way to rectify this, especially for the health and wellbeing of our staff and the strict protocols required of medicinal storage. We put the units on the front of the building, above the ridge on the cream paintwork. If permission is rejected, would the council consider us covering them with our name sign, which would project from our building, if we could still get access to clean and service them as a possible alternative?”

Planning history

1	97/01736/APP	CHANGE OF USE FROM MOTOR CYCLE REPAIR SHOP TO BRANCH VETERINARY SURGERY	Approved
2	22/01796/CPE	Certificate of Lawfulness for existing use of air conditioning units	Withdrawn*
3	22/02141/APP	Installation of four air conditioning units (retrospective)	Pending Consideration

*Inappropriate type of application

6. 22/02202/APP

46 Burleigh Piece MK18 7BB

Householder application for single storey front and rear extensions and garage conversion into habitable space. Insertion of a ground floor window on both flank elevations. Alterations to external materials on the front elevation to include render. Replacement fenestration.

Fox



Location Plan



Front of house

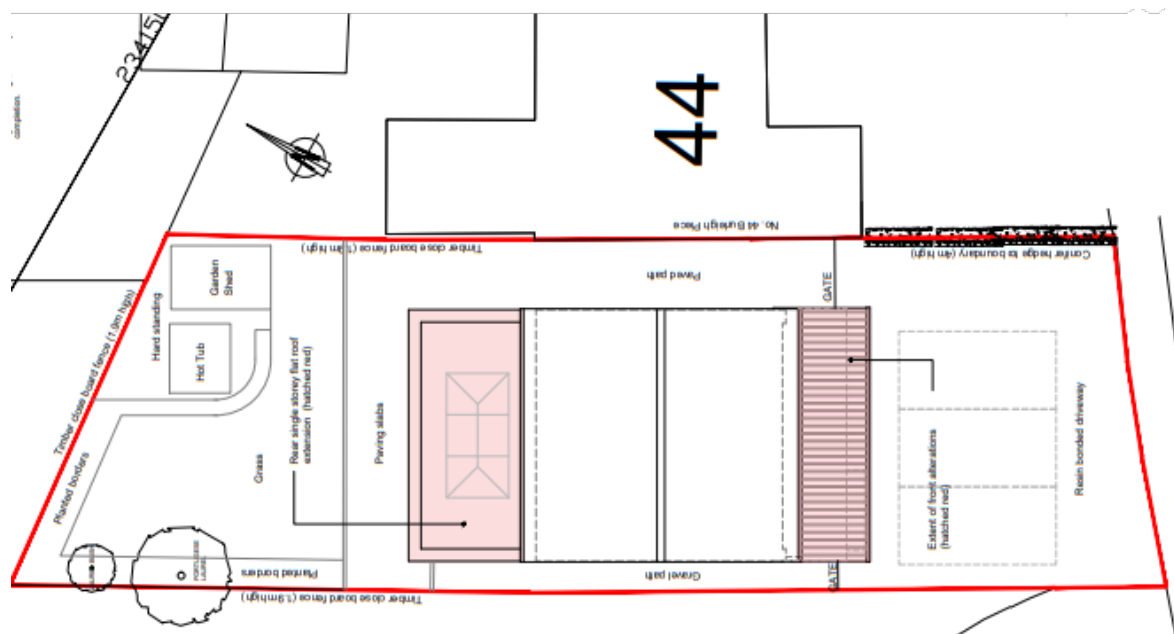
(photo 11/7/22)

The site is on the northwest side of Burleigh Piece, just south of the Wittmills Oak junction and opposite the green and car park in front of the convenience shop and takeaway.

It is a 4-bed detached house, in line with its neighbour to the north (№44) but well forward of №48 which faces on to the footpath round the large green to the south (the overlap is less than 1m though the proposed rear extension will obviously increase this, to over 5m). The rear fence is also the rear fence of the Wittmills Oak bungalows, so there is no direct access to the rear. Access to the rear garden is via a 1m wide gated gravel path along the south side of the house and by a 2m wide gated paved path along the north side of the house. There is parking for three vehicles on the frontage. The rear garden is bounded by a standard height timber closeboard fence, the front garden and frontage with a paddock fence. There is a conifer hedge on the northern side boundary.

Property History

1	96/01929/APP	1.2M HIGH POST & RAIL BOUNDARY FENCE [along the entire side boundary, front to back, with №48]	Refused
2	11/00392/APP	Erection of single storey front extension	Approved
3	22/02202/APP	Single storey front and rear extension. Garage conversion into habitable space. Insertion of a ground floor window on both flank elevations. Alterations to external materials on the front elevation to include render. Replacement fenestration.	Pending Consideration



(Rotated to save space)

The original house front wall was straight across to the garage from the existing cloakroom wall (see dashed lines on the 'existing' ground floor plan below); the (flat-roofed to match the garage) entrance hall was added by the 2011 application.

The proposal is to

1. Change the use of the garage to a playroom, adding a 60cm deep bay window to the front of it;
2. Change most of the existing kitchen and under-stair area to a utility room and storeroom, retaining the outside kitchen door and window;
3. Amalgamate the remainder of the kitchen with the cloakroom to form a shower room, adding a new (opaque) small window;
4. Build out the whole front wall of the house to match the existing garage wall line to form an extended porch and a study, bricking up the existing cloakroom window and replacing it in the study with a larger clear window matching the one above it;
5. Change the front door and glazed side panels to match the anthracite grey windows;

6. Replace the flat roofs with a single continuous sloping tiled roof over the whole front extension and bay window;
7. Add a new high level window in the living room side wall (this will be forward of the overlap with No48);
8. Demolish the existing conservatory and extend the back of the house 4.1m over the entire width, turn the existing dining room into a kitchen and add a new dining room to the living room, and extend the new kitchen. There will be bifold doors to the garden, and a flat roof with a large (4m x 2m) rectangular lantern centrally placed.



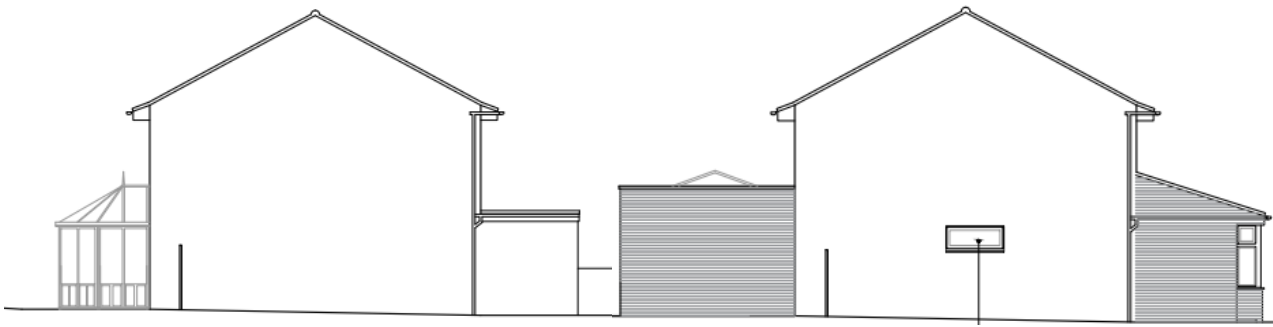
Existing and Proposed front (street) elevations



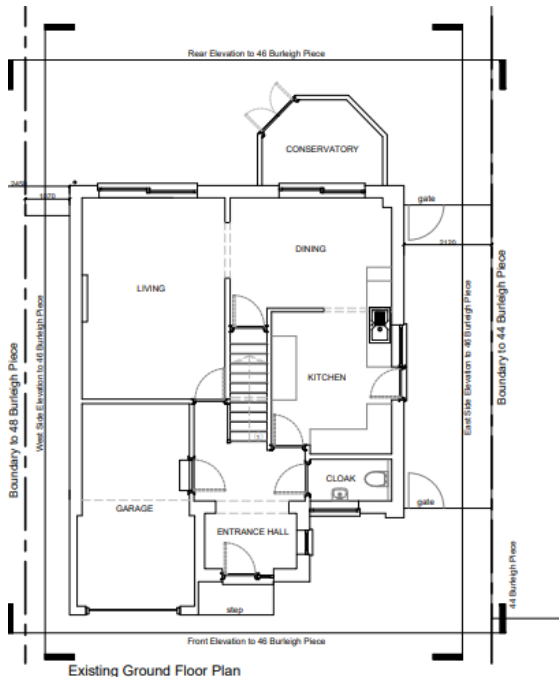
Existing and Proposed rear (garden) elevations



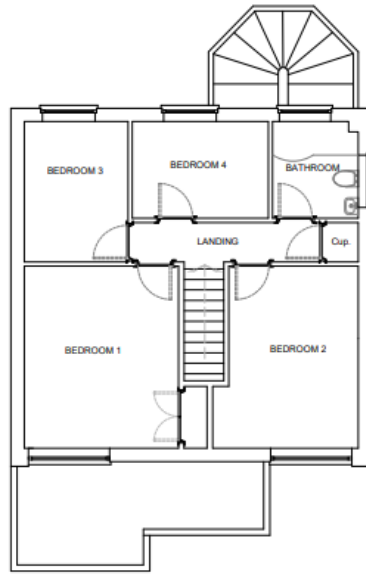
Existing and Proposed side (facing No44) elevations



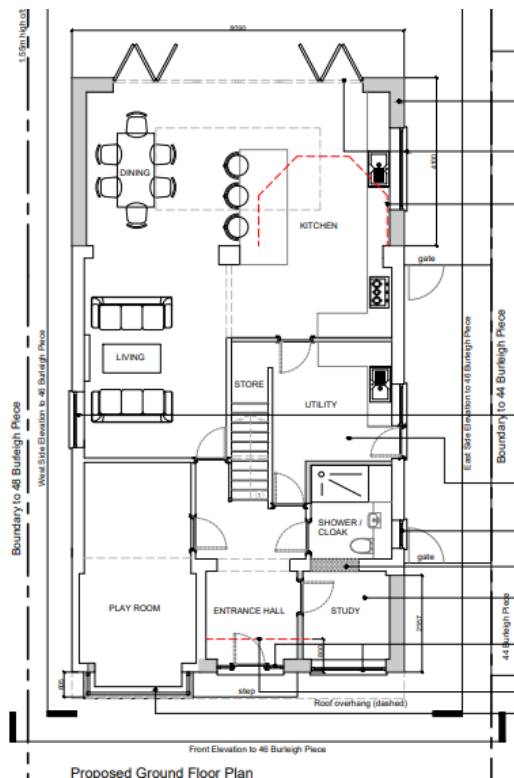
Existing and Proposed side (facing No46) elevations



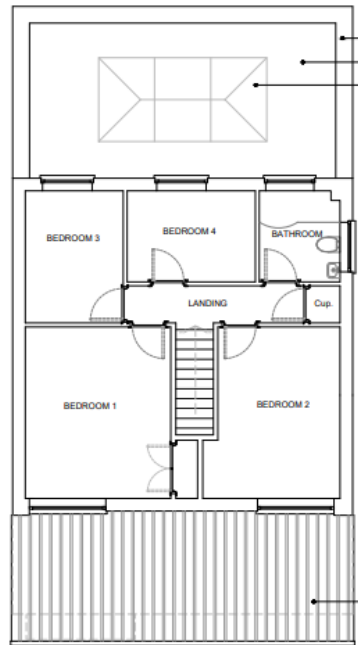
Existing Ground Floor Plan



Existing First Floor Plan



Proposed Ground Floor Plan



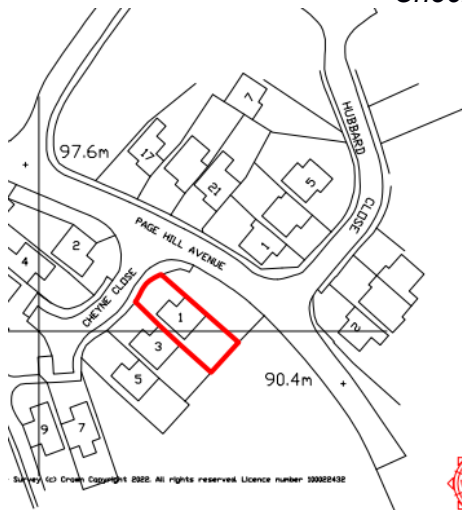
Proposed First Floor Plan

7. 22/02205/APP

1 Cheyne Close, MK18 1XP

Householder application for single storey front extension and external works

Checkley



Location plan



The front of No1 (and No3 behind) : the difference in level can be gauged from the bins in front of the porch.

Property history

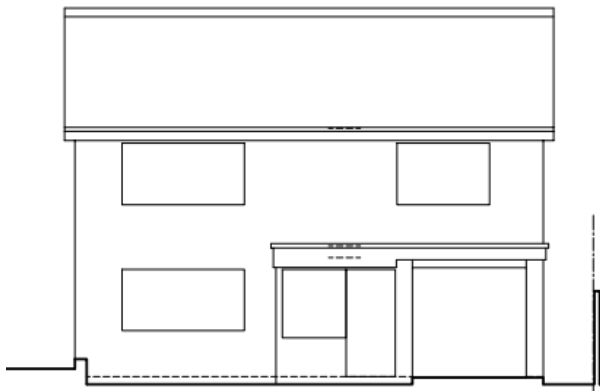
1	21/02978/APP	Erection of a traditional timber garden shed 5120mm x 3630mm with UPVC doors and window (Part retrospective)	Approved
2	22/02205/APP	Householder application for single storey front extension and external works	Pending Consideration

The site is the first house on the south side of Cheyne Close, the first road on the left after coming off the bypass roundabout; it has a broad grass verge along Page Hill Avenue and a considerable open space to the rear, to Stratford Road. The rear garden boundary is a standard-height brick wall, stepped down with the slope, and the front is laid to lawn and continuous with the verge.

It is a 4-bedroom detached house, with a single-storey flat-roofed projection at the front containing a porch with large windows, and the front part of the garage; the front part of this has been converted to storage, with a utility room installed in the rear section. The garage door has been retained. There is a drop in level from the road to the ground floor, and a brick retaining wall with steps divides the lawn from a pathway and bin store area. Access to the rear garden is via a passage beside the garage.

The proposal is to extend the front room forwards to the porch/garage door building line making the building footprint rectangular; the new room will form a playroom, and the width of the present front window in the existing front wall knocked through to give access to a new kitchen area with dining room and study formed from the existing living room. The playroom will have a 4-pane window at the front, matching the 3-pane one above it in size and position, but no new side window. The kitchen will have a new 2-pane window (facing towards Page Hill Avenue) over the worktop. A new larder will be formed under the stairs. The sliding doors to the garden will be replaced by hinged outward-opening glass doors, so that the rear elevation view changes little. The existing kitchen and cloakroom on the other side of the hall will be turned into a living room, with the cloakroom moved to the remodelled utility room, with a new small window to the side passage, and the door from the utility room to the new living room and the existing kitchen door to the exterior will both be blocked up. New doorways to the hall and dining area will be made, and the existing high window in the cloakroom will be retained. The retaining wall at the front will be remodelled to accommodate the new extension.

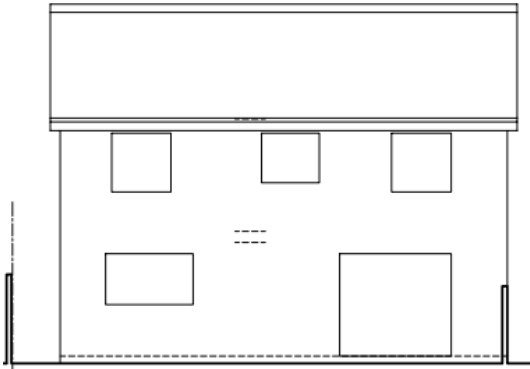
The whole single storey front part will have a continuous lean-to tiled roof (as has the neighbouring No3, see photo), and other materials will match the existing.



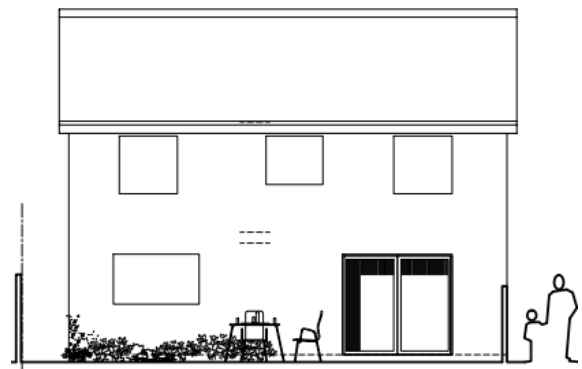
EXISTING FRONT NORTH-WEST ELEVATION



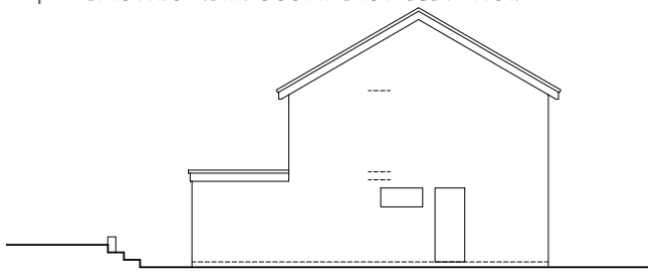
PROPOSED FRONT NORTH-WEST ELEVATION



EXISTING REAR SOUTH-EAST ELEVATION



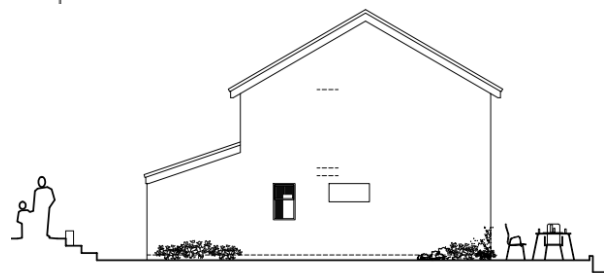
PROPOSED REAR SOUTH-EAST ELEVATION



Side view towards No 3

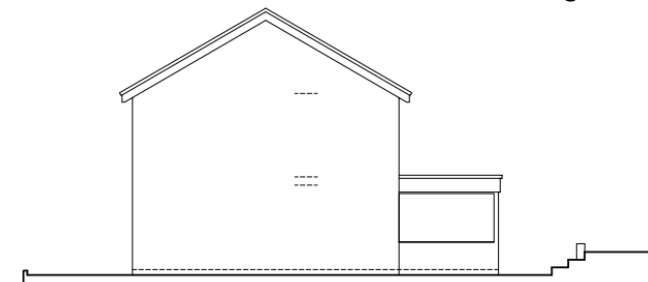
Existing

and



PROPOSED SIDE SOUTH-WEST ELEVATION

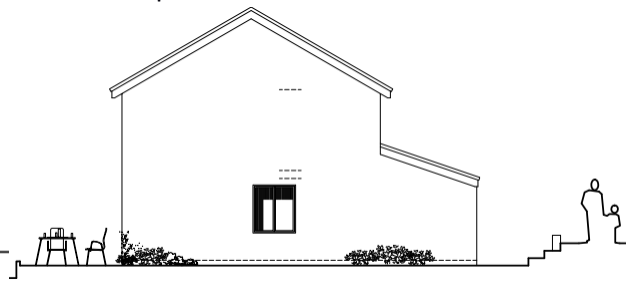
Proposed



Side view towards Page Hill Avenue

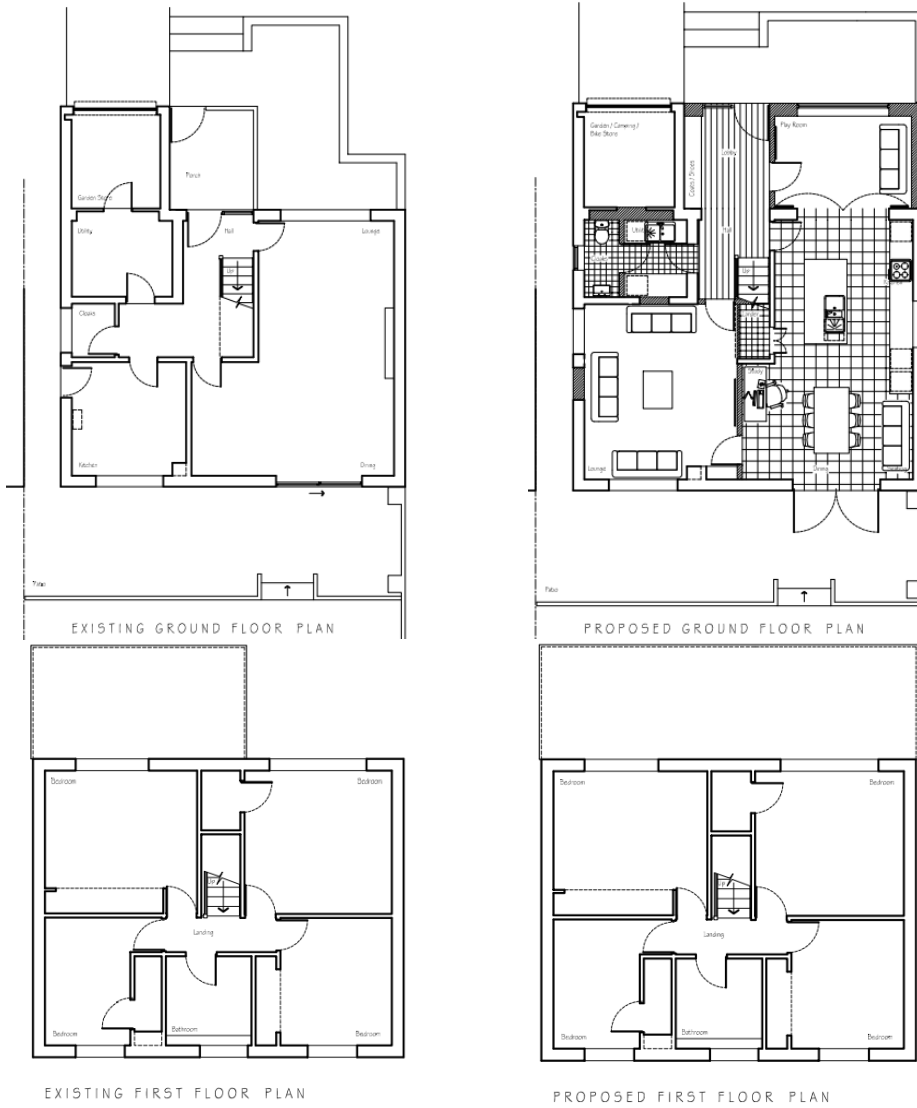
Existing

and



PROPOSED END NORTH-EAST ELEVATION

Proposed

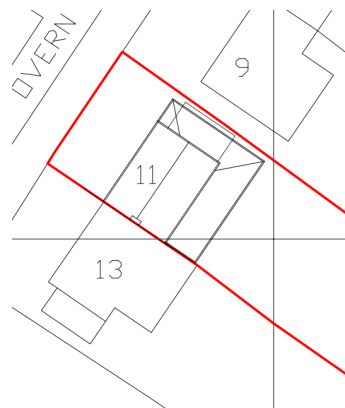


The following two applications may be considered together, but Members should note that they are for separate proposals:

- 8. **22/02221/CPL** 11 Overn Avenue, MK18 1LG
Certificate of Lawfulness for proposed loft conversion with rear roof extension
- 9. **22/02222/APP** Householder application for proposed single storey and part rear extension with internal and external works
Lawes



Location plan



Block plan (22/02222)



Front view of house (photos taken 9/7/22)



Rear view from disused parking court (№11 on the right)

There are no previous applications for this dwelling.

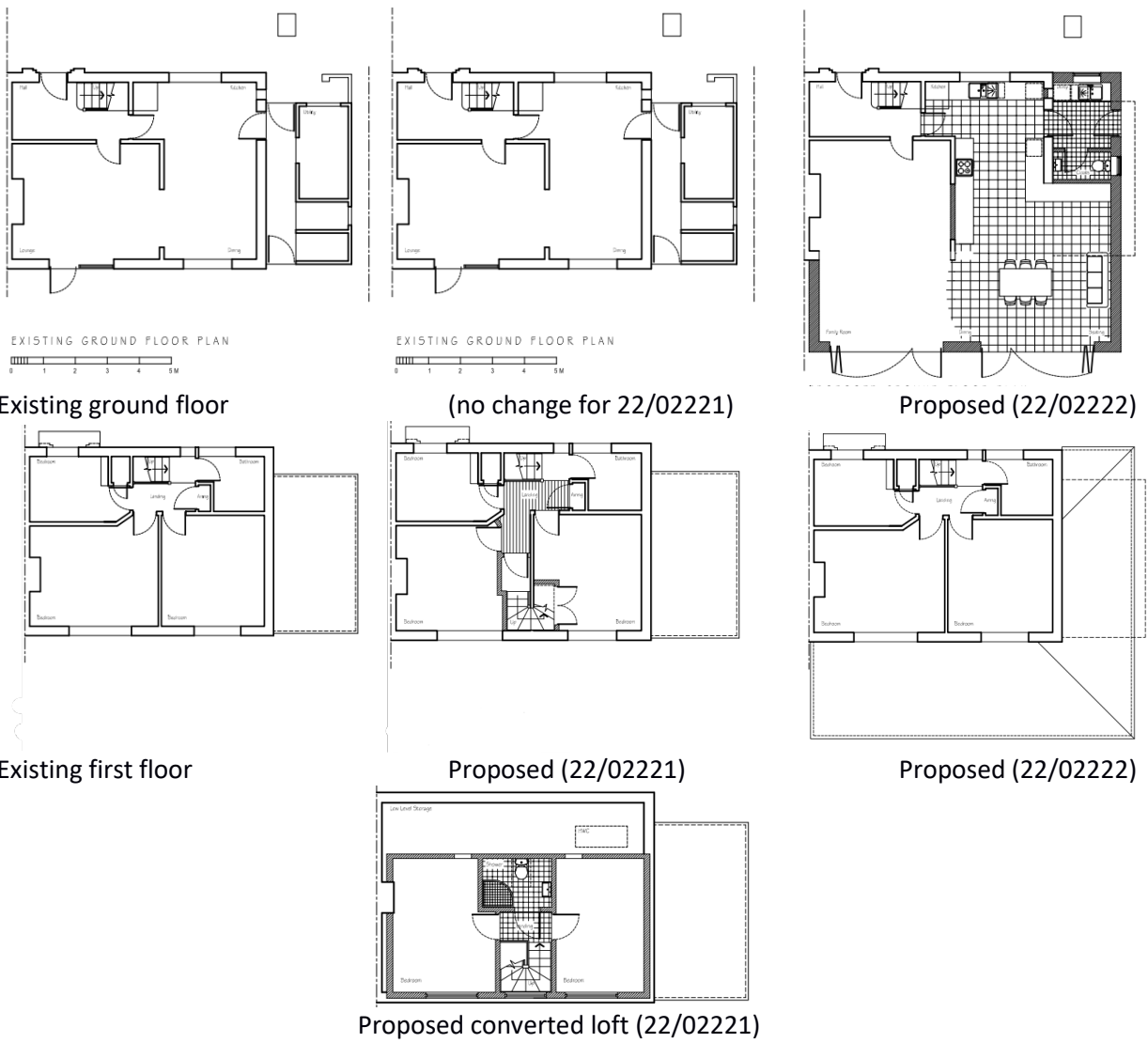
The site is a 3-bed semidetached house on the eastern side of Overn Avenue, opposite the convenience store and just north of the play area, and backing on to the disused garage court off Western Avenue. It has a detached flat-roofed garage building (used as a utility room) with storage rooms behind and a bin enclosure at the front; the garage is separated from the house wall by a covered passage approx. 1m wide with doors at each end, effectively making the garage part of the whole, and the front of the bin store is in line with the house front, and the rear of the garage building is in line with the rear of the house. There is gravelled driveway parking in front of the house, with a lawn beside it

There are two separate applications: the first (22/02221) is a not-consulted CPL (previously called an ACL) for a loft conversion with three flat-roofed dormer windows on the rear roof slope. The applicants have thoughtfully submitted the guidelines for such an application (not be at the front, dimensions and positioning limits, etc) and it seems to comply with these, as does the small skylight high up on the front roof slope. The conditions also require matching materials, but there is no indication of materials on the drawings or this application form; the other application specifies brick and tiles for the extension. The conversion covers about 2/3 of the existing floor area and the windows serve two new bedrooms and the extended stairwell; there is a shower room between the two bedrooms with the skylight over. The remaining 1/3 is the width of the house under the front roof, and is intended for storage (and also houses the water tank). There is no dwelling behind to overlook and there are no side windows. If the case officer finds this application in compliance, it is Permitted Development and can be approved.

The other application (22/02222) is for an L-shaped single-storey extension across the back of the house and the side currently occupied by the bin store, former garage and barns, to form an extension to the living room and to the dining room, both with folding doors to the garden; the width of the existing kitchen will be retained, but the working area will extend into the former dining room, and the existing utility room and passage will be reduced in width, and a new one considerably smaller made and this will allow a cloakroom area to be installed. The utility room will have a door to the exterior onto a new side passage, and the cloakroom a small window, but there will be no other windows onto the passage.

The extension will have a single-pitch wrap-around tiled roof and the walls will be brick. Judging from Google maps, the other half of the semi, №13, has a very large rear extension already, for which I could find no application.





Amended Plans
10. 22/01818/APP

21 Twickenham Road MK18 1ED
 Householder application for single storey rear extension and relocation of the rear access gate

Marks



Location plan



Photo of rear boundary wall



NEW
GATE
POSITION

A new wooden gate on to Rogers Lane is proposed which is shown as just south of the visitor parking layby.

Members will recollect that, at the last meeting, this application offered conflicting drawings:



REAR ELEVATION

And Members responded **OPPOSE**:

“Members awaited clarification of the mismatch between the 3D view and the rear elevation drawing. They would also appreciate a drawing of the proposed new side entrance and the gate/door to be installed. This is a landmark corner dwelling and the new entrance should harmonise with the street scene.

If both of these matters are resolved to their satisfaction, Members might be minded to withdraw their opposition.”

A new rear elevation drawing has been submitted which does match the 3-D drawing of the proposed extension (but appears to have lost part of the roof). However no drawing of the proposed gate has been submitted as Members requested.

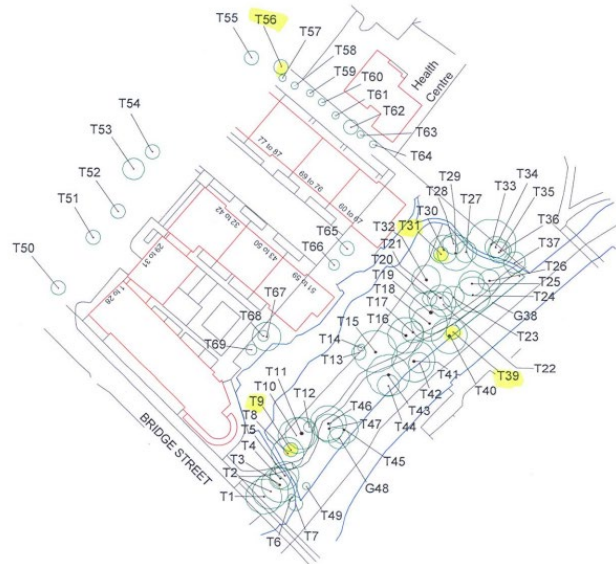


Not for consultation (circulated separately due to time constraints)**11. 22/02171/ATC**

Candleford Court, Bridge Street MK18 1GA

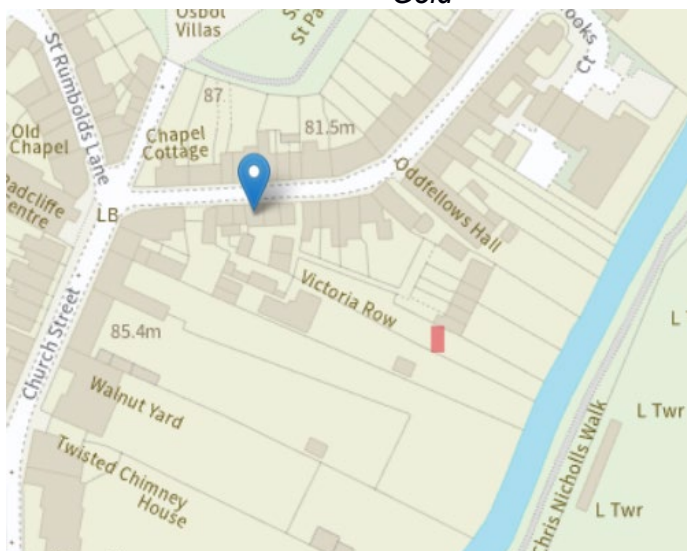
Works to trees as per attached tree survey/report

(T9- Elder, Coppice to 1.5m. T31- Ash , Fell, T39- Elm, Fell. T56-Plum, Fell)

Chowdhury [Guinness Partnership]*For information only: work has already been partially carried out under a 5 day notice***12. 22/02404/ATC**

40 Well Street, MK18 1ES

T1 Eucalyptus; dismantled due to excessive lean and size towards neighbouring properties and thoroughfares

Gold**Application form states**

5 DAY NOTICE This work was carried out yesterday (4/7/22). I had previously checked that the tree did not have a TPO on it before carrying out the work but must have missed checking the conservation area for the address. Part way through the job one of my team mentioned the conservation area for Buckingham. In the back of my head I was sure I had checked, but

looked again. I discovered that the tree fell under the conservation area so immediately
downed tools. At this point I called Neil Pasmore, AVDC tree officer, and explained that we
had started work and realised what had happened. I asked whether we should carry on. He
said yes. We carried on with the dismantle of the eucalyptus. The reason for removing the
tree was that it was considered a danger to neighboring properties and persons, due to
excessive lean and size towards/ over the properties and thoroughfares. I have attached
pictures to show its size and condition.

KM
18/7/22

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 27th JUNE 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Agenda 10.1

**Appeal against refusal of 19/00513/AOP: Outline Planning application for erection of dwelling with garage at Gawcott Hill Farm, Gawcott Road, MK18 1TL
Lodged by the owner Mr. Martin Giblin.**

The application was refused on 24th January 2022 on the following grounds:

1 Notwithstanding the fact that appearance, landscaping and access are reserved matters, the site is located outside the built up area and settlement boundary of Buckingham, in an edge of countryside location that does not have a residential use. The proposed development is therefore unacceptable in principle. This is contrary to policy H7 of the Buckingham Neighbourhood Development Plan (BNDP) and policies S1, S2, and S3 of the Vale of Aylesbury Local Plan (VALP) and the NPPF.

2 The creation of a comparatively small residential plot, set apart from other development and adjacent to open fields, would fail to respect its context and surroundings at this edge of countryside location as it would introduce a new residential unit to a rural fringe area. Furthermore, insufficient information has been submitted in connection with the scale and layout of the proposal, both of which are matters to be considered as part of this outline planning application, to allow for a full assessment of the proposal to be undertaken. As such, it is not considered that this proposal could represent good design of the built environment and is contrary to policy BE2 of the Vale of Aylesbury Local Plan (VALP) and the NPPF.

3 Insufficient information has been provided regarding the layout and scale of the proposed development to adequately assess it against policies relating to neighbour amenity and the amenity of future occupiers. As such, the proposal would not achieve a satisfactory level of amenity for future residents nor would it maintain an acceptable level of amenity for neighbouring residents. This is contrary to policy BE3 of the Vale of Aylesbury Local Plan (VALP) and the NPPF.

4 Insufficient information has been submitted with the planning application to enable the highways, traffic and transportation implications of the proposed development to be fully assessed. From the information submitted, it is considered that the additional traffic likely to be generated by the proposal would adversely affect the safety and flow of users of the existing distributor road network. It is also not possible to establish if the required off-street parking spaces could be adequately accommodated within the site. This is contrary to policy T6 of the Vale of Aylesbury Local Plan (VALP), Buckinghamshire Council Local Transport Plan 4 (adopted April 2016) and the Buckinghamshire Council Highways Development Management Guidance document (adopted July 2018).

5 The application site is largely bound by hedgerow that appears to be of mixed native species and which, in part, bounds agricultural land. The hedgerow along Gawcott Road also makes an important contribution to the character and amenities of the area. As layout is a matter to be considered and no relevant information has been provided, it is not possible to conclude that the proposal would not have a detrimental impact on the existing hedgerow, which may be species rich, benefitting wildlife, and which makes an important contribution to the character

and amenities of the area. This conflicts with policies NE1 and NE8 of Vale of Aylesbury Local Plan (VALP) and the advice within the NPPF.

6 There is a reasonable likelihood of the presence of protected species at the application site and therefore the proposal is likely to have a negative impact on biodiversity if unmitigated. A Preliminary Ecological Appraisal (PEA) is required to establish the ecological value of the site and the site's potential to support protected species or priority habitats and species. In the absence of this document, it is not possible to ensure that harm would not be caused to the biodiversity of the site, including protected species, which is contrary to policy NE1 of the Vale of Aylesbury Local Plan (VALP), the NPPF, ODPM Circular 06/2005 and the Conservation of Habitats and Species Regulations 2017

Members considered the application on 25th March 2019, responding **DEFERRED FOR FURTHER INFORMATION**, adding

Members noted the proximity of the current farm entrance to the bypass roundabout and requested information on the siting of the new dwelling within the site; its proposed height, given the elevation of the site above the surrounding area; its point of access into the site; whether it was an adjunct of the farm business or intended for sale.

The drawings submitted were

- a) A badly pixilated extract of the Land Registry plan showing the farm yard and buildings, the roundabout and some of the Gawcott Fields houses opposite;
- b) A block plan apparently based on a Google or other commercial map of the Gawcott Road with the outline of that part of the site with exterior dimensions but no other details
- c) A hand-drawn outline of the site with exterior dimensions and scale bar but no north arrow or other details (actually upside-down compared with (b))

Highways commented on 18th March 2019:

Whilst we have been consulted to provide comments with respect to highways issues surrounding the above application, the plans available to view on the AVDC planning portal do not contain sufficient information to enable the Highway Authority to comment at this stage.

A red edge plan is not provided and the Site Plan does not show where the development site is to meet the public highway. Access details are not provided and a clear location plan is not provided.

A plan should also be provided that shows the proposed dwelling and garage, so that it can be ensured that for any such development, sufficient parking is provided in addition to manoeuvring space that ensures a vehicle can turn within the site and exit in a forward gear.

Mindful of the above, further information is required before I am in a position to comment further on this application.

There was no further recorded activity (except a site notice and an extension of time letter) until 16th December 2021 when Highways commented again, repeating the previous comment and adding

Because no further information has been submitted, I have no choice but to recommend this application for refusal based upon insufficient information:

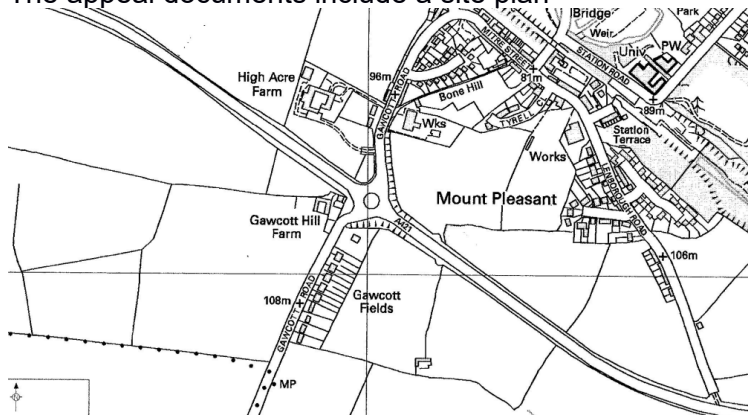
Reason: Insufficient information has been submitted with the planning application to enable the highways, traffic and transportation implications of the proposed development to be fully assessed. From the information submitted, it is considered that the additional traffic likely to be generated by the proposal would adversely affect the safety and flow of users of the existing distributor road network, contrary to the National Planning Policy Framework, Buckinghamshire Council Local Transport Plan 4 (adopted April

2016) and the Buckinghamshire Council Highways Development Management Guidance document (adopted July 2018).

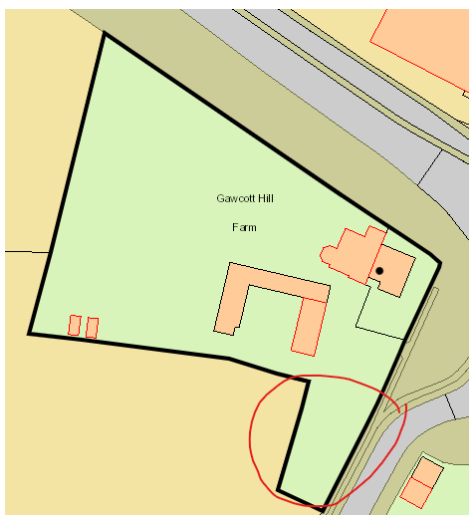
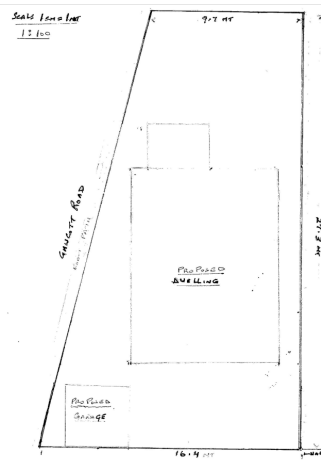
The Ecology Officer also lodged comments indicating concern about the demolishing of the existing building and its effects on wildlife.

and the decision to refuse was made a month later.

The appeal documents include a site plan



And a rather clearer version of (a), a replica of (c), and a copy of (c) with the proposed building outline on it:



Map from website tab, site of proposed new dwelling ringed

The planning history of the site shows several previous attempts to add a new dwelling to the farm, the majority in the farmyard itself rather than the southward extension:

1	96/00046/APP	EXTENSION TO DWELLING	Approved
2	96/00921/APP	EXTENSIONS TO DWELLING	Approved
3	97/02502/APP	EXTENSION TO OUTBUILDINGS TO FORM GRANNY ANNEXE	Withdrawn
4	98/00258/APP	EXTENSION TO OUTBUILDING TO FORM STABLE & HAY STORE; ALTERATION TO OUTBUILDING TO FORM GRANNY ANNEXE; CHANGE OF USE OF LAND FROM AGRICULTURAL TO RESIDENTIAL	Approved
5	99/00891/APP	Extension to outbuildings to form stables & hay store; internal alteration to outbuilding to form granny annex - retrospective	Refused
5a	Appeal ref: 00/00122/REF		Appeal Dismissed
6	00/00434/APP	Retention and alteration of existing building and variation of use as granny annexe	Refused
6a	Appeal ref: 00/00111/REF		Appeal Dismissed
6b	Appeal against Enforcement Notice 99/00012/ENFNOT	To demolish unauthorised building entirely and remove resulting debris and materials	Appeal Dismissed
7	01/01324/APP	Retention and alteration of existing building and variation of use as granny annexe	Approved
8	03/01684/APP	Single storey extension to outbuilding	Approved
9	19/00513/AOP	Outline Planning Application for a erection of dwelling with garage	Refused
9a	Appeal ref: 22/00072/REF		Appeal In Progress

Action

Members are asked if they wish to add anything to their 2019 response above. Any new comments must be made to the Inspectorate by 5th August 2022

KM
19/7/22

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 27th JUNE 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Agenda 10.2

Appeal against Enforcement Notice served following non-compliance with the refusal of permission for 21/01263/APP: the retention of fencing and change use of land (retrospective) at 28 Border Lane (Lace Hill) MK18 7SE

The reasons for refusal were:

1 The 2.4m high close-boarded fencing by reason of its size, height and design results in an overly dominant and alien rear boundary which is out of character with the boundary treatments prevalent in the local area. The development ultimately represents an uncharacteristic form of development that has an adverse impact on the character and appearance of the surrounding area and the amenities enjoyed by neighbouring properties. The proposal is therefore contrary to policy GP8 and GP35 of AVDLP, emerging policy BE2 and BE3 of VALP and the guidance set out in the NPPF.

2 The fencing by virtue of its size, height and design constitutes an alien boundary treatment which is out of character when viewed from the public footpath and therefore harms the enjoyment of this route. Furthermore, the fence is harmful to the open character of both the boundary treatment and the public footpath. The encroachment of this boundary treatment onto the public footpath also has a harmful impact on the amenity and convenience of the route. The proposal is therefore contrary to policy GP84 of AVDLP and emerging policy C4 of VALP and the NPPF.

INFORMATIVE(S)

1 Had the above reasons not applied, the Local Planning Authority would have sought further information with regards to ownership, requesting that the applicant submit the correct certificate of ownership.

The decision is dated 10th September 2021, and an Enforcement Notice was served on 26th May 2022 listing the following requirements:

5. WHAT YOU ARE REQUIRED TO DO

Step 1

Permanently cease the unauthorised residential use of the Land.

Step 2

Permanently remove (demolish) the fence and gate from the Land and ensure all materials used in its construction are removed from the Land.

Step 3

Back-fill, using soil, any holes created by the removal of fence and gate posts and cement from the Land.

Step 4

Permanently remove any debris or materials from the Land that arise as a result of complying with Steps 1, 2 and 3 of this Notice.

6. TIME FOR COMPLIANCE

Within **3 months** of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 1st July 2022 unless an appeal is made against it prior to that date.

Issued: 26th May 2022

And is followed by

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed Information Sheet published by the Planning Inspectorate explains how to appeal against this enforcement notice. If you appeal under Ground (a) of Section 174(2) of the Town and Country Planning Act 1990, this is the equivalent of applying for planning permission for the unauthorised development alleged in the notice and you will have to pay a fee of £924 which is payable to Buckinghamshire Council.

The start date for the appeal on the Inspectorate's letter is 12th July, but one can't tell how long their admin took, so it may have arrived before 1st July.

The list of grounds for appeal is given in the letter, and they are highlighted below:

Ground (a) – that planning permission should be granted for what is alleged in the notice.

Ground (b) – that the breach of control alleged in the enforcement notice has not occurred as a matter of fact.

Ground (c) – that there has not been a breach of planning control.

Ground (d) – that, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.

Ground (e) – the notice was not properly served on everyone with an interest in the land.

Ground (f) – the steps required to comply with the requirements of the notice are excessive and lesser steps would overcome the objections.

Ground (g) – that the time given to comply with the notice is too short.

Cllr. Cole's photos of the fence and bridleway, taken in April 2021 for the meeting on 19th April:





And the original black railings, per the Design Code for Lace Hill:

I am informed by a neighbour that the black metal fence supplanted by the timber panels has been disposed of so cannot be reinstated.

Members response to the original application was to **OPPOSE**:

No reason for the over-height fence was stated; Members assumed it was to lessen the noise from the adjacent bypass, or for security, given the proximity of the bridleway. The fence would be less visible from the bypass when the trees were in full leaf, but was very much higher than the standard 2m; the bridleway had been much used over the last year for daily exercise, so the fence was seen by walkers, cyclists and riders.

The gate and possible acquisition of public land were left to the Case Officer to resolve.

It was however pointed out that laurels grow fast and bushy, and would need constant maintenance to prevent them encroaching into the public domain. [The landscaping drawings for this phase showed park railings and a beech hedge].

Action

Members are asked if they wish to add anything to their 2021 response above. Any new comments must be made to the Inspectorate by 23rd August 2022

KM
19/7/22

	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 (Retrospective)	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 approved 1/4/22</i>)	Pending Consideration
	04603	Maids Moreton Avenue [<i>rear of Carisbrooke Ct</i>]	T1 Lime T2 Beech T3 Horse Chestnut	T1 Lime – risk of failure T2 Beech - leaning over footpath T3 Horse Chestnut - in decline	Approved
2022	01672	Foscott Way	T1 Ash	Suffering from Ash Die-back	Approved/
	01735	4 Villiers Close	T1 & T2 Sycamore	Fell: significant basal decay and possible damage to Listed wall	Approved

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