



BUCKINGHAM TOWN COUNCIL

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

Telephone: (01280) 816 426

Email: Townclerk@buckingham-tc.gov.uk
www.buckingham-tc.gov.uk
Town Clerk: Mr. P. Hodson

PLANNING
COMMITTEE

Wednesday, 22 June 2022

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 27th June 2022 following the interim Council meeting 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/UC89BUTwVpjAOElIdSlfcZC9Q/>

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.

3. Minutes

To receive the minutes of the Planning Committee Meeting held on 6th June 2022.

[Copy previously circulated](#)

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

4.1 (Min 38.2 refers) To receive for information the answer to a follow-up question from Cllr. Stuchbury on the Buckinghamshire Local Plan.

[Appendix A](#)

Buckingham



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



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

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

4.2 Buckinghamshire Council Local Plan - to receive a request for input on the Design Code.

[Appendix B](#)

4.3 Buckinghamshire Council Local Plan - to receive notification of a new Call for Sites.

[Appendix C](#)

See also Agenda 20

5. Action reports

To receive action reports as per the attached list.

[Appendix D](#)

6. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 29th June and 27th July 2022 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 7th July and 4th August at 2pm.

Additional information provided by the Clerk

[PL/35/22](#)

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

The following two applications may be taken together:

- | | |
|-----------------|--|
| | 55 Well Street, MK18 1EP |
| 1. 22/01692/APP | Householder application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier |
| 2. 22/01693/ALB | Listed Building application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier
<i>Olex</i> |
| 3. 22/01760/APP | 23 Deerfield Close, MK18 1ET
Householder application for erection of single storey rear extension
<i>Ani</i> |
| 4. 22/01791/APP | Benthill, London Road MK18 1SZ
Erection of three detached dwellings with garages, car parking, drainage and landscaping
<i>J.P.Webb and Son</i> |
| 5. 22/01818/APP | 21 Twickenham Road MK18 1ED
Householder application for single storey rear extension and relocation of the rear access gate
<i>Marks</i> |
| 6. 22/01821/APP | Land Off Market Hill/West Street MK18 1HL
Demolition derelict barn, erection of 7 mews style cottages and 3 flats. Associated car/cycle parking
<i>Wheeldon Estates Ltd.</i> |

The following two applications may be taken together:

- | | |
|-----------------|---|
| | Lloyds Bank, 19 Market Square MK18 1NP |
| 7. 22/01823/APP | Removal of existing ATM and associated signage and infill opening with matching brickwork |
| 8. 22/01824/ALB | Listed Building application for removal of existing ATM and associated signage and infill opening with matching brickwork
<i>Lloyds Bank</i> |

9. 22/01919/APP

9 Addington Road, MK18 1PB

Householder application for proposed new boundary wall, railings and gates to front elevation, new entrance door, side screen and porch and elevational changes to front elevation (part retrospective) (Previous application 22/00581/APP)

Van Nguyen

10. 22/01957/APP

26 Mallard Drive, MK18 1GJ

Household application for single storey front/rear extension

*Barrell***7. Planning decisions**

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

Approved

Application	Site address	Proposal	BTC response
21/00130/APP	Land east of Manor Farm, Bourton Rd.	Solar Farm and associated buildings	No objections
21/04690/APP	45 Hare Close	S/st side and rear extension, conv. Garage	No objections
22/00256/APP	18 Bodenham Cl.	Conversion of garage into living accommodation and 1 st floor side ext'n	No objections
22/01183/APP	55 Treefields	S/st rear extension and hall window	No objections
22/01188/APP	8 Sandhurst Drive	Single storey side extension	No objections
22/01345/APP	4 Lime Avenue	Conv. garage to habitable room, replacing door with window	No objections

Withdrawn before meeting

Application	Site address	Proposal	BTC response
22/01796/CPE	14-15 High Street	Cert.Lawfulness 4 a/c units on fascia	n/a

8. Buckinghamshire Council Matters

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

8.2 List of undecided **OPPOSE & ATTEND/CALL-IN** applications *deferred to next meeting*

9. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (1st June 2022) *No Buckingham applications*

9.2 Strategic Sites Committee (9th June 2022) *No Buckingham applications*

10. Updates from Representatives on Outside Bodies

To receive verbal updates from Councillors.

11. Osier Way s106

11.1 (Min.40.1) To receive and discuss a response from the Case Officer

11.2 To receive and discuss the summary of terms prepared by the Clerk

[Appendix E](#)
[Appendix F](#)

12. Enforcement

To report any new breaches.

13. Applications to fell trees *deferred to next meeting***14. Matters to report**

www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

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

15. Chair's items for information

16. Date of the next meeting: Monday 25th July 2022 at 7pm.

COMMITTEE IN PRIVATE SESSION

Exclusion of Public and Press

RECOMMENDED In terms of Schedule 12A, Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters and it is, therefore, **RECOMMENDED** that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 the public and press be excluded.

17. Revision of Neighbourhood Plan

To receive a report from the Town Clerk

[PL/36/22](#)
[Appendix G](#)

To Planning Committee:

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

Response to a Written Question from Cllr. Stuchbury**“Buckinghamshire Local Plan**

At the Council meeting on 27 April 2022, the Cabinet Member for Planning and Regeneration (Councillor G Williams at that time) informed Members that they would have the opportunity to be involved with the oversight of the Local Plan, which would include Member briefings and scrutiny and oversight from the cross party Growth, Infrastructure and Housing Select Committee.

Could the Cabinet Member please advise whether a separate cross party Working Group, standing Committee or Local Plan Select Committee will be established to enable the wider membership of the Buckinghamshire Council, including local Councillors, to question key and important elements of the development plan as it is being developed?”

RESPONSE from Councillor Strachan

“At present we have an active Local Plan Member Working Group which meets quarterly where key issues and topics are considered and discussed and appropriate direction given to officers on particular and relevant subjects. Whilst we have no intention at this stage to alter the Working Group membership, we welcome involvement in the Local Plan from the wider group of Buckinghamshire Council Members. In order to continue to allow suitable scrutiny of the progress (or preparation) of the Local Plan we will continue to bring regular papers to the Growth, Infrastructure and Housing Select Committee whereby members of that committee and other members will have the opportunity to consider and question the Local Plan progress. In addition we held ‘all-councillor’ briefings on the Local Plan in autumn 2020 and we will consider, as part of the local plan preparation, holding similar events open to all members as work on the plan progresses.”

Agenda 4.2 Buckinghamshire Council – Local Plan – Design Code

Email from Buckinghamshire Council 15/6/22

Help Us Shape a New Design Code for Buckinghamshire

Dear Consultee,

We are working to create a Design Code for Buckinghamshire. This is a set of rules and design principles for buildings, streets and public spaces which developers will need to follow. We need your input to help us to create the design code, which will contain design rules for:

- Street design
- Walking and cycling
- Green spaces and trees
- Spaces for water and nature
- Cycle storage
- Storage for waste and recycling containers
- E-car and e-cycle charging
- Car parking
- Safe streets and public spaces

Once we've completed the Buckinghamshire Design Code we will test it before we conduct a formal public consultation. We will then consider formally adopting the Design Code as the official guidelines we will use to help us determine planning applications.

It's quick and simple to get involved. Please visit <https://www.bucks.place> and follow these three steps:

Tag

Find your local area on our interactive map. Zoom into the street, public space or building you want to talk about, or key in the postcode in the search box. Then click +Tag and follow the instructions on the screen to add your idea, comment or suggestion.

Type

Tell us what you think by typing a few words. We're interested to know:

- Is this a good place for children to live?
- Are there enough places for children to play in this area?
- Could I get around easily in a wheelchair?
- What obstacles are there if you were pushing a pushchair?
- Is it easy to cross the street?
- Are there enough trees?
- Do children have a safe walking route to school?
- Are there obstacles for people who are walking and cycling such as missing pavements?
- How could new developments in this place be better in the future?

Snap

You can also upload a photo directly from your smartphone or computer (optional).

The Home of 2050

We would also like to know how you think the Home of 2050 could respond to changing lifestyles and climate change. You can find some ideas and share your thoughts online on the Home of 2050 page (<https://www.bucks.place/index.php?contentid=97>).

Thank you for taking part in this important work for shaping the new Design Code for Buckinghamshire.

Agenda 4.3 Buckinghamshire Council – Local Plan – Call for sites

Email from Buckinghamshire Council 14/6/22

Dear Consultee,

The Council is beginning work on the new Local Plan for Buckinghamshire (LP4B). The LP4B will allocate sites for development in the period up to 2040 to meet the housing and economic development needs of Buckinghamshire.

We are keen to ensure that when new development takes place, it is sustainable and makes best use of available land. To achieve this, we have undertaken two 'Call for Brownfield Sites' consultations where we asked for previously developed land to be submitted for consideration. During this process, we received over 300 submissions of brownfield sites. A list and map of these sites can be found at:

www.buckinghamshire.gov.uk/brownfield-sites

Not all of the brownfield sites submitted to the council previously will be suitable, achievable and available, this will be assessed by the Council in the Housing and Economic Land Availability Assessments (HELAA).

Buckinghamshire Council is still committed to 'Brown before Green', however, based on what we currently understand our needs to be and an initial assessment of the brownfield sites submitted to us, it is important to also understand what further sites are available to ensure we have enough capacity to meet our future needs.

This means we are now undertaking a 'Wider Call for Sites' (including Greenfield sites) to gather a fuller understanding of the land available for development within Buckinghamshire. All of the sites that are submitted to us through this Call for Sites consultation, and the previous two Call for Sites consultations, will be technically assessed in the HELAA. This will assess sites for their suitability, availability and achievability (including viability) to accommodate development. To give you an indication on how this process will be undertaken, we have published our draft methodology which can be found at:

www.buckinghamshire.gov.uk/helaa

In addition to this, further information is available in government guidance about Housing and Economic Land Availability Assessments (HELAA). This can be viewed at:

www.gov.uk/guidance/housing-and-economic-land-availability-assessment.

This Call for Sites is open from 13 June 2022 until 11 September 2022, although sites submitted after this may still be considered

You can identify a site by: www.buckinghamshire.gov.uk/document/12

Completed forms can be returned by email to planningpolicyteam.bc@buckinghamshire.gov.uk or by post to:

Call for Sites
Planning Policy
Buckinghamshire Council
Queen Victoria Road
High Wycombe
HP11 1BB

Thank you for taking part in this important work for the new Local Plan for Buckinghamshire.

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
41/22	6 via Consultee In-Tray 3 sent direct to officer for filing (agreed extension of time not transferred to In-Tray) 4 direct to Trees 1 copied to Gawcott-with-Lenborough PC	792/21 47.2/22	Year of the Tree 2022	Environment Clerk to do

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 G
	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	√	Resent to Cllr Stuchbury for OK 26/1/22, and agreed version to Town Clerk for sending 27/1/22
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
West End Farm	401.2/24	Letter & press release as minuted	√	Verbal update from Cllr. Stuchbury agenda 9.1.1

	785.2/21	Write to officer with thanks as minuted	√	
TPO request	524.12/21	Confirm formally the request for TPO on Verney Close yews made on application response	√	
Sale of County-owned land	602/21	Town Clerk to write and ask for policy on sale of land and how much has been sold	√	
Osier Way	788.2/21 40.1/22	Town Clerk to open discussions on s106 terms Write to officer re draft s106	√	22/6/22: Buckinghamshire Council has confirmed that, “unfortunately we were not successful in persuading the developer to include an option to transfer the POS/GI to the Town Council for future maintenance / management. They remained of the strong view that the ManCo was the best option and as this fulfils the planning purpose of ensuring that the land is maintained & managed for the future, it was not possible to insist otherwise.” See Agenda 11
Call-in included in response; awaiting decision				
22/00220/APP	9 St Rumbolds Lane	Alterations to make 7 self-contained flats	√	Confirmation of acceptance awaited
Enforcement reports and queries				
New kebab shop, High Street	847.1/21	Check for internal lighting, and report	√	
Neighbourhood Plan Review				

NBPPC	362./21	Town Clerk to write to BC asking for criteria for statutory consultees & list	√	
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 giveway line, there's a level area to the edge of the parking. They are going to move the drop kerb back to face the landing opposite the care home, rather than giving one diagonal crossing. Where slabs have been put down to the recycling area, these are temporary, and Steve is arranging to get them removed. The wire mesh fence that has been rolled up will be reinstated. He also mentioned that the double yellows are fading, which is outside his scope, but the LAT may need to be nudged once works are complete to have a look at them.
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	√	
Linden Village Green Space	50/22	Town Clerk to look into auction details		Referred to Extraordinary meeting 20/6/22 and Interim Council meeting 27/6/22
Bloor Homes presentation	50/22	Committee Clerk to add to Full Council agenda	√	18th July meeting

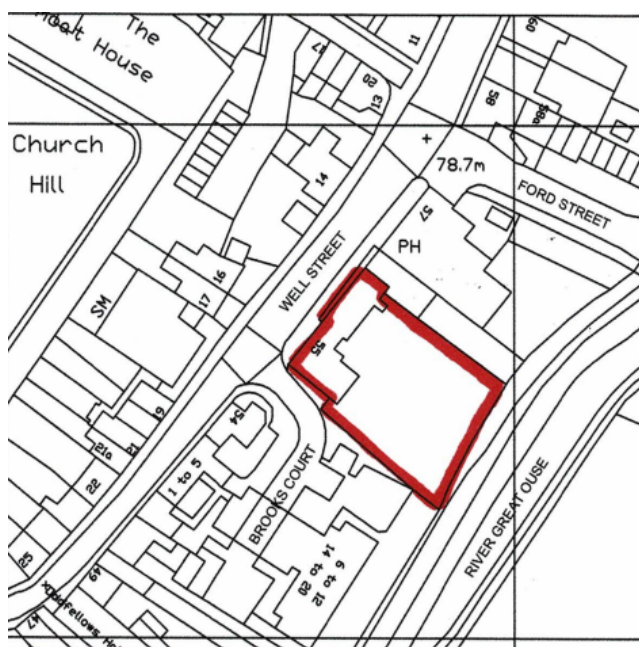
BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 27th JUNE 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

The following two applications may be taken together:

1. **22/01692/APP** 55 Well Street, MK18 1EP
Householder application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier
 2. **22/01693/ALB** Listed Building application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier
- Olex*



Location Plan



Google Satellite photo 2022



Front view 11/6/22



Rear view from Chris Nicholls Walk

Planning History

1	76/00430/AV	Extension and general alterations	Approved
2	77/00997/AV	ERECTION OF A CHIMNEY STACK TO SERVE GAS FIXED CENTRAL HEATING BOILER	APPROV
3	10/02375/ALB	Repair damage to North West corner of property. Replace failing Oak Beam with Oak and steel beams rebuild in lime mortar	Listed Bldg Consent
4 5	22/01692/APP 22/01693/ALB	Householder application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier	Pending Consideration

The site is a large 2½ storey house with outbuildings on the eastern side of Well Street, flanked by Brooks Court to the south, №56 (formerly part of the property) and The Woolpack to the north, with a garden running down to the river. It is Grade II Listed (dating from the early/mid 18th Century) and in the Conservation Area. The Well Street frontage has a square porch in the centre of the house with a window each side, and at first floor level three blind windows painted to give the effect of matching the remaining glazed one over the door (there is an similar blind window over the door to №56), a narrow bed with shrubs each side of the door and a window to the cellar, and a single storey wing at right angles to the main house with a wicket door in a full-height timber panel and double outward-opening garage doors, up against the entrance to Brooks Court.

The house has a cellar (with a well in it); a dining room, lounge and study on the ground floor, with a kitchen, utility room (with a door into the garden) and garage in the outbuilding wing at the southern end; a library in the roof of the wing (with 3 skylights) and three bedrooms and two bathrooms on the first floor of the house, plus a further two bedrooms and bathroom in its attic (two dormers to the rear and one to the front). The garden is on two levels with a retaining wall near the house and steps down to a lawn edged with shrub beds.

The new owner proposes extensive works to bring the accommodation to standards fit for family use without losing the integrity and appearance of the building complex. As can be seen from the table above, little has been to the building in the past 45 years, except to repair major structural damage caused by a car hitting the corner of the garage while exiting Brooks Court. The proposed works comprise:

- Demolition of an external toilet (erected c. 1900)
- Repair of the roof and replacement of any rotting timbers; the roof is currently covered with handmade clay tiles. Installation of insulation.
- Replacement of spalled or crumbling bricks; insertion of lead flashings to the string corbelling; routing out of the mortar in the repaired area which is too bright and needs replacement or toning down with a more appropriate colour.
- Repair of retained windows; reopening of the three blind windows on the front elevation; removal of the aluminium secondary glazing units; replacement with sash windows with micro-doubleglazing panes; replacement or remediation of timber shutters.
- Cleaning and repair of the exterior and replacement of the garage doors
- Relining the existing chimneys (described as non-functional) and repairing the cracks in the chimney stack at the southern end of the roof
- Removal of the polystyrene and plasterboard insulation on the ground and first floors and replacement with a breathable composite; the library above the garage may require underfloor insulation
- A new ensuite bathroom in the master bedroom, and renovated bathrooms on the first floor and in the attic; replacement of the existing second bathroom on the first floor with a storeroom
- Removal of the spiral stair in the corner of the kitchen, incorporating the space into the kitchen and adding flooring to incorporate the space into the library; a new stair would be installed in the lobby off the dining room; renovation of the kitchen fittings
- The air ducting and heating systems await investigation and may need repair or replacement
- The retaining wall and steps in the garden are to be replaced, a terrace formed across the rear of the house with a flood barrier wall, steps and gate
- A side gate into the garden from Brooks Court is proposed, access to be negotiated with the landowner
- Consideration is also being given to replacing the weatherboarding on the garden elevation of the kitchen/library wing with render.

Materials – brick and tile, timber windows and doors.

Members are recommended to refer to the Buckinghamshire Council website for the elevation and plan drawings as these are complicated by ceiling and floor levels, window and door labels, and do not reproduce well.

Flooding

A Flood Risk Assessment document is also provided, with EA data up to 2007; the garden and cellar (Floor Level 77.8m) are vulnerable areas, the main house (ground floor level 79.6m, garage 79.4m) is not recorded as having flooded. The post-2020 s19 flood report created by Buckinghamshire Council records the river gauge 'drowned out' at 80.66m, and final flood level may have been another metre or more above this. The EA have confirmed the property as being in Flood Zone 2.



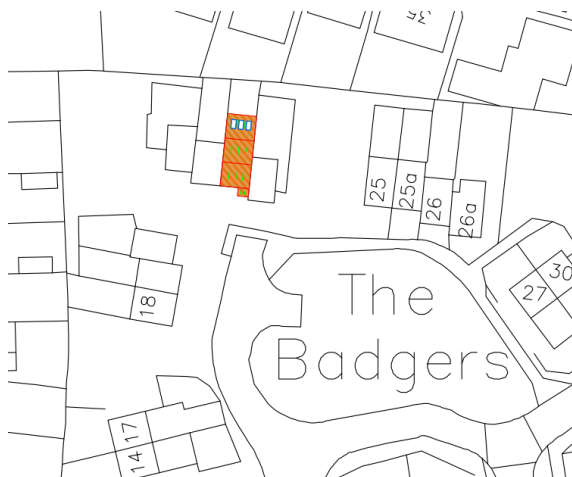
December 2020

3. 22/01760/APP

23 Deerfield Close, MK18 1ET

Householder application for erection of single storey rear extension

Ani



Location plan



No 21 ↑ No 22 ↑ No 23 ↑ No 24 ↑



Front of No 23 (no change proposed)



Rear view from parking court (No 23 is second from left)

Photos taken for previous application, March 2022

1	22/00663/APP	Householder application for erection of single storey rear extension	Refused
2	22/01760/APP	Householder application for erection of single storey rear extension	Pending Consideration

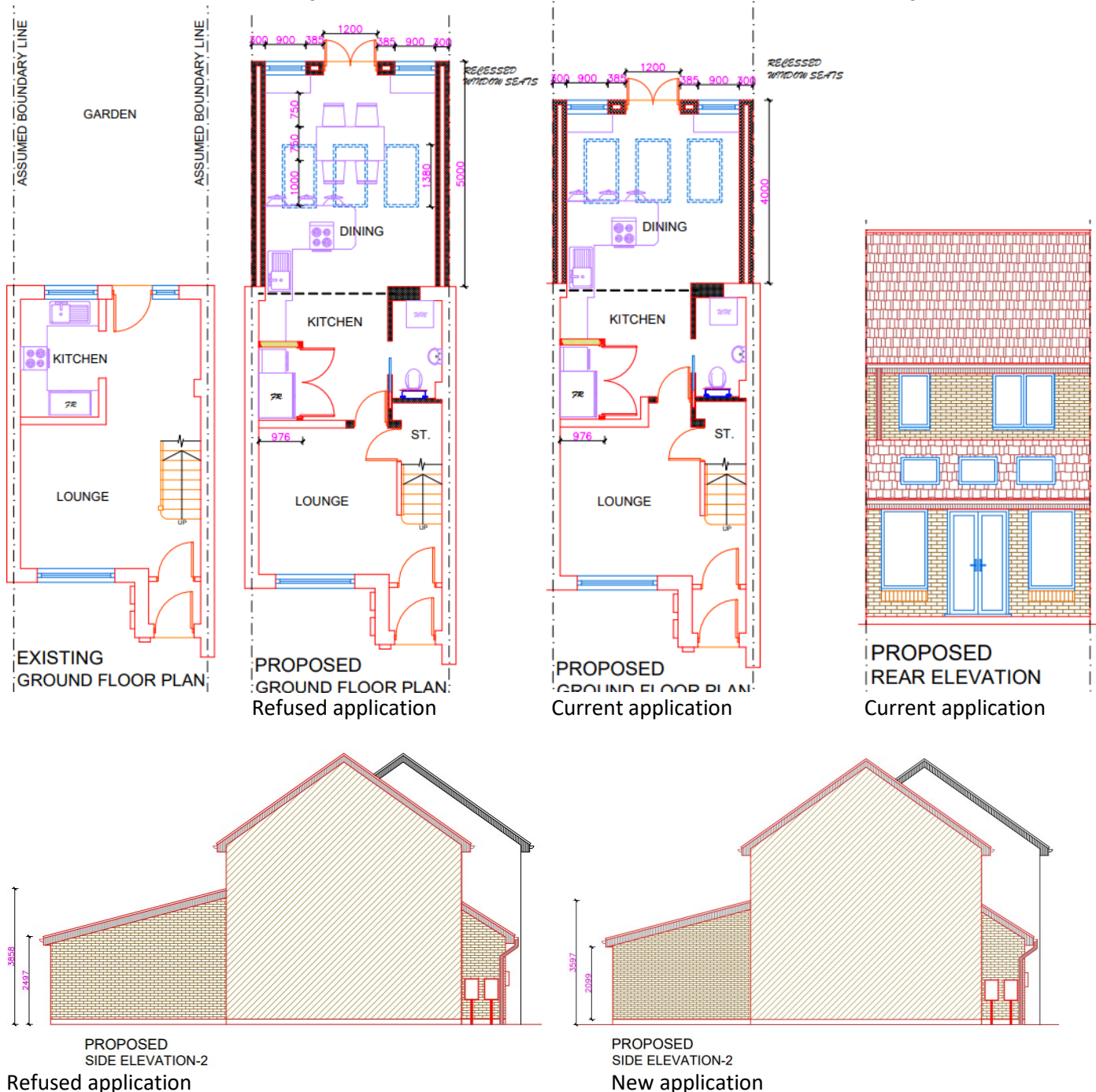
The site is a two bedroomed house, one of 11 identical houses built in the mid '80s around a large green (85/01016/AV) on the Badgers estate; this is the third of a terrace of four flanked by a parking court each end. The end houses are stepped forward (No 24) and back (No 21) from the building line of the middle two. They back onto houses in Kingfisher Road, which are at a rather lower level.

The proposal is to add a single storey extension at the rear, with a single pitch roof with 3 skylights in it, to form a dining room. It is shown as extending to the centreline of the party walls each side. Its depth from the rear wall is 4m (the previous, refused, application was 5m); the main house front to back is 7.3m (8.5m including the projecting front porch). The side walls are completely blank, and the height at the house end is 3.6m (from 3.9m and overlapping the first-floor windowsills) and at the garden end 2.1m (from 2.5m). The garden end has double doors between large undivided windows. Matching brick and tile; white uPVC windows. The width dimensions and layout are unchanged.

Members' response to the previous application (4th April) was OPPOSE: "Members felt the proposed extension was over-large for the plot, and could pose a flood risk for the plot to the rear which was at a lower level." and the officer's reasons for refusal were:

1. The proposed single storey rear extension, by virtue of its size, siting and design would form an unsympathetic addition to the existing dwelling contrary to Policy BE2 of the Vale of Aylesbury Local Plan (2021) and the provisions contained within the NPPF.
2. The proposed single storey rear extension, by virtue of its large footprint, would have an overbearing impact on the neighbouring dwellings at No. 24 and 22 Deerfield Close, and would have a significant adverse effect on the light levels at No. 22, causing an unreasonable level of harm to the amenity of the neighbouring properties. Furthermore, the proposed extension would result in a significant loss of garden space that would fail to provide adequate outdoor amenity space for future residents contrary to Policy BE3 of the Vale of Aylesbury Local Plan (2021), DHE6 of the Buckingham Neighbourhood Plan and the provisions contained within the NPPF.

Note that not all of the drawings submitted have been amended to show the reduced length.



4. 22/01791/APP

Benthill, London Road MK18 1SZ

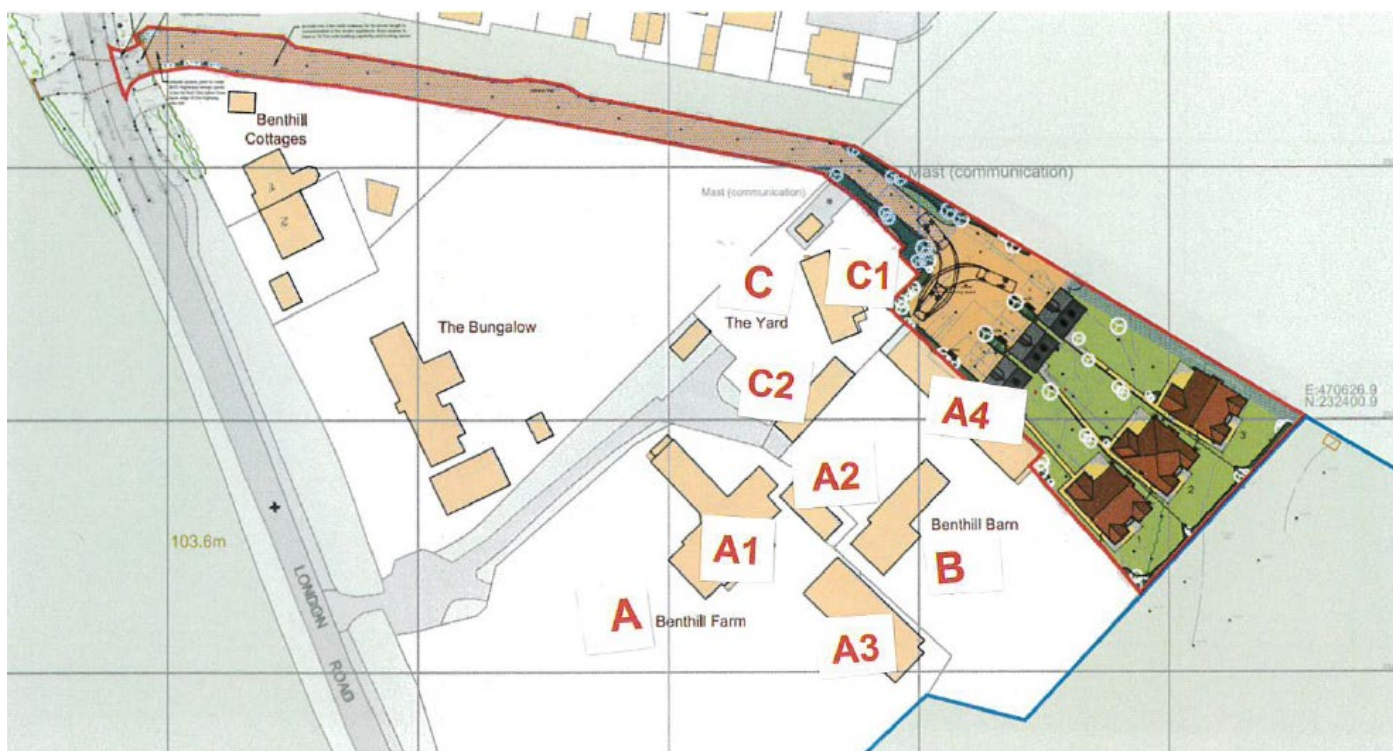
Erection of three detached dwellings with garages, car parking, drainage and landscaping

J.P.Webb and Son

Location Plan



Google Satellite 2022



Plan of whole Benthill settlement

Planning History – Benthill Farm (not the early agricultural or trade use, or telecoms)

Benthill Farm

1	97/02366/APP	A4	Alterations to outbuilding to provide ancillary domestic accommodation	Approved
2	06/00179/APP	A1 & A2	Demolition of existing dwelling and erection of detached 2 storey dwelling [A1] to include conversion of outbuilding [A2]	Approved

3	06/03294/APP	A1 & A2	Amendments to 06/00179/APP - Demolition of existing dwelling and erection of detached No.2 storey dwelling and conversion of outbuilding to home office/studio	Approved
4	12/02468/APP	A3	Erection of pool house and link extension to barn to be converted to home gym (private use)	Approved
5	13/01917/APP	A3	Demolition and rebuilding of existing outbuildings to form home gym and erection of pool house and link extension (Private Use) - amendment to 12/02468/APP	Approved
6	14/01812/APP	A3	Householder Erection of a new single storey structure to accommodate a gym for domestic use and single storey extension ancillary building to the rear of the new gym building.(Amendment to planning permission 13/01917/APP)	Approved

Benthill Barn

1	93/00882/APP	B	USE OF LAND AND BUILDINGS FOR VEHICLE STORAGE AND CONVERSION OF BARN TO DWELLING	Approved
2	15/00755/APP	B	Single storey rear extension	Refused
3	15/01769/APP	B	Single storey rear extension	Approved

The Yard

1	15/02776/APP	C1 & C2	Erection of new 4 bedroom dwelling [C1]. Removal and replacement of storage building to accommodate garage and home gymnasium [C2].	Approved
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The site is at Benthill, immediately south of Lace Hill, and sandwiched between the existing complex of buildings and the Lace Hill football field. It is currently in agricultural use, at least in part, and the Google satellite photo above shows the 'bulge' of the field to the south east into the redline area on the Location Plan (the field is planted with wheat, and in the same ownership as the site, as the blue line shows). Revising the field boundary will have little impact on distant views into the site and it will doubtless be adjusted after the harvest – it is not hedged at present, but will be (hawthorn/hornbeam/dogwood) - and the Lace Hill boundary is paddock-fenced. A public bridleway (BU22) runs along the N-S boundary of the field, and then follows the Lace Hill boundary to the Bletchley Road roundabout. Access is from the gate used by the telecoms company to access the mast, and is not shared with the Cottages, which have their own individual drives, or the driveway shared by the buildings on the former farmyard. Benthill is within the settlement boundary of the BNDP, but none of the existing buildings are Listed, and it is well outside the Conservation Area.



View of Benthill from the public bridleway
The open-sided shed is to be demolished



The site from the bridleway (rendered building is The Yard,
roofs on right are Lace Hill houses)

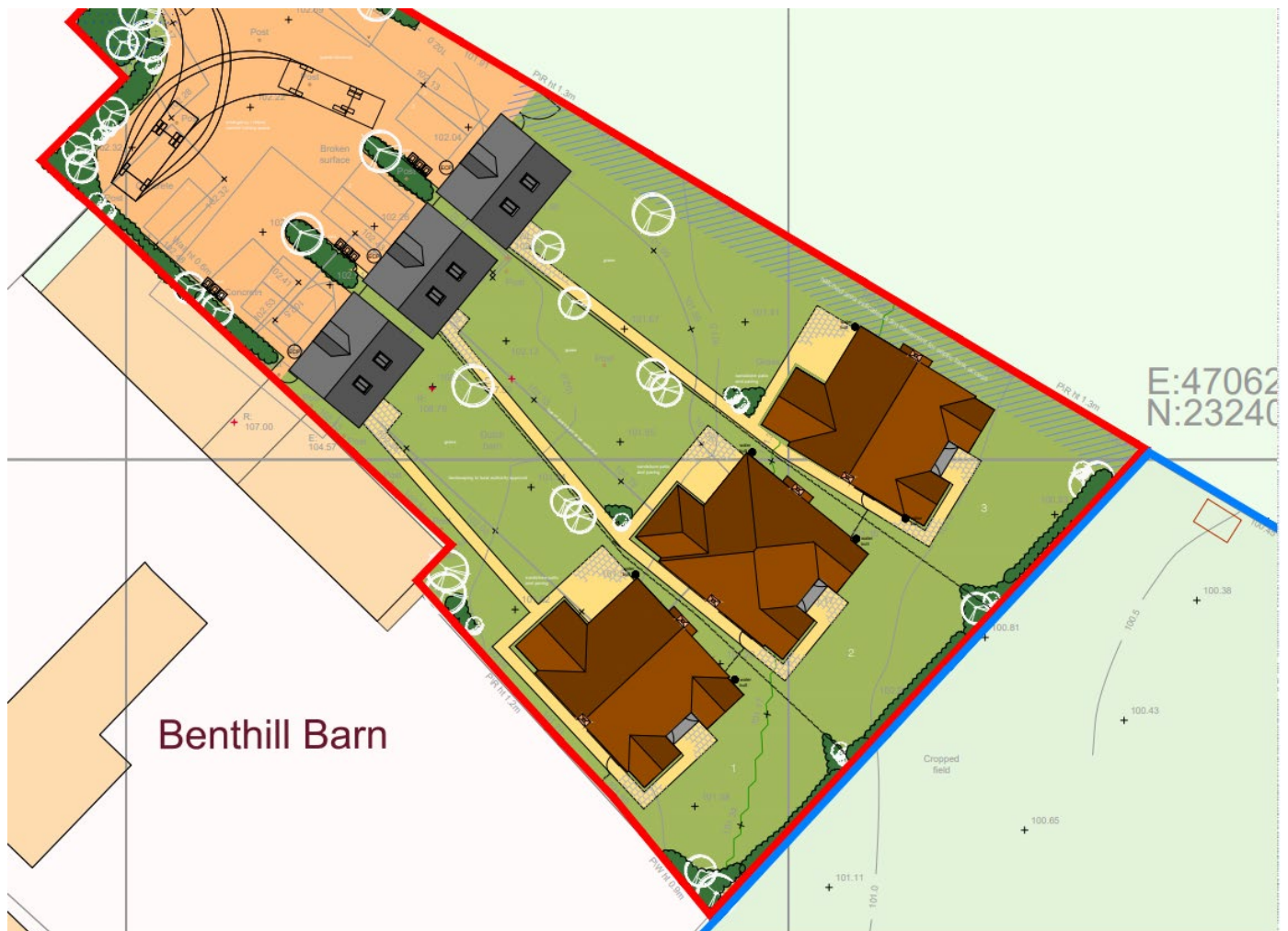
Photos taken 13/6/22



View from bottom of Lace Hill pitches

View from mound by football pitch adjacent to Braid End

The long single storey building behind the open sided shed is A4 on the plan above



Site Plan. Tracking shows that there is turning space for a refuse truck or emergency vehicle. The small rectangle on the right, in the field, is the sewerage treatment plant. Visitor parking in the turning area.

The proposal is to build a row of three almost identical 4-bed detached houses facing SE over the field; each will have a detached double garage at the far end of the rear garden with a studio/home office in its pitched roof, with two skylights on the garden side and a dormer over the garage door, and an electric charging point. There is also a smaller front garden. Each garage has two parking bays in front of it, with shrub beds between plots, and room to store 3 bins. Each house has a (permeable) sandstone patio and paths.

The houses are double-fronted traditionally styled brick with a tiled roof and a recessed 'front' door and gables over the windows (hipped on Plot 2). All have a chimney, and the only side windows are to bathrooms, so opaque-glazed. The rear has a gabled projection housing the kitchen and master bedroom, and folding doors to the garden from the family area/dining room. The roof of the centre house differs from the ones each side (see below) giving it less bulk. Each house has two water butts, one at the front and one at the back (not shown on the elevation drawings; but neither is the second chimney shown on the Site Plan).

The D&A Statement makes comprehensive reference to the Neighbourhood Plan as well as the NPPF and VALP. The proposal is too small to trigger policies such as a range of housing types.



Plots 1 & 3 front elevation (towards the field)



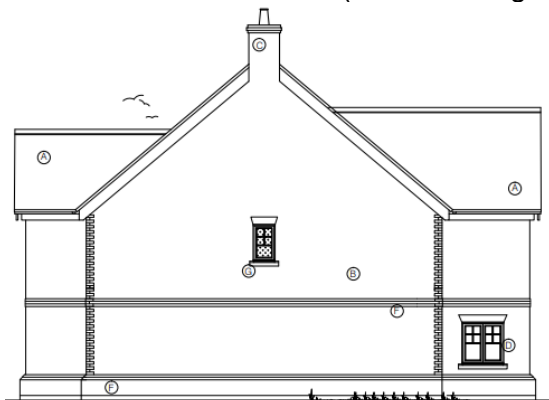
Plot 2 front



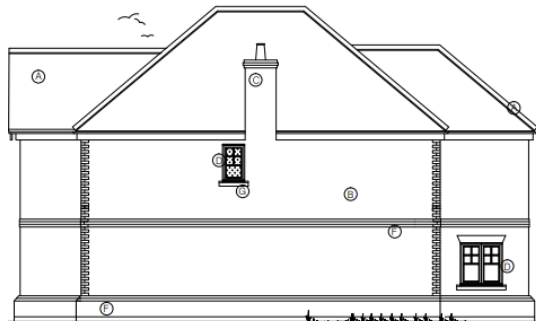
Plots 1 & 3 rear elevation (towards the garden)



Plot 2 rear



Front side elevation 1 & 3 Rear



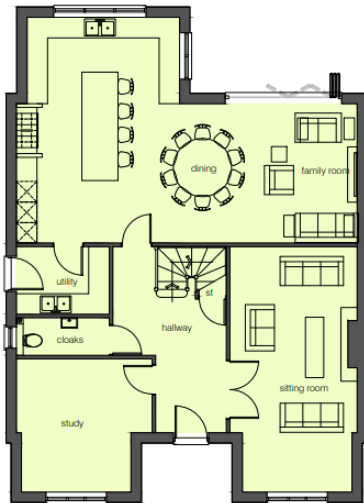
Plot 2



Rear side elevation 1 & 3 Front



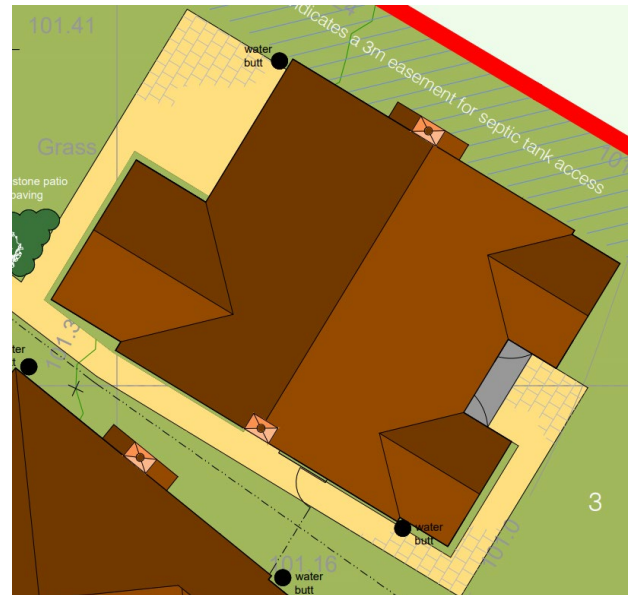
Plot 2



Ground floor (all plots)

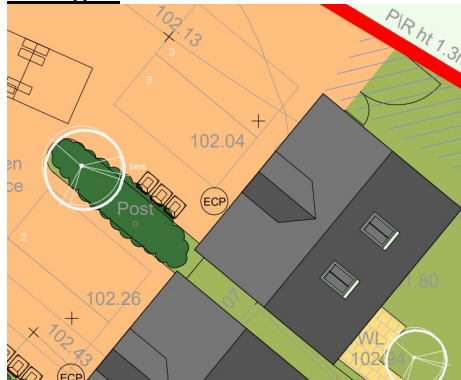


First floor (all plots)



Water butts (black dots) & rear patio (all plots are similar). The shaded strip at the top is an easement to allow access to the sewerage plant.

Garages



Plan with garage, parking bays and bin storage



Rear of garage (facing house)

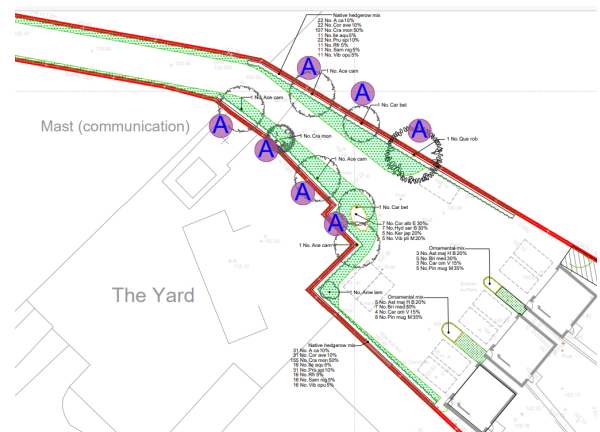
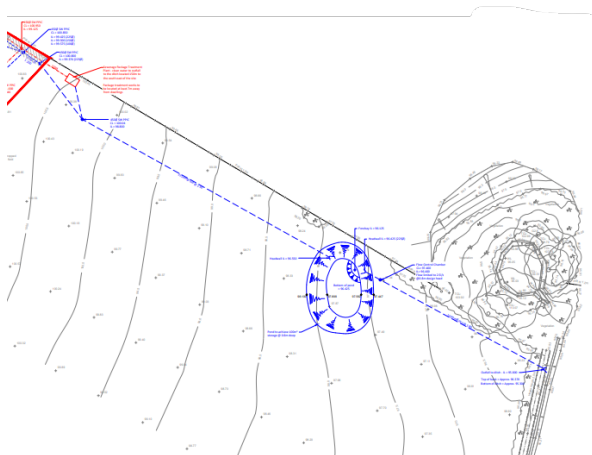


Front – sides are plain, no windows

Foul and Surface Water Disposal

A sewerage treatment plant (red) is to be installed just outside the plot front boundary in the field in the same ownership (see Site Plan on p8). An attenuation pond (blue) is to be situated further down along this same boundary with outfall to the ditch along the SE of the field. Each house will be provided with two water butts, see above.

It is to be noted that the pond on Lace Hill at the corner of the pitch area (grey contoured area below left) is lower than the field.



Landscaping (see above, right, for planted areas around the garage yard)

Apart from the native hedgerow across the entire frontage (see initial paragraph, p.7) landscaping is limited to the garage yard and immediate access road. The 3 'A's on the northern side are a Field Maple, a Hornbeam and an English Oak, the ones the other side are alternately Field Maples and Hornbeams. The tree belt on the Lace Hill side of the fence will complement these. The hedgerows each side are also native species, including Holly, Elder, Hawthorn and Hazel. There are no existing trees on the site.

Access

The proposed access is just below the crown of the hill to the south, which restricts visibility of oncoming traffic somewhat, but it is inside the 40mph limit and past the warning signs for the Lace Hill South roundabout. The view to the north is rather better, and is close enough to the roundabout for lower speeds to be expected. It is also close to bus stops for the Aylesbury (60/X60) and Bicester (18) services, and on the pedestrian/cycleway to Winslow. The long access road will have a passing place about halfway along.



Gate access from London Road, Cottage#1's drive on right



View south from access



View north from access

Other documents (Relevant Buckinghamshire Officers will be providing detailed comment on these)

Transport Statement

Accurate and relevant; covers modes of travel, accident statistics, vision splays at London Road and turning within the site so as to emerge forwards, and concludes that the number of new vehicle movements in peak hours is likely to be no more than 1 each way, and not significant on a daily basis.

Biodiversity Impact Assessment

The loss of a very small amount of agricultural land and the new hedgerows of flower/berry/nut-bearing native plants will help net biodiversity gain (the site is currently covered in what is politely termed 'ephemeral vegetation' and compacted soil, and - at 13/6/22 - not even poppies or other wildflowers).

Desk Study Report

This is an immense document full of maps dealing with geology, hydrology, flood risk and other technical aspects of developing the site for housing. The land has been agricultural since mapping began, and is not in a mining or radon-rich area. There may be some metal, pesticide or asbestos contamination from demolished buildings (there are clear signs of there having been a building with substantial vertical timbers parallel to the haybarn that is to be demolished).

5. 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



Block plan (blue marks gate position)



Satellite view showing site and neighbouring houses



General view of house front and side

The site is Plot 40 on the corner of Twickenham Road and Rogers Lane on Moreton Road Phase II. It is a 4-bed detached house (Type MR5), L-shaped in plan, with a detached single garage with a gabled roof set to the rear at the end of a 10m long driveway. The walls are brick rendered white, and the garden boundary to the east is a plain brick wall topped with a soldier course, stepped down to follow the sloping ground. It is separated from its neighbour to the west by the driveway plus the width of the neighbour's garden gate; the neighbour's house is a similar style but the brickwork is not rendered.

The proposal is to almost infill the L (the extension side wall is set in from the existing house wall and stops where the garage wall starts). The side wall has no windows, the rear wall has bifold doors (according to the 3D drawing, see below; the 2021 approved plan had a bifold window and the submitted elevation drawing still shows the window) and the existing French windows to the kitchen and the window in the living room wall are to be removed so that the extension has access both to the living room (to the east) and the kitchen (to the north). The extension doors are shown as single panes, which do not match the existing small-paned French doors to the living room. The extension is to have a single-pitch roof of artificial slates. Walls are to match existing and the bifold door is to be aluminium-framed (existing doors and windows are uPVC).



In addition a new wooden gate on to Rogers Lane is proposed which is shown as just south of the visitor parking layby. It will be no higher than the existing wall.



FRONT ELEVATION



GARAGE SIDE ELEVATION

Existing and proposed – no change to either of these aspects



REAR ELEVATION



REAR ELEVATION

Existing and proposed (as submitted...)



....however this shows the extension as having doors not a window

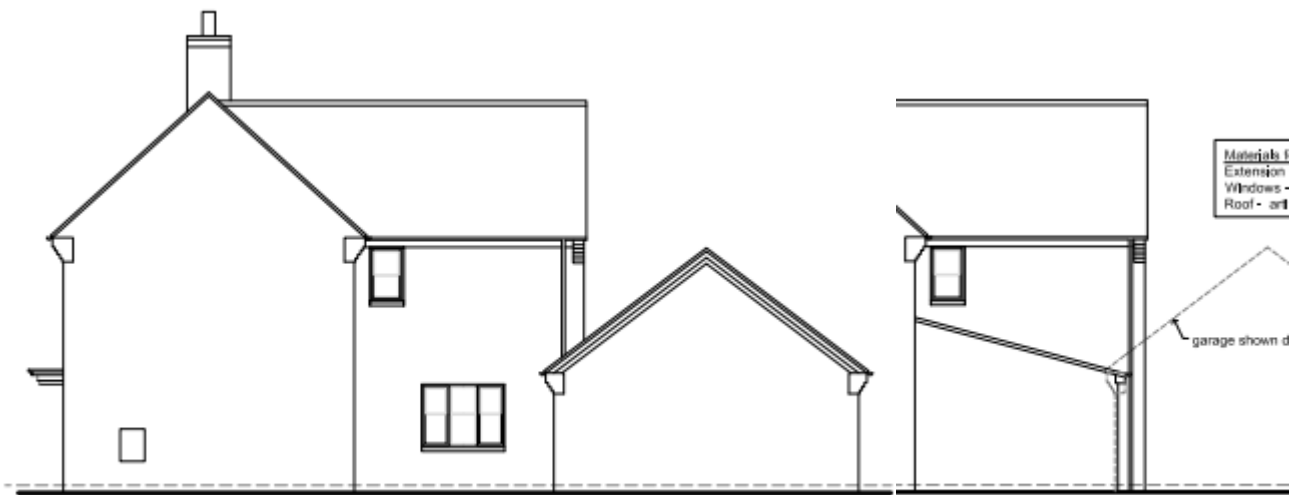


SIDE ELEVATION

Existing side elevation facing Rogers Lane

SIDE ELEVATION

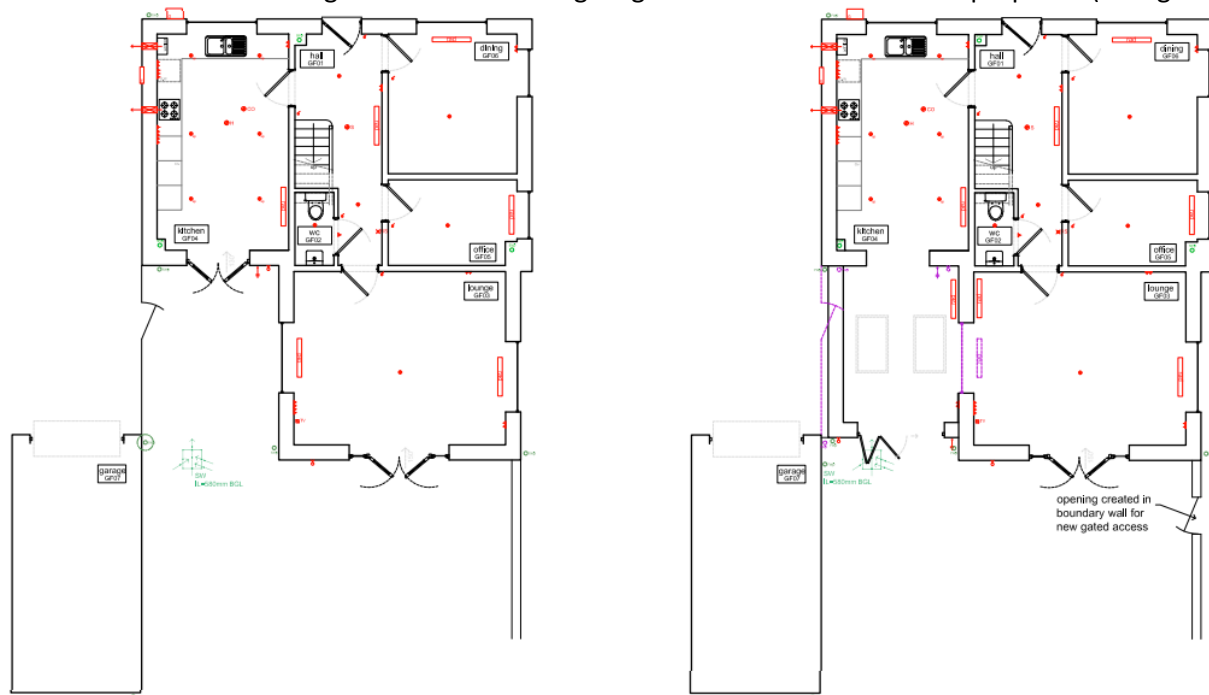
and proposed (changed detail only)



SIDE ELEVATION

Existing side elevation facing neighbour

and proposed (changed detail only)



Existing and

proposed – note new gate in garden wall

1	21/03873/APP	Householder application for single storey rear extension and relocation of the rear access gate.	Approved
2	22/01818/APP	Householder application for single storey rear extension and relocation of the rear access gate (amendment to approval 21/03873/APP)	Pending Consideration

The original description of the 2021 application omitted the gate, though it was shown on the drawing

Members response to the previous application (1/11/21) was

Members agreed to consider the application per the revised description, as the presence of the gate had been noted on the supporting report with the agenda, and presumed the applicant would be negotiating with the owner of the land over access to the new position from the public domain.

The application was approved on 2nd December.

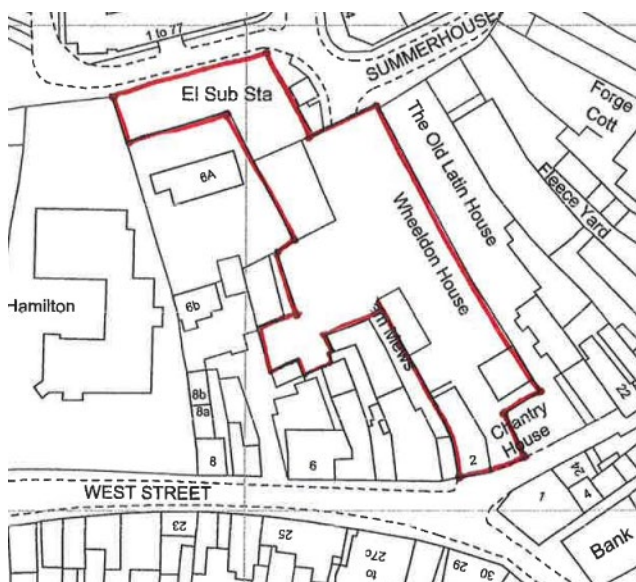
6. 22/01821/APP

Land Off Market Hill/West Street MK18 1HL

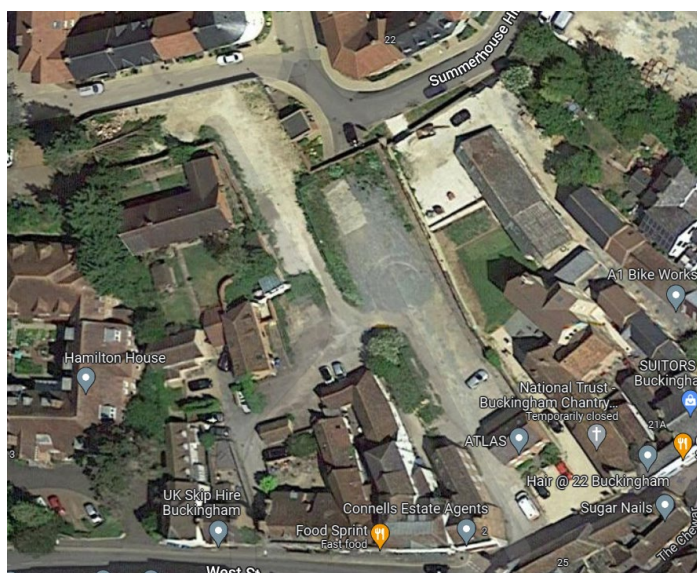
Demolition derelict barn, erection of 7 mews style cottages and 3 flats.

Associated car/cycle parking

Wheeldon Estates Ltd.



Location plan



Satellite view

The site is the rough ground behind Wheeldon House (CAB) stretching uphill on two levels to the boundary with Summerhouse Hill with a section at right angles at the top along the Summerhouse Hill boundary to the rear garden of Hamilton House. It is in the Conservation Area and surrounded by Listed Buildings. It is used as a car park at present (19 marked bays designated for use by Connells (9), Russell & Butler (3 + 2) and the CAB (5); the Transport Statement says 40 spaces but casual parking is likely to be fined according to the Parking Management notices posted. To the west are several dwellings behind West Street (6A, 6B and 6C) with vehicle access between Nos 6 & 7 (both Listed Buildings). This is commonly used by staff of the two estate agents and the CAB to enter the parking area as it avoids having to go round by Market Square/Market Hill. Their exit is into West Street via the Market Hill access between Wheeldon House and No2 West Street (Connells). There is also pedestrian access to West Street via the archway between Nos 2 & 3 West Street (Cobham Mews).

The site boundary is irregular and as drawn appears to ignore the 5 parking bays for Cobham Mews (compare the site plan on page 19 with the drawing below on page 23) in that the vehicle tracking leaves no space for vehicles parked at right angles to the Cobham Mews building. There is a derelict barn in the area behind No2 West Street which is to be demolished (it was marked on plans as 'derelict' 30 years ago) and there is a line of vegetation growing in the slope between the two levels behind it which runs up to the angle where the Summerhouse Hill substation is (see satellite photo above). The wall between the Old Latin House and the site is Grade II Listed but outside the site boundary.

This site was part of the original plan for Summerhouse Hill (the Listed Summerhouse was in the 'back garden' of the Cobham Arms, now №3 West Street):

09/02155/APP	Phased development to include Development of 23 apartments and 26 dwellings, 94 parking spaces, improved vehicular access to Moreton Road and creation of footpath links and refurbishment and change of use of summerhouse to cycle store (phase 1 units 1-49). Development of 9 apartments, 7 dwellings and 1 commercial unit, creation of footpath links and 24 parking spaces (phase 2 units 50-65 plus 1 commercial unit).	Refused
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This fulfilled the designation in the AVDLP of a mixed development for this area, but the reapplication removed Phase 2 with its commercial premises. The designation of the site (along with the backland behind Market Hill to the Moreton Road) in the BNDP was 'proposed retail development'.

12/02104/APP	Erection of 25 Apartments and 24 Dwellings with 94 parking Spaces - Improved Vehicular Access to Moreton Road, Creation of footpath links and change of use of Summerhouse to Cycle store	Approved
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BNDP Policy EE2 (Allocation of land for retail, office and mixed development)

Proposals will be supported for new mixed used developments at the locations shown in figures 9.3 [*Verney Close*], 9.4 [*Wharf Yard*] & 9.5 [*includes this site*]. Office usage on upper floors, with residential development permitted on upper floor levels where the primary ground floor frontage is A1, A2, A3, A4 or A5 will be supported. This policy would only be applicable should the sites become available.

Policy EE4 (Retain and enhance the primary and secondary retail frontages) is not really relevant as the site has virtually no street frontage:

To ensure the protection and enhancement of the town centre as a shopping destination the introduction of new non-retail uses (Classes A2, A3, A4 and A5) will be restricted to 35% of the sum total of the primary retail frontages in figure 9.7

Within the secondary retail frontages change of use from residential and/or employment to uses within Classes A1 – A5 will be supported provided that the proposed use will not adversely affect nearby residential properties.

Members may like to consider whether policy DHE6 – Provision of good quality private outdoor space (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.)

has been adequately addressed

The same applicant submitted a proposal in 2019 to develop this site with three blocks of flats (14 x 2-bed and 1 x 1-bed in two blocks stepped up the hill between the back of Wheeldon House and the substation), plus two single-storey flats, essentially semi-detached bungalows on the top section towards Hamilton House. At this time the Town Council was provided with a Land Registry document showing that there was a Right of Way from the Summerhouse to West Street, and a gate was provided in the boundary fence, and the RoW is clearly marked on the Site plan below. The Summerhouse was converted into a residence (15/00411/APP & 15/00412/ALB) rather than the cycle shed originally proposed.

Members' response to the 2019 application was Oppose and Attend (Interim Council 15th April 2019) and is not reproduced here as it was a radically different proposal.



Looking up the site from back of Wheeldon House. The rectangular brick building at the top is the substation on Summerhouse Hill. The derelict barn to be demolished is on the left.



Looking down site from the substation end to the rear of Wheeldon House – for Nos 1-6 will be on the left



The top part of the site – intended for Nos 8-10. The gate is 2 fence panels to the right



Access to West Street – parking bays on right are for Cobham Mews flats



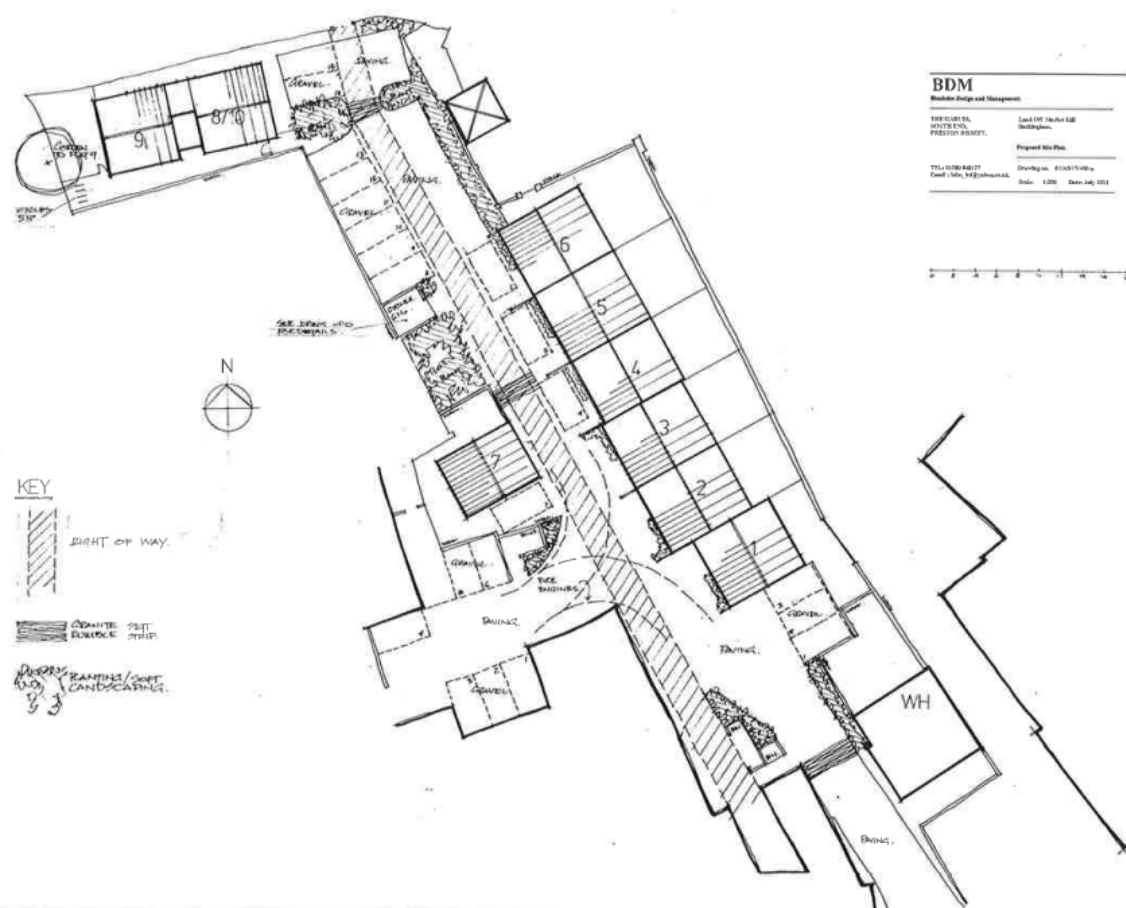
The gate access to Summerhouse Hill; It has a simple thumb latch so can be opened from either side



Substation on the left, Old Latin House & Chantry Chapel in the centre, West Street on the right. Note the difference in height of the two parking levels



The two upper sections of the site from beside the derelict building (on the right)



Site Plan

WH = Wheeldon House (CAB)

It looks as though Building 7, the cycle shed and most of the parking bays are on the lower 'deck' of the site. No sections across the site are included to show how the drop is to be accommodated.

Property History (this area only)

1	81/00066/AV	ERECTION OF DWELLING AND GARAGE (6A West Street)	APPROV
2	82/01505/AV	SINGLE STOREY DWELLING	APPROV
3	84/00070/AV	BUNGALOW	REFUSE
4	91/01631/ALB	DEMOLITION OF FIVE BUILDINGS WITHIN THE CONSERVATION AREA	REFUSE
5	91/01632/APP	TWO STOREY RETAIL DEVELOPMENT	REFUSE
6	95/00894/APP	REINSTATEMENT OF COTTAGE (rear of 6 West Street, which is a Listed Building)	APPROV
7	95/00895/ALB		
8	02/03307/APP	Erection of eighteen retirement flats (in two blocks), seven retirement houses, four private flats (in two blocks), car parking, creation of new access from Market Hill and associated works	Application Withdrawn
9	19/00924/APP	Development of private land / car park providing 17 one/two bed flats with associated car parking. Demolition of derelict barn.	Application Withdrawn
10	22/01821/APP	Demolition derelict barn, erection of 7 mews style cottages and 3 flats Associated car/cycle parking	Pending Consideration

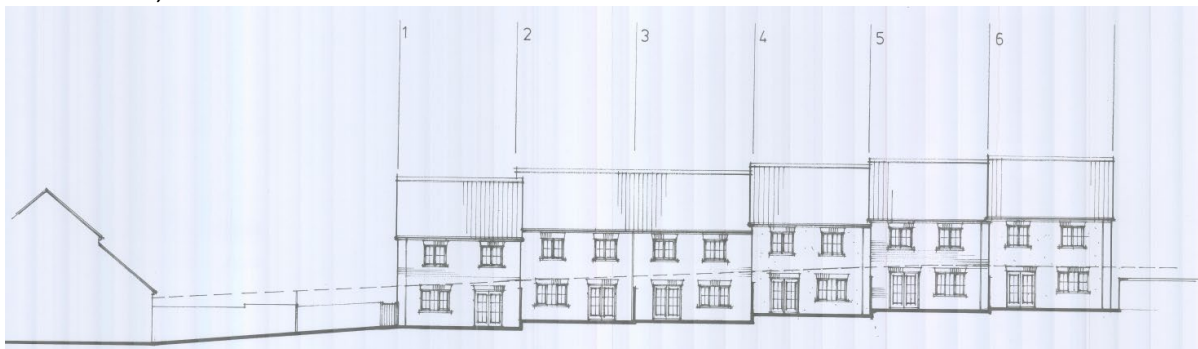
The new proposal is for 10 dwellings: a terrace of 6 x 3-bed houses, a separate 3-bed house, 3 x 1-bed flats; 21 car parking spaces (less than the minimum requirement - 2 x 7 houses + 3½ visitor spaces + 1 x 3 flats + 1½ visitor spaces = 22) and secure parking for 11 cycles (the shed drawing shows 5 stands, and the Site Plan is labelled 6N; there are 4 more stands by N9, see below p.21). The Buckingham Design Guide is referenced as well as NPPF, VALP and BNDP.

Paving will be permeable (parking bays are gravelled).

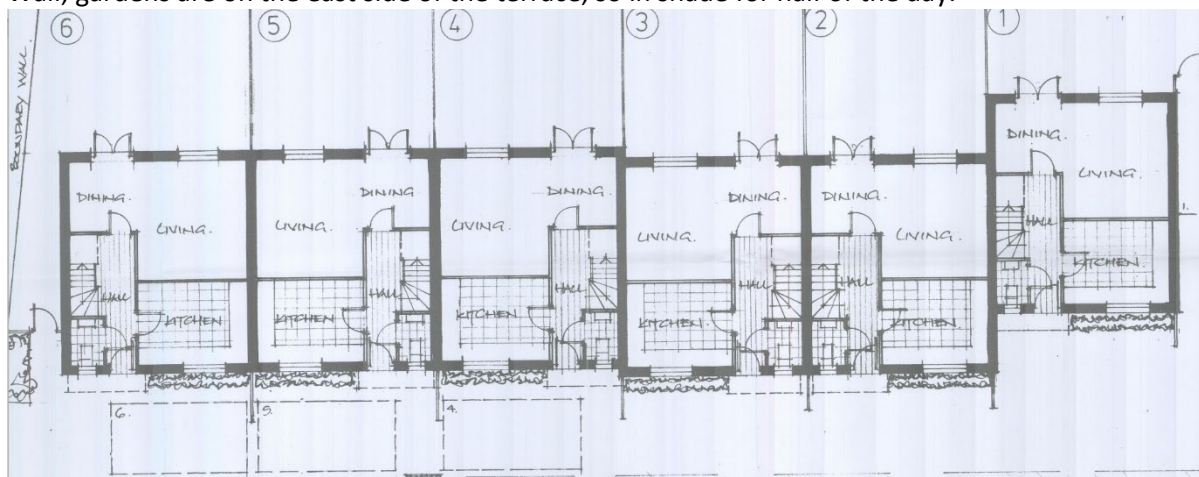
Materials, brick, slate, painted softwood doors and windows.



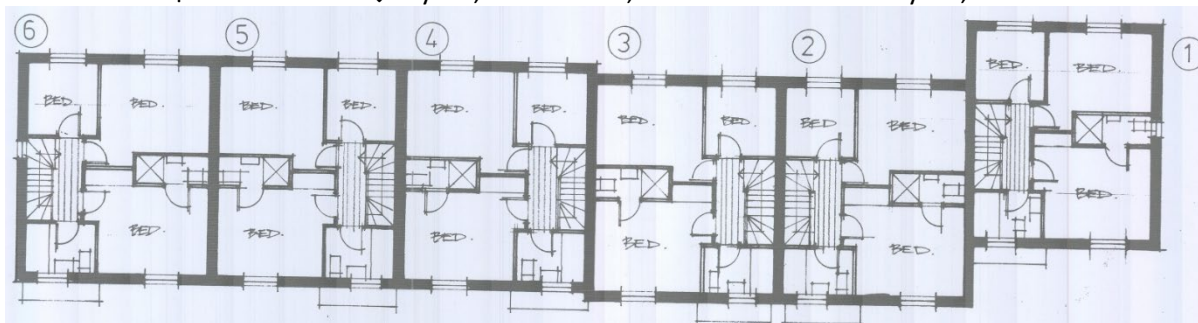
Houses 6 – 1, viewed from within the site



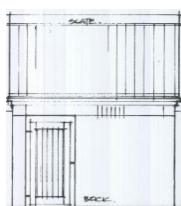
House 1-6, rear elevation. Garden depths vary slightly, but the house wall will be about 5m from the Listed boundary Wall; gardens are on the east side of the terrace, so in shade for half of the day.



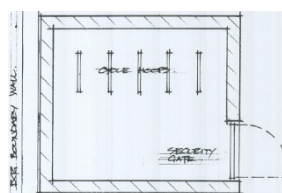
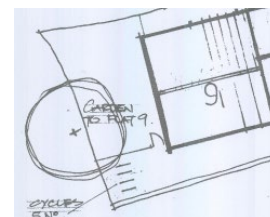
Ground floor ↑ and First floor ↓ layout, Houses 1 -6; House 7 is the same layout, but smaller



House 7, front elevation; bin store on left

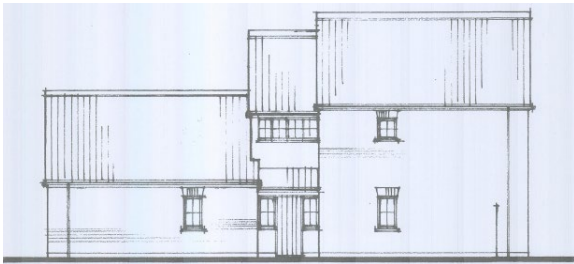


Cycle shed front

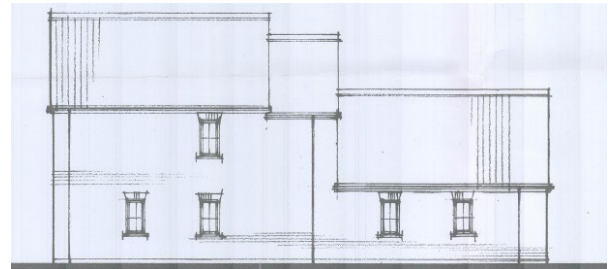
..... and floor plan
(not to same scale as other plans)

Open air stands

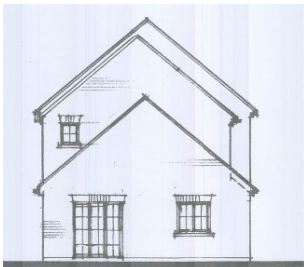
5 stands can accommodate 10 cycles if sufficiently far apart. A doorway barely 1m wide is not easy to get a standard cycle through (handlebars are c.60cm wide, and of course the cyclist has to stand to one side to wheel it through a doorway). 4 more (uncovered) stands are shown at the end of the gated path adjacent to Flat 9



Flat 9 & Flats 8 (ground floor) & 10 (first floor)
Front elevation; Flat 8's window is c1.75m from the 1.8m high boundary wall. Flat 9 has a private garden



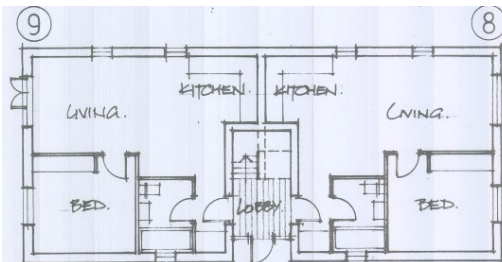
Rear elevation, facing the Summerhouse Hill fence (standard height, closeboard timber) c 1m away



West facing end



East facing end



Ground floor plan – layout of Flat 10 is almost identical

The Heritage Statement may be dated April 2022, but appears to have been produced – but not submitted with – the 2019 application. For example, ¶2.12 states

The Vale of Aylesbury Local Plan (VALP) 2013 – 2033 has been submitted for examination to the Secretary of State on 28 February 2018 and is currently undergoing the examination process. Greater weight can be afforded to the emerging policies within the VALP, however as the plan is still emerging, the adopted AVDLP remains extant pending adoption of the VALP.

The Heritage Officer complained in 2019 of the lack of information, and disregard of points made in pre-application meetings, and declined detailed comment until this had been rectified. Perhaps the application was withdrawn before the document was available. Minor modifications have been made to reflect the changed proposal, but the emphasis is on the Conservation Area and 'emerging' VALP policies; there is no mention of the need for investigation of any interesting archaeology in a site so close to the town centre and old town.

Drainage

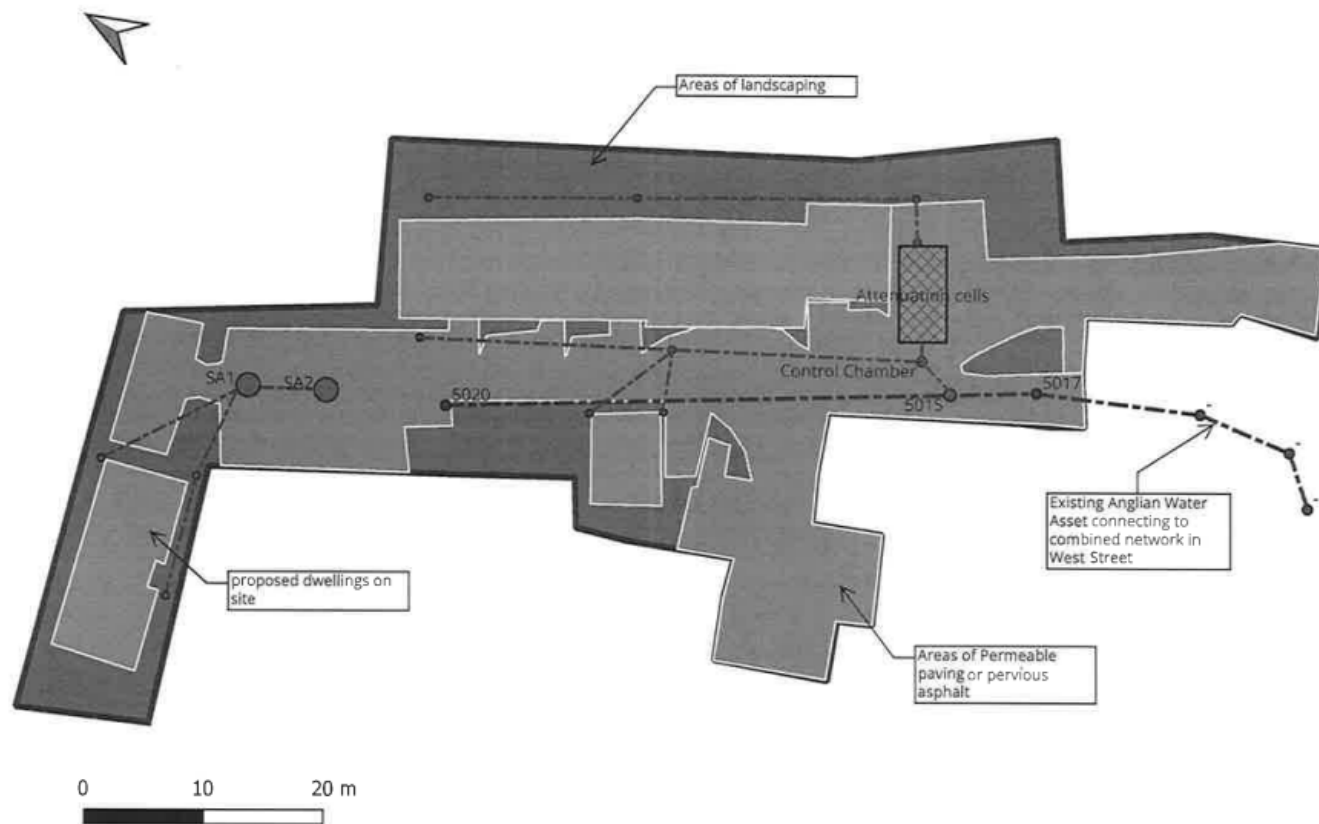
The site slopes fairly consistently from Summerhouse Hill to Market Hill. The surface is currently a mixture of hardstanding, rubble and vegetated areas. Surface water relies on the vegetated areas, infiltration and some drainage gullies. There is no formal SuDS on the site, and leakage occurs into Market Hill/West St. after rain:



This photo was taken c2pm on Tuesday 2nd April 2019, after a lengthy dry period and a morning of light rain, for Report BTC-118 to Interim Council on the 2019 application.

Proposed surface water disposal: the dwellings at the upper end of the site will drain to soakaways; the remainder will drain to the Anglian Water network at controlled rates via attenuation cells; all hard landscaping will be permeable. Downpipes will be fitted with a sump to catch sedimentation and leaf guards to prevent leaves entering from the guttering. Rainwater butts are recommended.

It is possible that this drawing (p72 of the document) was in colour, but only b/w is available on the website:



Summerhouse Hill end

Downward slope →

Market Hill end

Transport Statement

As usual, the table of bus services is neither complete nor accurate (for example, the last X60 to Aylesbury is at 19.30, not the 21.01 stated, as they haven't differentiated between buses going to MK and those going to Aylesbury. Also, the buses to Banbury only run on a Saturday, the service stops at Brackley on weekdays). The car parking calculation is faulty, as 3-bed houses require 2 spaces + 1 visitor space between 2, and 1-bed flats 1 space + 1 visitor space between 2 which makes 22, unless the officer rounds up each ½ space separately, in which case it makes 23, not the 21 stated.

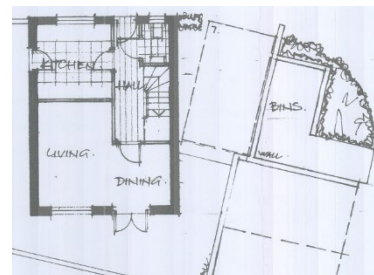
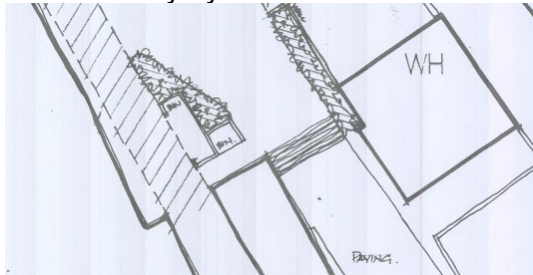
Cycle parking. The document confirms the 6 spaces in the shed (drawing shows 5 hoops) plus 5 (on 4 hoops) by №9. 11 is more than the requirement, which is one per dwelling, but it isn't unlikely that a household may have two cycles. However the latter are in the open air, at the far end of the path which serves the 3 flats, which is gated at the access road. This gate would have to be locked to make this 'secure' parking, which may not be convenient for occupants of the houses. Weatherproof storage is also preferable for cycles.

Waste collection and manoeuvring within the site: The document contains this only, plus the tracking diagrams to demonstrate that a fire engine or delivery van can enter the site, and turn round (parked cars permitting) and emerge forwards:

Waste and Servicing

- 3.9 The swept path analysis provided at Appendix C demonstrates that a 7.7m fire tender and a home delivery vehicle can enter the Site, turn within the Site, and exit the site in forward gear.
- 3.10 Waste collection vehicles will stop adjacent to the Site access on Market Hill. Waste collection points are provided in accordance with Manual for Streets (MfS) drag and carry distances.

However no drawing shows the Market Hill access collection point. There are two bin stores on the drawings, one beside No 7 and one nearer the entrance, opposite the rear of Wheeldon House. It is not clear whether some residents are supposed to keep their bins at the front of the house (there is no rear access for most of them) or in the enclosures shown and carry their refuse to them, then trundle them to the collection point on bin day; if so, it's a very long way (90-100m) from the flats at the top end, although the bins will be full going downhill and empty on the way back of course. They might prefer to take their bins on to Summerhouse Hill via the gate for emptying. There needs to be accommodation for at least 20 bins, more if the residents choose to subscribe for a brown bin, so at least 10 must be put out for emptying every week, emptied and returned tidily by the binmen without blocking the access or Market Hill.



The lower bin area (above left) is approximately 30m (the maximum recommended haul distance for residents to haul wheelie bins) from Market Hill; the other bin store is 20m further up, so 50m from the entrance, and 40m+ from the flats at the top.

Displaced Parking

The nearest public parking to this area is Western Avenue, which has little or no spare capacity to accommodate 19 vehicles (there are 17 marked bays along the eastern boundary, and 2 on the other side), and estate agent staff need to be back and forth throughout the day conveying prospective buyers to view houses. There is a risk that they will park in the yard behind No6 West Street or on Summerhouse Hill for convenience, to the detriment of the existing residents' amenity.



Based on drawing submitted for 2008 applications below

Existing residents' parking provision

Parking information drawn from the documents submitted with:

Wheeldon Ho. 97/01043/APP Refurbishment of redundant building to form offices (5)

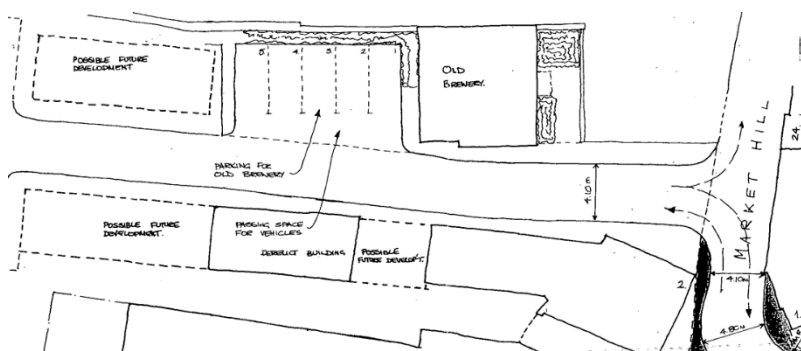
6A & 6B 00/00831/APP Conversion of barn into *[separate]* dwelling (6B) (2 for each dwelling)

6C 11/01247/APP Change of use of meeting room to residential (2 parallel to the front wall)
(Members may know this as the old ToCH meeting room)

Cobham Mews 08/01286/APP } Creation of ground floor retails and basement storage with 10 no. apartments
08/01287/ALB } with dormer windows, alterations to windows and internal alterations (5)

The area in front of Wheeldon House is private parking for the residents of the Old Latin House

The refurbishment of The Old Brewery into Wheeldon House formed part of a larger scheme. This drawing is from the 1997 application and shows the 5 parking bays listed in the officer's report below:



The parking requirement for the proposed floorspace would be 5 spaces. These would be provided to the immediate rear of the building off the improved access, along with a passing space for vehicles.

and conditioned in the decision:

- 9 The scheme for parking indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

The following two applications may be taken together:

7. **22/01823/APP**

Lloyds Bank, 19 Market Square MK18 1NP

Removal of existing ATM and associated signage and infill opening with matching brickwork

8. **22/01824/ALB**

Listed Building application for removal of existing ATM and associated signage and infill opening with matching brickwork
Lloyds Bank



Planning History (ATM only)

1	81/00876/AV	THROUGH-THE-WALL CASH DISPENSER	APPROV
2	81/00877/AV		
3	04/02392/AAD	Internally illuminated lightbox and double sided projecting sign over existing ATM cash dispenser [it was the projecting sign that was refused as out of keeping with the Conservation Area]	Split Decision - part ref/app
4	04/02552/ALB		Listed Building Consent
5	10/01641/ALB	Internal alterations and redecoration, new atm signage and external decoration and installation of privacy film to windows	L B Consent
6	10/01644/AAD		Advert Consent
7	13/00055/AAD	Replacement signage comprising three non-illuminated built-up letter fascia signs; two non-illuminated projecting signs; non-illuminated nameplate sign; internally illuminated ATM header; reverse applied vinyl to front window; and non-illuminated letter box signage	Advert Consent
8	13/00056/ALB		Listed Building Consent
9	22/00188/ALB	Listed building application for replacement external ATM	LB Consent

10	22/01823/APP	Removal of existing ATM and associated signage and infill opening with matching brickwork	Pending Consideration
11	22/01824/ALB		

22/00188/ALB does not appear to have been implemented. The bank is due to close in September 2022..

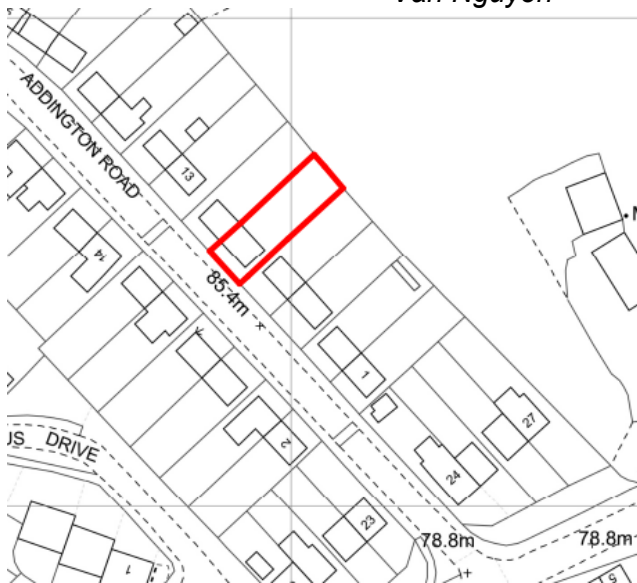


9. 22/01919/APP

9 Addington Road, MK18 1PB

Householder application for proposed new boundary wall, railings and gates to front elevation, new entrance door, side screen and porch and elevational changes to front elevation (part retrospective) (Previous application 22/00581/APP)

Van Nguyen



Location Plan



Original appearance (Google April 2021)



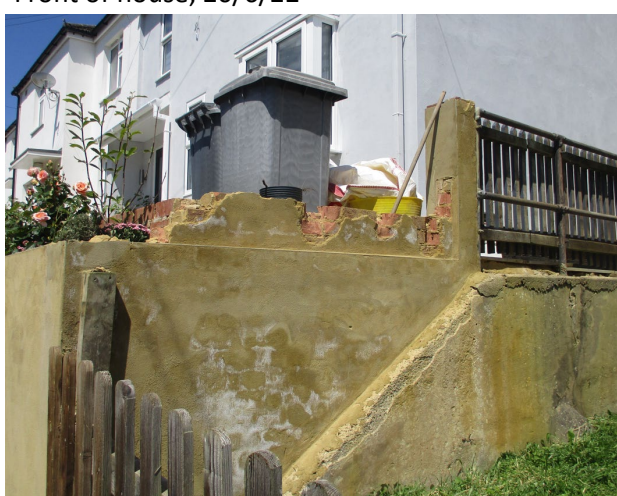
Front of house, 1/3/22



Front of house, 20/6/22



Front wall 20/6/22



Side wall 20/6/22

The site is a three-bed semi-detached house approximately halfway between the circle and the bottom of Addington Road (which is one-way, downhill, on this stretch). The right hand side of the front elevation projects forward about 30cm, and both ground floor windows project somewhat from their respective wall lines. A wide path runs across the whole width of the front of the house and along the side to the back garden. There were steps to it from the public footpath, but these have been replaced with a single step and a ramp.. There is no possibility of parking anywhere but at the kerb due to the steeply sloping verge between the roadway and the path, and the road is effectively single-track due to the parked cars. To the rear of the house is the public open space off Maids Moreton Avenue, above the Sandpit (Cadet huts) and below Orchard Dene.

In July 2021 an application was submitted for a rear extension and some alterations to the front of the building. Nothing was included about gates, fencing or other alterations to the street frontage. Members opposed the application (19/7/21) but the application was approved on 1/9/21. Members' response dealt entirely with the rear extension and is not included in this report

In October a neighbour complained about work being done to build a wall, and photographs were taken and a report made, resulting in Enforcement case number 21/00569/CONB. The resulting application was Opposed by this Committee on 7th March 2022:

"This wall was begun in October 2021, not December as the application form states, and Members were provided with photographs supplied to Enforcement on 16/10/21 when the unapproved wall was reported and the render was incomplete so that the standard of brickwork was visible (21/000569/CONB). They expressed concerns that the combination of a single brick thickness wall in English bond with no foundations and regrettable build quality was a potential hazard to passers-by on the footpath and the road below. The finish of the side walls could also lead to damp problems, and showed little consideration for the view presented to the neighbours. The photo sheet would be included

with this response for the Case Officer's information, as the bricks were now obscured by the render. The steep slope of the hill gave the wall more prominence than might have been the case in a more level area, and the loss of the hedge was also deplored as most of the neighbouring houses have front gardens; the green aspect of the street scene was consequently damaged.

Members also asked that the response be circulated to the three East Ward Councillors."

and Refused (Officer decision) on 21st April 2022:

"The development comprising the boundary wall, railings and gates by reason of their size, scale, design and prominent elevated position above the street level are considered to form a dominant and incongruous feature out of keeping with the character and appearance of the application property and streetscene. The boundary wall, railings and gates would not respect and complement the physical characteristics of the site and its surroundings including the scale and context of the site and its setting. As such the development is contrary to policy BE2 of the Vale of Aylesbury Local Plan (Adopted September 2021)."

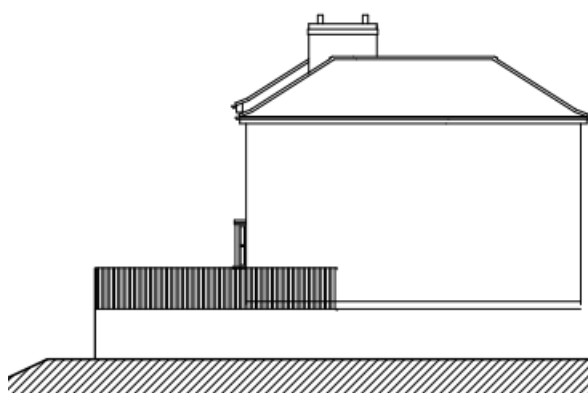
Property History

1	21/02535/APP	Two storey rear extension and alterations to front elevation	Approved
2	21/00569/CONB	Without planning permission, the erection of a boundary wall adjacent to the highway in excess of 1 metre and the raising of land to the front of the house	Enforcement Notice Issued 26 th May 2022
3	22/00581/APP	Householder application for new boundary wall, railings and gates to front elevation, front porch and existing front door replaced with window (Part Retrospective)	Refused 21/4/22 thus above EN served
4	22/01919/APP	Householder application for proposed new boundary wall, railings and gates to front elevation, new entrance door, side screen and porch and elevational changes to front elevation (Part retrospective) (Previous application 22/00581/APP)	Pending Consideration

This application differs from the previous only in the matter of the railings and gates. The small inset panel above the main wall has been deleted.



Pre-existing front elevation



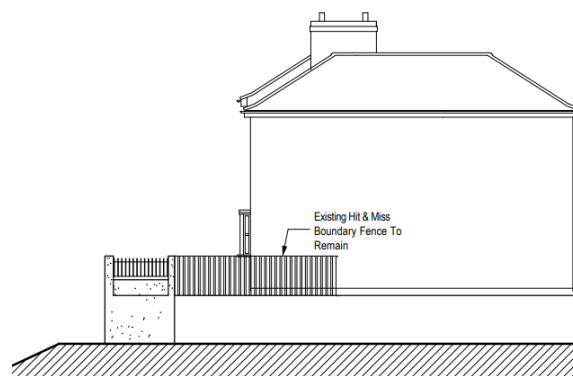
Pre-existing side elevation



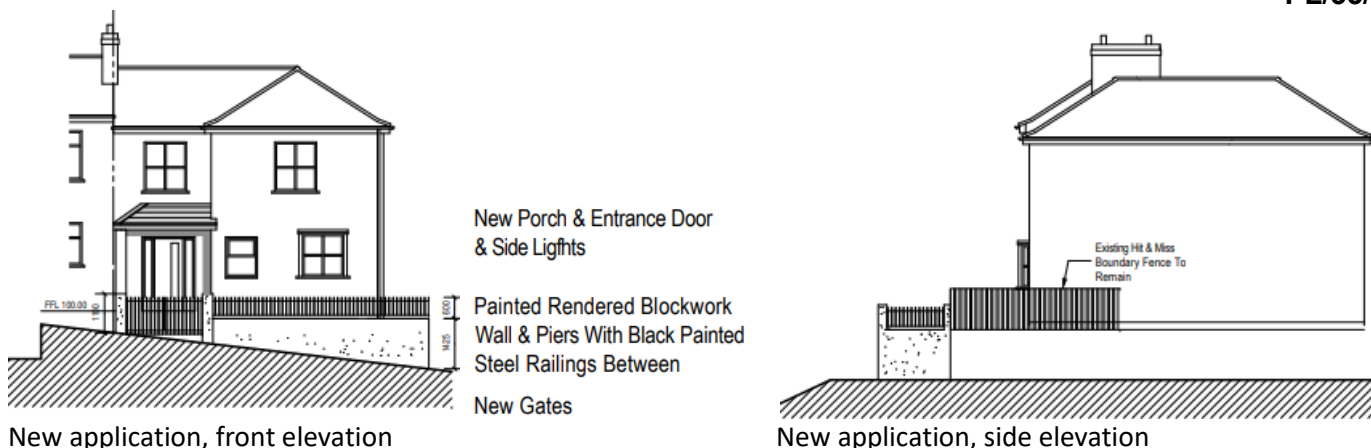
Refused application, front elevation

Measurements (left) gate pier height 1.6m; (right) wall 1.425m; set-in panel 0.46m; railings 0.7m.

New Porch & Entrance Door
& Side Lights
Painted Rendered Blockwork
Wall & Piers With Black Painted
Steel Railings Between
New Gates



Refused application, side elevation



10. 22/01957/APP

26 Mallard Drive, MK18 1GJ

Household application for single storey front/rear extension

Barrell

The site is a large 4-bedroom detached house, one of four on this cul-de-sac section of Mallard Drive. The first two face onto the (block-paved) road itself, this and its neighbour have a shared driveway access off its northern end. There is a public path to Eider Close on the eastern side of the drive, and to the rear of the houses opposite is the Cricket Ground. The four houses have a superficial similarity, in that all have double garages, the middle two integral with the house, the end two detached and at right angles to the house; three have mock Tudor woodwork (the fourth has string courses and fancy window header); the projecting gable may be central or at one end of the front elevation and there may be one, two or no dormer windows. As can be seen, the front door is set back with a tiled porch roof. The window behind the black car is in the study, and the part of the garage next to this has been converted into a store and utility room, though the garage door has been retained. At the centre of the rear elevation (not visible from the public domain) is a semi-circular sunporch/bay window.



Location plan



Front elevation 20/6/22

The 2002 extension doubled the size of the rear bedroom and provided a dressing room and ensuite over the original single storey outer garage, and converted the first floor study and TV room at the other rear corner of the first floor into a fourth bedroom.

Property History

1	02/03167/APP	First floor side extension	Approved
2	21/01827/APP	Erection of front/rear extension	Approved
3	22/01957/APP	Householder application for single storey front/rear extensions	Pending Consideration

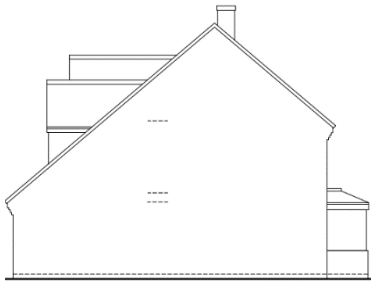
Last year's application sought to extend the ground floor front of the house to bring the front door in line with the front study/garage wall, and the gable wing further forward than that, allowing the study to be moved across to the new room, and the front entrance wider; part of the existing study will become a downstairs cloakroom and the rest will enlarge the hallway. A new porch will project forward of the room extension, with a gable end over the door reflecting the design of the dormer windows. The porch and study will have skylights.

The semi-circular bay at the rear will be replaced by a rectangular one the full width of the dining room it serves, with a single-pitched lean-to roof.

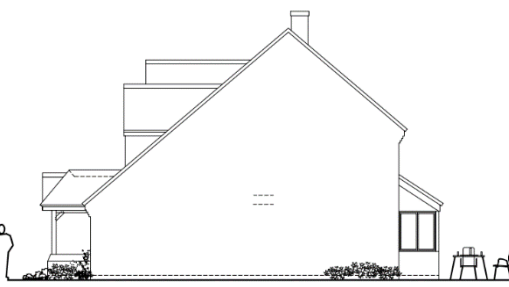
Members had No Objections to this application (8th June 2021) noting only that there was no consistency of building line on this side of the Drive, so the forward extension would have little impact on the street scene. This application seeks to vary the approved scheme by extending the study further forward by 76.6cm and integrate its lean-to roof with that of the porch, and make the rear extension narrower and slightly deeper, retaining the stub walls of the opening to the semi-circular extension and give it sliding windows.

Materials to match existing, as before.

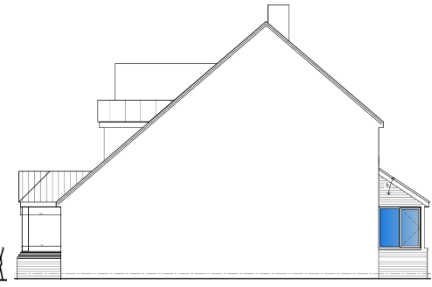




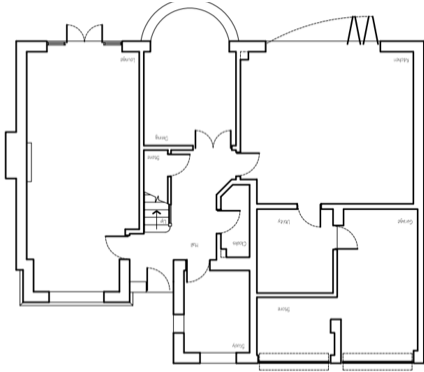
Existing north side elevation



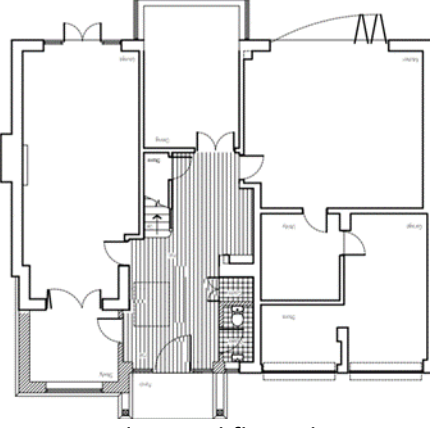
Approved north side elevation



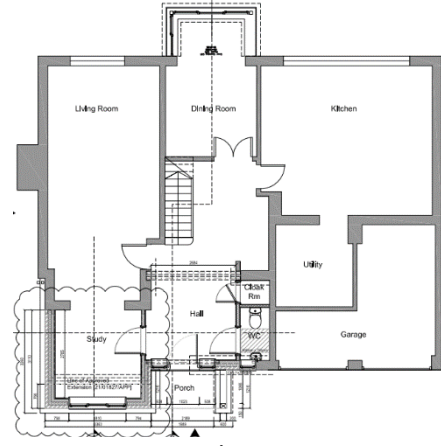
Current proposal



Existing ground floor plan



Approved ground floor plan



Current proposal

The previous application printed the floor plans the other way up; these have been rotated to match the current proposal

First floor layouts not included as not relevant to this application.

KM

20/6/22

Katharine McElligott

From: Philippa Jarvis [redacted]
Sent: 14 June 2022 15:54
To: Katharine McElligott
Cc: [redacted]
Subject: Re: [EXTERNAL] 19/00148/AOP Osier Way

Hello Katharine

Thank you for your email.

I am sorry that you were not informed about the publication of the S106 as you were promised - unfortunately it was not something that I was asked to do, nor, as I understand it, is it usual practice for any consultation to be made.

There have of course been some ongoing discussions between the Council and Town Council, notably with regard to the POS management and the projects to which the Sport & Leisure Contribution could be spent, and these have contributed to the discussions with the developers.

Given the time that has passed since the date of the committee the developers are pressing to get this completed so I would recommend that any comments / suggested amends are made as soon as possible - I understand that all matters that were set out in the committee report have been included but I appreciate that it is the detail of the agreement that will also be of interest. Therefore, it is likely that any further suggested amends are only likely to be taken on board if there is some fundamental matter or point that has been omitted or is not covered.

In terms of the off-site highway works, it is worth noting that the details are not being approved at this stage as they will all need to be the subject of an agreed Highway Works Delivery Programme (as set out in the draft agreement) though the plans are intended to give a good indication of what is needed and are referred to.

If I can be of any further assistance, please do not hesitate to contact me,

Regards
Philippa

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 27th JUNE 2022

Contact Officer: Mrs. K. McElligott, Planning Clerk

Agenda 11.2 19/00148/APP (Osier Way) – Summary of draft s106 sections. Redaction blocks are in the original.

p. 5/6	<p>“Affordable Dwellings”</p> <p>means not less than 35% (rounded up to the nearest whole Dwelling) of the total number of Dwellings to be constructed on the Land as part of the Development the types numbers and tenure of which are to be detailed in the Affordable Housing Plan and which are to be provided as Affordable Housing in accordance with the Tenure Mix and made available for Occupation by Eligible Households PROVIDED ALWAYS that the number of Affordable Dwellings within a Phase containing Affordable Dwellings may range between 20% and 40% of the total number of Dwellings within that Phase (unless otherwise agreed in writing by the Council) so long as it can be demonstrated that 35% of the Dwellings on the Development are to be provided as Affordable Housing</p>
P8/9	<p>“Buckingham Transport Contribution”</p> <p>means a contribution of [REDACTED] such sum to be adjusted in accordance with any fluctuations in the Index from the date of this Deed to the date of actual payment of the sum and which is to be paid by the Owners to the Council to be spent by the Council on relevant parts of Policy T3 of the Vale of Aylesbury Local Plan within the settlement of Buckingham comprising:</p> <ul style="list-style-type: none"> • Route upgrade on the A421 and A413 to dual – 2 lane standard (between Radcliffe

p. 8/9	<p>Road roundabout and A421/A413 roundabout (east))</p> <ul style="list-style-type: none"> • Buckingham Left turn slip at A422/A413/Stratford Road roundabout • Buckingham Town-wide cycle network improvement • Buckingham to Silverstone Park cycle route • Infrastructure to facilitate increase in bus frequency to Winslow Station
p. 12	<p>“Education Purpose”</p> <p>means the expansion of facilities at Maids Moreton/Buckingham primary schools, Buckingham Secondary School and the Vale Special School Federation or such other education project within the relevant catchment area in accordance with regulation 123(3) of the Community Infrastructure Levy Regulations 2010 as identified by the Council and notified to the Owner necessary to accommodate the Development</p>
p.20	<p>“Open Space Land”</p> <p>means the:</p> <ol style="list-style-type: none"> Major Open Space; and Incidental Open Space; and LEAPs; and NEAP <p>which together are to be provided and laid out as open space for public use in accordance with the provisions set out in the Fourth Schedule of this Deed</p>

p. 23	<p>“Public Transport Contribution” means a contribution of [REDACTED] such sum to be adjusted in accordance with any fluctuations in the Index from the date of this Deed to the date of actual payment of the sum and which is to be paid by the Owners to the Council to be spent by the Council on the funding of a new bus service and / or bus service interchange to serve the Development and allow for the extension of existing services and / or provision of community transport to serve the Development.</p>
p.25/ 26	<p>“Sport and Leisure Contribution” means a sum to be calculated in accordance with the Ready Reckoner on the basis of the number of Dwellings for which Reserved Matters approval has been obtained for a particular Phase such sum to have the Sport and Leisure Contribution Discount applied and be adjusted in accordance with any fluctuations in the Index from the date of this Deed to the date of actual payment of the sum and which is to be paid by the Owners to the Council to be spent by the Council on the Sport and Leisure Projects</p>

	<p>“Sport and Leisure Contribution Discount”</p> <p>“Sport and Leisure Project”</p>	<p>means a discount of 18% which is to be applied to the Sport and Leisure Contribution calculated for a particular Phase or Phases in order to reflect the quantum of Open Space Land to be provided</p> <p>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 space, Scout and Community Centre and equipped play sports and fitness provision at Embleton Way</p> <p>Buckingham and/or improvements modernisation and refurbishment of Stratford Fields football pitch, Buckinghams 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</p>
p.28	<p>“Traffic Regulation Order Contribution”</p>	<p>means a contribution of [REDACTED] such sum to be adjusted in accordance with any fluctuations in the Index from the date of this Deed to the date of actual payment of the sum and which is to be paid by the Owners to the Council to be spent by the Council on a TRO or TROs for the relocation of the speed limit transition point to 30mph south of the proposed site access on Gawcott Road and for double yellow lines around the turning head of the proposed new primary Osier Way/site access staggered junction and on the access road to Swan Business Park.</p>

p.48	<p>Transfer of the Open Space Land</p> <p>1.13. The Owners covenant not to cause or permit Occupation of more than 75% of the Dwellings until:</p> <p>1.13.1 a Management Company has been appointed to manage and maintain the relevant Open Space Land in perpetuity; and</p> <p>1.13.2 details of the appointed Management Company have been submitted to and approved by the Council (such approval not to be unreasonably withheld or delayed) details to include (but not limited to): 1) legal and funding mechanisms; 2) how service charges/rent charges will be levied and collected; and 3) The suitability of the Owners (or current owner of the Land) to assume the responsibilities for the management of the Open Space Land in the event the Management Company (or relevant management body responsible) is unable to carry out the delivery</p>
p. 112/ 113	<p style="text-align: center;">APPENDIX K</p> <p style="text-align: center;">HIGHWAY WORKS</p> <p><u>Pedestrian and Cycle access</u></p> <ul style="list-style-type: none"> • A footway connection at the proposed Gawcott Road access as shown on drawing number ITB11061-GA-007C. • A shared footway/cycleway on the northern side of the access road of the proposed Osier Way primary access, crossing Swan Business Park and continuing further along Osier Way to the north by widening of the existing footway, thereby connecting Osier Way to the A421 as shown on drawing number ITB11061-GA-013C. • Provision of a footway on the southern side of the access road of the proposed Osier Way primary access to be continued south on Osier Way and including uncontrolled crossing points on Osier Way as shown on drawing number ITB11061-GA-013C. • Provision of an uncontrolled dropped tactile crossing on the Swan Business Park arm of the proposed new primary Osier Way access roundabout to provide a continual shared footway/cycleway to the Osier Way north arm of the proposed new primary Osier Way access roundabout. The provision of a dropped tactile crossing to tie in with the existing footway network north of the Swan Business Park arm as shown on drawing number ITB11061-GA-013C. • Provision of layby for vehicle parking for the Swan Business Park. The inclusion of double yellow lines around the turning head of this junction to prevent parking as shown on drawing number ITB11061-GA-013C. • Provision of a footway on either side of the proposed secondary access on Osier Way as shown on drawing number ITB11061-GA-009 Rev C. • Provision of a footway on both sides of the access road to connect with Gawcott Road at the proposed Gawcott Road access. Provision of new 2.0m wide footway north of the access on the eastern side of Gawcott Road, to connect with existing footway network. Provision of a gateway feature to the south of the Gawcott Road access along with road markings such as dragons' teeth and coloured speed roundels to encourage slower speeds on approach to the junction with the A421, all as shown on drawing number ITB11061-GA-007C. • A new controlled Toucan Crossing to the east of the A421 / Gawcott Road / Embleton Way roundabout, along with improvements to the informal crossing points on the western side of the junction and a footway connection on the southern side of the junction to connect to Gawcott Road as shown on drawing number ITB11061-GA-037. <p><u>Public Transport</u></p> <ul style="list-style-type: none"> • Provision of a pair of new bus stops on the A421 along the site frontage as shown on drawing number ITB11061-GA-37, to also include Bus Shelters and RTPI.

Junctions**Site Accesses**

- Site access junctions to Osier Way and Gawcott Road to include appropriate visibility splays as shown on drawing number ITB11061-GA-007C, ITB11061-GA-009C and ITB11061-GA-013C.

A421/Gawcott Road

- Delivery of Toucan crossing and other proposed improvements for the Gawcott Road/A421/Embleton Way roundabout as shown on Drawing ITB11061-GA-037.
- Improvement works on the Embleton Way (Gawcott Road north arm) in the form of widening and increase in flare length as shown on drawing number ITB11061-GA-037.
- Improvement works on the Gawcott Road south arm in the form of widening and increase in flare length as shown on drawing number ITB11061-GA-037.

A421/Osier Way

- Widening of the A421 western arm to create an additional approach lane and associated merge on A421 east as shown on the Drawing no ITB11061-GA-031.
- Improvement works on the Embleton Way by increasing the entry width and increase in flare length with island amendments as shown on drawing number ITB11061-GA-031.
- Improvement works on the Osier Way arm which include increasing the entry width from and increasing the flare length as shown on drawing number ITB11061-GA-031.