



BUCKINGHAM TOWN COUNCIL

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

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 1st February 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 6th February 2023 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

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

3. Minutes

To receive the minutes of the Planning Committee Meeting held on 5th December 2022 and 9th January 2023.

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

Buckingham



Twinned with **Mouvoux, 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. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

4.1 (527/22) Local Plan for Buckinghamshire - Settlement Review

To receive and agree the augmented and corrected version of the Settlement Review conducted as part of the Local Plan for Buckinghamshire. [Appendix A](#)

5. North Bucks Parishes Planning Consortium

To receive a verbal report from Cllr. Ralph.

6. Action reports

To receive action reports as per the attached list. [Appendix B](#)

7. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on 8th February 2023 and 8th March 2023 at 2.30pm. Strategic Sites Committee are on Thursday 16th February and 16th March at 2pm.

Additional information provided by the Clerk [PL/139/22](#)

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

1. 22/02784/ALB 28 High Street, MK18 1NU
Listed building application for replace ground and first floor rear timber windows with white spacer bar, softcoated, doubled glazed units, bedded in silicone and fixed with a new timber glazing bead. (Retrospective)
Rankin
2. 22/04135/APP Bin Store, 1-31 Candleford Court, Bridge Street, MK18 1GA
Demolition of timber structure and erection of new structure with generator. Relocation of the car park extract ventilation fans externally within a purpose-built structure.
Hancock [The Guinness Partnership]
3. 22/04251/APP 29 Candleford Court, Bridge Street, MK18 1GA
Householder application for timber flat roof with mineral felt roof over top planter.
Hancock [The Guinness Partnership]
4. 23/00055/APP 24 West Street, MK18 1HE
Partial change of use from hairdressing salon to residential class C3 to form 1N^o one bedroom flat.
Flockton
5. 23/00215/APP 3 Waine Close, MK18 1FF
Householder application for replacement of roof and frames to existing conservatory.
Furber

Not for consultation (circulated separately due to time constraints)

6. 23/00181/ATP Land between Brookfield Lane & Chandos Road [*Waglands Garden*]
G1 - Reduce group of Lawson's cypress by 2-3m in height by the visitor car parking spaces. Residents would like peace of mind as there has been recent storm damage.
Martin [Keyholder Management]

8. Planning decisions

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

8.1 Approved

Application	Site address	Proposal	BTC response
22/03352/APP	Riverside Works, Bridge Street	Ch/use from Children's Play Area to Gym	No objections
22/03866/APP	24 Downer Close	Single storey rear extension	Oppose ¹
22/03752/APP	21 Treefields	Conv. garage into residential annexe	No Objections
22/03850/APP	22 Boswell Court	Repl.conservatory with s/st.rear ext'n	No Objections
22/04099/APP	Pightle Cottage, Western Avenue	Demol. Outbuilding, erect single storey annexe in garden	No Objections

¹ Opposed as leaving a problem maintenance gap between extension and neighbouring house

Refused

Application	Site address	Proposal	BTC response
22/02988/APP	Land at Foundry Drive [<i>Clarence Park</i>]	Erection of 16 dwellings, access, parking, and amenity space	Oppose
22/04055/APP	31 Highlands Rd	Raise roof and add new first floor; rear extension	No objections

8.2 Not for consultation**Approved**

Application	Site address	Proposal	BTC response
22/03778/ATP	21 Waglands Garden	Pollard 3 Limes to previous points Pollard 1 Sycamore to previous points	No objections
22/04152/CPL	7 Grange Close	Conv. garage loft and add rooflights	Decision made before meeting
22/04181/HPDE	7 Wren Close	S/st rear extension compliant with HPDE conditions	Approved

Refused

Application	Site address	Proposal	BTC response
22/03897/ATP	20 Waglands Garden	Crown reduce Lime by 3-4m height and 1-2m laterals over school land	Oppose

8.3 Planning appeals**8.3.1 Appeal Lodged**

An appeal has been lodged against refusal of 22/02112/APP, 5 The Villas, Stratford Road, MK18 1NY. It is being dealt with via the Fast Track system, and our comments will automatically be forwarded to the Inspectorate. Full details of our comments and the LPA's reasons for refusal are in the Clerk's Report (PL/139/22 as above).

9. Buckinghamshire Council Matters

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

9.1.1 To receive and discuss the response to a Written Question from Cllr. Stuchbury to the Buckinghamshire Council Cabinet on the subject of sewage capacity. [Appendix C](#)

9.2 To receive a verbal report from Cllr Cole/the Planning Clerk on the Quarterly Planning Liaison Forum meeting held on Monday 30th January 2023 by Zoom. Slides and written answers to questions will be circulated later.

10. Updates from Representatives on Outside Bodies

To receive verbal updates from Councillors.

11. Buckinghamshire Council Committee meetings

11.1 N. Bucks Area Planning Committee (11th January 2023) *Cancelled*
(8th February 2023) *Cancelled*

11.2 Strategic Sites Committee (21st January 2023) *No Buckingham applications*

12. Enforcement

To report any new breaches.

13. Rolling lists – updates

13.1 Tree felling applications *no change from last issue*

13.2 Land grab reports *no change from last issue*

13.3 Call-in requests

[Appendix D](#)

[Appendix E](#)

[Appendix F](#)

14. Matters to report

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 27th February 2023 following the Interim meeting

To Planning Committee:

Cllr. M. Cole JP

Chairman

Cllr. A. Ralph

Vice Chairman

Cllr. F. Davies

Cllr. R. Stuchbury

Cllr. M. Gateley

Town Mayor

Cllr. M. Try

Cllr. J. Harvey

Cllr. A. Mahi

Mrs. C. Cumming

co-opted Member

Cllr. L. O'Donoghue



Dear Buckingham Town Council,

Buckinghamshire Council is conducting a Settlement Review of all Towns and Parishes within the Council area. This review will form part of the evidence base for the [Local Plan for Buckinghamshire](#) and has been split into two parts - Part one: review of the services and facilities, and Part two: general feedback.

Part One:

We carried out an initial desk-based audit of the facilities and services for each Town and Parish Council/Meeting area. We have identified the following for your area:

Buckingham

Population: 14,627

No. of households: 5,170

[Table amended and expanded by Clerk and Councillors overleaf]

Sources: ONS Census population estimates 2020, Household populations 2011, Town and Parish Council websites, Google search, Google maps, local knowledge, Buckinghamshire Council bus timetables, Aylesbury Vale Settlement Hierarchy 2017, Wycombe District Council Settlement Hierarchy 2016.

We'd be very grateful for your help in reviewing the data from our desk-based audit and confirming whether this information is correct, or if we need to adjust anything.

Part Two:

It would also be useful if you could answer the following questions:

1. Does your Town/ Parish have any issues that the Local Plan might help to solve? E.g., road junction capacity, bus services, school places or localised flooding.
2. What would you most like to preserve or improve about your Town/ Parish? E.g., local green space, historic character, local shops and services. We are also still interested to hear about any sites that we might have missed in the [Call for Sites](#) engagement exercises.
3. What are your aspirations for your Town/Parish over the next 20 years?
4. If you have not already done so, do you aspire to produce a Neighbourhood Development Plan? If so, what are your reasons for doing so, or not doing so?

The deadline for response is 28 February 2023.

Part One:**Facilities Survey****Food shops**

Supermarkets	Address	Opening hours	Comments
Aldi	Osier Way, MK18 1TG	08.00-22.00	Car park
Lidl	London Road, MK18 7RB	08.00-22.00; Sundays 10.00-16.00	Car park InPost Parcelshop Lockers
Tesco	London Road, MK18 1AB	06.00-midnight	Car Park ATM InPost Parcelshop Lockers 4 x EV Charging bays Petrol station 6.00-22.00 Travel money 9.00-17.00 Pharmacy 6.30-22.30 Harris & Hoole cafeteria
Waitrose	Meadow Walk, High Street MK18 1RS	08.00-20.00; Sundays 10.00-16.00	Adjacent to public car park, ATM (in store) John Lewis click-and-collect service

Minimarts

Buckingham Convenience Store	28 West Street, MK18 1HE	06.00-23.00 x 7 days	
Nelson's Local	40-41 Nelson Street MK18 1DA	06.30 - 22.30 (23.00 Fri & Sat)	Collect+ Parcel courier depot
Sabits Convenience Store	6 High Street, MK18 1NT	10.00-23.00 x 7 days	PayPoint
Sainsbury's	Corner of Chandos Road & London Road, MK18 1AL	07.00-23.00	Own car park: 14 bays; 1 Disabled bay; 4 bike stands ATM
Tesco Express	6-8 Market Hill, MK18 1JX	06.00-22.00	

Local Stores			
Linden Village Store	57 Burleigh Piece, MK18 7BA	08.00-21.00	
Overn Avenue	Overn Avenue, MK18 1LQ	09.00-21.00	

Petrol stations

M & S Food (BP)	Stratford Road MK18 1NY	07.00-22.00; Sundays 08.00-21.00	ATM
Shell	London Road, MK18 1AS	06.00-22.00	Shell Select convenience store
Asda (Esso) & Greggs	A421 Buckingham bypass, MK18 1EH	05.30-23.00	Collect+ Parcel courier depot
Tesco	London Road as above		

Other food shops

Buckingham Butchers	11-15 Homestall, MK18 1XJ	Tues-Fri 08.00-15.00 Sat 08.00 – 14.00 Sun/Mon closed	
Clays Butchers & Deli	6 Market Hill, MK18 1JN	Mon - Thur 07.00-17.00 Fri 07.00 - 17.30 Sat 08.00 – 16.00	
Larder Café & Farm Shop	Manor Farm, Bourton MK18 7DS	Shop Fri & Sat 09.00-14.00; café Mon-Sat 08.00-14.00	
Cavavin Wine Shop	12 Cornwall Place, MK18 1SB	Tues-Sat 10.00-19.00 Sun 11.00-19.00	
Back to Nature Health food shop	14 Cornwall Place, MK18 1SB	09.30–16.00 Mon-Sat	
Pure Patisserie	1 Remus House, Castle Street MK18 1BS	<i>Jan 2023: in course of moving from 1 Bristle Hill, MK18 1EZ</i>	
Planet Refill (organic foods & eco-friendly household items)	8 Hillcrest Rise, MK18 1SL	10.00 – 17.00 Tues – Sat; 10.00 – 16.00 Sun; closed Mon.	bring-your-own-container policy
Street Market	Market Hill, MK18 1JX	Tues. & Sats 8.00-16.00	

Takeaways

Antep Kebab House	5 High Street, MK18 1NT	15.00-00.00 Sun-Thur 15.00-01.30 Fri, Sat	
Bee's Kitchen	First floor, Old Gingerbread House, Market Hill MK18 1JT	09.00-15.00	Also cafe
Blackham's China	5 Meadow Row, MK18 1PU	08.30-17.00 Mon-Sat	& café (& kitchen shop)
Black Pepper	3 Cornwall Place MK18 1SB	Mon closed 12.00-22.00 Tue-Thur 12.00-23.00 Fri, Sat 12.00-15.00 Sun	Also Turkish restaurant
Buckingham Fish Bar	11 Well Street, MK18 1EW	09.00-20.00 Mon, Tues, Sat, Sun 09.00-19.00 Wed 10.30-16.30 Thurs 09.00-18.00 Fri	
Buckingham Fort	17 West Street, MK18 1HE	12.00-14.00 & 17.30-23.00 x 7 days	Also Indian restaurant
Buckingham Pizza & Fried Chicken	17 Pitchford Walk, MK18 7BU	16.00-23.00 Tue-Thur & Sun 16.00-23.59 Fri, Sat	
Buckingham Tandoori	39 Nelson Street, MK18 1DA	16.30-22.15 x 7 days	
Buckingham Tea Room	Lower Shop, Market Hill, MK18 1JN	Closed Mon, Tues 09.30-16.30 Wed-Fri 09.30-17.30 Sat, Sun	
Caffeinated Ape	20 Ballmoor, MK18 1RT		Also mobile unit
Carnitas	15 Cornwall Place, MK18 1SB	11.00-15.00 & 18.00-21.00 Mon-Thur	Also Latin American restaurant

		11.00-15.00 & 18.00-22.00 Fri 09.00-16.00 & 18.00-22.00 Sat 10.00-16.00 Sun	
China Cottage	8 High Street, MK18 1NT	16.00-17.30 Wed-Mon Closed Tues	
Cheng Du	3 Meadow Walk, MK18 1RS	12.30-22.30 Mon-Tue Closed Wed 12.30-14.15 } Thur, Sun 17.30-22.30 } 12.30-14.15 } Fri, Sat 17.30-23.30 }	
Coffee #1	2 Market Hill, MK18 1JS	07.30-17.30 Mon-Fri 08.00-18.00 Sat 09.00-17.00 Sun	& café
Costa Coffee shop	10 Market Hill, MK18 1JX	07.00-19.00 Mon-Sat 08.00-18.00 Sun	& café
Costa Coffee drive-thru	137 Needlepin Way, MK18 7RA	06.00-19.00 Mon-Fri 07.00-18.00 Sat 08.00-07.00 Sun	
Dipalee Lounge	18 Castle Street MK18 1BP	17.00-23.00 Mon-Sat 12.00-22.00 Sun	Also Indian restaurant
Direct Pizza	25 Hillcrest Way, MK18 1HJ	11.00-23.00 x 7 days	
Dominos Pizza	2 Bridge Street, MK18 1EL	11.00-23.00 x 7 days	
Esquires Coffee shop	30 West Street, MK18 1HE	07.00-18.00 x 7 days	& cafe
Gelateria Gazzeria	8 Meadow Walk, MK18 1RS	08.00-17.00 x 7 days	& café
Food Sprint	4 West Street, MK18 1HL	12.00-22.00 Mon-Sat 12.00-19.00 Sun	& restaurant
Golden Crust	21 Market Hill, MK18 1JX	09.00-17.00 Mon-Sat 11.00-17.00 Sun	Sandwich bar
Jo-Jo's takeaway	5 Market Square, MK18 1NJ	Closed Mon 12.00-20.00 Tues-Sun	
Louis' Pizza	53-54 Nelson Street, MK18 1BT	12.00-23.30 Tue-Sat	& restaurant
McDonalds	Tesco site, London Road, MK18 1SR	06.00-22.00 x 7 days	& restaurant
Munchies	19 Homestall, MK18 1XJ	07.00-14.30 Mon-Fri	Sandwich bar with some seating
Peri-peri Chicken Co.	4 Homeground, MK18 1UH	11.30-23.00 Sun-Thu 11.30-00.00 Fri, Sat	
Prego	4 High Street, MK18 1NT	11.00-23.00 x 7 days	& restaurant
Prezzo	36 High Street, MK18 1NU	12.00-21.30 Mon-Thur 11.30-22.30 Fri, Sat 11.30-21.30 Sun	& restaurant
Red Chilli Gold	9 High Street, MK18 1NT	12.00-14.00 } Mon-Sat 17.30-23.00 } 12.00-14.00 } Sun 17.30-23.30 }	& restaurant
Smarts Fish & Chips	8b Market Hill, MK18 1JX	11.30-14.00 } Mon - 16.30-21.00 } Sat	
Subway	8a Market Hill, MK18 1JX	07.30-19.00 Mon-Sat 09.30-18.00 Sun	& café
Sugar & Spice	14 Market Square, MK18 1NW	12.00-17.00 Tues-Fri 10.00-17.00 Sat, Sun	& cafe

Pubs

Binn Smokehouse	14 Market Hill, MK18 1JX	17.00-21.00 Mon-Sat	Formerly The Whale Also does takeaway food
Duke's Bar, The Villiers Hotel	3 Castle Street, MK18 1BS	12.00-14.30 } Mon-Sat 18.00-21.30 } 12.00-15.00 } Sun 18.00-21.00 }	Hotel; also Laura Ashley Tea Room open daily 12.00-18.00
The Grand Junction	13 High Street, MK18 1NT	09.00-23.30 Sun-Thu 09.00-00.30 Fri 08.00-00.30 Sat	Also restaurant
The King's Head	7 Market Hill MK18 1JX	Closed Mon 10.00-22.00 Tue-Thur 10.00-00.00 Fri,Sat 10.00-17.00 Sun	Also takeaway
The Mitre	2 Mitre Street, MK18 1DW	17.00-23.00 Mon-Fri 14.00-23.00 Sat 12.00-22.30 Sun	
The New Inn	18 Bridge Street, MK18 1AF	Closed Mon, Tues 16.00-23.00 Wed, Thur 13.00-23.00 Fri 14.00-00.00 Sat 12.00-21.00 Sun	
The Three Cups	24 Bridge Street, MK18 1EL	10.00-23.00 Sun-Thur 10.00-00.00 Fri,Sat	
The White Hart	Market Square, MK18 1NL	11.00-23.00 Sun-Thur 11.00-00.00 Fri,Sat	& Hotel and restaurant
The Woolpack	Well Street, MK18 1EP	12.00-23.00 Mon-Thur 12.00-00.00 Fri,Sat 12.00-21.00 Sun	
Zinc	4 Cornwall Place, MK18 1SB	Mon Closed 17.00-23.00 Tue-Thur 17.00-00.00 Fri, Sat 17.00-22.00 Sun	Cocktail bar

Finance

Banks	none		
Building Societies	none		
PO	The Old Gingerbread House, Market Hill MK18 1JT	Mon-Fri 08.30 – 18.00 Sat 09.00 – 12.30	Limited banking facilities ATM

Community Facilities

Library	Verney Close, MK18 1JP	Monday closed Tues. 09.30 – 18.00 Wed– Fri 09.30 – 17.00 Sat 09.30 – 13.00	2 meeting rooms for hire Computers for public use Free wifi
Buckingham Adult Learning Centre	Verney Close, MK18 1JP	Tues-Thurs 10.00-14.00	
Buckingham Opportunities Centre	Well Street, MK18 1EN		Day Centre for disabled adults
Buckingham Community Centre	Cornwalls Meadow, MK18 1RP	Office open Mon-Thur 10.00 – 12.00	Small and large halls for hire, with kitchen
Buckingham Youth Centre	London Road, MK18 1AT	Mon: Years 7 & 8 18.30-20.30 Thurs: School Year 10 upwards 19.00-21.00 Fri: after school drop-in 15.30-18.00	
Embleton Way Scout Hall & Community Centre	53 Embleton Way, MK18 1FH		Hall for hire, with kitchen.
Lace Hill Sports and Community Centre	Catchpin Street, MK18 7RR	Office open Mon-Fri 09.00 – 15.00	Sports Hall & Committee Room for hire; changing rooms with showers; kitchen
Royal Mail delivery office, collection point for missed deliveries	The Post Office, Market Hill, MK18 1AA	Mon-Fri 08.00-10.00 Sat 08.00-12.00	NB: Not the same building as Post Office, above
Flea Market	The Cattle Pens, High Street, MK18 1NU	Sats only 09.00 - 15.00	
Shopmobility	Cornwalls Meadow car park MK18 1RP	Tues 09.00 – 16.00 Sat 09.00 – 13.00	Mobility scooters and wheelchairs (returnable deposit required)
Toilets	Cornwalls Meadow car park MK18 1RP	08.00-18.00	Includes a Changing Place
	Chandos Park	08.00-20.00 summer 09.00-16.00 winter	Includes an accessible unit
	Moreton Road	07.30-22.00	Includes an accessible unit
Tourist Information Centre	The Old Gaol, Market Hill, MK18 1JX	Mon – Sat 10.00-16.00	

Education

Field House Nursery	Tingewick Road, MK18 1ST	07.30 -18.30 Mon-Fri x 52 weeks excl public holidays & training days	For children from 6 weeks to 5 years old.
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Primary (Nursery + Infants + Juniors)

Bourton Meadow Academy	Burleigh Piece, MK18 7HX	09.00 - 15.00	Part of Campfire Education Trust
Buckingham Primary	Foscott Way, MK18 1TT	08.30 – 16.30	
George Grenville Academy	Chandos Road MK18 1AP	08.35 – 15.05	Part of Campfire Education Trust
Lace Hill Academy	Catchpin Street, MK18 7RR	08.30 – 18.00	Part of Campfire Education Trust

Secondary

The Buckingham School	London Road MK18 1AT	08.20 – 15.10	
The Royal Latin School	Brookfield Lane MK18 1AX	08.45 - 15.30	Selective entry grammar school

University

University of Buckingham	Hunter Street, MK18 1EG Chandos Road Building, Station Road, MK18 1AL Verney Park, London Road, MK18 1AD		
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Churches

Buckingham Evangelical	Bourton Meadow Academy MK18 1HX	Sunday 10.30-12	
Plymouth Brethren	(1) Western Avenue, MK18 1LX (2)1 Mallard Drive, MK18 1GJ		
Salvation Army	Moreton Road, MK18 1JZ	Sunday 10.30 Weekdays 09.00	
S ^t . Bernardines (RC)	Chandos Road MK18 1AL		
S ^t . Peter & S ^t . Paul's (C of E)	Castle Street, MK18 1BS		
Well Street United Church (Methodist/Baptist/United Reformed)	Lace Hill Academy, MK18 7RR (Well Street retained, but is too small for services)	Family Service at 10.30 on Sundays, others as published calendar	

Medical

GP practices

Swan Practice	North End Surgery, 26 High Street, MK18 1NU; also at Verney Close Surgery, MK18 1JP	08.00 – 18.00 Mon - Fri	North End has dispensary; Verney Close appointments via North End number/email only
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Dentists

Bank Chambers	11 Market Square, MK18 1NS	09.00-19.30 Mon-Wed 09.00 – 17.30 Thur-Fri Sat by appointment	On 1 st floor
Buckingham Dental Practice	50-51 Nelson Street, MK18 1BT	Mon-Tue 08.30–17.00 Wed 08.30-18.00 Thur 08.30-12.30 (appointments only) Fri 08.30 – 16.00	
Buckingham House Dental Practice	7 High Street, MK18 1NT	Mon-Tue 08.30-17.30 Wed. 08.30-19.00 Thur-Fri 08.30-17.30 Sat 09.00 -12.30	Also opticians
Meadow Walk Dental Practice	1B Meadow Walk, MK18 1RS	Mon/Wed/Thur 08.45-17.30 Tues 08.45-18.00 Fri 08.00-16.00	On 1 st floor
The Gallery	1A Cornwall Place, MK18 1SB	Mon/Wed/Thur 08.45-17.30 Tues 08.45-18.00 Fri 08.45-16.00	On 1 st floor

Opticians

Boots Opticians	13 Market Square, MK18 1NW	Monday-Saturday 09.30-17.30	Also test for hearing deficiencies
Buckingham House Dental Practice	7 High Street, MK18 1NT	Mon-Tue 08.30-17.30 Wed. 08.30-19.00 Thur-Fri 08.30-17.30 Sat 09.00 -12.30	Also dentists, see above
S H Harrold	3 Bridge Street, MK18 1EL	Monday-Saturday 09.30-17.30	
SpecSavers	11 Market Square, MK18 1NW	Monday-Sunday 09.00-17.30	Also test for hearing deficiencies
Spektacle Solutions	Unit 7 Hillcrest Way, MK18 1HJ	Mon-Fri 09.30-17.00 Sat 09.30 -13.00	
Vision Express	7 Meadow Walk, MK18 1RS	Mon-Saturday 09.00-17.30	

Pharmacies

Boots	11 Market Hill, MK18 1JX	09.00-17.30 Mon-Sat	
Jardines	The Bullring, Market Hill, MK18 1JX 10-12 Meadow Walk MK18 1RS	0900 -18.00 Mon-Fri 09.00-13.00 Sat	
Tesco	London Road, MK18 1AB	6.30-22.30	In supermarket as above

Vets

Windmill Veterinary Centre	14 High Street, MK18 1NT	Mon-Sat 09.00-17.30	
Vets4Pets	3 Osier Way, MK18 1TG	Mon-Fri 08.00-18.00 Sat 08.00-16.00 Sun 10.00-16.00	Housed in Aldi building, with Pets at Home

Leisure Centres

Lace Hill Sports & Community Centre	Catchpin Street, MK18 7RR		
Swan Pool & Leisure Centre	London Road, MK18 1AE		

Recreation grounds/ Playing fields/ sports facilities/play areas

Available to the public (booking required + fee for use)

Lace Hill Sports Centre	Catchpin Street, MK18 7RR		BTC: 2 full-size football pitches Hall suitable for badminton, gymnastics etc
Tennis courts	Chandos Park, MK18 1AJ		BTC
Lawn Bowls	Chandos Park, MK18 1AJ		BTC
Swan Pool all-weather pitch	London Road, MK18 1AE		BC
Royal Latin School all-weather pitch	Brookfield Lane MK18 1AX		RLS

No fee or booking required

Embleton Way	Field adjacent to scout hut MK18 1FH		BC
Multi-use Games Area	Chandos Park		BTC
Multi-use Games Area	Bourton Park		BTC
Multi-use Games Area	Lace Hill Sports Centre		BTC
Table tennis table	Bourton Park		BTC
Trim trail	Bourton Park		BTC
Skate Park	Bridge Street		BC

Play areas

	Bourton Park Toddlers		BTC
	Bourton Park Senior		BTC
	Chandos Park		BTC
Lace Hill	Adj. Sports Centre		BTC
Lace Hill	Bobbins Way		Management company
Lace Hill	Needlepin Way		Management company
Otters Brook	Bourton Road		BTC
Ken Tagg	Meadway		BTC
	Bridge Street		BC
Moreton Road	Adj. Longlands Road		BC
	Overn Avenue		BC
Stratford Fields	Adj. Wittmills Oak		BC
Clarence Park	Newcombe Crescent		Management company

Club premises - membership required

West End Bowls Club	Brackley Road, MK18 1JD		
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Slade Indoor Bowls Club	Yonder Slade, MK18 1RZ		
Buckingham Town Cricket Club	Bourton Road, MK18 1BG		
Buckingham Rugby Club	<i>Floyd Field is actually in Maids Moreton Parish (Moreton Road MK18 1RF)</i>		
Buckingham Athletic FC	Stratford Road, MK18 1NY		BC own the land
Buckingham Golf Club	<i>Is in Radclive-cum-Chackmore Parish (Tingewick Road MK18 4AE)</i>		
Lace Hill Gymnastics Club	12 Top Angel, MK18 1TH		

Gyms

Energy Effect fitness Studio	8 Little Balmer, MK18 1TF	From 09.15 Mon-Fri From 08.00 Sat	
Intent2Improve Gym	Remus House, Castle Street, MK18 1BS	06.00-21.00 Mon-Thur 06.00-20.00 Fri 08.00-12.00 Sat	
Pure Gym	Osier Way MK18 1TB	24/7	
Revival Leisure Club	Best Western Hotel, A421, MK18 1RY	07.00-21.00 Mon-Fri 08.00-20.00 Sat 08.00-17.00 Sun	
Vastus	Riverside Works, Bridge Street MK18 1EL	06.00-21.00 Mon-Fri 07.00-17.00 Sat 08.00-16.00 Sun	
Viva Gym and Fitness	Royal Latin School, Brookfield Lane MK18 1AX	17.00-21.00 Mon-Fri 09.00-15.00 Sat, Sun	

Public Transport

Train station	none		
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Bus services (times at Buckingham High Street unless otherwise shown)

Service	Days	First bus leaves	Last bus arrives	Trips/day	Comments
18 (Langston & Tasker) Buckingham-Bicester	Mon-Fri	09.35		4	
Bicester-Buckingham	Mon-Fri		16.08	4	
60/60A (Red Rose) Buckingham-Aylesbury	Mon-Fri Saturday Sunday	10.45 (60A) 09.50 09.20		3 +1sch 4 4	School service in table below
Aylesbury-Buckingham	Mon-Fri Saturday Sunday		14.38 15.34 18.17	4 + 1 sch 5 4	
131/132 (Redline) Buckingham-Brackley	Mon-Fri Saturday Sunday	07.40 08.37 No service	17.25 16.22	4 4	* To Brackley Of which 2 go on to Banbury
Brackley – Buckingham	Mon-Fri Saturday Sunday	11.09 09.56 (from Brackley) No service	16.50 17.30	4 4	Of which 2 started in Banbury
134 (Redline) Westbury-Buckingham	Tuesday	Westbury 10.35	Buckingham 11.02	1	Serves Chackmore & Dadford as well. Allows 1 hour 53 mins for weekly shop + any appointments
Buckingham-Westbury	Tuesday	Buckingham 12.55	Westbury 13.22	1	
151 (Redline) Buckingham-Brackley	Mon- Fri	09.08 (to Tesco) 11.40 (to Thornborough)		2	<u>No</u> 151s go through to Brackley; timetable on same page as 131/132
Brackley-Buckingham	Mon-Fri	12.02 (to Akeley)	A bus from Thornborough terminates at High Street at 09.44	2	
X5 (Stagecoach) Oxford-Bedford via Buckingham	Mon-Fri Saturday Sunday/Public Holidays	07.51 07.51 10.21	23.20 23.20 22.21	22 21 13	Operated as local service - bus passes accepted
Bedford-Oxford via Buckingham	Mon-Fri Saturday Sunday/Public Holidays	05.42 05.42 08.17	21.07 21.07 20.12	22 21 13	
X60 (Arriva) Aylesbury-Milton	Mon-Fri	06.40	21.03	19	

Keynes via Buckingham	Saturday Sunday	06.45 No service	20.58	15	
Milton Keynes-Aylesbury via Buckingham	Mon-Fri Saturday Sunday	06.38 07.11 No service	21.24 21.19	19 15	Last two buses each day do not go through to Aylesbury

* The 131/132 also does a number of shorter trips not terminating at Brackley: Western Avenue – Tesco via High Street (1); High Street – Little Tingewick (2); Western Avenue – Little Tingewick (1).

School Bus Transport Services (1 x am and return pm service termtime weekdays only)

Service	Days	Leaves Buckingham	Arrives Buckingham	Comments
12 (Redline)	<i>Error – this service operates within Aylesbury only</i>			
60 (Red Rose) Royal Latin School - Aylesbury	Bucks school days only	Arrives RLS 08.20	Leaves RLS 15.45	
80 (Stagecoach) Akeley-Brackley	Northants School days only	07.35	16.15	Public use permitted
83 (Stagecoach) MK to Silverstone UTC	College days only	08.28	17.07 (Weds) 17.42 (other)	Public use permitted
131 (Langston & Tasker) Brackley to Royal Latin School	Mon-Fri Bucks termtime only	Arrives RLS 08.45	Leaves RLS 16.00	

Part Two:

It would also be useful if you could answer the following questions:

1. Does your Town/ Parish have any issues that the Local Plan might help to solve? E.g., road junction capacity, bus services, school places or localised flooding.
2. What would you most like to preserve or improve about your Town/ Parish? E.g., local green space, historic character, local shops and services. We are also still interested to hear about any sites that we might have missed in the [Call for Sites](#) engagement exercises.
3. What are your aspirations for your Town/Parish over the next 20 years?
4. If you have not already done so, do you aspire to produce a Neighbourhood Development Plan? If so, what are your reasons for doing so, or not doing so?

Cllr. Harvey has offered the following:

1.
 - a. The town desperately needs a southern dual carriage way bypass
 - b. Ditto - Western bypass to avoid clogging of traffic in the town
 - c. A new secondary school is going to be needed soon - or perhaps merger of two upper schools into one providing more local capacity (Much of the Royal Latin student body come from outside the town/county)
 - d. Tourism is really important to the town - so a site for touring caravans / motor homes would be great
 - e. Some sort of extra flooding capacity East of the town / rewilding of tributaries to reduce flow into the main water course would help to alleviate local (and not uncommon severe flooding)
 - f. There needs to be better fast coach links north to Silverstone / Towcester / Northampton and better ones south too - to the M40 coachway at High Wycombe. This would facilitate employment and learning opportunities for town residents.
 - g. Health and social care facilities/services need a townwide plan with appropriate buildings
 - h. The impact of the University on local accommodation for local people seeking places to live is significant - greater efforts need to be made to provide adequate low cost / social rented properties to both residents and students.
2.
 - a. Green spaces are vital to well being of the townsfolk - they must be protected at all costs - both within the perimeter of the existing town and on the edges
 - b. Design codes need to be adaptable so that developments can be tune with the historic nature of the town
 - c. Sites - please see 2015 Neighbourhood Plan - not all yet used.
 - d. Sites - please watch as the new NNP begins to emerge.
3.
 - a. This will emerge as the new NDP emerges in coming months
 - b. But essentially a vibrant market town where people are healthy, wealthy and wise - on course to a community in which people's dreams and ambitions are achieved with a combination of community services support and local entrepreneurialism - and where Buckingham is carbon neutral
4.
 - a. This is in progress

1. Does your Town/ Parish have any issues that the Local Plan might help to solve? E.g., road junction capacity, bus services, school places or localised flooding.

Affordable and Social Housing

- Increased provision of affordable homes. Buckingham Neighbourhood Development Plan [policy saved specifically in VALP] requires 35%. This should be increased or maintained, and the threshold number of dwellings for the application of this policy lowered.
- There should be a clear allocation within the above figure [or a separate figure] for social housing for residents for whom even affordable housing is outwith their means.

Flooding

- Flooding remains a concern after another major flooding event in December 2020. There have been serious flood events in 1998, 2007 and 2020.
- At present Buckingham Town Council does not consider that there is ever justification as considered in NPPF for building on flood plains in the parish. Too many applications are decided solely on Environment Agency's assessment of major flooding as a 1:100 year event; when many householders and businesses in Buckingham can testify to the contrary.

Traffic Congestion

- Traffic Congestion as recognised in Buckingham Transport Strategy. The modelling was based on 2013 figures, which would not have even considered the houses in the Lace Hill Development; or St Rumbold's Fields; Clarence Park or Hamilton Close on Tingewick Road.

Public Transport

- No public transport to either the Buckingham Industrial Estate or Silverstone Park employment areas which are the nearest employment destinations. Equally there is no public transport to Westcott Employment Development Area.
- Public transport does not always provide services throughout the day or evening, and so may be non-viable for commuting purposes or for other journeys. Too often planning applications rely on misinformation about frequency of bus services during the day or week; or whether services run out of term-time.

Educational Facilities

- Both the Royal Latin School and the Buckingham School [secondary schools] have cramped and in some parts ageing facilities.

Healthcare Facilities

- Provision of suitable premises for the one GP practice, which also serves Steeple Claydon with a surgery, as well as Buckingham and the other surrounding villages from two cramped surgeries in Buckingham Town Centre.

2. What would you most like to preserve or improve about your Town/ Parish? E.g., local green space, historic character, local shops and services. We are also still interested to hear about any sites that we might have missed in the Call for Sites engagement exercises.

- Support for a Western Relief Road as outlined in the Buckingham Transport Strategy as the most effective way of alleviating traffic congestion [and improving air quality] in the town centre.
- Information on the progress of the A421 Study.
- Allocation of housing sites that are supported by local residents, which adhere to Settlement Boundary in the BNDP and not speculative development.
- Delivery of appropriate infrastructure alongside development; preferably ahead of such development;
- Support from the Local Planning Authority for the policies in the Buckingham Neighbourhood Plan recognising that it is the other part of the Development Plan for the area.
- The identity of Buckingham as a vibrant historic market town, providing services to the north of the Vale.
- Better public transport connections, specifically to the Silverstone Employment Park, but also to Westcott Employment Development Area.
- There is no bank in the town.
- Recent and planned developments lack community focal points- this is increasingly an issue as these developments are more isolated from the town centre. This also includes development in Maids Moreton, as the village itself has limited provisions, and public transport is very limited, but is equally true of the VALP Osier Way development, which will in fact have no public transport.

3. What are your aspirations for your Town/Parish over the next 20 years?

As stated in the current NDP and currently being reviewed: To remain a vibrant historic market town; to address the climate emergency by reducing distances travelled to work, by encouraging more investment in employment in the town; to retain town centre vibrancy in a changing retail environment.

More specifically to address the above aims:

- **Western Relief Road** [as stated in Buckingham Transport Strategy] to cut congestion in the town centre.
- There is identifiable support for **an arts centre/theatre** within the town centre – which in itself would add to the continued vibrancy of the town centre.
- Preservation and **enhancement of green space** around the town to enhance the environment and to protect wildlife.
- Protection of existing **trees** and to encourage more trees to be planted.
- Protection of **employment land** to ensure that local jobs are available for existing and new residents of the town, so that commuting can be reduced; in combination of adequate public transport to allow commuting to the major designated employment sites in North Buckinghamshire of Silverstone and Westcott.
- **CIL** [or any future equivalent] to be extended to former AVDC region.

4. If you have not already done so, do you aspire to produce a Neighbourhood Development Plan? If so, what are your reasons for doing so, or not doing so?

Buckingham was a frontrunner in producing a Neighbourhood Plan. It covers the Buckingham Neighbourhood Plan Area – Figure 1.1 in the BNDP which is the whole of the parish of Buckingham with, a small section of the Gawcott with Lenborough Parish.

The original Plan was conceived due to delays in producing updated Local Plan [VAP] and was to have been produced in tandem with VALP but was in fact made in 2015 ahead of VALP.

Councillors had hopes for the increased percentage of CIL for the town, but CIL was not introduced in AVDC.

Buckingham Town Council would like **residents to be able to have as much say in the future development of their town as possible**, and **Neighbourhood Planning provides the best opportunity**.

Currently, the **LPA does not provide satisfactory opportunities to address planning committees about local objections based on specific local knowledge** to planning applications in relation to Buckingham.

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
530/22 12/1/23	9 via Consultee In-Tray 1 via email (19 Bridge St. - no longer in In-Tray) 4 'Not for consultation' via Comments button			

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Cycleway on Railway Walk	229.3	Arrange meeting with Cabinet Member to expedite as minuted	√	Response received from Cllr. Strachan, 24/10/22, refusing meeting.
	404.1/22	Invite officer to meet instead Ask RoW for opening date of public footpath to Gawcott Road	√	<i>Appropriate officer not yet identified.</i> RoW Officer (8/11/22): Presumably the field gate is locked, but I've been in touch with Barratt's about their long term position here as the neighbour, who owns the grass frontage [actually land to the side of No. 31 but fronting the highway], wants to fence it off. The right of way goes through the adjoining black electronic gates and brick piers to High Acre Farm. My colleague, [REDACTED], who you probably know, has historically made enquiries with the owner. Due to the neighbour's fence enquiry, this has reared its head again. We are likely to require the gates moving up that driveway by 10m to 12 m. We just can't give dates at the moment as we don't think Barratt's vehicular access rights into the field [if they now own the land — either them or New College Oxford] translates into providing public right of pedestrian access across the grass frontage. Internal opinion thinks almost certainly, no.
	529/22	Cllr. Stuchbury to work with Town Clerk to progress		

Buckinghamshire Local Plan	229.2 472/22.3	Ask when BTC will be invited to drafting of 'Statement of Community Involvement' Pass question to Steve Bowles with permission	√	Awaiting response
Buckinghamshire Local Plan Facilities Survey	527/22	Members to help with completing	√	See Agenda 4.1
"Find out if you need planning permission" form	229.4	Test system and report. Request Minutes of proposal and agreement	√ √	Request acknowledged. No result as yet
A422 bypass roundabout - left-hand turn separated lane	268.1/22 334.1/22 472/22.4	Circulate drawing Contact C. Urry for information supporting proposal Reminder sent 10/11/22 Town Clerk to invite Mr. Marsh to a meeting on site	√ √ √ √	See agenda 6.1 Response from Highways: (28/10/22): We are just drafting a response and will get something back to you next week David Marsh, Team Leader Central and North Area agenda 6.4, 5/12/22
New green sign, Tingewick Road roundabout	481/22	Needs Cemetery wording blanked out	√	Mr. Essam has this in hand
40 mph limit signs and repeaters	481/22	Not enough	√	Mr. Essam is meeting the developers on site to point out the errors in their installation, including siting, which is not per the drawings. He will report back.
Letter of condolence	528/22	Town Mayor to write re Mr. Culverhouse	√	See also Agenda 5

Enforcement reports and queries				
Waste ground next to 12 Bridge Street	410/22	Land being cleared	√	22/00348/ATC was approved in March: Selfset sycamore & Cherry group previously coppiced. Selfset trees growing from rubble close to road. 3 trees over 12.5m DBH. Remove trees to tidy area and allow removal of rubbish/waste BC Planning reports no pre-application discussions or application pending validation. Site checked weekly for any developments.
Land Grab reports	410/22	Create new rolling list for January 2023 agenda	√	Agenda 13.3
Paragon Hire sign, by Old Bourton Road roundabout	481/22	Remove if dangerous/obstructing vision (Green Spaces Team)		
Neighbourhood Plan Review				
Meeting	471/22	Town Plan Officer/Town Clerk/Deputy Town Clerk to set up Working Group meeting		
Other matters				
"Year of the Tree"	648/21	Town Clerk to consider membership of Woodland Trust	√	Corporate Membership not available
	792.1/21	Invite insurance co rep to meeting	√	AXA & NFU contacted; no response as yet
West End Farm archaeology	532/22.1	Town Clerk to investigate progress and report to future meeting		

Care Home access, Cornwalls Meadow	729/21	Review after Care Home open		Response received from Steve Essam 23/5/22: They redrew the kerb line so that cyclists have better visibility coming out. The new double row of 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.
	785/21	Check new kerb and layout; write for long-term plans	√	
	404.2/22			
	472/22.2	Respond asking for better markings/colour to highlight the crossing	√	
S106 balance, Stratford Fields car park	851/21	Suggest possible uses	√	Mr. Rowley reported (25/11/22): Unfortunately, the two Developers who paid the S106 Town Centre Parking Contribution (Bovis & Barratts) have not agreed to re-direct the remaining sum to alternative projects and therefore as this money cannot be spent on the specific purpose stated in the S106 Agreement, the Council will be refunding the balance to the Developers at the end of the ten year period (Feb 2023). It is regrettable we were unable to gain their agreement to fund other projects but I believe the option was worth exploring.
	48.2/22	Write as minuted		
	211/22	Contact BAFC, then Mr. Rowley	√	
	227.1	Do letter of support when project agreed		
	472/22.1	Town Clerk to seek solution		
Osier Way s106	213	Letter to S.Bambrick, refer to Charter	√	Letter sent, response awaited
S106 Quarterly update	480/22	Town Clerk/Deputy Town Clerk to include on relevant Committee agendas		Next update due March 2023
Car park machines	537/22	Report broken meters at Cornwalls Meadow	√	

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 6th FEBRUARY 2023

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

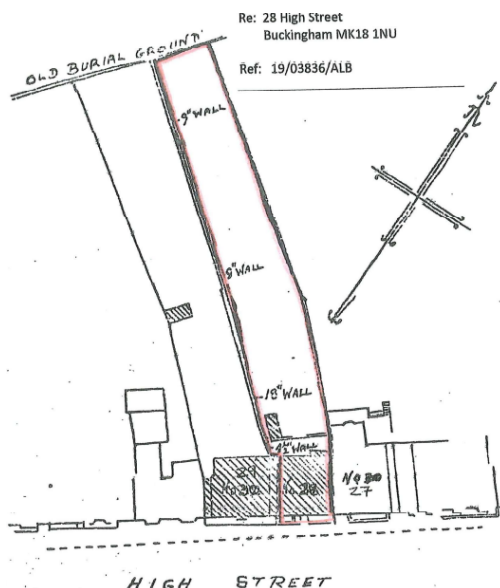
1. 22/02784/ALB

28 High Street, MK18 1NU

Listed building application for replace ground and first floor rear timber windows with white spacer bar, softcoated, doubled glazed units, bedded in silicone and fixed with a new timber glazing bead (Retrospective Rankin



Location plan



Block plan



▲ Adjacent Listed Buildings



photo 17 Jan. 2023

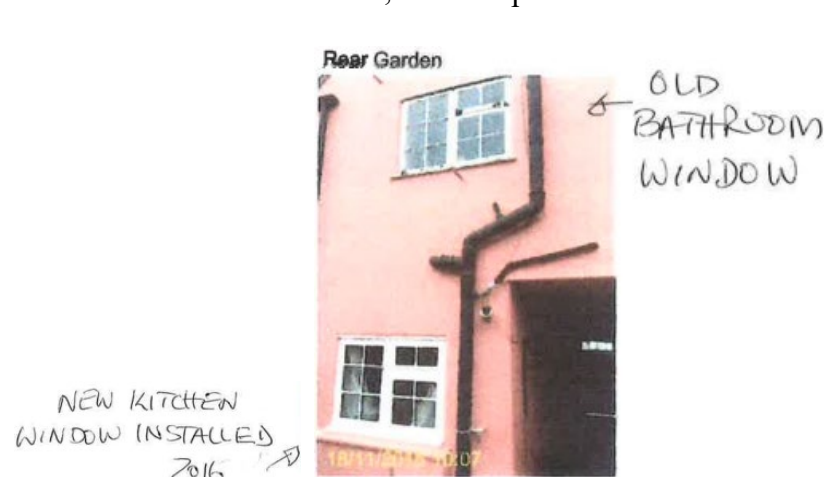
The site is one of the terrace of Tudor brick-and-timber Grade II Listed cottages (Nos 27-30) on the west side of the High Street – 27 is the one south of the Paynes Court entrance, 30 is the one next to the Georgian three storey building with the railings.

Retrospective permission was sought in 2019 for replacement windows in the rear elevation (which can only be viewed from the garden) and was refused because the windows were not appropriate to the Listed Building.

Members **Opposed** (16/12/16) **subject to the views of the HBO** “Members were happy to defer to the Historic Buildings Officer’s views.”

The HBO’s views were:

“Regrettably the current window design replaced that of the previous inappropriate style, thereby not outweighing the harm of the double glazing. That said, only ‘slim’ DG unit (between 12mm and 16mm) are considered acceptable. The windows being considered are standard depth units and thereby entirely unacceptable. Similarly, the colour of the spacer between the two pieces of glass should better match the colour of the timber frame. Whereas, a black spacer has been used within a white timber frame window.”



Photos taken from 2019 application, none on website for this application



New windows

Planning history:

1	19/03836/ALB	Retention of wooden windows on the rear elevation (retrospective)	Refused
2	22/02784/ALB	Listed building application for replace ground and first floor rear timber windows with white spacer bar, softcoated, doubled glazed units, bedded in silicone and fixed with a new timber glazing bead (Retrospective)	Pending Consideration

This application seeks to replace the wooden windows per the 2019 decision.

“The proposed work: to remove existing double glazed units in ground and first floor timber windows. To supply and fit new 4/6/4 (14mm) white spacer bar, soft coated, double glazed units, bedded in silicone and fixed with a new timber glazing bead. New beads will be required as new units will be 10mm thinner.”

There are no drawings or photographs on the website at 27/1/23

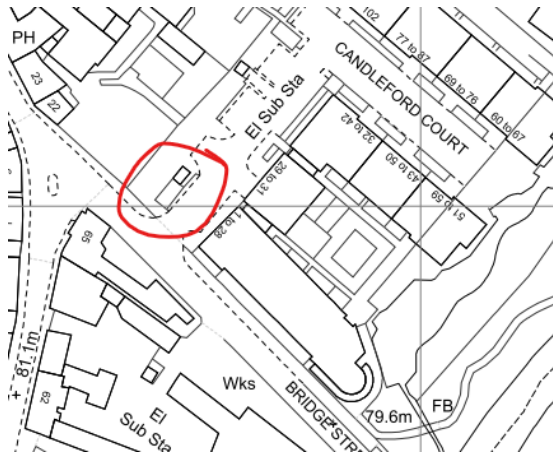
2. 22/04135/APP

Bin Store 1-31 Candleford Court, Bridge Street, MK18 1GA
Demolition of timber structure and erection of new structure with generator.
Relocation of the car park extract ventilation fans externally within a purpose built structure
Hancock [The Guinness Partnership]

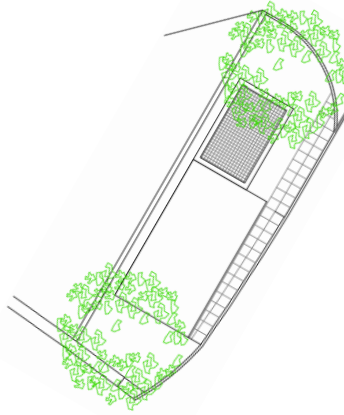
The site is just inside the access to Candleford Court from Bridge Street, on the left where the bin store is currently and almost opposite the car park entrance. The car park was intended as additional floodwater storage, the water to be let out by gravity when the river went down again (the application to remove the floodgates and concrete up the hole is not yet decided) and the December 2020 flood damaged all the mechanical and electrical services including the basement extractor fans and carbon monoxide sensors, so

it is proposed to have the fans etc in a new surface structure. The new building will be masonry with a flat roof with double doors facing Bridge Street and metal louvre ventilation grilles. A new timber building at the northeast end, adjacent to the access to the land behind, will house a back-up generator, with double timber gates in the surrounding fence. The scheme will mitigate the risk of the fans being damaged in a future flood, and allow the car park to reopen sooner.

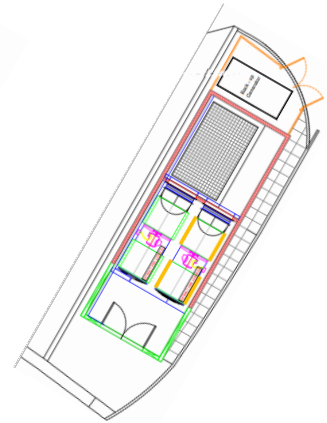
Though not specifically identified it looks as though Trees 50 and 51 will have to be removed. Both are Common Limes, and their condition is given as Good in the May 2022 survey submitted. Tree 50 has some damaged branches, and both were recommended for crown lifting.



Location plan



Existing block plan



Proposed new building plan

Existing building is approx.. 3.7m x 2.5m x 2.5m high. The new building will be 10.6m x 3.8m x 2.5m high.

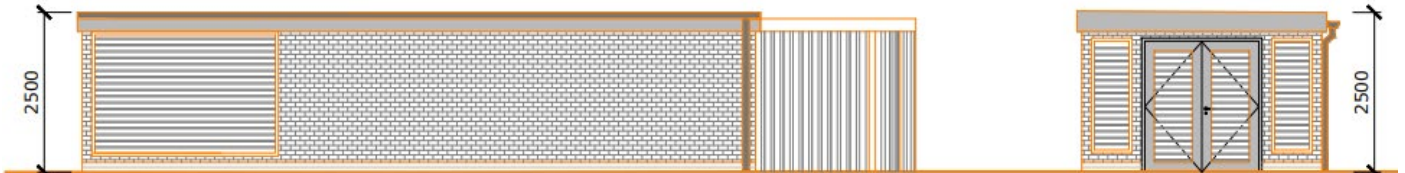


View from southeast towards rear of Market Square



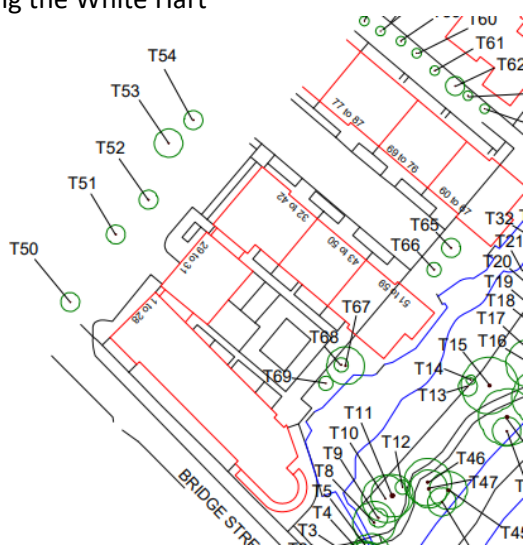
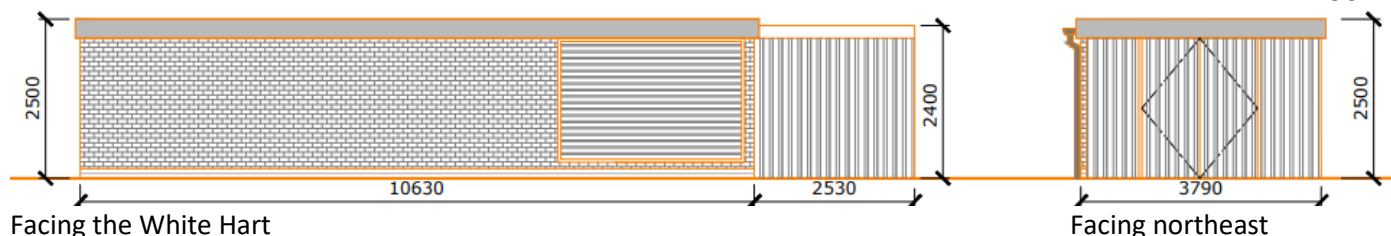
View from northeast towards Bridge Street shops

Proposed new building:



Facing Candleford Court

Facing Bridge Street



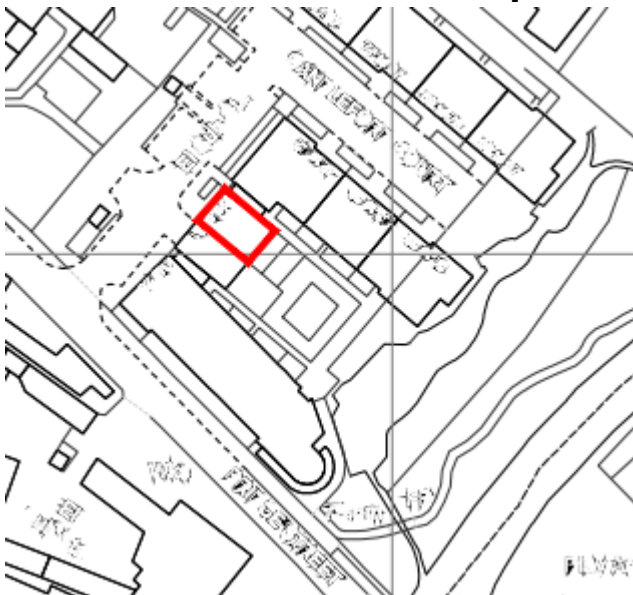
Relevant part of the Tree Location Plan. The related survey has also been submitted and is on the website

Property History for applications 2 & 3:

1	06/00995/APP	Erection of 153 homes, 87 square metres of retail, 188 square metre cafe, 263 square metre gymnasium, car parking and public riverside amenity including footpath link and semi aquatic area	Withdrawn
2	07/01003/APP	Erection of 99 apartments, 4 Mews Houses, retail unit, cafe, car parking and Riverside amenity area including footpath link and semi aquatic area	Approved
3	15/02961/APP	(№1) Change of use of vacant retail unit into one residential apartment including infill of existing shop fronts and insertion of windows and doors to match existing	Withdrawn
4	17/03922/APP	(№28) Change of use from Cafe (Class A3) to Gymnasium (Class D2).	Approved
5	19/03056/COUAFN	Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of the ground floor from Retail (Class A1) to one dwelling (Class C3) including external alterations	Change of Use - Class M - Refused
6	21/02085/APP	(№28) Conversion of gym to residential comprising two flats	Approved
7	07/D1003/NON	Proposed non-material amendment to erection of 99 apartments, 4 Mews Houses, retail unit, cafe, car parking and Riverside amenity area including footpath link and semi aquatic area permission for planning ref 07/01003/APP [<i>The non-material amendment is to remove the floodgates from the basement car park (because the seal has perished and it leaks) and infill the opening with a concrete flood wall to match the existing</i>]	Pending Consideration
8	22/02171/ATC	Works to trees: T9 Elder - coppice to 1.5m; T31 Ash - fell; T39 Elm - Fell; T56 Plum - Fell	Approved
9	22/03810/APP	Conversion of existing retail space to Community Space Hub	Pending Consideration

10	22/04135/APP	(Bin Store 1-31) [on west side of access from Bridge Street] Demolition of timber structure and erection of new structure with generator. Relocation of the car park extract ventilation fans externally within a purpose built structure	Pending Consideration
11	22/04251/APP	(№29) [courtyard garden over car park to rear of №s29-31] Householder application for timber flat roof with mineral felt roof over top planter	Pending Consideration

3. **22/04251/APP** 29 Candleford Court, Bridge Street, MK18 1GA
[courtyard garden over car park to rear of №s29-31]
 Householder application for timber flat roof with mineral felt roof over top planter
Hancock [The Guinness Partnership]

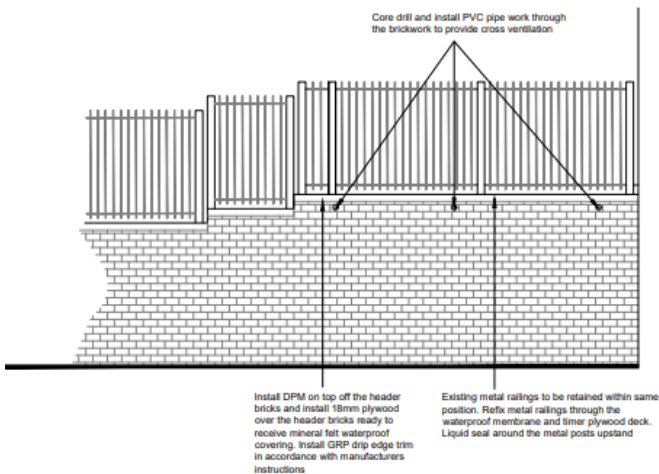


Location plan (NB: red line shows flat, not courtyard garden)



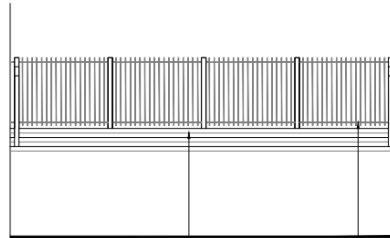
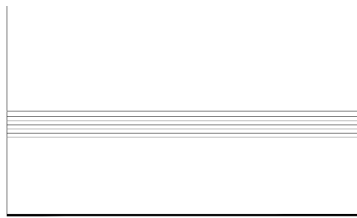
Satellite view

The site is the courtyard garden on the car park roof at Candleford Court, which is stepped down from the rear wall of flats 29-31 (white rendered wall in photos below) towards the floodwall by the lake. Brick-walled planting areas fill the yard, the uppermost with side fencing. There is a problem with water leakage causing damp problems in the flat it abuts, and the proposed solution is to roof over this upper plant bed, with a seal against the flat wall, allowing the rain to drain into the lower planter area. A matching fence will be installed along the front of the roof to prevent intruders using the roof. The garden is visible from the flats on three sides, but not very visible from the southeast due to the parapet on the floodwall.



North East Elevation

Existing wall and fence with proposed works added

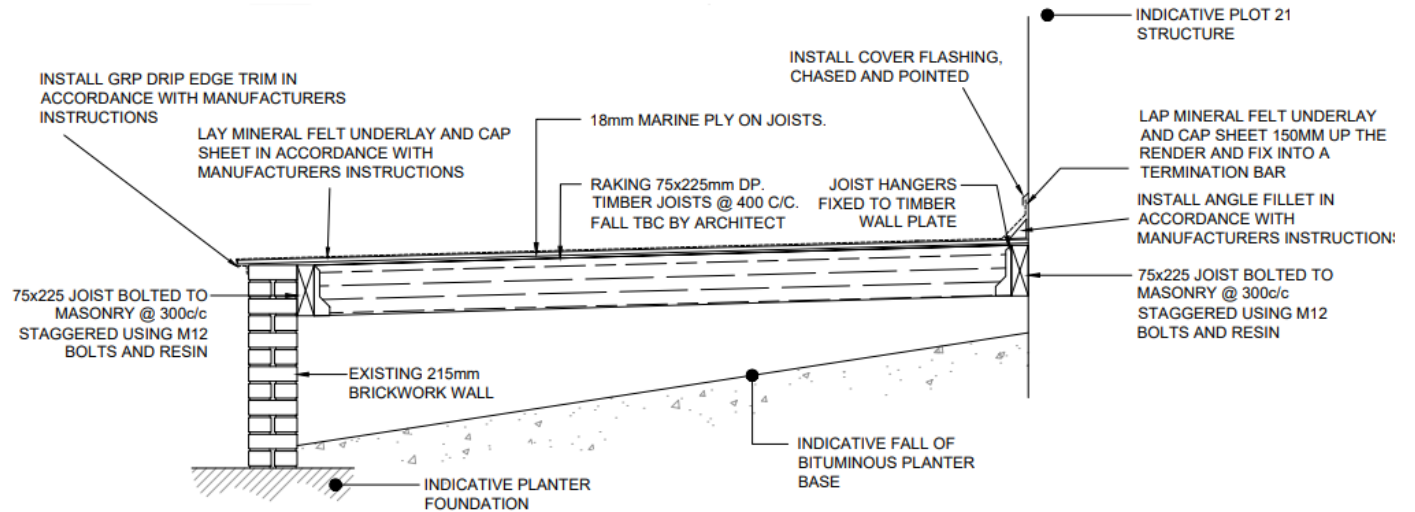


Install GRP on top of the header bricks and install 18mm plywood ready to receive mineral felt waterproof covering. Install GRP drip edge trim in accordance with manufacturers instructions

Install new metal railings to match existing and affix to the head of brickwork wall

Existing view from lower garden

Proposed new fence to match existing side fences



Section through proposed roof.



View of the floodwall from riverside path, across the lake



(17/1/23) View from café terrace



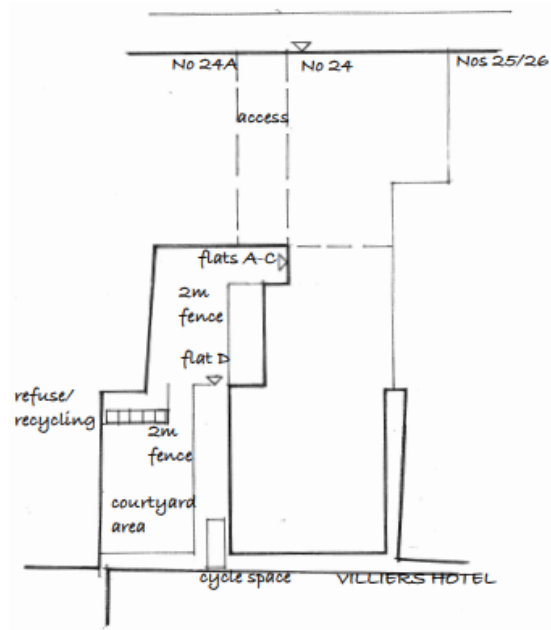
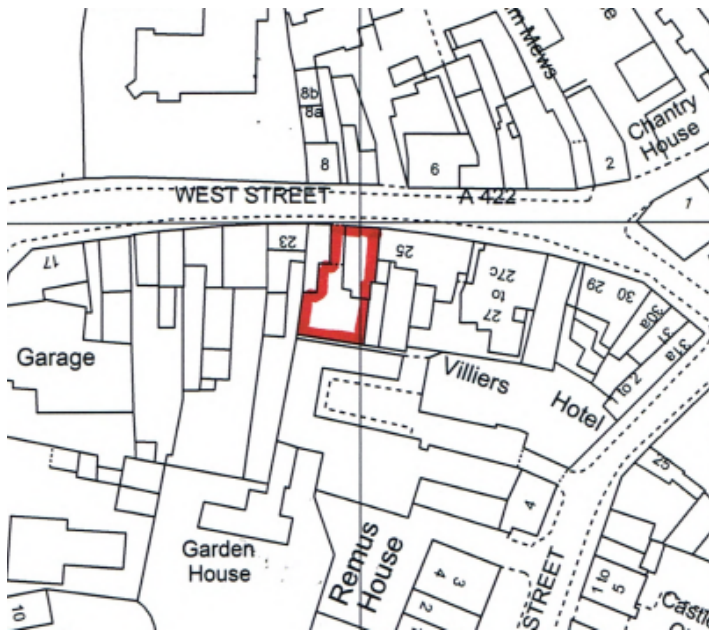
View from lowest level of garden towards flats

View of upper level from main level

4. 23/00055/APP

24 West Street, MK18 1HE [Arthur's Radio]

Partial change of use from hairdressing salon to residential class C3 to form 1 No one bedroom flat
Flockton



Location Plan



▲ Adjacent Listed Buildings

Site plan

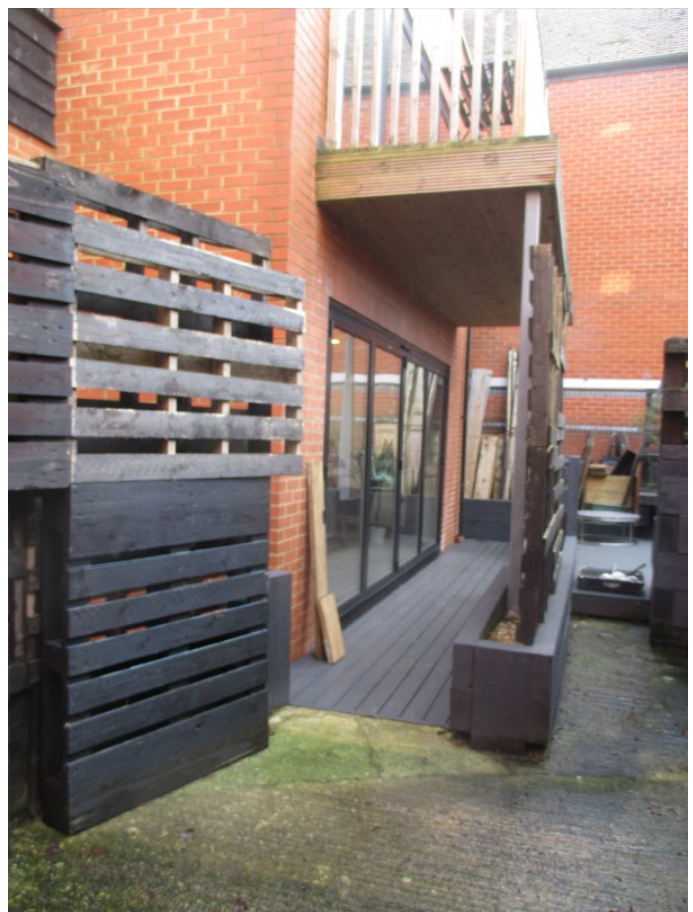


Shop front and gated passageway

The site is Arthur’s Radio (in some documents ‘Arthur’s Studio’), a hairdressing salon on West Street with a yard behind reaching to the boundary with the Villiers Hotel. It has a bow-window shopfront with a single door onto West Street, with Lorimers Solicitors (25-26) to the east of it and a gated archway and Archdeacon Russell Solicitors (24A) to the west of it. The archway gives access to the yard at the rear. The building is not Listed, though Nos 23 & 25/26 on this side of the street are, and Nos 7 and 8 opposite. It is in the Conservation Area.



View from arched passage of remains of courtyard with entrance to existing flats A, B & C on left



The four-panel door which will be replaced with a front door (nearer end) and three-panel door (11/01/23)

The building has been extended back over rather half the yard to form a larger salon at ground level, with a one-bed flat over, and at the same time the two floors over the original shop unit on West Street were converted into one-bed flats, one on each floor (2014). The front and rear flats have separate entrances to the remains of the courtyard, which also has an assortment of fencing, see photos.

Property history (not signage or satellite dish)

1	89/02210/APP	ALTERATIONS TO SHOP FRONT TO INCORPORATE CASH DISPENSING MACHINE	Withdrawn
2	06/00839/APP	Erection of 3 storey building for No.3 flats	Refused
3a	06/03254/APP	Erection of No.2 apartments	Refused
3b	07/00035/REF	Appeal: Erection of No.2 apartments	Allowed
4	14/02106/APP	Demolition of existing single storey rear extension and erection of a two storey rear extension for Salon use at ground floor and a new Flat (C) with balconies at first floor. Conversion and change of use of the upper floors of the existing building from A1 Retail to 2 no.s one bedroom Flat (A) and Flat (B) (C3) Residential use	Approved
5	23/00055/APP	Partial change of use from hairdressing salon to residential class C3 to form 1no. one bedroom flat	Pending Consideration

The 2006 application was refused because 'it would result in the loss of existing parking facilities and fail to provide on site parking for the proposed development'. It was appealed on the grounds that the archway passage was too narrow for a vehicle, so that the yard was not used for parking anyway. The Planning Inspector agreed, noting that the pavement and West Street were so narrow that any vehicle would be well into the carriageway before any sideways vision was possible, and so parking provision was not to be expected. The Yard before 2014 would have been large enough to turn a vehicle and emerge forwards, if the vehicle could have been got into the yard in the first place. It wouldn't be now, due to the width of the rear extension.

The current proposal is to turn the rear half of the salon into another flat; this will enable the owners to keep the hairdressing business going, while gaining rental revenue from the flat. This will involve replacing the existing four-leaf bifold door with a three-leaf folding door and installing a new timber-faced 'front' door which will match the pattern of the existing balconied window above. Otherwise the changes – partitioning, formation of a kitchen and shower-room – are all internal. Cycle parking will be provided, and there is enough space in the yard for the additional bins. There is nothing in the Planning Statement about retention or removal of the existing fencing.

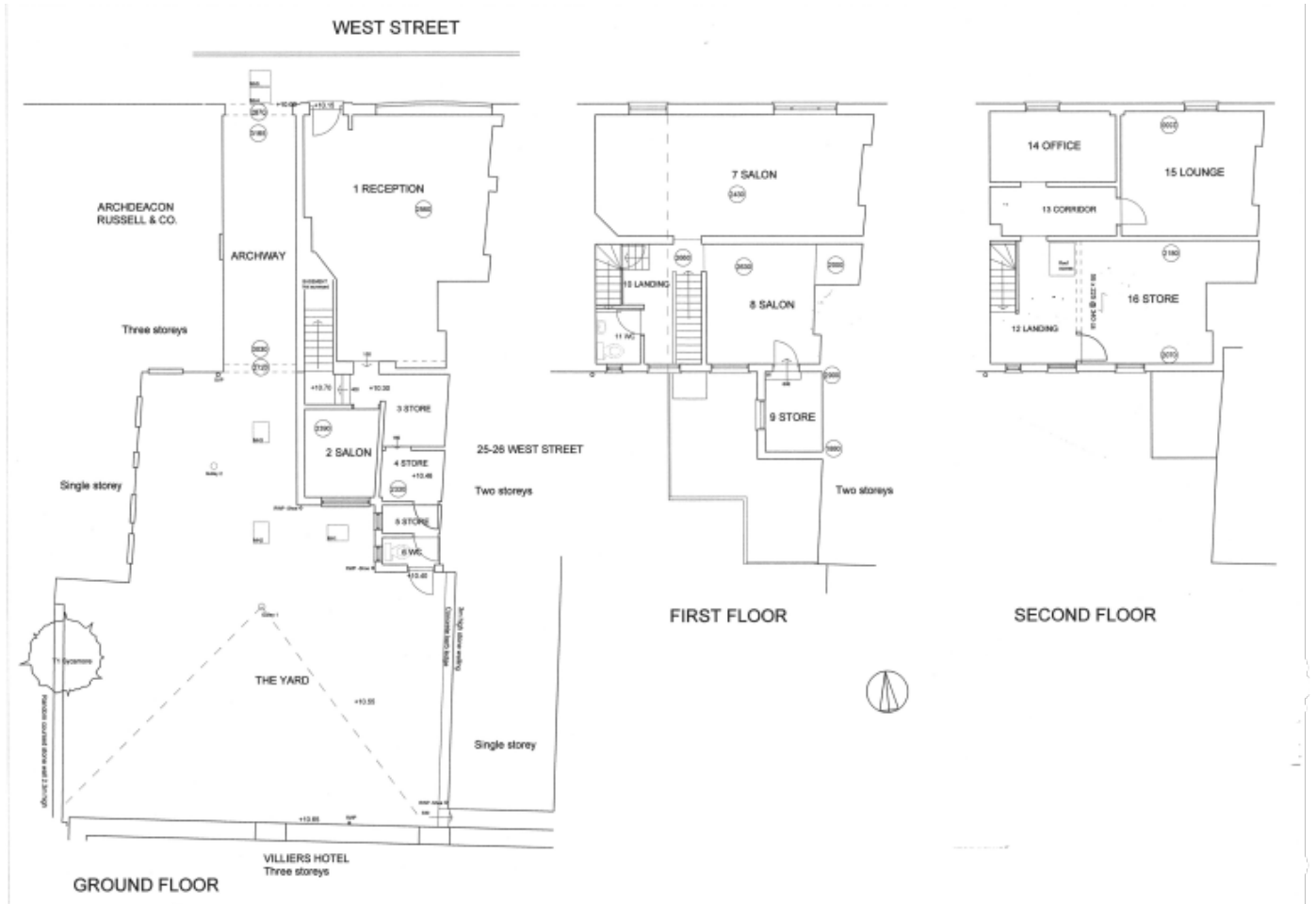


Existing section through archway and elevation to courtyard

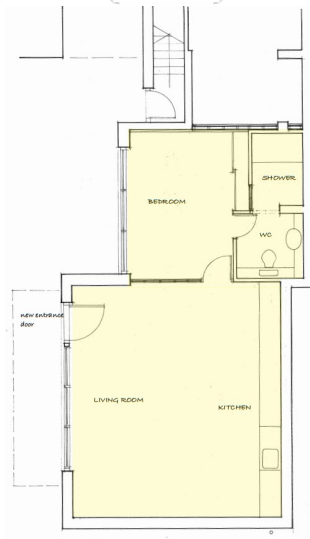


Proposed elevation to courtyard

Evolution of 24 West Street: as existing 2014



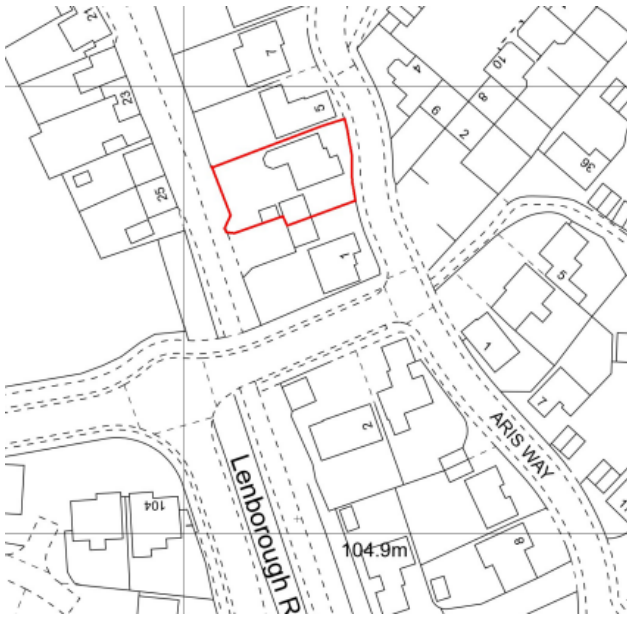
As proposed 2014:



Proposed ground floor plan (partial; excludes salon)

5. 23/00215/APP

3 Waine Close, MK18 1FF
 Householder application for replacement of roof and frames to existing conservatory
 Furber



Location plan



Block plan



Rear view from Lenborough Road parking (Google 2011) A clear view is no longer possible due to mature trees.



Google satellite view. The building behind the garage (adjacent to the white car) is the shed which was to be replaced by the home gym in 2021 (see below)

The site is Plot 2 of the 1998 application (Phase F) of Mount Pleasant and is a 5-bed 'Oxford' detached house, close to the access from Aris Way and facing rather north of east, with a double garage in a detached block with that of No 1 and driveway parking for 4 for each house. $\frac{3}{4}$ of the garage block backs on to a parking area off Lenborough Road and the remaining $\frac{1}{4}$ is within the rear garden of No 3. Outside the rear fence is a mature hedgerow bordering Lenborough Road which is a cul-de-sac, as it is bollarded at the crossing with Aris Way.

The proposal is to renovate the existing conservatory on the same footprint (5m x 4m) with a slightly different design. The height will remain unchanged. The doors (in the side wall facing the garden) will be sliding instead of side-hinged and outward-opening; the three side panels nearest the housewall and facing No.5 will be white uPVC, and the fourth, which forms part of the polygonal end, together with the rest of the end and garden elevation will be clear double-glazed. The roof, which will have an openable vent panel near the ridge, will be of satin-finish obscure toughened safety double glazing.

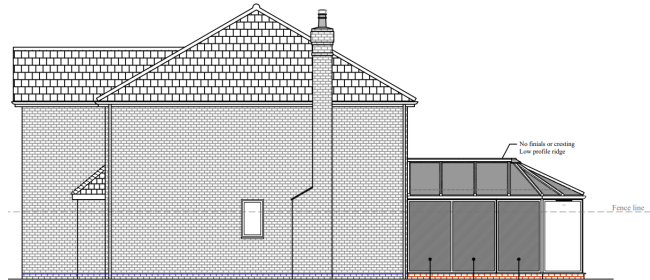
Rainwater will drain to existing installation.

Property History

1	95/01968/AOP	RESIDENTIAL DEVELOPMENT TOGETHER WITH FORMATION OF NEW DISTRIBUTOR ROAD WITH ACCESS ROAD SPUR INCLUDING JUNCTION ONTO A421 BYPASS. PROVISION OF PUBLIC OPEN SPACE LOCAL CENTRE & ASSOCIATED INFRASTRUCTURE	Approved
2	98/00882/ADP	THE SITING, DESIGN, LANDSCAPING, EXTERNAL APPEARANCE OF, AND THE MEANS OF ACCESS TO: ERECTION OF 37 DWELLINGS & GARAGES	Approved
3	21/03356/APP	Erection of building for home gym (involving relocation of existing shed)	Approved
4	23/00215/APP	Householder application for replacement of roof & frames to existing conservatory	Pending Consideration



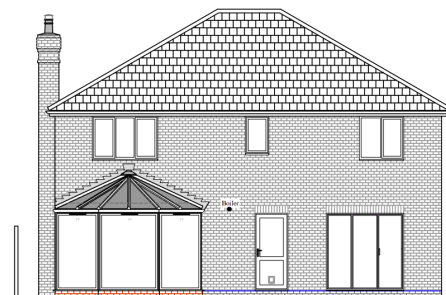
Existing north-facing elevation (facing N05)



Proposed north-facing elevation



Existing rear (garden) elevation



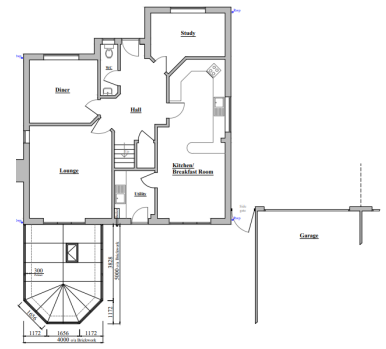
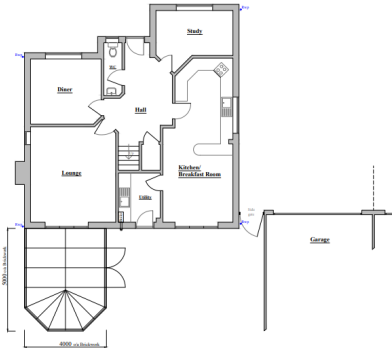
Proposed rear (garden) elevation



Existing south-facing elevation (facing N01)



Proposed south-facing elevation



Existing and proposed ground floor plans

Not for consultation (circulated separately due to time constraints)

5. 23/00181/ATP

Land between Brookfield Lane & Chandos Road [*Waglands Garden*]
 G1 - Reduce group of Lawson's cypress by 2-3m in height by the visitor car parking spaces. Residents would like peace of mind as there has been recent storm damage
Martin [Keyholder Management]



submitted photo

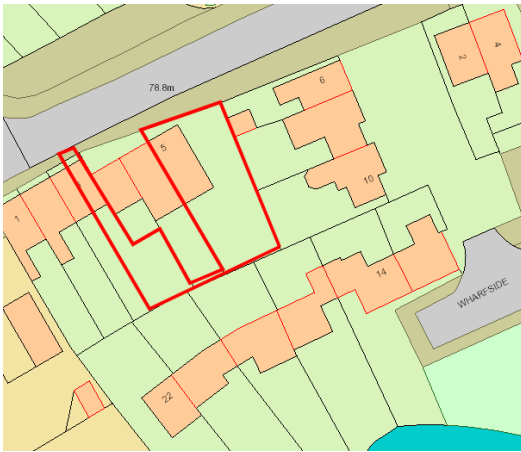
TPO map

G1 was described as 18 cypresses in 2000 when the TPO was created, but some have already been felled.

Agenda 8.3 – Planning appeal

1. 22/02112/APP

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

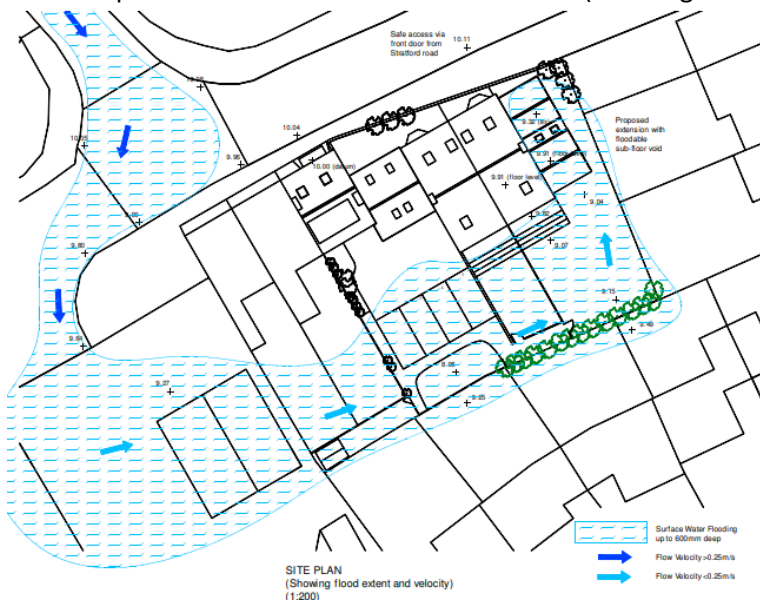


Location plan



Proposed Site Frontage (onto A 422)

(omitting Nos 1 & 2 The Villas which form a terrace with No3)



Their map [FRA p14] gives no indication that the gardens of 6/8/10 Wharfside Place (top right) flooded front and back in 2020.

Members' response (25th July 2022) was accompanied by photos taken in December 2020 by a resident of Wharfside Place and the Planning Clerk:

Members strongly oppose any development in the flood plain which is contrary to NPPF, VALP and BNDP policies, and doubt the efficacy of the void and its attendant rainfall dispersal system. The flow map on p14 of the FRA gives an inaccurate indication of the extent of floodwaters outside the site boundary; in December 2020 the rear gardens and parking court of Nos 6, 8 & 10 Wharfside Place flooded to a depth of 340mm, almost over the doorsills, and their ground floor level is considerably lower than that of The Villas, so they will be in receipt of any additional floodwater resulting from the proposed extension. Water will not drain into sodden ground, and ground water levels are normally higher than open water levels due to capillary action. If the void itself floods, silt and debris will be left in it; no maintenance programme is included in the submission, and it is unlikely that the tenants would carry this out as they are mainly students.

The difference in height already affects the amenity of the neighbouring residents, and the nearest point of the proposed extension is within a metre of the boundary fence. It can be seen from photo 3 how close the blank side wall of the extension will be to the neighbouring houses. None of the drawings show the various extensions to the houses which bring the habitable rooms closer to the boundary.

The Case Officer's sole reason for refusal (1/9/22) was:

The site lies within Flood Zone 2 and in an area at high risk of surface water flooding. The accompanying Flood Risk Assessment fails to adequately demonstrate that the under-croft flood void has adequate capacity

to manage existing surface water flood risk both now and, in the future; that the increase in surface water runoff from the development will be adequately managed due to the absence of sufficient and robust evidence that infiltration as a means of surface water disposal is feasible; and that in the event of a surface water flood event, the increase in impermeable area and the inability of the surface water drainage scheme serving the development to drain will not result in an increase in flood risk to neighbouring properties. The proposed development is therefore contrary to policy I4 of the Vale of Aylesbury Local Plan, Policy I4 of the Buckingham Neighbourhood Plan, section 14 of the National Planning Policy Framework 2021 and guidance within the National Planning Practice Guidance.

The applicant has supplied a supplement to the Flood Risk Assessment and a refutation of the reason for refusal: both these documents and the application form can be found via [22/00164/FTHA | Householder application for single storey side extension. | 5 The Villas Stratford Road Buckingham Buckinghamshire MK18 1NY \(aylesburyvalecd.gov.uk\)](#)

2. Appeal notified

An appeal has been lodged against non-determination of 22/01895/APP Land South of Stratford Road, Proposed self-build dwelling (Received 23/3/22, Validated 4/7/22, Determination Deadline 29/8/22).

No appeal details at 18/1/23. Will be removed if they haven't arrived by Tuesday.

KM
27/1/23

Question for Cabinet – January 2023

Question from Councillor Robin Stuchbury to Councillor Peter Strachan, Cabinet Member for Planning and Regeneration and Councillor Gareth Williams, Deputy Leader and Cabinet Member for Climate Change and Environment

“Could the Cabinet Members please provide an explanation about the arrangements in place to check on the adequacy of sewage infrastructure/capacity, and on any likely sewage discharge and other impacts on local rivers and streams (e.g. River Ouse, Buckingham), when granting planning permissions for developments? Related to this, what can the Council do, e.g. by liaising with local water companies such as Anglian Water, relating to the output outflows of sewage from developments?”

RESPONSE from Councillors Strachan and Williams

I'd like to thank Cllr Stuchbury for raising this question as it affords me the opportunity to clarify the role of the planning authority when it comes to sewage infrastructure capacity.

Development's that require a Planning Application:

Developers are required to demonstrate in their planning application submissions that there is adequate infrastructure capacity both on and off site to serve the development and that it would not lead to adverse amenity impacts for existing or future users. Developers are therefore strongly advised to liaise with the relevant water company ahead of any planning application being made.

All water companies have a legal obligation under S94 of the Water Industry Act 1991 to provide developers with the right to connect to a public sewer **regardless** of capacity issues. Furthermore Section 91(1) of the Act in effect makes it impossible for water companies to object or for the council to refuse the grant of planning permission for development on the grounds that no improvement works are planned for a particular area.

If there is a lack of capacity, then the planning authority in consultation with the sewerage undertaker can take steps to ensure that there is no commencement and/or occupation of development until the capacity of the existing sewerage systems is demonstrated to be sufficient to accommodate the proposed development. This may be by imposition of a Grampian condition, which restricts development until certain specified events have taken place. We are however reliant on the specialist advice of the relevant sewerage undertaker and if they raise no objections at the planning application, then as Planning Authority we cannot justify imposing such a Grampian condition.

Ultimately the water companies have a statutory duty under section 94 of the Water Industry Act to plan and implement any works that are necessary to ensure the network of sewers continue to operate satisfactorily once they have received notification that a developer intends to exercise their right to connection.

VALP Planning Policy:

Policy I5 in VALP looks to ensure wastewater collection and treatment has sufficient capacity and there are a number of allocations with requirements to provide a foul water strategy:

I5 Water resources and Wastewater Infrastructure

The council will seek to improve water quality, ensure adequate water resources, promote sustainability in water use and ensure wastewater collection and treatment has sufficient capacity.

The baseline position on water resources, quality and supply infrastructure, wastewater collection and treatment work capacity is set out in the Aylesbury Vale Water Cycle Study 2017. On major

Vale of Aylesbury Local Plan

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developments where development could have an impact on water resources and wastewater infrastructure capacity, early consultation is advised with either Anglian or Thames Water (whichever is appropriate) at the time a planning application is submitted (and evidence of this must be provided) to understand if the baseline position on water resources and wastewater has changed. Development proposals must meet all the following criteria:

Water quality

- a. Water quality will be maintained and enhanced by avoiding adverse effects of development on the water environment. Development proposals will not be permitted which would adversely affect the water quality of surface or underground water bodies (including rivers, canals, lakes, reservoirs, source protection zones and groundwater aquifers) as a result of directly attributable factors.

Water resource availability

- b. Development will only be permitted where adequate water resources exist, or can be provided without detriment to existing uses. New homes should be built to not exceed the water consumption standard of 110 litres per person per day.

Wastewater treatment

- c. Planning applications must demonstrate that adequate capacity is available or can be provided within the foul sewerage network and at wastewater treatment works in time to serve the development.

Phasing

- d. Where appropriate, phasing of development will be used to enable the relevant water infrastructure to be put in place in time to serve development. Conditions may be used to secure this phasing.

We are reliant on the specialist advice of the relevant sewerage undertaker, as a consultee in the planning process, in determining the adequacy of the existing network including available capacity and the timing of any necessary improvements required to serve the development.

Building Regulations.

Drainage subject to Building Regulations, where the Council is providing the Building Control service is well controlled. The design capacity for foul and surface water drainage for new buildings and new building work

is set out under Part 'H' of the Building Regulations. Buckinghamshire Council receives around 4,000 applications for Building Regulations approval and inspects all drainage to ensure compliance with Building Regulations. Many of these projects do not require planning permission but do require Building Regulation approval (Building Control). This is how the Council ensures that there is no misconnection of surface water drainage or foul drainage from buildings. Building Regulations control design capacity up to the point of connection with the Public Sewer, which is the responsibility of the water companies.

Applications to fell trees 2020 onwards

Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	00834	2 Bostock Court	Weeping Willow	Dead (DD five day notice)	Approved
	01942	Land adj. 11 Cromwell Court	3 x Norway Maple	Trees in Foscott Way verge. Implication in subsidence issue	Approved
	02356	Maids Moreton Avenue, adj. 3 Carisbrooke Ct	Chestnut	Reported as reason for subsidence	Approved
	03021	1 Bostock Court	4 x Lawson Cypress	Causing excessive shading and have low amenity value	Approved
	03373	Open space, Watchcroft Drive	Sycamore	Dying and diseased, large limbs already dead, possible suffering from Sooty Bark disease. Bordering School so high risk.	Approved
	03375	Maids Moreton Avenue, rear of Stratford Lodge	Not specified	Remove dead trees and regrowth from previous felling.	Approved
2021	01706	Land adj. 11 Cromwell Court	1 x Norway Maple	Omitted from 20/01942/ATP; implication in subsidence issue	Approved
	03259	Buckingham Primary School (<i>mainly Maids Moreton Avenue</i>)	1 x English oak 1 x Common Hawthorn	Bad form, limited potential. Falling distance of playground and sheds. Almost completely ivy with limited live growth visible. Leans over public footpath	Approved
	04300	2 London Road	1 x White Fir	Fell; in decline, potential hazard of falling branches (<i>also 21/04413/ATP to trim back only: approved 1/4/22</i>)	Refused 29/11/22
	04603	Maids Moreton Avenue [<i>rear of Carisbrooke Ct</i>]	T1 Lime T2 Beech T3 Horse Chestnut	Risk of failure Leaning over footpath In decline	Approved
2022	00463	Waglands Garden	(T1 Walnut (T2 Holly T3/T4 Cypress	<i>Overall crown reduction by 2-3m to manage canopy weight and alleviate stress on cavities and stem decay.) Crown lift canopy by 2m and remove epicormic regeneration around the base.) Remove - dying/dead. All works are from a health and safety POV.</i>	Approved
	01672	Foscott Way	T1 Ash	Suffering from Ash Die-back	Approved
	01735	4 Villiers Close	T1 & T2 Sycamore	Significant basal decay and possible damage to Listed wall	Approved
	02591	Waglands Garden	T1 Lime T2, T3 Cypress	Diseased and rotting at the base of the trunk Dead/dying	Approved (5-day notice)

2022	02857	University campus Station Road	T366 Cypress	Storm damage to crown, now compromised; safety risk to car park	Approved (5-day notice)
	02860	University campus Verney Park	T386 Ash T388 Ash T389 Ash	(All) Significant deadwood throughout crown. Remove to ground level	Approved
	03896	Waglands Garden	G1 Cypress	Root plate has failed and tree is leaning on another - fell for safety reasons as is next to visitor parking	Approved (5-day notice)

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2020	03689	Hunter St car park	2 x Willow	Suffering from fungus and decay	Approved
	03994	Land adj Tingewick Rd, behind 22 Nelson St.	1 x Scots pine Pt conifer hedgerow	To allow formation of new access per approved application 19/00391/APP	Deemed approval (out of time)
2021	00477	Sandon House, Moreton Road	Plum, Laburnum and Cherry	Plum – stem decay; Laburnum & Cherry dying. No replanting planned at present	Approved
	00492	1 Bone Hill	Elder	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	00730	Land rear of 2 Market Hill	2 x Wild Cherry; Sycamore; Ash	Fell to allow development (development approved 16/6/21)	Deemed approval (out of time)
	01523	11 Chandos Road	1 x Spruce	Roots damaging lawn	Approved
	02421	Adj. 1 Bone Hill	Ash	The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability.	Approved
	02904	5 Moreton Road	1 x conifer	None given	Approved
	03115	7 Chandos Road	1 x larch	None given	Approved
	03123	Island behind 1 School Lane	1 x ash	Leaning over river, roots exposed by floodwaters; threat of collapse into houses	
	03652	1 Church Street	5 x conifers	None given	Approved
2022	00287	20 West Street	1 x holly	Too close to building	Approved
	00929	Chandos Park	Sycamore	Fell (storm damage) replacement scheduled	Approved
	02171	Candleford Court	Ash Elm Plum	Fell; decayed trunk Fell, dead stem leaning over river Fell, to avoid damage to wall	Approved
	02404	40 Well Street	Eucalyptus	Fell, excessive lean towards buildings and path (5-day notice)	Approved
	02499	37 Well Street	Ash Sycamore	Danger of falling on to Listed Buildings opposite Excessive shading of garden	Approved
	02980	55 Well Street	Mulberry	Old & stunted; to be removed to prevent damage to Listed Building and drainage pipes	Approved *
	03026	15 Chandos Road	5 x Himalayan Birch	Fell to ground	Approved
	03118	55 Well Street (tree is in Brooks Court)	Strawberry Tree	Fell to allow access from the highway to the rear garden	Approved *

*NB: APP/ALB applications to renovate 55 Well Street were Refused.

case number	type	reported by	date	address	allegation	report sent to BC	result	photos	notes
00560	OPHH	Councillor	7/11/22 meeting	Rear of property on King Charles Close	acquisition by moving back fence and gate to the edge of the public footpath	18/11/22 + follow-up 23/11/22		yes	
		Resident	24/11/22	Moorhen Way	new wall enclosing side border	25/11/2022		yes	

	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																
5																
6																
7	Call-ins submitted since Constitution changed July 2021					Notes										
8	Year	Appln	Type	site	Proposal	meeting	date called-in	acknowledged	Accepted?	Later contact if any	Response	Committee Date	Decision			
9				all those previously submitted have been decided without recourse to Committee												
10	2021	04886	APP	The Workshop, Tingewick Road	New shed & fence (Retrosp)	24-Jan	26-Jan				WW has called in; BTC request to speak at Committee					
11	2022	03472	APP	35 Lace Lane	New dormer (Retrosp) and HMO licence for 7					RS has called in						