



BUCKINGHAM TOWN COUNCIL

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

Telephone: (01280) 816 426

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

PLANNING
COMMITTEE

Wednesday, 22 February 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 27th February 2023 after the Informal 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/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 6th February 2023.

[Copy previously circulated](#)

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. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan
To receive any update.

5. North Bucks Parishes Planning Consortium
To receive and discuss a report from Cllr. Ralph.

[Appendix A](#)

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 March and 5th April 2023 at 2.30pm. Strategic Sites Committee meetings are on 16th March and 13th April at 2pm.

Additional information provided by the Clerk.

[PL/152/22](#)

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

- | | |
|-----------------|---|
| 1. 23/00364/ALB | 2 White House Cottages, Bletchley Road, MK18 1DT
Listed building <i>[application]</i> to replace 4 UVPC windows with traditional wood frame slimline double glazed units.
<i>Scott</i> |
| 2. 23/00396/APP | 1 Pateman Close, MK18 1JR
Householder application for demolition of conservatory and erection of single storey rear extension with associated changes to fenestration & landscaping.
<i>Green</i> |
| 3. 23/00418/APP | 14 - 15 High Street, MK18 1NT
Installation of four air conditioning units (retrospective).
<i>O'Hara [Windmill Veterinary Centre]</i> |
| 4. 23/00470/APP | 18 London Road, MK18 1AS
Householder application for two storey side and rear, part first floor extension, front porch, and fenestration alterations.
<i>Holding</i> |

Amended plans

- | | |
|-----------------|--|
| 5. 22/02742/AAD | The King's Head PH, 7 Market Hill, MK18 1JX |
| 6. 22/02743/ALB | Display of signage and lighting scheme.
<i>Cawthorne [Omega Signs Ltd]</i>
<i>[original application Gibson, Stonegate Group]</i>
<i>Amendments: change of signage font and reduced lighting</i> |

Not for consultation

- | | |
|-----------------|---|
| 7. 23/00339/CPL | 5 Watchcroft Drive, MK18 1GH
Certificate of lawfulness for proposed demolition of conservatory and erection of side and rear extensions.
<i>Quilter</i> |
| 8. 23/00497/CPL | 4 Edging Lane, MK18 7SD
Certificate of Lawfulness for proposed loft conversion with rooflights to front and rear roof slopes and gable windows to side gables.
<i>Degan</i> |

8. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
22/04269/APP	130 Western Ave.	Conv.garage, 2 bay windows & porch	No objections

Refused

Application	Site address	Proposal	BTC response
22/03810/APP	1 Candleford Ct.	Conversion of retail unit to Community Hub	Support in principle, further information requested

Withdrawn

Application	Site address	Proposal	BTC response
22/02141/APP	14-15 High St. (Windmill Vets)	Installation of 4 a/c units (retrospective)	Oppose

Not for consultation**Approved**

Application	Site address	Proposal	BTC response
22/04254/CPL	7 Stowe Avenue	Rear dormer & extension, flat roof to garage replacing lean-to roof	Oppose
22/04292/CPL	5 Bridge Street	Replacement of 6 windows and 1 door	No Objections

8.2 Planning Inspectorate

8.2.1 Appeals against refusal of **22/00330/AAD** & **22/00328/ALB** (40/41 Nelson Street, shop signage)

The Inspector has made a split decision:

"I conclude that both appeals should be allowed insofar as they relate to the proposed fascia sign, but dismissed insofar as they relate to the proposed projected and hoarding signs."

It will now be up to Enforcement to see that the unapproved signage is removed, and any damage to the structure made good.

8.2.2 Appeal against refusal of **21/01491/ALB** (32 Nelson Street, internal works and external render and paintwork)

Inspector has allowed the appeal, and modified the conditions.

8.2.3 An appeal against refusal has been lodged by the owner of 1 Eider Close re 22/02736/APP Erection of fence (retrospective). As the appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit further comments. However, the appellant has made the following comment in his Statement of Case (Ms. Shah is Buckinghamshire's Case Officer: our consideration of the application was delayed by the period of Official Mourning so went to the 23rd September - a Friday - meeting and the comments were agreed over the weekend and submitted on Monday 26th September). The 'official document' is our response sheet. The full Statement of Case can be found at [here](#).

“This official document also has a number of date discrepancies:
Comment deadline = 19th September.
However, signed and dated 26 September at the bottom.
But the blue and red stamp states received 23rd August
Previous email from Anna Shah says decision was made late on 27th September but
the planning meeting was held on the 23rd September.”

The appellant has clearly confused the roles of the Town Council and the Unitary Council and is unaware that no Council meetings could be held until the period of mourning was over.

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 (580/22.2) To receive and discuss [the slides and Q&A](#) from the quarterly Town & Parish Forum meeting held on 30th January 2023.
 - 9.1.2 To receive a response to a follow-up question about the new site advertising system [Appendix C](#)
- 9.2 To receive an answer to a Written Question from Cllr. Stuchbury. [Appendix D](#)
- 9.3 Consultation – new disabled bays, Buckingham East Ward
To discuss and agree any response to the consultation on the provision of disabled parking bays for blue badge holders. Closing date 12th March.
 - a) At the western end of Grenville Road.
 - b) At the entrance to Whitehead Way off the Moreton Road. [Appendix E](#)
- 9.4 To discuss and agree any comments to the proposed TTRO to close Nelson Street from 4th – 19th April 2023, from 9am to 5pm. [Appendix F](#)

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 (8th February 2023) *Cancelled*
- 11.2 Strategic Sites Committee (16th February 2023) *No Buckingham applications*
- 11.3 Growth, Infrastructure and Housing Select Committee (16th February 2023)
To receive and discuss Cllr. Cole's summary of the response to his Public (Written) Question [Appendix G](#)
- 11.4 To discuss the submission of Public Questions to the Select Committees. [Appendix H](#)

12. Enforcement

To report any new breaches.

13. Rolling lists – updates

- 13.1 Tree felling applications *held over to next meeting*
- 13.2 Land grab reports *held over to next meeting*
- 13.3 Call-in requests *held over to next meeting*

14. Annual statistics - 2022

To receive for information the annual breakdown of applications.

[Appendix I](#)

www.buckingham-tc.gov.uk
Email: office@buckingham-tc.gov.uk

15. Matters to report

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

16. Chair's items for information

17. Date of the next meeting: Monday 27th March 2023 at 7pm.

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			

NBPPC Summary report for BTC meeting 27.02.2023

From the NBPPC meeting dated 16.02.2023

A minute's silence in memory of Geoff Culverhouse was held by those present.

The recruitment of a new Secretary for NBPPC was discussed without a conclusion being reached. The main suggestion coming from the discussion, was the possibility of employing a paid for minutes and correspondence clerk – something that a Town or Parish officer might be interesting in taking up. It was envisaged that the work would only take up an average one or two hours per week.

The members were interested and positive about the question Cllr. Cole raised at the recent Growth, Infrastructure & Housing Select Committee on 16th February 2023 but were less enthused by the answer given by Cllr. Strachan. *Link here...*

https://buckinghamshire.public-i.tv/core/portal/webcast_interactive/745558/start_time/162000?force_language_code

A discussion took place on planning enforcement across the County, centred almost exclusively on examples of an absence of any sort of effective enforcement currently experienced by members and their parishes.

Patrick Hardcastle had circulated a briefing document for the meeting; in part to seek issues on a number of topics from Parishes to be combined into a County wide brief for a hoped-for discussion between the CEO of BC and the Chair of the NBPPC possibly chaired by Greg Smith MP. During the discussion on this topic, it was felt that a 'softly-softly' approach was appropriate, keeping gathered intelligence 'in the locker', available to press points as necessary. The writer offered the opinion that there should be an emphasis on what the Parishes had to offer Planning Officers in terms of the well-spring of experience and local knowledge which could aid them in their work. *Appendix A.*

Turning to major development issues...

It was noted that there is a distinct silence about the state of the Oxford-Cambridge Arc project.

The Shenley Park development SPD has been delayed by the archaeological requirements covering the discovery of a possible Roman settlement. The transport consultation which was due to be under way by now is slated for June 2023. Further, there is a request from MK planning to consider amendments to the road layout in Shenley Park to accommodate a 'mass transport corridor' running out from central MK – this is part of a general aspiration of having mass transport corridors within MK and beyond, to neighbouring settlements, in a long-term plan (a 50+year timeline was quoted). When questioned by the writer 'mass transport' in this case appears to revolve around town-country tram systems.

Anthony Ralph 18.02.2023

Briefing Note from NBPPC Chair

Evidence Base for Meeting with BC Planning

Last week, I had a 25 minute meeting with Greg Smith, the Buckingham MP. He has been very supportive of the fight against the 170 houses in Maids Moreton. In his winter newsletter to constituents, on page 3 there is a picture of him on the community's protest walk; the caption reads:

Greg Smith supporting the planning protest walk against worrying residential overdevelopment in Maids Moreton

He is trying to arrange a meeting for myself and Kate Pryke from the Action Group with the Chief Executive of BC – Rachael Shimmin, who actually lives in the village. It will be interesting to see if he succeeds! I shall certainly want him there if it does go ahead.

To assemble the evidence for the proposed meeting with BC planning, it seems to me that we should prepare a North Bucks wide trail. What I suggest is that each member prepares a short paragraph on their experience under a range of headings, which can then be assembled into a North Bucks wide briefing submission. I am fully aware that the problems we face are repeated across the whole county but that should not prevent us from at least trying to improve matters and from making a noise about the abysmal way the planning system is operating in North Bucks.

The overarching issue is, I think, that the way BC planning has behaved towards us has broken the fundamental issue of trust between BC and Town and Parish Councils, and also, of course, with our local constituents. Without trust, there will always be conflict as trust is the fundamental basis of the framework required by the structure of democratic governance. Rightly or wrongly, the view of local councils is that BC planning appears to see its primary loyalty as being to developers, not its electorate, and there is a sometimes expressed view that somewhere in the system, "brown envelopes" have been changing hands.

I do not believe that this is correct; I think overstressed planning officers, often with limited experience, working in understaffed departments and with pressure from above to meet targets driven by the pervading fear at the higher levels that the developers will take them to court if they don't approve applications, is the reality. This seems illogical to me; surely working cooperatively with local councils and doing things properly would be more likely reduce the pressures.

The root causes of many of our concerns lie with successive central governments and their simplistic targets combined with allowing developers to both create an oligopoly and control the market through land banking and capture of the regulatory system. There has been an almost complete failure to create a structure that delivers high quality homes at properly affordable prices of the types required and in the right places. The current planning system has resulted in random development with little realistic attention to the infrastructure and services required. Developers make excess profits with prices further inflated by land values increasing exponentially over agricultural values, in Buckinghamshire by 200 times and more than this in some places.

The agricultural value of most land in Buckinghamshire is around £20,000 per ha. With planning consent for housing, this rises to £4 million. A spacious housing density is 25 per ha so each plot at this density will cost £160,000. At 35 per ha, each plot would cost £114,286 and at 40 per ha £100,000. The average building cost per square metre is £1500 to £2000 and a 3-bed house would normally have a floor space 90 to 120m². The result is that many modern houses are on small plots, have limited storage space and restricted room sizes. Gardens are too small for any but small trees meaning that although summer temperatures are projected to rise, modern developments do not accommodate adequate tree cover to ameliorate this. It is the land value rather than the cost of building that makes new homes so unaffordable.

Suggested heading for examples of poor planning practice

Attitude towards local councils

The Town and Parish Charter notes the value of the local knowledge that local councils have but when that knowledge is expressed, BC usually either ignores it or dismisses it.

Criticism of the way in which planning committees are run or of developers not complying with planning conditions or anything that suggests the proposal is inadequate tends to be dismissed as vexatious and/or nimbyism.

Briefing Note from NBPPC Chair

When the 130 houses off Moreton Rd in Buckingham, which abuts Maids Moreton, were approved, the developer was allowed to use the former standard for car parking spaces as opposed to that in the currently valid VALP. The Strategic Sites Committee also accepted a cycle path along a route that is physically impossible, ignored records of severe flooding and made no comment on covering grade 2 agricultural land with housing. The Biodiversity Net Gain target was met by plant tubs.

Consultation

Consultation is supposed to be a two-way process with stakeholders (*i.e.* those with an interest) expressing views that should then be taken into account in planning the activities consulted on. In MM, it has not worked this way. Consultation is the developer holding a meeting where they tell people what they will do. Attendees are invited to comment but these comments do not influence or change the plans. The responses are analysed and the box ticked – end of consultation.

For the 170 in MM, the responses to the developer's consultation exercise showed that 90+% were against it but nothing happened as a result. Why not work directly with local councils, who know their areas, when preparing HELAAs and for large proposals instead of only asking for written responses that are then normally ignored?

Sustainable economy

BC has a standard response on this that there will be economic value created by building the site and from the people who come and live there. This is not building a sustainable economy; it is simply an increase in GDP and applies to any piece of unoccupied land anywhere. Determining whether a site contributes to a sustainable economy requires comparison with alternative sites and calculating the costs and benefits. Greenfield sites tacked onto villages with no services and occupied as dormitory suburbs with people having to use private transport would fare badly if the calculation was done correctly.

Environment

The key element here is biodiversity. There is ongoing work on a new approach to Biodiversity Net Gain. Two major problems are that existing trees and hedgerows, which contribute to biodiversity, are usually eliminated at the start as cleared sites are cheaper and easier to develop. Biodiversity requires the correct species and connectivity, which are given inadequate attention. Furthermore, the biodiversity reports are produced by consultants commissioned and paid for by the developer but seldom checked adequately by BC. If the BC ecology officers do find inadequacies, they are leaned on to take a different view.

Tree cover, drainage and wastewater are all important for climate change as well as biodiversity. Tightly packing houses onto sites to maximise profits precludes environmental amelioration through tree cover and connectivity corridors as well as restricting biodiversity generally. Biodiversity offsets make no contribution to ameliorating the effects of climate change on a development nor do they help connectivity on the site. Buildings and hard landscapes, even if permeable, give rise to increased summer temperatures as a result of stored and radiated heat.

Traffic and public transport

There seems to be an overly optimistic reliance on traffic models that, on the basis of experience from their use previously, appear to always underestimate traffic levels and pinch points. Simple observation in Aylesbury or Buckingham would show that there are severe traffic problems

Most traffic reports are so long-winded and full of jargon that it is hard to see the basis on which the conclusions have been reached, which stymies both transparency and accountability. There are plenty of examples of visual traffic counts being conducted during school holidays and on Sundays. In MM, we have done visual traffic counts and have Actual Traffic Count records but even if these are accepted, they are always insufficient to result in any changes.

Cycle tracks and pedestrian accessibility reports are not realistic. They ignore obvious issues such as lack of width, emerging onto major roads where traffic levels are frightening to most cyclists, and certainly to children.

Briefing Note from NBPPC Chair

The requirements for public transport do not take into account the need for commuting. For the MM170, the developers propose to support an hourly bus into Buckingham starting at 0800 and finishing at 1700. This is useless for both school access and for commuters and will stop after a year because they are not used.

Water, supplies, drainage and sewerage

Water companies are legally required to accommodate the sewerage from approved developments although there is no legal requirement for the time by which new and additional capacity has to be built. There is great reliance on swales that experience shows have not worked in some places.

Under current building regulations, foul water and surface water should have separate drains from new builds but many older houses have combined drainage and older sewers often combine these flows. This is a national problem but it would be beneficial if some of the excess finance generated in land sales for building and profits from building were channelled into separated sewerage and through greater use of soakaways for surface water.

Education and health

There appears to be a major disconnect between BC planning and the relevant bodies that plan these two essential public services

HELAAAs and settlement hierarchy

These are both supposed to be objective systems but, in reality, they are both liable to subjective interpretation. Objective systems are designed and applied across the world so that different decision makers using them should always reach the same decision. BC misuses both of these. Two unsuitable sites in MM were changed to suitable after planning application were submitted.

MM was incorrectly characterised as a medium village in the Settlement Hierarchy Assessment Report. In responding to criticisms of this in respect of the 170 houses in MM, BC actually stated that as the development would bring an hourly bus service, this would make MM a medium village. This is cloud cuckoo land. On this basis, any small village could be uprated by adding facilities that score on the key indicators. Consultation on HELAAAs was generally inadequate, too.

Planning committees

BC tends to push potentially difficult applications away from the North Buckinghamshire Area Planning Committee to the Strategic Sites Committee, which is dominated by councillors from the south of the county. In its operation, SSC does not operate strategically; it discusses each application in isolation with no consideration of anything strategic.

The two major applications close to MM, the 170 houses here and the 130 on Moreton Rd in Buckingham, were both approved by the casting vote of the chair. This is very poor governance; a casting vote should maintain the *status quo* for decisions that have great importance.

My personal view is that, with a few honourable exceptions, the councillors on SSC are badly prepared, have not familiarised themselves with the BC constitution, do not understand what they are supposed to be doing, are not adequately up-to-date on planning matters, do not interrogate planning officers properly and have been told beforehand how to vote. Effectively it is a rubber-stamping operation.

Democratic services officers and legal advisers do not respect councillors and are not willing to assist them if they wish to disagree with a planning officer's recommendation. The minutes of the meetings are too superficial, there is no record of how individual councillors voted and it is not possible to see this if attending virtually. Given that SSC is supposed to be the top-level planning committee, I would have expected it to be chaired more effectively and professionally than is currently the case.

Briefing Note from NBPPC Chair

Annex 1. Sustainable development underpinning UK planning

The NPPF requires planning authorities to work with developers. This is logical but it does not mean planning authorities should work for developers. Within the planning system, developers are identified as stakeholders, in my view they are merely contractors. This article in the Guardian is apposite in the statement, *Housing policy is led by builders' lobbies, not by housing need*:

<https://www.theguardian.com/commentisfree/2023/feb/03/royal-commissions-transformed-britain-1960s-nhs-housing>

Below is a simplified diagram from the World Bank on Stakeholder Analysis. It shows stakeholder importance, their level of influence and *in italics* the requirement laid on the body responsible for oversight:

Stakeholder Impact Map

INFLUENCE →	<i>Control</i> Hi influence Low importance	<i>Major Players</i> Hi influence Hi importance
	<i>Marginal</i> Low influence Low importance	<i>Support and Encourage</i> Low influence Hi importance
IMPORTANCE →		

In respect of planning, developers have high influence because there has been substantial concentration with only a few major players now dealing with larger developments. However, these large companies do not have a long-term stake in any locality since they simply undertake the development, with much of the work done from centralised sections within the companies and seldom using local companies even as sub-contractors. They also tend to use standard plans because these have lower costs than would be incurred using new designs that capture local distinctiveness. Consequently, they should be considered as of low importance in local developments.

On this basis, the local authority, as the body responsible for oversight, should undertake *Control* to ensure that their work does benefit the locality. In our experience, this does not appear to happen. As UKAid works more or less to the same structure, this means that in terms of planning, local communities within the UK are not treated with the same level of respect afforded to those in developing countries receiving aid from UK taxpayers.

The same stakeholder analysis approach is used by all the bilateral aid agencies I have worked with as well as multilateral agencies such as the World Bank, UN agencies and the EU. All these agencies, as does UK Aid have firmly enforced policies based on the concept of Sustainable Development with its three pillars – economic development, social development and environmental (natural and heritage) protection. NPPF is nominally based around the UN Sustainable Development Goals

SDGs

<https://sdgresources.relx.com/legal-practical-guidance/sustainable-development%E2%80%94definition-and-application-uk-level-%E2%80%94practice-note>

UK Govt - More, better quality, safer, greener and more affordable homes

<https://www.gov.uk/government/publications/ministry-of-housing-communities-and-local-government-outcome-delivery-plan/mhclg-outcome-delivery-plan-2021-to-2022>

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
530/22 9/2/23	4 via Consultee In-Tray 1 via email (28 High Street - no longer in In-Tray)			

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		Appropriate officer not yet identified.
	529/22	Ask RoW for opening date of public footpath to Gawcott Road Cllr. Stuchbury to work with Town Clerk to progress	√	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.

Buckinghamshire Local Plan Facilities Survey	527/22	Members to help with completing	√	See Agenda 4.1
	575/22	Amend and return; cover letter to Cabinet Member	√	
“Find out if you need planning permission” form	229.4	Test system and report.	√	Request acknowledged. No result as yet
		Request Minutes of proposal and agreement	√	
A422 bypass roundabout - left-hand turn separated lane	268.1/22	Circulate drawing	√	See agenda 6.4
	334.1/22	Contact C. Urry for information supporting proposal	√	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
		Reminder sent 10/11/22	√	agenda 6.4, 5/12/22
	472/22.4	Town Clerk to invite Mr. Marsh to a meeting on site	√	Reminder sent.
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	√	See email on p4 below
Quarterly Forum meeting	580/22.2	Circulate slides & Q&A New system for site notices - ask for details	√	See agenda 9.1.1 and 9.1.2
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.
14 Market Square	575/22	New signage in Conservation area on Listed Building	√	Case number NC/23/00072/ADV
Kerbing by Community Centre	584/22	Unstable and a trip hazard – report to fix-my-street	√	Fix-my-street report # 40216945
Neighbourhood Plan Review				
Meeting	471/22	Town Plan Officer/Town Clerk/Deputy Town Clerk to set up regular Working Group meetings with consultant	√	Verbal update at 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
	577/22	Town Clerk to prompt AXA & NFU		
West End Farm archaeology	532/22.1	Town Clerk to investigate progress and report to future meeting		

Care Home access, Cornwall's Meadow	729/21 785/21	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.
	404.2/22			
	472/22.2	Respond asking for better markings/colour to highlight the crossing	✓	This email was received late on Monday 6th February and reported verbally to the meeting that evening; printed in full for Members' information: My apologies for the delay in replying and hope you can get this update back to your meeting this evening.
	577/22	Forwarded to Cllr. Whyte to pursue at his request 7/2/23	✓	It was a useful meeting and I can report some positive news in that Barratts have put together the final proposals for (correctly) installing the revised 40mph limit on Tingewick Road and along the A421. I am now awaiting their suggested dates for the installation to begin, that will complete the work that they commenced before the Christmas break. I'll let you know the likely timeframe as soon as it's confirmed. Once the speed limit side of things is complete, I understand that they are looking to progress with the install of the two remaining traffic islands along Tingewick Road, which, once in place, will mean that the S278 is finally complete and can be signed off on to its Maintenance Period. Insofar as the works in Cornwall's Meadow is concerned, I'm not sure that there's much more that can be done to highlight

				<p>the crossing point, as they're already in a different material (block paving) with contrasting light-coloured concrete edgings. It isn't a formal crossing point so unfortunately, the black/white type Zebra Crossing markings cannot be used. I'm hoping that the tactile paving now installed in the footway either side will draw pedestrians attention and that they will start to use that location to cross more often. It is worth noting that the desire line route to the riverside walk across the front of the parking bays isn't part of the highway, so there's nothing I can do to either make it more user friendly, or stop pedestrians using it if they feel so inclined.</p> <p>I'm sorry that I couldn't be of more help on this last issue, although, as discussed, I have asked that Parking Services take note that all the yellow lines in the area are faded and require a re-paint as soon as budgets allow.</p>
S106 balance, Stratford Fields car park	851/21 48.2/22 211/22 227.1 472/22.1	Suggest possible uses Write as minuted Contact BAFC, then Mr. Rowley Do letter of support when project agreed Town Clerk to seek solution	√ √	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. No other solution available
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
-----------------------	--------	--	--	-----------------------------------

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 27th FEBRUARY 2023

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. 23/00364/ALB

2 White House Cottages, Bletchley Road, MK18 1DT
 Listed building *[application]* to replace 4 UVPC windows with traditional wood frame slimline double glazed units
Scott



Location plan



View of No 2 from farm lane

The site is the easternmost of two semi-detached late Victorian farm cottages on the north side of the A421 Bletchley Road about 600 yards from Thornborough Bridge at the junction with the lane that leads to White House Farm, some distance to the north. The cottages are brick at ground floor level, timber-framed to first floor and have decorative diaper-pattern tiled gable roofs with prominent 4-stack chimneys. Both have modern extensions, though there is no record of any applications for No 2 before 2019, and the cottages are Grade II Listed. Access is via a short stretch of road, a remnant of the original line of the A421, and a new access replaced the joint access on the common boundary last year (see below).

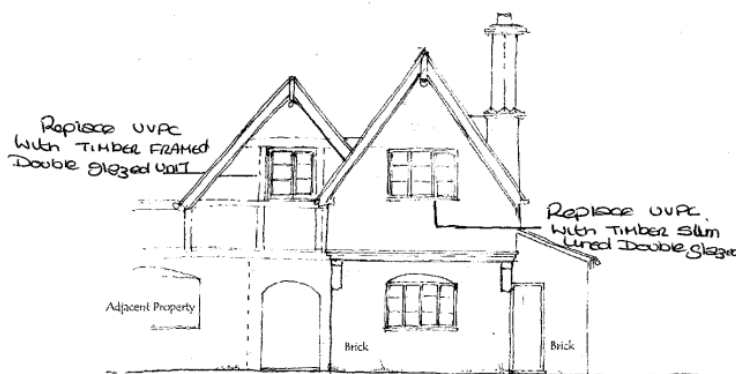
Planning History

1	19/04428/ALB	Internal refurbishment work and external work to repair timber frame to gable wall and replace windows (Part Retrospective)	Listed Building Consent
2	22/03021/APP	Householder application for proposed front porch and detached garage/carport. Erection of front gate and formation of crossover	Approved
3	22/03027/ALB	Listed building application for proposed front porch	LB Consent
4	23/00364/ALB	Listed building to replace 4 UVPC windows with traditional wood frame slimline double glazed units	Pending Consideration

This application seeks to replace modern uPVC double glazing in the north and south elevations with wood-framed double glazing with smaller dividers sandwiched between the panes, as has already been done in other windows (2019 application).



North Elevation



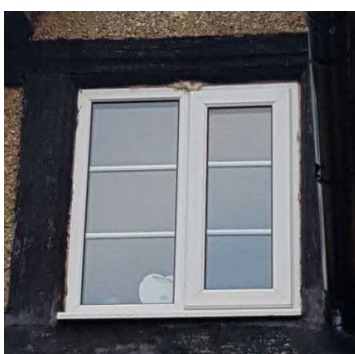
South Elevation



North elevation



South elevation ground floor



South elevation first floor (applicant's photos)



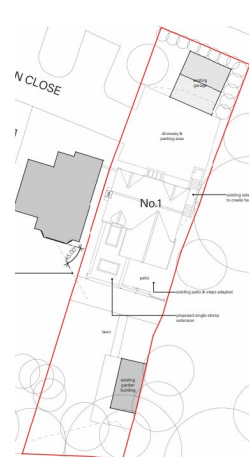
2. 23/00396/APP

1 Pateman Close, MK18 1JR

Householder application for demolition of conservatory and erection of single storey rear extension with associated changes to fenestration & landscaping
Green



↑ N



Location plan



Rear view of house and conservatory

Photo and plan taken from Flood Risk Assessment document

Existing site plan



EA Flood map

Proposed site plan



The site is the easternmost house of the five Pateman Close houses off Brackley Road; it is a four-bed detached house approximately 20 years old, with a detached double garage opposite, between Pateman Close and Brackley Road on the turning head. The rear garden slopes steeply to the river, and the garden is divided into two levels by a wall and steps. A glass-fronted garden building was approved in 2008 for the lower level – part of its surrounding decking can just be seen on the right of the photo above left. As can be seen from the map above right, the rear garden is in Flood Zones 2 & 3, but the house itself is in Flood Zone 1. The house is on three levels with the middle – ground - floor at the level of Pateman Close. The conservatory (part of the original house plan) is on the lower ground floor along with a kitchen, dining, family and utility room.

Members should note that all the submitted elevation drawings are mislabelled



Existing front (north) elevation



Proposed front elevation



Existing rear (south, garden) elevation



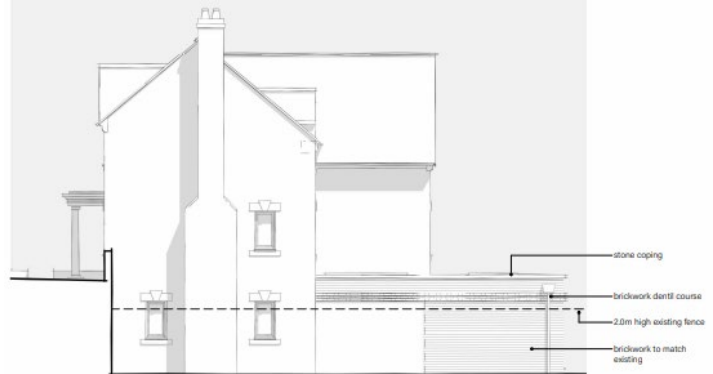
Proposed rear elevation



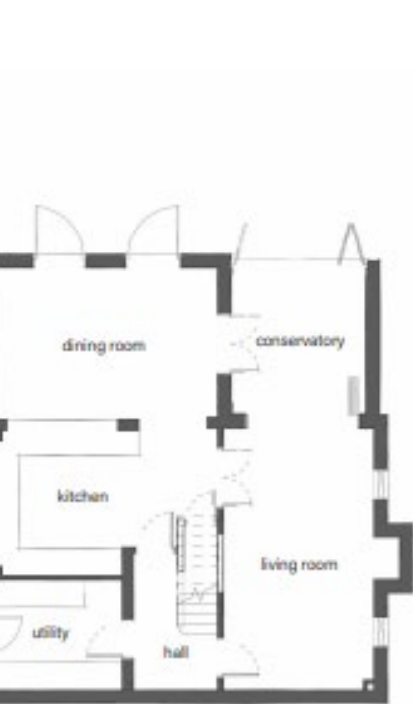
Existing east elevation (towards Glynswood Road)



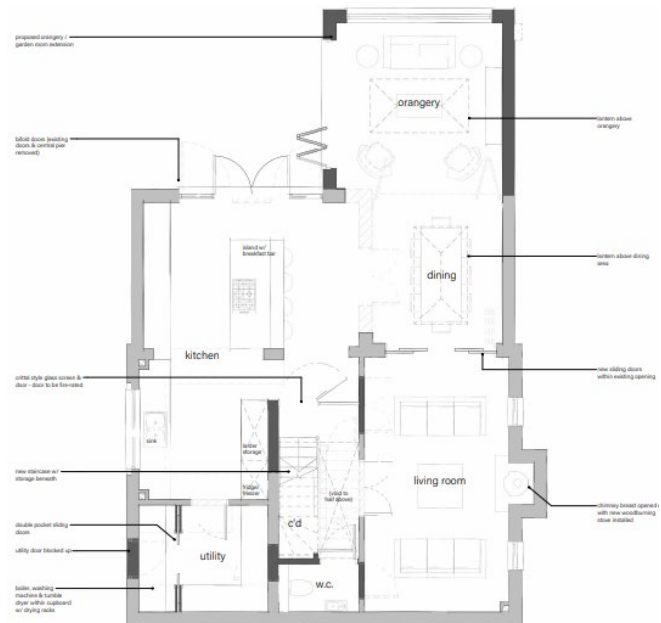
Proposed east elevation



Existing west elevation (towards No2)

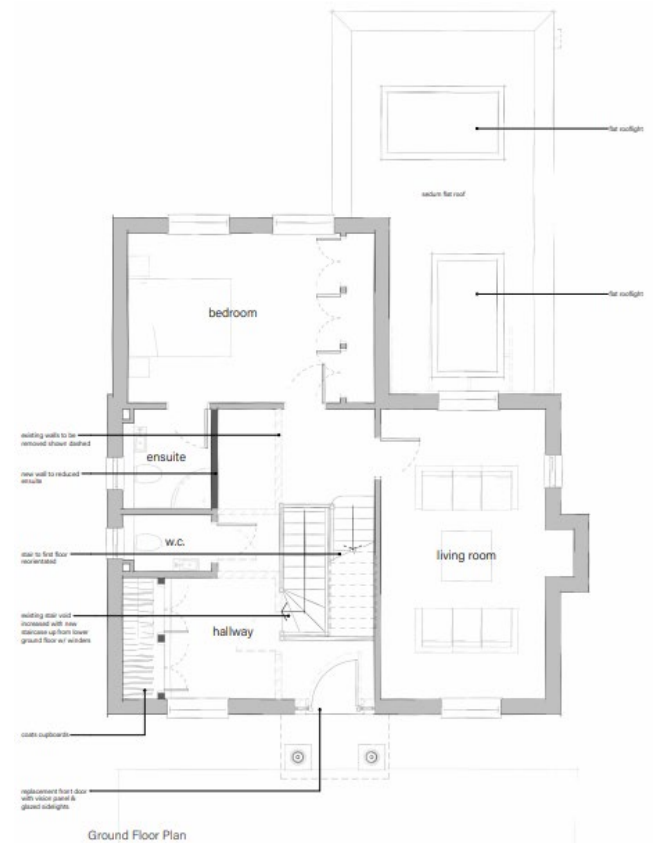


Proposed west elevation

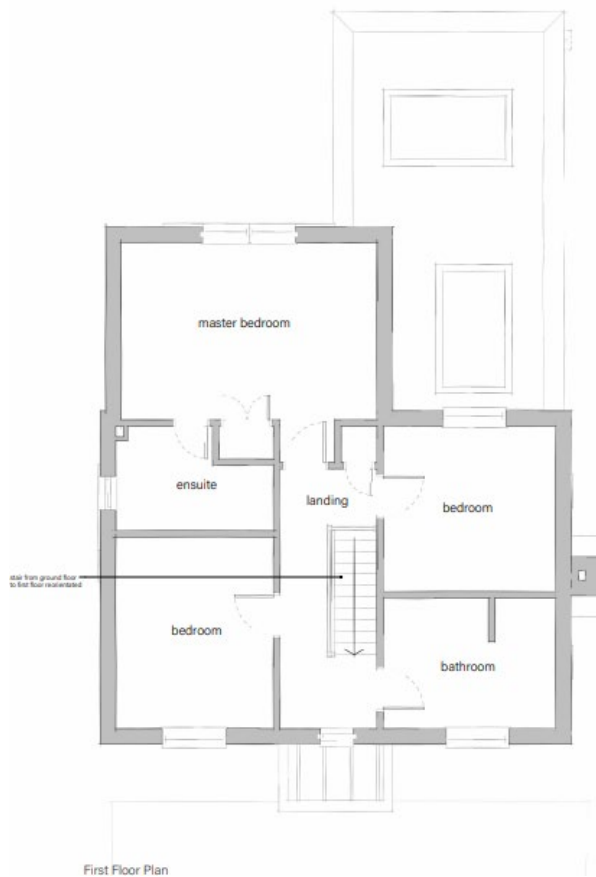
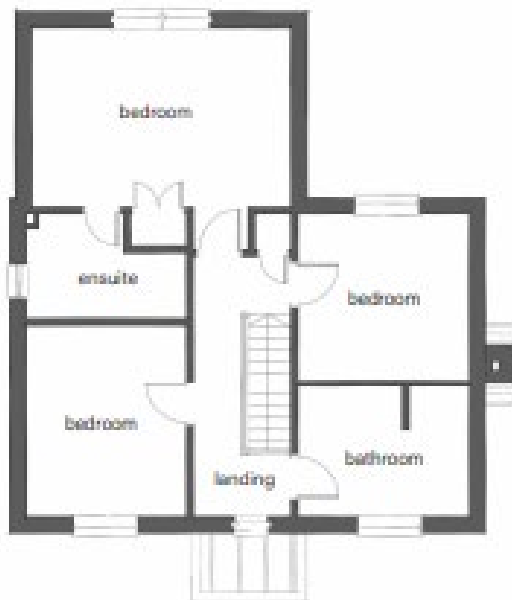


Lower Ground Floor Plan

Existing and proposed lower ground floor plans



Existing and proposed ground floor plans



Existing and proposed first floor plans

The proposal is to demolish the conservatory and replace it with a larger (10m² → 14m²) single storey extension ("orangery") on the same floor level to provide a new dining room. The lean-to conservatory roof

will be replaced with a flat roof with a shallow rectangular lantern insertion and stone coping. There will be no window in the west side wall and bifold doors on the southern and eastern (garden) sides.

In addition the two single doors to the existing dining room are to be replaced with a pair of single-panel outward-opening glass doors with matching glass side panels, and the room become part of an extended kitchen. The front door is also to be replaced by one with a vision panel and glazed sidelights. The side door to the utility room is to be blocked up to allow a new stair access to the garden from the road.

No other structural work is involved and brickwork, doors and windows will match existing; the extension will have a single-ply flat roof.

The lower section of the garden is unaffected by the proposal, so there will be no increase in flood risk to this or neighbouring properties. There are no Protected trees in the area.

Planning History

1	01/00479/APP *	Erection of three dwellings with associated garaging (Nos 3-5)	Approved
2	01/02188/APP *	Erection of two detached dwellings (Nos 1-2)	Approved
3	08/02146/APP	Erection of single storey structure - Retrospective	Approved
4	23/00396/APP	Householder application for demolition of conservatory and erection of single storey rear extension with associated changes to fenestration & landscaping	Pending Consideration

* These two house sites "Dunwich" & "Riverside" were amalgamated into one by the developer.

3. 23/00418/APP

14 - 15 High Street, MK18 1NT

Installation of four air conditioning units (retrospective)

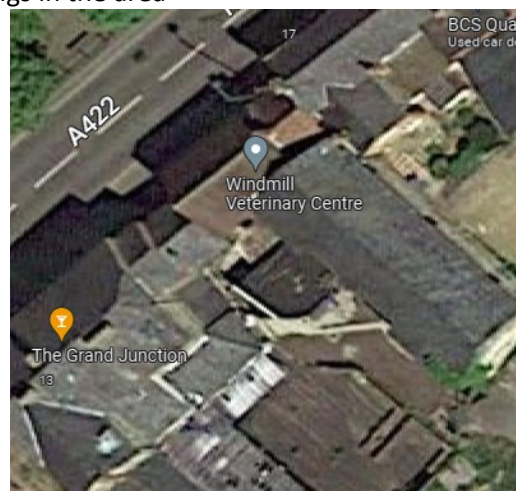
O'Hara [Windmill Veterinary Centre]



Location plan



▲ Listed Buildings in the area



Front of building (June 2022, taken for previous application) Satellite view

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

The air-conditioning units were reported to Enforcement on 10th February 2022 and case file NC/22/00068/OPDEV opened. The previous application documents explained that the air-conditioning was required to keep medicines cool. Member's comments (25/7/22) were:

Members understood the reasons for requiring air-conditioning, but these four units are unsightly in a Conservation Area, and may not work properly if screened by a new fascia. An alternative system must be investigated, possibly venting via the chimney.

The Heritage Officer's response to the previous application included:

The proposal due to its unsympathetic and visually obtrusive form would not preserve the setting of the GII listed building adjacent and therefore does not comply with section 66 of the Act whereby planning permission for developments which do not preserve the setting of a listed building should be considered. The proposals would not preserve the character or appearance of the conservation area and therefore does not comply with section 72 of the Act.

The applicant has taken note of these comments and withdrew that application on 6th February and lodged a new application the same day. The intention is to remove the units and make good, and re-install them at roof level on the rear elevation, where there is a void between their roof and the Grand Junction's Granary building (see satellite photo above). No drawings have been submitted, only photos of the front of the building before the a/c units were installed.

Planning History

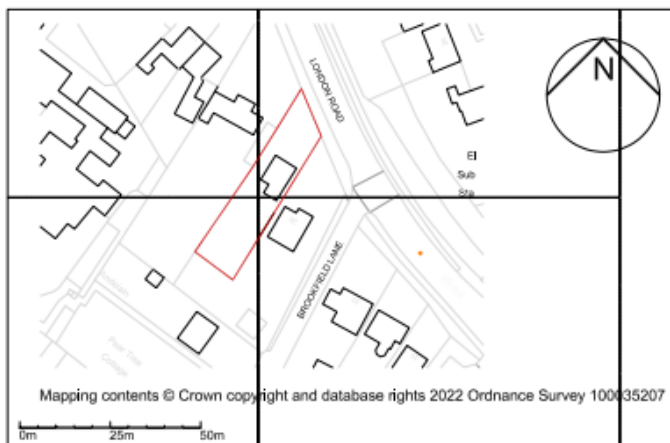
1	97/01736/APP	CHANGE OF USE FROM MOTOR CYCLE REPAIR SHOP TO BRANCH VETERINARY SURGERY	Approved
2	22/01796/CPE	Certificate of Lawfulness for existing use of air conditioning units	Withdrawn
3	22/02141/APP	Installation of four air conditioning units (retrospective)	Withdrawn
4	23/00418/APP	Installation of four air conditioning units (retrospective)	Pending Consideration

4. 23/00470/APP

18 London Road, MK18 1AS

Householder application for two storey side and rear, part first floor extension, front porch and fenestration alterations

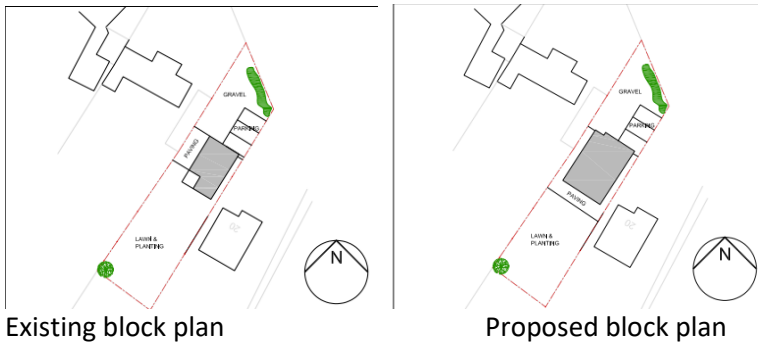
Holding



Location plan



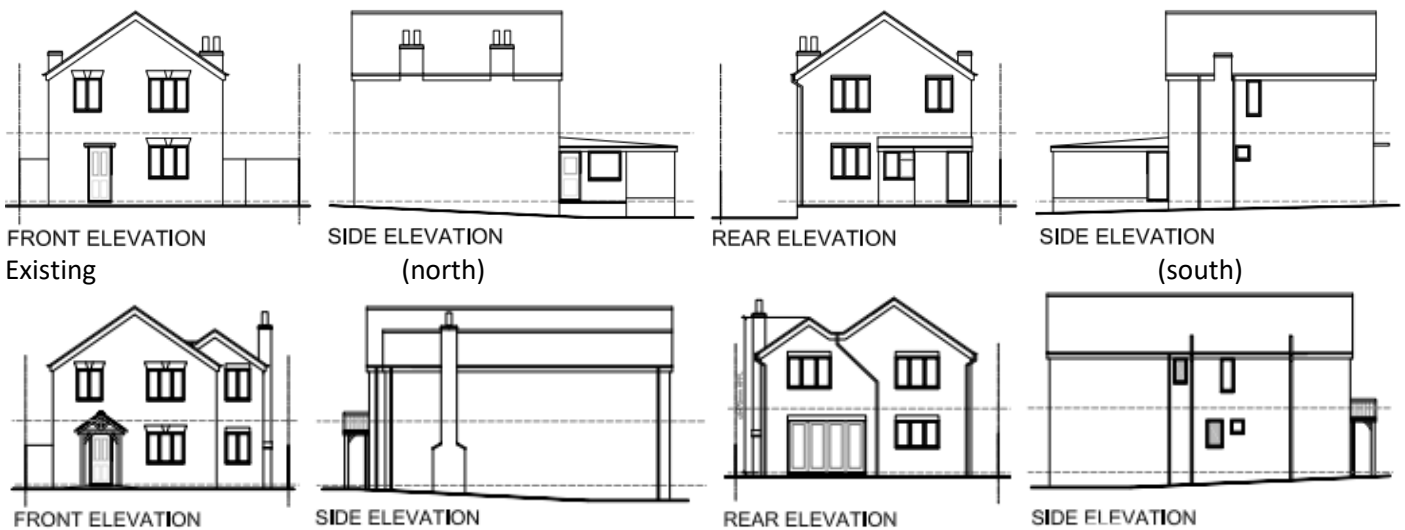
Front view of house with side gates to hardstanding



The front garden is currently covered with remnants of the shrubbery and patio from the rear garden

The site is a 3-bed detached house on London Road, north of the junction with Brookfield Lane. It has a large garden front and back, with hedges along both sides of the front garden and the street frontage, and hardstanding on the north side currently used to park a caravan. The rear garden has a standard height closeboard fence, and has largely been cleared of the shrubbery around the lawn. There are no protected trees on the site (the one marked on the site plan is an apple and far enough away from building works to be unaffected), and no trees need to be removed. A 3m section of the north side hedge close to the house will have to go, to allow working space for the side and front extensions. There is a comprehensive Arboricultural Report among the documents submitted.

There is driveway parking for 3 vehicles; bay sizes compliant with VALP.



Proposed

The footprint of the house is square, and a single storey utility room & store with a lean-to roof has been added at the rear (not recently; no application on file). The north wall has internal chimneys for the lounge and the dining room, and both have a gas fire fitted in the fireplace; there is another gas fire in the front bedroom above. The rear bedroom has a gas heater against the rear wall (although the chimney breast is continued on the north wall). The chimney on the south wall (of the kitchen) does not appear to be functional, but that wall of the kitchen is divided into three by short walls, so there may have been a range in the middle one (the house probably dates from the 1930s).

The proposal is to:

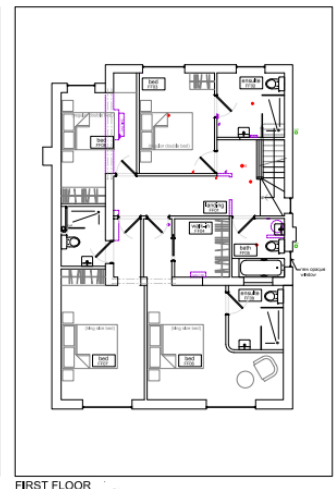
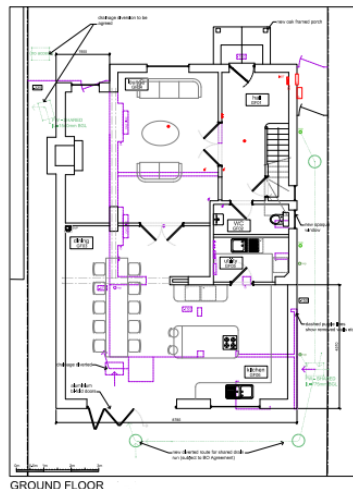
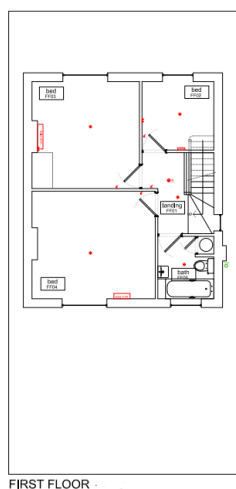
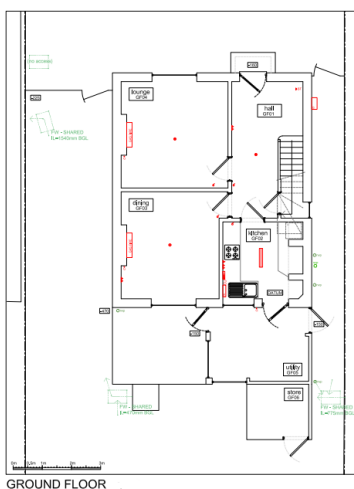
- Add a gabled porch to the front door;
- Add a two-storey extension to the north side c.2m wide, removing the house wall to make larger rooms; the front wall of the extension is stepped back from the original house wall;
- Installing a new chimney on the new lounge side wall, with a fireplace, with an exterior projecting chimney-breast carried through both storeys;
- Changing the single doorway to double doors between the lounge and the hall;
- Demolishing the store and utility room and wrapping the new extension across the whole rear house wall, removing about half of the rear wall of the dining room, to make a 4.5m deep kitchen/breakfast/dining room with bi-fold doors from the dining area to the garden and a three-pane window over the sink in the kitchen;
- Moving the wall between the lounge and dining room west about half the room depth (to the middle of the existing chimney) inserting a double connecting door to the new dining area;
- Turning the existing kitchen into a cloakroom with a new obscure-glazed window, accessed from the hall, and a utility room accessed from the new kitchen (no external door; the internal dividing walls on the south side to be removed)

At first floor level:

- Bedroom 3 will become an ensuite bathroom for most of bedroom 2; the remainder of bedroom 2 will be incorporated into the side extension, the existing house wall and chimney having been demolished, to form a fourth bedroom;
- The middle section of the side extension will become a bathroom, and the rear corner a fourth bedroom. The remainder of the rear extension will become a master bedroom with an en-suite bathroom;
- The existing bathroom will remain, but with a new obscure-glazed window; the existing bedroom 1 will become a walk-in wardrobe, enlarged landing and corridor entrances to bedrooms 1 and 3

The roof of the rear extension will be an extension of the existing roof with the same ridgeline, and that of the side extension a gable parallel to, and overlapping into, that of the main house and at the same angle, but with a subsidiary ridge height

Wall and roof materials to match existing; timber windows and doors to be replaced with uPVC. There are no other new side windows other than those mentioned above.



Existing floor plans

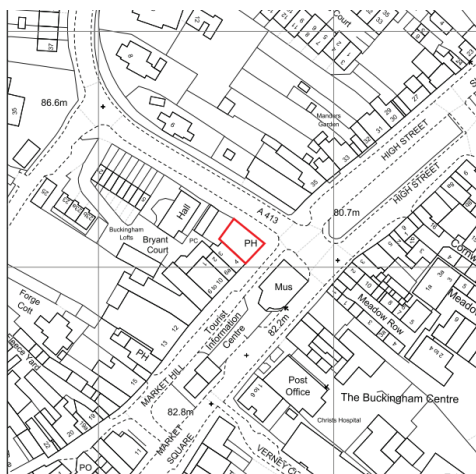
Proposed floor plans

Amended Plans5. **22/02742/AAD**6. **22/02743/ALB**

The King's Head PH, 7 Market Hill, MK18 1JX

Display of signage and lighting scheme

Cawthorne [Omega Signs Ltd]

[original application Gibson, Stonegate Group]

Location plan



Existing view

Members considered the original application at the 23rd September 2022 meeting, and had no objections.



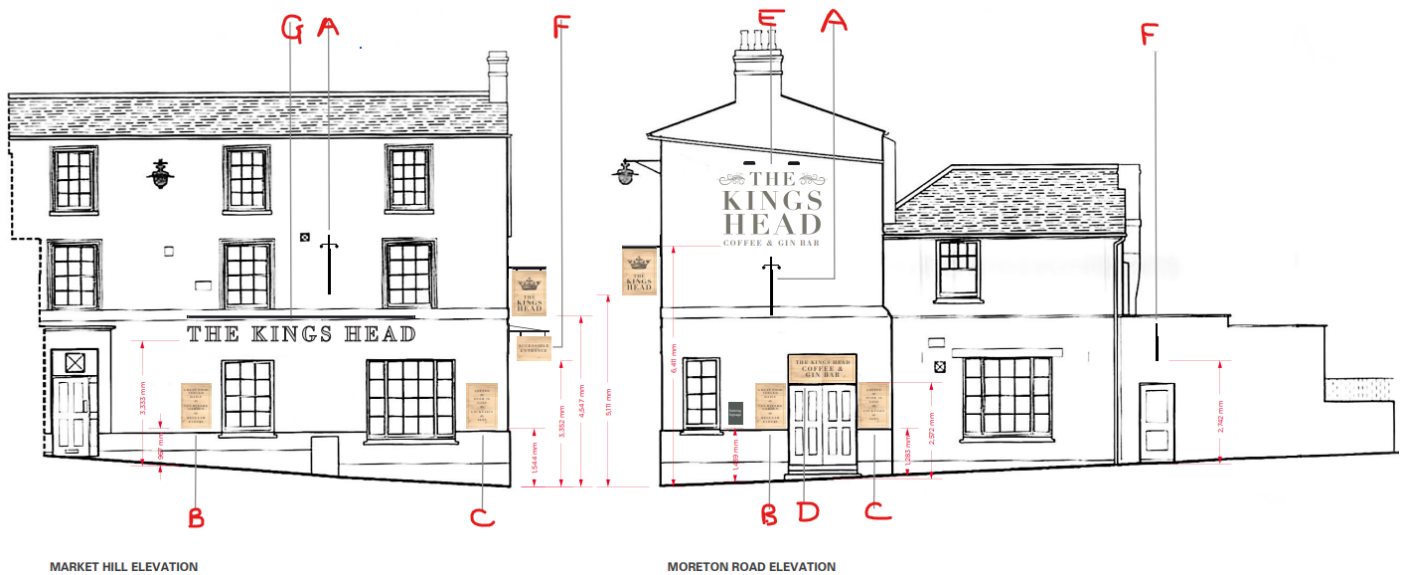
Proposed new signage (original application)



(amended)

The changes to the original application are:

- The font has been changed again
- The apostrophe has been omitted from 'King's'
- 'Buckingham' has been removed from the main hanging sign
- The lanterns each side of the doors on the Moreton Road and over each sign on Market Hill have been deleted
- The 6 swan-neck cowl lights over the painted strip sign on Market Hill have been deleted
- The signs are a much lighter colour and 'wooden' (materials are not specified)
- Framing curlicues and 'COFFEE AND GIN BAR' have been added to the painted sign on the gable end
- The black paintwork along the base of the walls and the strip between the ground floor and first floor is now to be grey like the ground floor walls, and the main door will become white, to match the window frames. The rainwater goods will remain black.



The bracket light on the Market Hill side is a streetlight.



Proposed new lighting



as amended, uplighters and lanterns removed



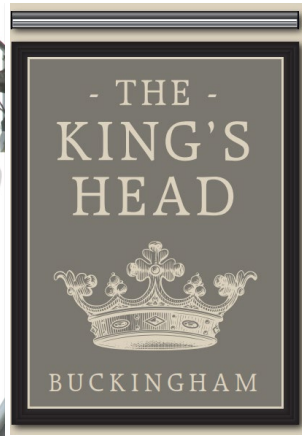
Sign **G** - Existing and previously proposed Market Hill elevation sign and lighting



Amended sign **G** – the strip along the top is trough lighting instead of the cowl lights seen above right



Sign **A** Existing and proposed hanging sign, bracket and lighting



Amended sign/section through sign with trough lighting



Existing sign and bracket



Proposed hanging wall sign **F**



Amended version, to be fixed to existing bracket



Existing Moreton Road elevation signage 15/2/23
Originally proposed replacements



and amended versions **E**



B



D



C



With two LED floodlights above



Proposed lighting now deleted

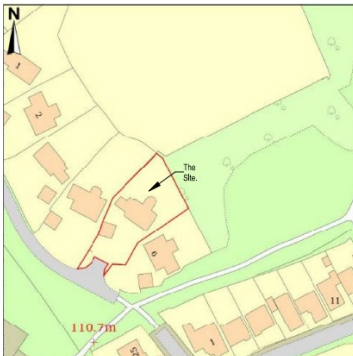
Not for consultation

7. 23/00339/CPL

5 Watchcroft Drive, MK18 1GH

Certificate of lawfulness for proposed demolition of conservatory and erection of side and rear extensions

Quilter



Location plan



Block plan



The front of the house, garage and drive



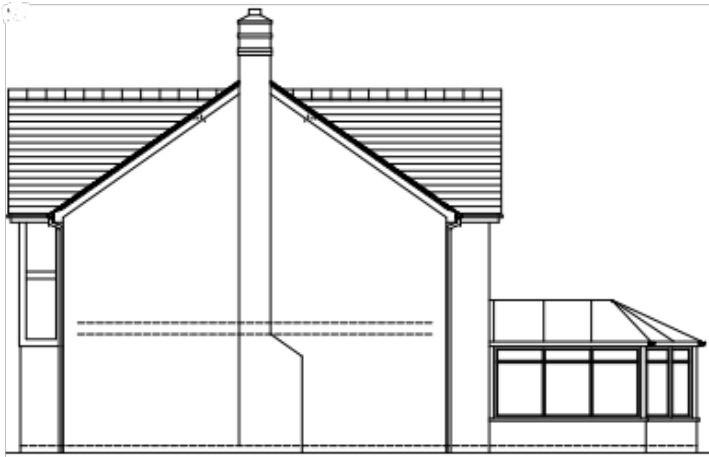
The side extension from the front The back of the house & conservatory roof from the woodland belt at the rear (Photos 6/2/23)

The site is a 5-bed detached house towards the southern end of Watchcroft Drive; it backs onto the green space between The Manor and Watlow Gardens, and has a detached double garage at the front, with access from the turning head. There is an existing single-storey side extension, set in from the building line front and back, housing a family room and a small utility room, and a large conservatory at the rear, built onto a gable-roofed projecting section of the rear wall, which may be original (no drawings are available for the modification of house type in 1994). Permitted Development Rights were not removed so far as I can see on this phase of Page Hill (though they were on all the original estate).

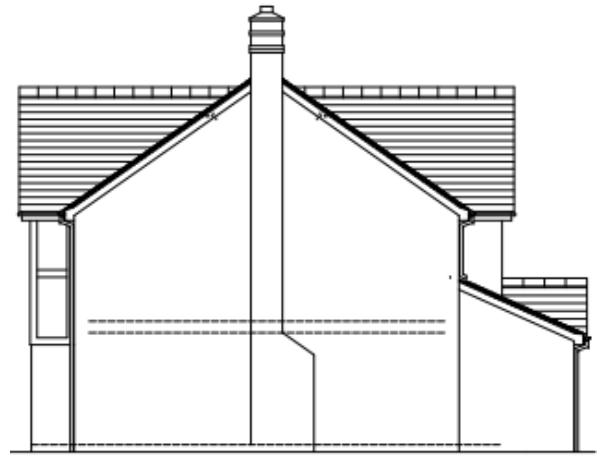
The proposal is to demolish the conservatory and build a full-width single storey extension across the rear of the house encompassing the existing projection at ground floor, extending back rather more than half the conservatory footprint. There are no windows in either side wall. The kitchen and dining room are to be knocked together to allow space for a breakfast bar. No materials are listed in the application form but it appears as though they will be matching (except for the flat roof). The central section will have a tiled gable roof over a 3-pane window to the kitchen, and a single-pitch tiled roof to each side of it with two rooflights over a three-panel folding door - one to the dining room area and one to the lounge extension. The new gable is not parallel to the existing one which is directly above it, because its width does not permit a matching angle – the ridge would be above the first floor window sill.

The L-shaped side extension is to be squared off to form a larger utility room and a cloakroom. This will involve the loss of the window in the side of the existing utility room (the new extension has no window in this side); the existing door to the garden is replaced by a window to the cloakroom, and the door re-sited in the new utility room with a window beside it. The infill will have a flat roof.

1	91/02239/AOP	ERECTION OF 70 DWELLINGS PROVISION OF PUBLIC OPEN SPACE AND RETENTION OF HOLLOWAY SPINNEY AS WOODLAND	Refused
1a	91/00095/REF	Appeal against refusal	Appeal allowed
2	91/02240/AOP	ERECTION OF 70 DWELLINGS PROVISION OF PUBLIC OPEN SPACE AND RETENTION OF HOLLOWAY SPINNEY AS WOODLAND	Refused
3	91/02241/AOP	ERECTION OF 5 DETACHED DWELLINGS	REFUSE
3a	91/00095/REF	Appeal against refusal	Appeal allowed
4	91/02242/AOP	ERECTION OF 5 DETACHED DWELLINGS	REFUSE
5	94/00029/ADP	ERECTION OF 70 DWELLINGS AND PROVISION OF PUBLIC OPEN SPACE	Approved
6	94/01461/APP	SUBSTITUTION OF HOUSE TYPES ON PLOTS 65-70 (INCLUSIVE)	APPROV
7	23/00339/CPL	Certificate of lawfulness for proposed demolition of conservatory and erection of side and rear extensions	Pending Consideration



Existing south east elevation (facing N06)



Proposed south east elevation



Existing north west elevation (facing N04)



Proposed north west elevation



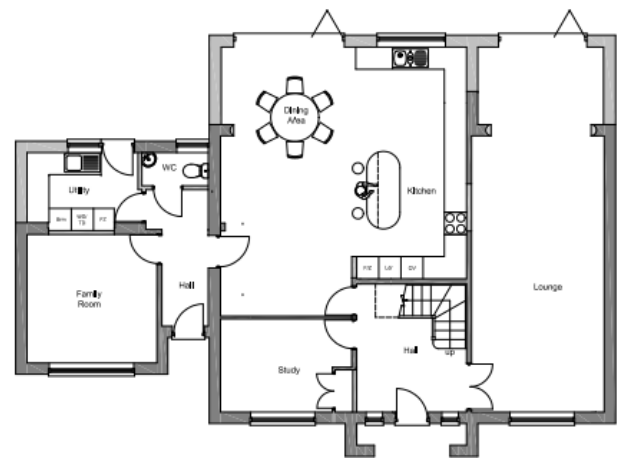
Existing rear elevation (to garden)



Existing ground floor plan



Proposed rear elevation

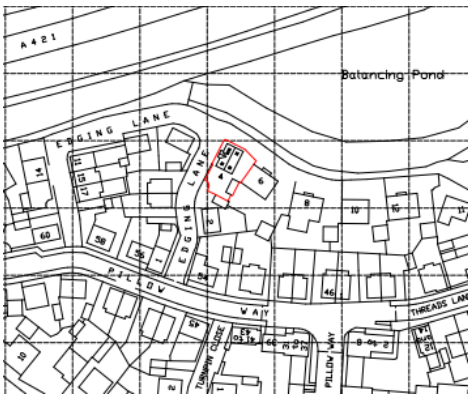


Proposed ground floor plan

8. 23/00497/CPL

4 Edging Lane, MK18 7SD

Certificate of lawfulness for proposed loft conversion with rooflights to front and rear roofslopes and gable windows to side gables

Degan

Location plan



Site plan

Lace Hill Phase 2C – 13/01549/ADP; Plot 426
House Type 486-5 ("Hollinwood")



No 4 Edging Lane – with No 2 & its garage to the right and the lane itself with Nos 6 & 8 to the left. Three skylights, asymmetrically placed, are proposed for this side of the roof and a large window in the gable each end



Rear elevation – two skylights



Rear elevation, drive and garage

photos 20/2/23

The site is a corner plot on Edging Lane adjacent to the balancing pond. The house is separated from the one to the east by its driveway, and the one to the south by its garden. It is a 4-bed detached with a detached single garage and a single parking bay on the drive, although another small vehicle could probably be accommodated in-line without obstructing access to the houses to the east.

The proposal is to convert the loft into a 5th bedroom with a dressing room and en-suite bathroom; there is a cupboard on the first-floor landing over the stairs, which will be removed to allow the necessary staircase to be inserted. Five Velux rooflights are proposed, one in each roofslope for the bedroom and the dressing room, and one over the en-suite in the front slope. In addition an obscure-glazed 3-pane window is proposed in each gable end, one for the bedroom and one for the dressing room; this does not reflect the existing window design which is a sash-type with internal divisions into 8 small 'panes' in each half (see side elevations below).

However, Condition 9 of the decision sheet for 13/01549/ADP (as for all phases of Lace Hill) states:

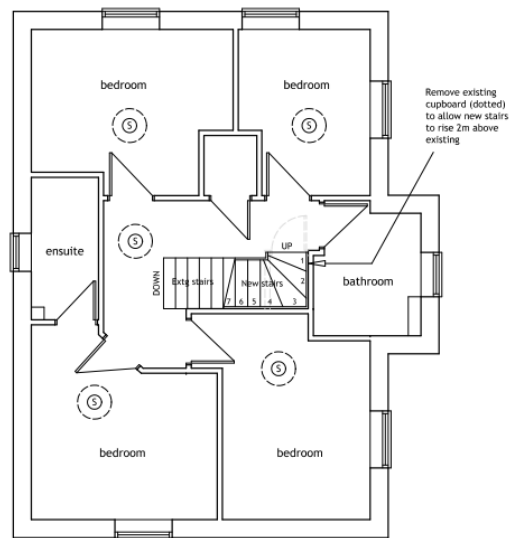
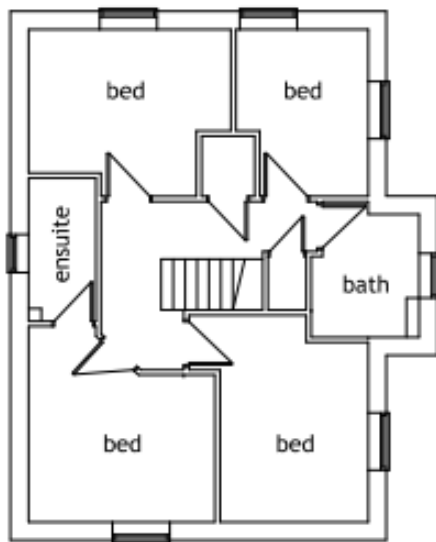
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, **no windows,** dormer windows, no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwelling which fronts onto a highway, no buildings, structures or means of enclosure shall be erected on the site which is the subject of this permission, no hard surface shall be provided on the land the subject of this permission, other than those expressly authorised by this permission.

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for development having regard for the particular layout and design of the development and to accord with policies GP8 and GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

which in my view means that an APP is more appropriate than a CPL application.

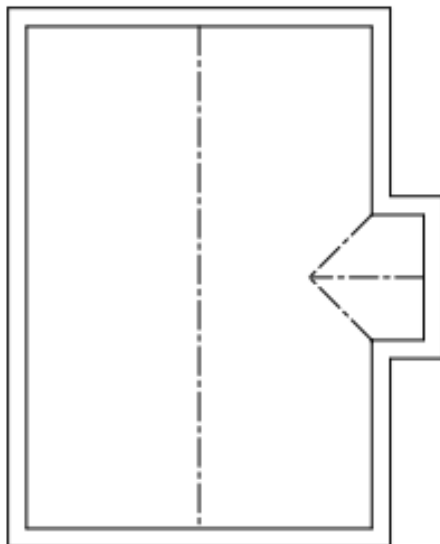


Existing and proposed Ground floor plan (No change). Rotated to match elevation above left

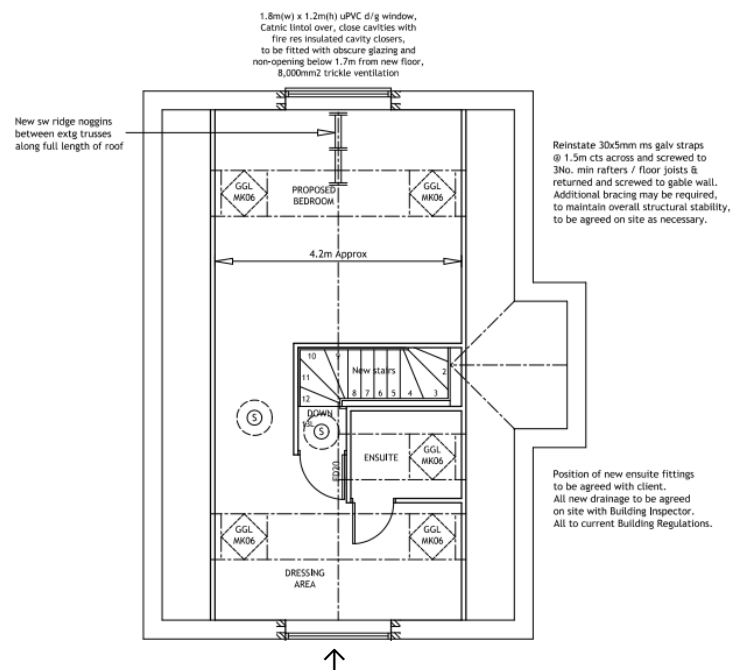


Existing and proposed first floor

(S) = smoke alarm



Existing roof plan



This window label is the same as the one at the top, obscure-glazed and non-opening below 1.7m

Proposed 2nd floor and roof (diamond shapes mark skylights)

9. 23/00541/CPE

12 Brackley Road, MK18 1JD

Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of river bank
Sutherland



The site is the large area south of the house between the west End Bowls Club green and the field behind Mole Country products. There is very little information available about the construction of the landing deck.

The supporting documents comprise:

- A redacted invoice (blank except for the contractor's name) for the deck construction
- A landscape plan for part of the rear garden coloured yellow and edged in blue on the plan above
- A 2010 letter from the Environment Agency which contains

The Environment Agency has considered the information gained from the site visit and I can confirm the following decision.

The installation of this landing stage on the river bank is in contravention of Byelaw 14 (a) of the Environment Agency's Land Drainage and Sea Defence Byelaws, a copy of which I gave you on my visit. You should note that any works that affect the banks of the river or are within the Byelaw distance of 9 metres from the bank of the river require consent from the Environment Agency prior to their commencement.

On this occasion the Environment Agency intends to take no enforcement action in relation to the erection of the landing stage on the bank of the river, however, you should ensure you obtain permission in advance of any further works you may wish to carry out. A summary of your duties and responsibilities is set out in the leaflet 'Living on the Edge' which I gave you on my visit.

- 11 identical letters from various addresses, only 4 of which are from the Brackley Road area, confirming that the green area within the red line on the plan above has been a residential garden since 1996 and that the landing stage was constructed prior to 2010. Some have added personal recollections.

There are no details of the proposed landing stage, or whereabouts on the river bank it is.

Questions from Buckingham Town Council

Could we have a memo about what sites/types of development will still get a site notice and/or a notice in the paper?	
Applications for Planning Permission	
Planning application accompanied by an environmental statement	Site Notice Advertisement in local newspaper
Departure from development plan Applications which do not accord with the development plan in force in the area (including an application for public service infrastructure development made on or after 1 August 2021)	Site Notice Advertisement in local newspaper
Affecting public right of way Applications which would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 applies	Site Notice Advertisement in local newspaper
Major Development Applications for major development as defined in Article 2 of the Development Management Procedure Order	Site notice Advertisement in local newspaper
Development affecting the setting of a listed building	Site Notice Advertisement in local newspaper
Development affecting the character or appearance of a conservation area	Site Notice Advertisement in local newspaper
Applications for Listed Building Consent	
Listed Building Consent – alterations or demolition of a listed building	Site Notice Advertisement in local newspaper

How many neighbours will get a notification letter? Just each side? Two or three each side? Addresses to front and rear as well?



As a starting point, the immediate neighbours (those whose property bound the site) will be notified. Further notification beyond this will be at the case officer's discretion.

Will they be posted or hand-delivered?

The notification letters will be posted second-class royal mail (as has been the longstanding procedure of 4 out of the 5 legacy local planning authorities that formed Buckinghamshire Council).

Will they be sent out at validation as the Parish notification is?	Appendix C
Generally yes, but at the point the case officer makes a site visit they may identify addition neighbours to be notified.	

What about CPL applications and the other non-consulted applications? Especially those for the felling of trees?
<p>Legislation requires the Local Planning Authority to process and determine around 50 different types of planning application, approval, notification or consent. The relevant regulations set out how the process that must be followed, including timescales, fee payable, and appropriate consultation or notification requirements.</p> <p>With regard to planning applications, there is clear and specific commitment to undertake public consultation and notification. This is because it plays a valuable role in bringing to our attention particular local issues and constraints that might not be immediately obvious to the planning case officer.</p> <p>Public engagement is however almost exclusively specific to applications for planning permission and has not been applied to other more technical planning processes such as Certificate of Lawful Development, the Approval of details reserved by condition, Non-material minor amendments, and the various prior notification and consultation processes.</p> <p>The decisions on these can be monitored using the weekly/monthly list function in Public Access:</p>

<div><div><div><div><div></div><div>Buckinghamshire Council</div></div><div>Aylesbury Vale Area</div></div><div><div>Search</div><div>My Profile</div><div>Login</div><div>Register</div></div><div><div>Planning – Weekly List</div><div>Search Planning Applications either validated or decided in a given week.</div><div><div>Simple</div><div>Advanced</div><div>Weekly/Monthly Lists</div><div>Property</div><div>Map</div></div><div><div>Weekly List</div><div>Monthly List</div></div><div><div>Parish:</div><div>All</div></div><div><div>Ward:</div><div>All</div></div><div><div>Week beginning:</div><div>06 Feb 2023</div></div><div><div>Show applications:</div><div><div>Validated in this week</div><div><input checked="" type="radio"/> Decided in this week</div></div></div><div>Search</div></div><div><div>© 2023 Buckinghamshire Council</div></div></div></div>	<div><div><div><div><div></div><div>Buckinghamshire Council</div></div><div>Aylesbury Vale Area</div></div><div><div>Search</div><div>My Profile</div><div>Login</div><div>Register</div></div><div><div>Planning – Results for Application Search</div><div>Refine</div></div><div><div>Sort by</div><div>Date Received</div><div>Direction</div><div>Descending</div><div>Results per page</div></div><div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div><div>7</div><div>Next</div></div><div><div>Submission of details pursuant to Condition 6 (trees) relating to Planning Permission 22/01582/APP</div><div>26 Station Road Mursley Buckinghamshire MK17 0SA</div><div>Ref. No: 22/B1582/DIS Received: Mon 06 Feb 2023 Validated: Mon 06 Feb 2023 Status: Approved</div></div><div><div>DD 5 day notice: Removal of 2 Ash trees with early signs of ash dieback (Hymenoscyphus fraxineus)</div><div>34 Oving Road Whitchurch Buckinghamshire HP22 4JF</div><div>Ref. No: 23/00348/ATC Received: Thu 02 Feb 2023 Validated: Thu 02 Feb 2023 Status: Approved</div></div><div><div>Proposed non-material amendment to permission for change of use of land from agricultural to equestrian. Erection of Private stables, manage, lung ring, service yard and relocation of driveway – amendment to 12/00675/APP granted under planning approval ref: 12/01540/APP.</div><div>Farm Land Off Dean Road Stewkley Buckinghamshire</div><div>Ref. No: 12/A1540/NON Received: Thu 26 Jan 2023 Validated: Thu 26 Jan</div></div></div></div>
---	---

Question from Councillor Robin Stuchbury to Councillor Peter Strachan, Cabinet Member for Planning and Regeneration (Cabinet – 14/2/23)

“Neighbourhood Plans

Buckinghamshire Council has set up a Sub-Group which includes Area Planning Committee Chairmen, Cabinet members and senior officers looking at the Local Plan for Buckinghamshire. Other Parish and Town Councils are drafting their own neighbourhood plans such as Chesham and Buckingham and will be going out to consultation on their plans with their constituents in the future. With the uncertainty, which still prevails on development housing numbers within Buckinghamshire and the questions around greenbelt protections, what work is being undertaken to engage and help guide and influence future local neighbourhood development plans for parish and town councils which will be funded through the town or parish precept, as well as guidance on the use and disparity between Section 106 agreements being used in the north of the Council area and Community Infrastructure Levy (CIL) being used in the south of the Council area to help facilitate infrastructure associated with growth?”

RESPONSE from Councillor Strachan

We are preparing the Local Plan for Buckinghamshire having regard to government planning policy in the National Planning Policy Framework (NPPF). This requires local plans to set out a housing requirement figure for each neighbourhood area that has been designated which reflects the overall strategy for the pattern and scale of development and any relevant housing allocations. Once these strategic policies have been adopted, these housing figures should then not need re-testing at a neighbourhood plan examination unless there has been a significant change in circumstances that affects the requirement.

We already provide significant advice and support to town and parish councils on the preparation of their neighbourhood plans and employ a dedicated Neighbourhood Planning Coordinator to assist with this. As work on the Local Plan for Buckinghamshire progresses, we shall engage with the relevant town and parish councils about what an appropriate housing requirement figure might be for their area.

In the meantime, where it is not possible to provide a housing requirement figure for a neighbourhood area, the NPPF advises the local planning authority to provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

Under provisions in the Levelling-up and Regeneration Bill, the government intends to introduce a national Infrastructure Levy as a new mandatory charge on development to replace Community Infrastructure Levy (CIL) in England. Within this context, officers are considering whether to introduce CIL in the North and Central planning areas; whether to review the existing CIL charging schedules in operation in the South, East and West planning areas; and whether to commence work on a single CIL charging schedule for the whole of Buckinghamshire. A review of CIL processes and allocations would then take place once the process for introducing and reviewing CIL in the County has been concluded.

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 27th FEBRUARY 2023

Agenda 9.2 Buckinghamshire Council Consultation on new Disabled Parking spaces in Buckingham

Contact Officer: Mrs. K. McElligott, Planning Clerk

a) Grenville Road

Section one

Disabled Bays Scheme (35 sites multiple locations)

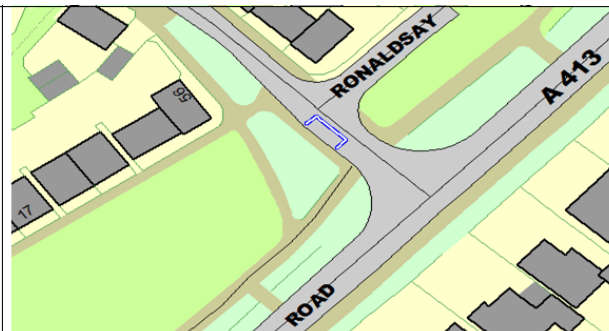
Grenville Road, Buckingham



b) Whitehead Way, close to junction with A413 Moreton Road

Disabled Bays Scheme (35 sites multiple locations)

Whitehead Way, Buckingham



Car is parked approximately where bay is proposed. Photos taken 15/2/23.



Any tailbacks caused by single-carriageway working past a parked car might affect the zebra crossing, left.

There are no Buckingham items in Section 2 which deals with Limited Waiting Parking Bays (various times), No Loading (various times), No Waiting – Single yellow line (various times), No Waiting At Any Time – Double yellow line, Permit Holder Only Parking Area, No Stopping Mon-Fri 8am-5pm On Entrance Markings – School Zig-Zags and Restricted Parking Zone (no waiting at any time) in various other parts of the County. The nearest is a proposed No Waiting At Any Time restriction on Greyhound Lane, Winslow.

Any response Members wish to will be filed on-line by the Planning Clerk via the link in the contact email.

KM

14/2/23

From: Buckinghamshire Council <noreply@one.network>
Sent: Tuesday, February 21, 2023 9:16 AM
Subject: TTRO - Nelson Street, Buckingham - 04/04/23 - 19/04/23

Dear All

Please find attached the completed TTRO application form and diversionary route for works on the Highway by Gigaclear

https://api-gb.one.network/downloads/tm/1016/ttro-application-form_133022548_3541371_d72763006b.pdf

I trust you will all find this to be in order but should you have any queries please do not hesitate to contact me by 28/10/23 - if we do not hear from you by this date we will assume there are no objections to this TTRO.

If you are unable to view this link please go to one.network to view under the road and dates stated.

Regards

Lottie Foskett
TTRO officer
Floor 10
01296 383848
Walton Street Offices
Walton Street
Aylesbury
Buckinghamshire
HP20 1UY

Please note this a non replyable email address, all emails need to be directed to roadclosures@buckinghamshire.gov.uk

Buckinghamshire Council

Kevin Goad Service Director - Highways and Technical Services

TEMPORARY TRAFFIC REGULATION ORDER APPLICATION FORM

YOUR REF: Nelson Street, Buckingham

Please read the guidance notes overleaf before completing the form.**Please complete all sections - your application form may be returned if you do not comply with all requirements listed overleaf.**

- 1. NAME AND NUMBER OF HIGHWAY AFFECTED** Nelson Street
TOWN/PARISH Buckingham
If only a section of the road is to be affected, give relevant junctions/distances in metres. Approx 122 metres
- 2. TYPE OF TEMPORARY TRAFFIC RESTRICTION REQUIRED, please indicate**

Road Closure	Footpath/Bridleway Closure	Temp Parking Restrictions	Suspended Parking restrictions	Speed Restrictions
x				

- 1. PERIOD FOR WHICH ORDER IS SOUGHT** from 09:00 to 17:00 on 04 April 2023 to 19 April 2023
- 2. ALTERNATIVE ROUTE FOR AFFECTED USERS**
West Street, Market Square, Bridge Street, Chandos Road, Station Road, Hunter Street and vice versa. Maps attached.
- 3. REASON FOR ORDER (Full Description) Insert description** Overlay 100m of trench, build chambers and install toby boxes. Road to be closed during the hours of 09:00 - 17:00. Road will be open all other hours.
- 4. Will the Emergency Services have access through the closure** YES
Will Buses have access through the closure N/A
- 5. WHO WILL SUPPLY SIGNING SCHEDULE AND ARRANGE SIGNING OR ROUTE ETC?**
City Traffic Management
- 6. DO YOU REQUIRE A LICENCE TO CONDUCT STREETWORKS AND/OR A SECTION 50 LICENCE?**

Yes	No
x	x

- 1. APPLICANTS FULL NAME AND COMPANY ADDRESS**
Gigaclear



BC Growth, Infrastructure & Housing Select Committee 16th Feb 2023

Written Question from Cllr M Cole to Cabinet Member Cllr P Strachan

"Although Buckingham currently has no unmet housing need under VALP, can the Select Committee give an indication how much housing need it forecasts under the emerging County Plan, bearing in mind that the Secretary of State for Levelling Up Housing and Communities stated on 6th December 2022 that he has conceded that the 300,000 pa national housing target is being dropped, and local authorities will be allowed to build fewer homes if they can show that hitting centrally imposed targets would significantly change the character of their area. Pushing more houses up to North Buck would have the same despoiling effect on its rural and agricultural nature as it would have on South Bucks Green Belt/Area of Outstanding Natural Beauty in terms of significantly changing its character."

Cllr Strachen responded at length, but in the absence of the written response from Buckinghamshire Council after the meeting, I made the following notes from Cllr Strachan's reply:

He said that "there is still considerable uncertainty about the steps Buckinghamshire should take to assess the needs for housing the need for housing and how growth should be distributed across the council area."

He said that national policy was currently in a state of flux over housing. Applying the Government standard across Bucks would give 2861 homes needed each per year over the 10 years from 2023-33. He went on to point out that this was merely a starting point, without any reference to local policies.

He added "nor is it mandatory, or a centrally-imposed top-down target. There have been 1000 plus sites identified in response to the three call-ins for sites. We can't yet assess what housing needs might be for the Buckinghamshire Plan as we are awaiting the revised NPPF in the spring of 2023, so we don't have the evidence we need." He said later in the meeting that the Buckinghamshire Plan would be ready in 2025.

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 27th FEBRUARY 2023

Contact Officer: Mrs. K. McElligott, Planning Clerk

Public Questions to Buckinghamshire Council Select Committees

Agenda 11.4

Background

At the 17th October 2022 Planning Committee meeting (Minute 338/22) Members agreed Cllr. Stuchbury's suggestion that the Clerk monitor the agendas for the following Buckinghamshire Council Select Committee meetings

- Growth, Infrastructure and Housing Select Committee
- Transport, Environment and Climate Change Select Committee

Information

Meetings of these Committees since October 2022 have been

Growth, Infrastructure and Housing Select Committee:

15th December *[nothing on the agenda of interest to Buckingham]*

16th February **waiting for agenda**

6th April

Transport, Environment and Climate Change Select Committee

3rd November *[nothing on the agenda of interest to Buckingham]*

2nd February *[short item on possible results of withdrawal of Government bus subsidy; full report to March meeting]*

30th March

The calendar of meetings beyond April is not yet published.

Each meeting has a section for Public Questions, which must relate to an item on the agenda (which is only available a week in advance of the meeting). The question must be submitted in advance, by midday three working days before the meeting).

The question will be read into the meeting by the Buckinghamshire meeting clerk if the originator does not wish to do this in person, and a Written Response will be supplied.

Suggestion for discussion (to be submitted to TE&CC as the agenda allows)

What is the Authority's remit with respect to Tree Protection Orders? We keep seeing applications for work to Protected trees with minimal information – sometimes only a section of a Google Earth satellite view with a circle in the general area of the tree in question – and only very rarely a photo or sketch of the damage to be attended to, or the rotten area or the obviously dead branches which require the tree to be felled.

Buckingham Town Council has declared a Year of the Tree, and Buckinghamshire is supporting additional planting, but our existing trees are being allowed to be harmed without any real evidence of need. Town Councillors would like to see the level of proof of need raised for all works to trees, but especially for those with Protection Orders.

Recommendation

- That Members consider matters within the remit of each Select Committee on which a Question might be put.
- That the Select Committees be added to the existing Area Planning and Strategic Sites Committee information already a standard agenda item, and the Clerk maintain a list of suggested questions agreed at Planning meetings.
- That due to the short notice of agenda content, the Clerk have leave to submit any question on the list relevant to an item on the agenda.

Buckingham Planning Application statistics 2022

Figures correct to 12/2/23; 2021 figures in { }

Note

- That the 2022 total is skewed by multiple applications
These were
 - Modified application following refusal, withdrawal or variation of conditions

APP/APP	3 {2}	ACL/APP	3 {2}	APP/COUAFN	1 {0}
APP/PAHAS/APP	1 {0}	APP/VRC	1 {0}		
 - Parallel applications

ALB/APP	3 {2}	ALB/AAD	2 {1}	APP/ALB/AAD	0 {1}
ACL/ALB	1 {0}	ATC/ATP	1 {0}	ACL/ALB/APP	1 {0}

There were two re-applications following approval due to changed circumstances
 - There was one out-of-parish application in 2022 – the industrial building on Osier Way (Gawcott)
1. Figures below are based on the total number of 2022 Buckingham applications whether or not duplicated or approved. Northern Area's total for the year (including late validations) was 4327, so Buckingham applications formed 3.4% (2021 – 2.7%, 2020 – 3.0%, 2019 - 3.0%, 2018 - 3.5%).
Numbering is still per legacy council; there were 10,800 valid applications in the whole County, 40% of which were in the Northern Area.

There were 149 {135} 2022 applications received as follows:

Applications by suffix:

AAD (signage)	7	{ 4}
ACL (Cert. of Lawfulness)/CPL (≡ ACL, so far as I can tell)	11	{ 8}
ADP (Approval/details foll. Outline Permission)	1	{ 2}
ALB (listed buildings)	11	{10}
AOP (Outline Permission)	0	{ 0}
APP (general)	81	{75}
ATC (works to trees in Conservation Area)	16	{15}
ATP (works to TPO trees)	17	{17}
COUAFN (commercial use check if a full appln. required)	1	{ 0}
COUOR (business use check if a full application required)	1	{ 0}
COUC (change of use financial → nail bar)	0	{ 1}
HPDE (Householder Permitted Development–Extension)	1	{ 2}
PAHAS (house additional storey check)	1	{ 0}
INTN (telecomms, equipment cabinets, phone box etc)	0	{ 1}
VRC (variation of condition)	1	{ 0}

Applications by type:

Additional storey	3	{ 0}
Airconditioning/Air source heat pump	3	{ 1}
Alterations/renovations/repairs	4	{ 6}
Annexe (detached) / Mobile home	2	{ 0}
ATM <i>all Lloyds – 1 new, 2 to remove and make good</i>	3	{ 0}
Canopy / Porch	1	{ 2}
Change of use	11	{10}
<i>B1/B2/B8 (Light industry) → D2 (Leisure) 1; Children's play → Gym 1; Class E (retail) → C3 (dwellings) 2; Garage to habitable room 3; HiMO (6) → HiMO (7) 2; Lecture theatre → Cinema 1; Retail → Hub 1;</i>		
Conservatory	0	{ 1}
Doors and windows	5	{ 0}
Extension	43	{47}
<i>Also including a loft conversion 2; including a garage conversion 4</i>		

Fence/Wall/Gate (residential)	5	{ 3}
Garage (new) (double application; included new access)	2	{ 2}
Garden Building/works (3 garden rooms, 1 shed)	0	{ 4}
Housing (new)	13	{ 1*}
<i>5 flats over Lloyds Bank (double application, no decision yet); 8 flats over M&Co (no decision, timed out); 19 Bridge Street, creation of 2 flats on ground floor (no decision yet); Verney Close creation of two flats from 1 duplex flat - net gain of 1, (approved); St Rumbolds Lane, 7 self-contained flats from HMO with 4 bedrooms - net gain of 3 (no decision yet). 3 houses, Benthill (withdrawn); 1 self-build house, Stratford Road (appeal v non-determination); 8 houses + renovation of Station House (no decision yet); Foundry Drive, 16 houses, (refused); rear of Wheeldon House, 7 houses and 3 flats (withdrawn); land south of old Police Station, 7 houses (no decision yet); Osier Way Phase I, 121 dwellings (no decision yet)</i>		
Industrial Building	1	{ 0}
Landscaping (Lace Hill Health Centre)	0	{ 1}
Loft conversion (only)	3	{ 0}
New access	1	{ 0}
Prayer Room	0	{ 1}
Roof	3	{ 0}
Services building (Candleford Court)	1	{ 0}
Signage	10	{ 7}
Solar Park	0	{ 1}
Storage Units	0	{ 1}
Telecomms	0	{ 1}
Variation of condition	2	{ 8}
Works to trees	33	{32}

* Replacing a demolished house so no net gain

2. Meetings comparison with other Areas (per Minute 621/21):

Area	No of meetings in calendar Jan – Dec 2022	No of these cancelled 2022	Comparison with 2021
Central Area	15	4 (27%)	5 (50%)
East Bucks Area	14	8 (57%)	5 (36%)
North Bucks Area	14	8 (57%)	6 (46%)
South Bucks Area	14	6 (43%)	5 (38%)
West Bucks Area	15	3 (20%) + 1 postponed (technical issues)	1 (8%)
Strategic Sites	15	6 (40%)	7 (44%)

Note that these (other than North's) may not be exact as I only check other Areas every few months, and since cancelled meetings are now deleted from the list I have had to extrapolate from my notes.

No Buckingham applications have come to the North Bucks Area Committee since February 2020. One (Osier Way) came before the Strategic Sites Committee in December 2021. Nothing since.

3. Per Min. 1036/09 the Planning Consultations during 2022 were

January	Winslow Neighbourhood Plan	Revised version	response made
July	Maids Moreton Neighbourhood Plan Consultation Version (V9.2)		
	Maids Moreton Neighbourhood Plan Heritage Assessment	V2 March 2022	
October	Buckinghamshire Plan Design Code		response made
	Buckinghamshire Plan Affordable Housing		response made
December	Buckinghamshire Plan Settlement Survey		response agreed
	<i>(Waiting for Town Clerk's agreement on letter)</i>		

4. Appeals were lodged/decided as follows during 2021& 2022:

application	site	against	decision	date
19/00513/AOP	Gawcott Hill Farm	refusal	dismissed	21/10/22
21/01491/ALB	32 Nelson Street	refusal	pending	
21/00583/APP	19 Bridge Street	refusal	dismissed	20/10/22
21/01263/APP	28 Border Lane	Enforcement notice	pending	
22/00328/ALB 00330/AAD	40-41 Nelson Street	refusal	pending	
22/02389/CPL	33 Willow Drive	refusal	pending	

5. Responses/decisions

BTC response 2022		Buckinghamshire decision					
	Total 149	approved	refused	Split	With- drawn	Permission not required	No decision yet
No objections (includes tree works)	106	82	7		3		14
(of which 'subj HBO')	4	1	2				1
(of which subj Licensing)	1	1					
Oppose (includes tree works)	37	5	21		3	1 timed out	7
(including Oppose & Attend/callin)	3						3
Deferred for further information	1		1				
No comment / <u>Noted</u> mainly 'not for consultation'	1						
Tree works (ATP) No objections	17	12 +2*					
Oppose		1	2				
Tree works (ATC) No objections	16	13					
Oppose		3					

*2 applications were decided before the meeting: both ATP (emergency works); 1 CPL had been decided before the meeting.
1 application was withdrawn before the meeting; application was returned (duplicated).

BTC response 2021		Buckinghamshire decision					
	Total 135	approved	refused	Split	With- drawn	Permission not required	No decision yet
No objections (includes tree works)	85	66					19
(of which 'subj HBO')	7	3*			2*		2*
Oppose (includes tree works)	34	13	9		5		7
(including Oppose & Attend/callin)	8		3		1		4
Deferred for further information	3				1	1	1
No comment / <u>Noted</u> mainly 'not for consultation'	10	9**					1
Tree works (ATP)	17	14					3
Tree works (ATC)	15	15					

* These include paired APP/ALB applications

**2 applications were decided before the meeting: 1 ATP, 1ATC (emergency works); 1 (Barclays' signage) had been carried out before the meeting (28/6/21), so Members declined to comment, though it wasn't approved until 1/9/21

Last 10 years comparison (discrepant totals are due to noted/withdrawn/not consulted on/no decision yet etc)

Year	Total responses	% Vale total	Decision	%approved	% refused
2013	158	4.4%	Support 27	81%	4%
			No Objections 78	96%	1%
			Oppose 42	60%	12%
2014	147	3.9%	Support 8	75%	25%
			No Objections 83	94%	2%

			Oppose 33	42%	6%
2015	110 of 147	3.3%	Support 4	75%	0%
			No Objections 71	89%	7%
			Oppose 34	62%	6%
2016	138 of 156	3.4%	Support 3	67%	0%
			No Objections 79	90%	1%
			Oppose 34	44%	12%
2017	134	2.8%	Support 12	75%	0%
			No Objections 75	81%	9%
			Oppose /Oppose & attend 2	50%	35%
2018	164	3.5%	Support 1	no.decision yet	
			No Objections 97	73%	7%
			Oppose/Oppose & attend 41	29%	15%
2019	137	3.0%	Support 1	No decision yet	
			No Objections 83	81%	4%
			Oppose/Oppose & attend 36	36%	14%
2020	135	3.0%	No Objections 71	74%	3%
			Oppose/Oppose & attend 26	19%	8%
2021	135	2.7%	No Objections 85	78%	0%
			Oppose/Oppose & attend 34	38%	36%
2022	149	3.4%	No Objections 106	77%	7%
			Oppose/Oppose & attend 34	14%	57%
Year	Total responses	% Vale total	Decision	%approved	% refused

6. Applications as yet undecided (as at 13/2/23)

Oakhaven Park is not in the parish, but BTC responded to the consultation

The following list will be amended as necessary before publication.

Reference ↕	Address ↕	Type ↕	Status ↕
07/D1003/NON	1 Candleford Court Buckingham Buckinghamshire MK18 1GA	Application	Awaiting decision
16/O2252/APP	Oakhaven Park Radclive Road Gawcott Buckinghamshire	Application	Awaiting decision
18/O4566/APP	Former Buckingham Town FC Ford Meadow Ford Street Buckingham Buckinghamshire MK18 1AG	Application	Awaiting decision
19/OO823/APP	63 Moreton Road Buckingham Buckinghamshire MK18 1JZ	Application	Awaiting decision
19/OO902/ADP	Land Adj 73 Moreton Road Buckingham Buckinghamshire	Application	Awaiting decision
20/OO510/APP	Land West Of Moreton Road And Castlemilk Buckingham Buckinghamshire	Application	Awaiting decision
20/O1000/APP	Land At Moreton Road Buckingham Buckinghamshire MK18 1JZ	Application	Awaiting decision
21/O1655/ADP	Land At Tingewick Road Buckingham Buckinghamshire	Application	Awaiting decision
21/O4886/APP	The Workshop Land Off Tingewick Road Buckingham Buckinghamshire MK18 1GX	Application	Awaiting decision
22/O1498/APP	Land Off Osier Way Buckingham MK18 1TB	Application	Awaiting decision
22/O2137/APP	Land Between No. 38 Moreton Road And The Old Police Station, 50 Moreton Road Buckingham Buckinghamshire MK18 1LA	Application	Awaiting decision
22/O2324/APP	Station House Tingewick Road Buckingham Buckinghamshire MK18 1ST	Application	Awaiting decision
22/O2487/APP	63 Nelson Street Buckingham Buckinghamshire MK18 1BT	Application	Awaiting decision
22/O2689/ADP	Land At Osier Way Osier Way Buckingham MK18 1TG	Application	Awaiting decision
22/O2742/AAD	The Kings Head PH 7 Market Hill Buckingham Buckinghamshire MK18 1JX	Application	Awaiting decision
22/O2743/ALB	The Kings Head PH 7 Market Hill Buckingham Buckinghamshire MK18 1JX	Application	Awaiting decision
22/O2784/ALB	28 High Street Buckingham Buckinghamshire MK18 1NU	Application	Awaiting decision

22/O3990/APP	19 Bridge Street Buckingham Buckinghamshire MK18 1AF	Application	Awaiting decision
22/O4096/APP	118 Moreton Road Buckingham Buckinghamshire MK18 1PW	Application	Awaiting decision
22/O4135/APP	Bin Store 1 – 31 Candleford Court Buckingham Buckinghamshire	Application	Awaiting decision
22/O4142/APP	19 Market Square Buckingham Buckinghamshire MK18 1NP	Application	Awaiting decision
22/O4143/ALB	19 Market Square Buckingham Buckinghamshire MK18 1NP	Application	Awaiting decision
22/O4198/APP	Former Little Chef Buckingham Ring Road Buckingham Buckinghamshire MK18 1SH	Application	Awaiting decision
22/O4251/APP	29 Candleford Court Buckingham Buckinghamshire MK18 1GA	Application	Awaiting decision
22/O4254/CPL	7 Stowe Avenue Buckingham Buckinghamshire MK18 1HT	Application	Awaiting decision
22/O4292/CPL	Stable Cottage 5 Bridge Street Buckingham Buckinghamshire MK18 1EL	Application	Awaiting decision
23/O0055/APP	24 West Street Buckingham Buckinghamshire MK18 1HE	Application	Awaiting decision
23/O0178/AOP	Land West Of London Road Buckingham Buckinghamshire	Application	Awaiting decision
23/O0181/ATP	Land Between Brookfield Lane And Chandos Road Buckingham Buckinghamshire	Application	Awaiting decision
23/O0215/APP	3 Waine Close Buckingham Buckinghamshire MK18 1FF	Application	Awaiting decision
23/O0339/CPL	5 Watchcroft Drive Buckingham Buckinghamshire MK18 1GH	Application	Awaiting decision
23/O0418/APP	14 – 15 High Street Buckingham Buckinghamshire MK18 1NT	Application	Awaiting decision