



# BUCKINGHAM TOWN COUNCIL

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Town Clerk: Claire Molyneux

PLANNING  
COMMITTEE

Wednesday, 22 March 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 27<sup>th</sup> March 2023 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email [committeeclerk@buckingham-tc.gov.uk](mailto: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 27<sup>th</sup> February 2023.

[Copy previously circulated](#)

Buckingham



Twinned with *Mouvoux, France*;



*Neukirchen-Vluyn, Germany*



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

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

www.buckingham-tc.gov.uk  
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**4. Re-consideration of planning application 23/00396/APP in light of new information.**

Members are asked to review the information supplied by the neighbour and consider whether to change their response from **NO OBJECTIONS** per the attached report.

[PL/170/22](#)  
[Appendix A](#)

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

To receive any update.

**6. North Bucks Parishes Planning Consortium**

To receive and discuss a report from Cllr. Hardcastle *postponed from last meeting*. [Appendix B](#)

**7. Action reports**

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

7.2 (472/22) To receive and discuss a response from Mr. Marsh on the Stratford Road slip lane [Appendix D](#)

7.3 (575/22) To receive a response from the Cabinet Member, Cllr. Strachan, re the consultation on local facilities for the Buckinghamshire Plan. [Appendix E](#)

**8. Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meeting is on 5<sup>th</sup> April at 2.30pm. The Strategic Sites Committee meeting is on 13<sup>th</sup> April at 2pm.

Additional information provided by the Clerk

[PL/171/22](#)

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

1. 23/00667/PAPCR 12A Cornwall Place, High Street MK18 1SB  
Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of commercial/ business/service (class E) to 2no. flats.  
*Dreyfuss*
2. 23/00698/AAD 4 West Street, MK18 1HL  
Display of sign tray, menu board, spherical canopy and projection sign.  
*Gjolekaj*
3. 23/00713/APP 2 Mallard Drive, MK18 1GJ  
Householder application for enclosed porch and side extension.  
*Whates*
4. 23/00868/APP 65 Western Avenue, MK18 1LJ  
Householder application for new roof over existing storey kitchen and insertion of new bathroom window to side elevation.  
*Walsh & McCabe*

*The following two applications may be considered together:*

5. 23/00869/APP White Hart Hotel, 2 Market Square, MK18 1NL.
6. 23/00870/ALB Internal alterations and refurbishment of the premises at all floor levels and external alterations to replace an existing spiral fire exit staircase at the rear and alterations to the terrace and garden areas

at the rear of the premises to form new timber frames shelters and general improvements to the outside seating areas.

*Greene King*

The following **Additional Information** has been received:

7. 22/03990/APP 19 Bridge Street, MK18 1AF  
*Description has been changed from*  
 Sub-division of existing dwelling and formation of two one bedroom dwellings in the existing ground floor  
*to*  
 Sub-division of existing dwelling and formation of two one bedroom dwellings in the existing ground floor and one three bedroom dwelling in the existing first floor with associated external alterations.  
*Godhania*

*Additional information: existing and proposed first floor plans. There is also a response to our January comments from the applicant's agent posted on the website which Members may wish to add further comment on. See Clerk's report.*

#### Not for consultation

8. 23/00632/ATP The Oaks, 7 Manor Gardens  
 T149 Lime: Crown spread – 8m; Height – 22m; DBH - 1.25m  
 Work required – reduce regrowth to previous reduction points approx. 1.5m.  
*Field*

#### 9. Planning decisions

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

#### Approved

Application	Site address	Proposal	BTC response
22/01498/APP	Osier Way	Erection of building for flexible Eg(iii), B2 or B8	No objections
22/02487/APP	63 Nelson Street	Ch/use from E(a) (Retail) to C3 (dwelling)	No objections
22/02742/AAD 22/02743/ALB	King's Head PH, Market Hill	New signage and lighting *	No objections
22/03472/APP	35 Lace Lane	Loft conversion with dormer + HiMO extension to 7 persons	Oppose
22/04142/APP 22/04143/ALB	19 Market Square <i>[over Lloyds Bank]</i>	Alter 1 <sup>st</sup> & 2 <sup>nd</sup> floors to provide 5 flats	No objections
23/00215/APP	3 Waine Close	Replacement roof & frames to existing conservatory	No objections

\* The officer's report contains:

**"Other matters** The comments from the Town Council are noted regarding the apostrophe. Officers recommend that the Town Council discuss this aspect directly with the applicants. Please be advised that should an apostrophe be added to the signs following the grant of consent, this would be deemed 'de minimus' in terms of the approved plans."

#### Refused

Application	Site address	Proposal	BTC response
22/02137/APP	Land S. of Old Police Station	Erection of 7 detached dwellings	Oppose
23/00418/APP	14-15 High St.	Installation of 4 a/c units (retrospective)	No objections

**Withdrawn**

Application	Site address	Proposal	BTC response
21/01655/ADP	St.Rumbold's Fields	9 additional houses [Additional houses approved via 17/A4668/NON 19/4/21]	No objections

**Refused**

Application	Site address	Proposal	BTC response
23/00181/ATP	Waglands Garden	G1 - Reduce group of Lawsons cypress by 2-3m in height by the visitor car parking spaces. Residents would like peace of mind as there has been storm damage.	Oppose

**10. Buckinghamshire Council Matters**

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

10.2 To receive for information only details of the parking and protection arrangements linked to 17/D1003/NON: work to block up the floodgate opening in Candleford Court basement.

[Appendix F](#)

10.3: Streetnaming: To receive for information the new arrangements for Fleece Yard

[Appendix G](#)

and to note that the vehicle access is now from Summerhouse Hill; a pedestrian access through the archway on Market Hill will remain.

*Postponed from the 27<sup>th</sup> February meeting due to lack of time:*

10.4 Growth, Infrastructure and Housing Select Committee (16<sup>th</sup> February 2023)

To receive and discuss the Cabinet Member's written answer to Cllr. Cole's Public (Written) Question

[Appendix H](#)

10.5 To discuss the submission of Public Questions to the Select Committees.

[PL/172/22](#)

*Postponed from the 27<sup>th</sup> February meeting due to lack of time:*

**11. Annual statistics - 2022**

To receive for information the (updated to 21/3/23) annual breakdown of applications.

[Appendix I](#)

**12. Updates from Representatives on Outside Bodies**

To receive verbal updates from Councillors.

**13. Buckinghamshire Council Committee meetings**

13.1 N. Bucks Area Planning Committee (8<sup>th</sup> March 2023) *Cancelled*

13.2 Strategic Sites Committee (16<sup>th</sup> March 2023) *No Buckingham applications*

**14. Enforcement**

14.1 To report any new breaches

14.2 To receive for information: 21/00399/CONB – new fence and wall at The Coach House, Wharf Yard [formerly Paragon Tools]. **Case Closed** – not expedient to pursue.

**15. Rolling lists – updates**

15.1 Tree felling applications no change

15.2 Land grab reports no change

15.3 Call-in requests

[Appendix J](#)

[Appendix K](#)

[Appendix L](#)

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**16. S106 Matters**

- 16.1 To receive and discuss the quarterly update
- 16.2 To receive and discuss a report from Cllr. Harvey.

[Appendix M](#)  
[PL/173/22](#)

**17. Matters to report**

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

**18. Chair's items for information**

**19. Date of the next meeting:** Monday 24<sup>th</sup> April 2023 following the Interim Council meeting

**To Planning Committee:**

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

**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 27<sup>th</sup> MARCH 2023**

**Contact Officer: Mrs. K. McElligott, Planning Clerk**

**Application 23/00396/APP 1 Pateman Close, Brackley Road, MK18 1JR**

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

Members considered this application at the 27<sup>th</sup> February meeting, and had no objections, but the response went to Aylesbury with the standard proviso:

*Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.*

The next-door neighbour called the office on 28<sup>th</sup> February, with several complaints about inaccuracies in the documents (and the lack of a site notice) and was advised to register these via the Buckinghamshire website, which he did, but could not add the annotated drawings he had prepared (the Comments button is text-only). As a service, I have forwarded these drawings to the planning officer for him.

Noting our response, and that the proposed alterations are to the rear of the house which cannot be viewed from the public domain, he has asked that these be reviewed by the Committee, and a revised comment be submitted if Members agree. Our response period closes on 22<sup>nd</sup> March, but the Case Officer has granted an extension to 28<sup>th</sup> March if a changed response is agreed.

The neighbour's documents are attached. The source of the drawings of his house that he has pasted into the application drawings is the document list for 01/02188/APP on the website. His main points are:

- The plans and application letter focus on a 45-degree angle from the patio door window, suggesting that there are no significant light implications to our property from the proposed plans – this is totally incorrect.
- The submitted plans, however, only show the 45-degree angle from our ground-floor patio door. There are two nearer window and the door used is actually at a 90-degree angle to the development.
- The actual nearest window adjacent to the proposed extension is in the habitable family room (this is completely ignored in the submitted plans) and substantially intrudes almost entirely over a line drawn at a 45-degree angle in the horizontal plane.

Dear Sir/Madam,

We would like to formally object to the proposed development at 1 Pateman Close, Buckingham, (your ref. 23/00396/APP).

We have just spoken with Buckingham Town Council on the 28th February, who unbeknown to us had discussed the proposed development on Monday night, 27th February and had not objected based on the plans they were presented with.

These plans, however, are totally misleading and incorrect in several key areas. The Buckingham Town Council has therefore suggested, given that they cannot now re-review the case based on the correct information, that we add the amended details to this page and to provide a full breakdown.

They have also suggested that, due to the discrepancies and the real actual impact this extension will have on us, we request that someone is able to come and see the property, if at all possible, rather than rely on inaccurate plans.

We hope it's okay that we detail the misrepresentations and other concerns which are not covered in the plans below.

## **1. Loss of sunlight, natural daylight and shadowing (the plans are completely misleading on this)**

### **Angle of the windows:**

The plans and application letter focus on a 45-degree angle from the patio door window, suggesting that there are no significant light implications to our property from the proposed plans – this is totally incorrect.

The AVDC planning guide states that:

*“The zone of permitted development is calculated by taking a 45-degree line from the centre of any neighbours’ nearest first floor habitable room window on the same elevation as the rear of your property”.*

The submitted plans, however, only show the 45-degree angle from our ground-floor patio door. This is not the nearest window and is actually at a 90-degree angle to the development.

The actual nearest window adjacent to the proposed extension is in the habitable family room (this is completely ignored in the submitted plans) and substantially intrudes over a line drawn at a 45-degree angle in the horizontal plane.

This nearest window to the extension (c.1.30m by 1.00m dimensions) is the angled window (facing towards No 1) and proposed structure would clearly intrude over the 45-degree horizontal plane (and also the 25-degree vertical plane). This means that almost the entire length of new extension falls within prohibited space.

The next nearest window is the side window (directly facing No 1) and we believe the changes to the declining roof (covered below) do not comply with the 45-degree

horizontal plane (and the 25-degree vertical plane) planning rules. The increased height of the existing structure would, for example, have removed almost all sunlight from entering the habitable room via this window this morning.

The obstruction to both of these windows, but especially the nearest angled window, will cause a significant loss of sunlight, natural daylight and an increase in shadowing in the main household habitable room. As both windows face the west, allowing morning sunlight and natural light into the room, we are obviously very concerned about this.

### **Roof height and angle:**

The height of the existing conservatory structure is angled down (c.30cm decline), which allows for sunlight and natural light to enter the back half of the habitable room all year-round and reduces shadowing.

The proposed additional extension building (orangery) is not angled down and will be c.+30cm higher than the end of the existing building and extend a further c.4.0m at this height, which will therefore lead to significant loss of sunlight, natural daylight and significantly increase shadowing and is very clearly within the prohibited 45-degree zone of the main angled window.

### **Boundary fence:**

The boundary fence is actually 1.80m, rather than the 2.00m height misrepresented in the planning application. The 1.80m fence was originally installed by the developers to ensure privacy, while still allowing natural light.

The additional 2.00m fencing within No 1's property came following the planning application for the large and raised garden structure (ref 08/A2146/DIS1), which was built in 2009 by No 1 Pateman Close. The council required an additional 20cm higher fence to be built to protect our property from line of site on privacy grounds.

While we voiced our concerns at the time that the additional 20cm of fence height would reduce our daylight and create shadowing in the upper garden, this went ahead anyway when the building was constructed.

The original 1.80m fence is still in place on the actual boundary and mirrors the height of all other boundary fencing in the rest of Pateman Close. The 2.00m fence shown in the plans is therefore not a boundary fence and we do not believe 2.00m should be used as the base height, as we are already suffering from reduced light into our property due to the previous development at No 1.

## **2. Size and impact**

The new structure will be of considerable size, at a substantial c.1.20m higher than the boundary fence, extending c.4.00m further than any other building in Pateman Close (all the properties' rear elevations are roughly in line).

This is also an additional 140% increase in floor space compared to the original conservatory. At only c.1.00m from the boundary fence and c.2.00m from our property, the sheer size of this extension is unreasonable given the proximity to our property.

At only c.2.00m apart, the closeness of the building already restricts natural light and so we cannot afford to lose any more of the existing sunlight and daylight without significant shadowing.

The length, height and close proximity of the boundary of the proposed extension, would definitely lead to a sense of confinement and a change in the feel of our property.

### 3. Restricted access

No 1 have access to their property past houses 2 and 3, as per the original plans. This accessway is very narrow and restrictive and would severely struggle to cope with construction traffic moving through it.

Our previous experience with the much smaller building works (such as the outbuilding and internal work at No 1) is that these had a huge impact on the access driveway. This access way became a parking lot, storage area and general carrying space, infringing on our property despite it being for access only. This was almost completely unmanageable and unacceptable during these times. A major project such as the proposed extension would therefore cause totally unreasonable and significant disruption.

The adjoining road (A422) is a major throughway, with traffic often backed up outside Pateman Close and therefore parking construction vehicles on the road would be dangerous and disruptive to traffic and a constant stream of building materials would be carried across the access road.

Due to the limited parking spaces, volume of traffic and amount of heavy building material, significant damage to tarmac on the access driveway would be expected.

### 4. Other inaccuracies with planning application letter

We have highlighted extracts taken from planning permission letter which are inaccurate:

- *“Pateman Close comprised of detached and semi-detached dwellings”*  
This is not the case; Pateman Close has five detached dwellings, built to fit seamlessly with one other in the close, with two distinctive designs.
- *“The height and scale of the extensions are designed to ensure that the proposed dwelling sits comfortably next to the neighbouring dwelling”*

This is not the case and the planned extension is out of keeping with all other properties in Pateman Close. It would have a significant impact on our property creating a sense of enclosure and an overbearing feeling. As previously covered, it is c.1.20m above the boundary fence!

- *“and to ensure that they do not impact on natural daylighting to the immediate neighbour (as demonstrated by the 45-degree lines shown on the proposed drawings).”*

As previously mentioned, the 45-degree angle completely ignores the large angled window that is nearest to the proposed extension, which will be significantly affected by loss of sunlight, daylight and increased shadowing.

- The extension is *“well considered and wholly appropriate to the existing property, which will upgrade the existing poorly insulated conservatory and which will fit seamlessly within both the immediate and surrounding context and provide the occupants with accommodation that is more suited to their family needs”*

We do not believe this development is appropriate and is also clearly against the deeds, which were intended to protect the properties in uniformity and size.

We believe any changes to improve insulation of the conservatory could be carried out within the existing dimensions and this has no relationship to the extra extension.

With regards to family needs, the original building is 2,155 sq ft (200 sq M) and the subsequent daily used office/study/garden outbuilding built in 2009 already adds 153 sq ft (14.2 sq m).

On top of this existing space, the proposed extension would add another c.150sq ft (c.14 sq m). This means the property would have an additional c.300 sq ft (c.28 sq m) added to it from the original building built in 2004.

This is the plan submitted by No 1 Pateman Close attempting to show that the new extension would have no impact on sunlight, natural light and shadowing on 2 Pateman Close from the new proposed extension





This is the actual point of contact at circa. 45 degree angle from the nearest window in 2 Pateman Close ( see next page )

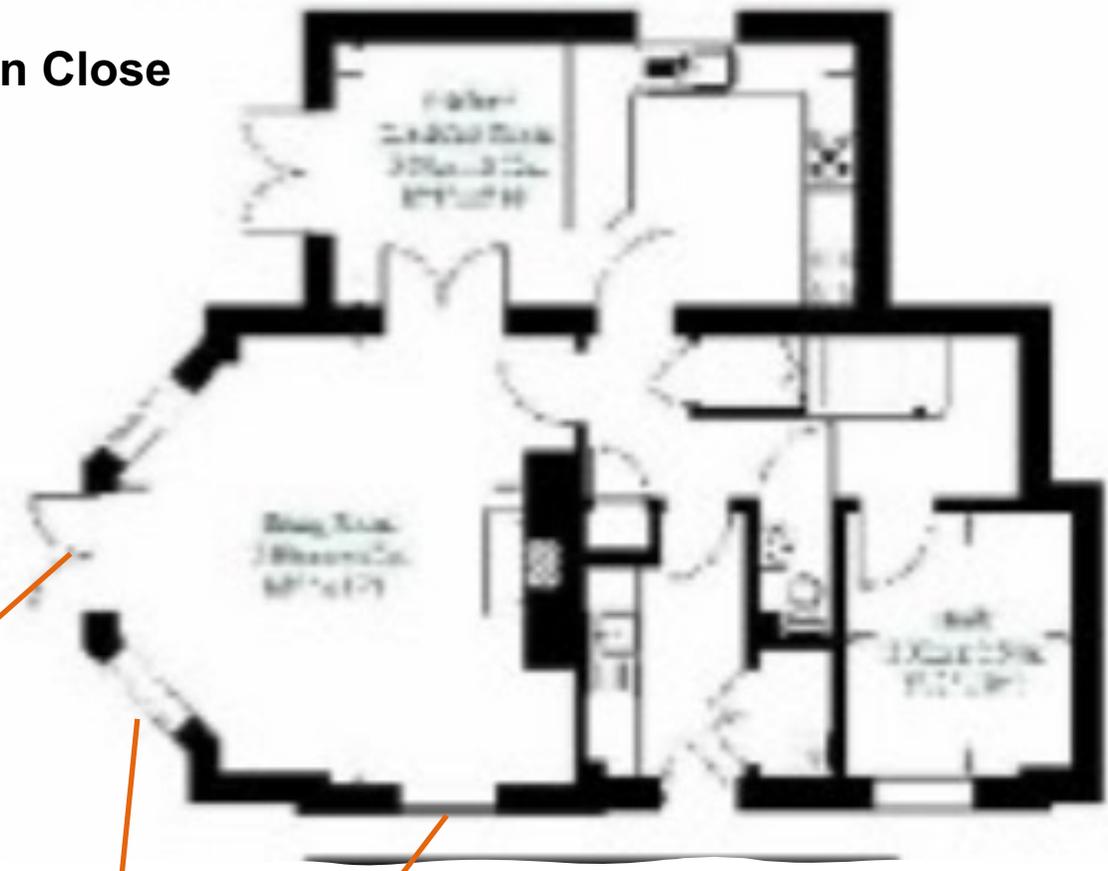
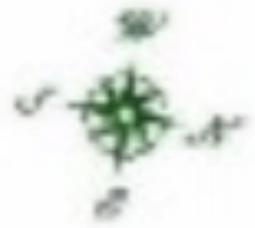
45 degree line taken from centre of neighbouring lower ground floor bay window

Totally misleading this is not a bay window and not the position of the nearest window

This is completely misleading and just sketched on with no reference to the actual building or windows ( doesn't even show the nearest windows ), apparently to try and show 45 degree angle to fit in with proposed plans. ( see next page for actual shape location and size and window location )

This 45 degree angle has no relationship to the actual nearest window of the house

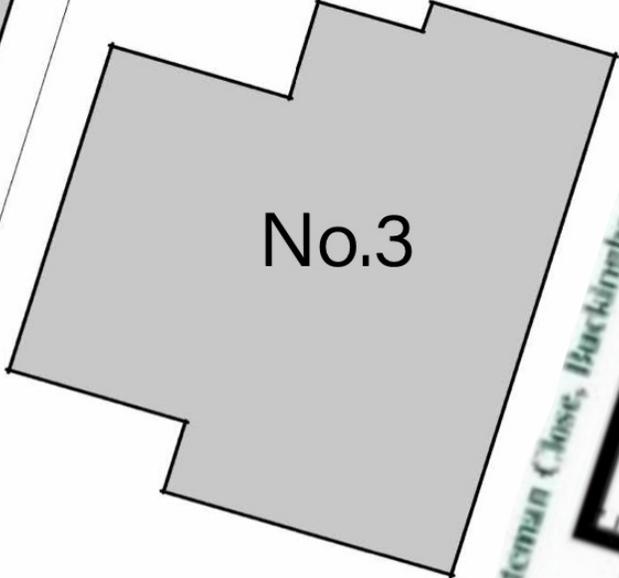
### Actual Ground Floor Design of 2 Pateman Close



Patio Doors  
45 degree Angle used in  
planning application to  
attempt to show no  
impact on light (Totally  
misleading)

Angled Window  
Actual 45 Degree angle (this is the nearest window to  
proposed extension)

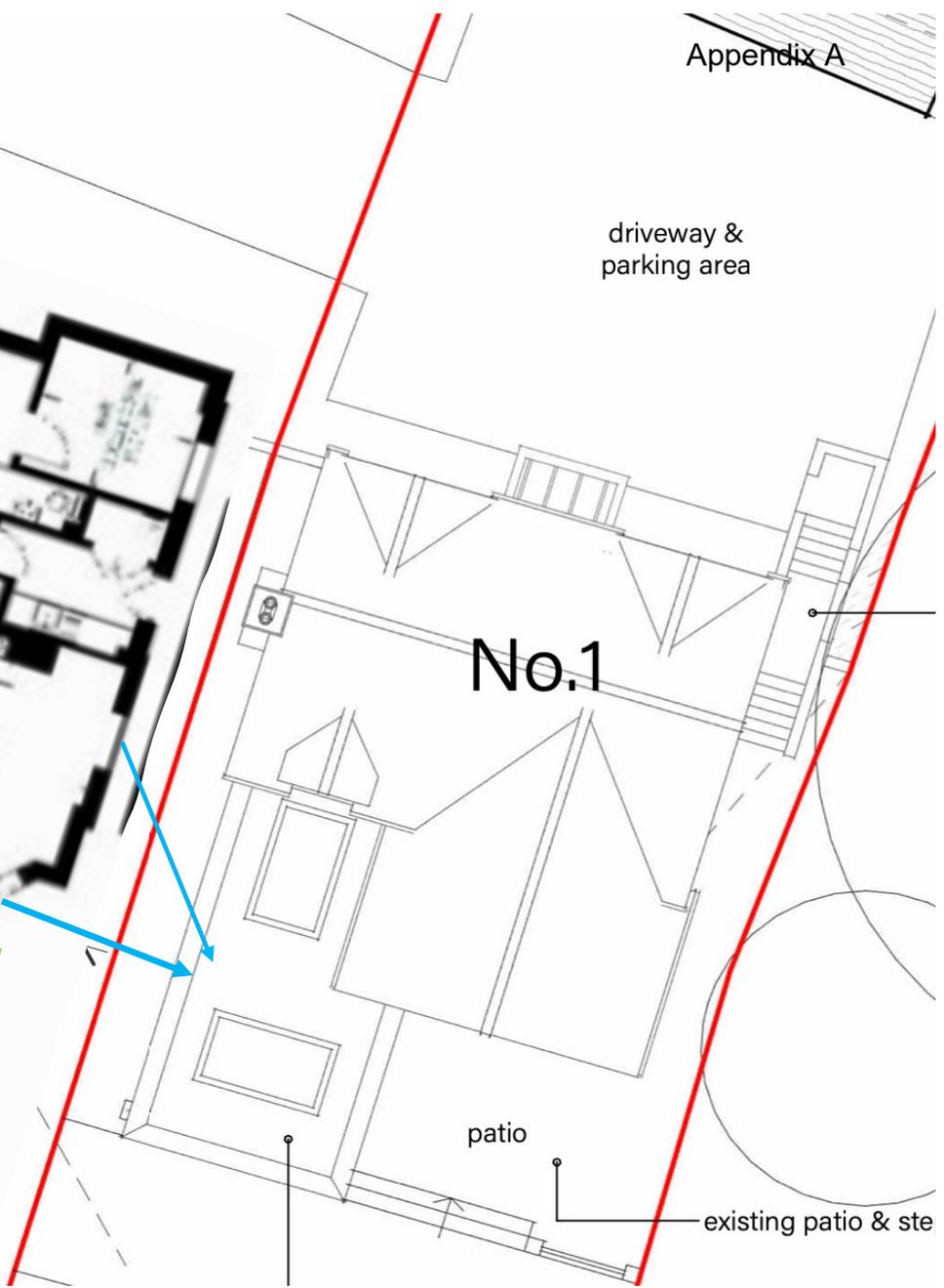
Side Window ignored on plans also has  
impact on natural sunlight, daylight and  
shadowing



3 Pateman Close, Buckingham.

2

45 Degree angle from centre of nearest window in 2 Pateman Close

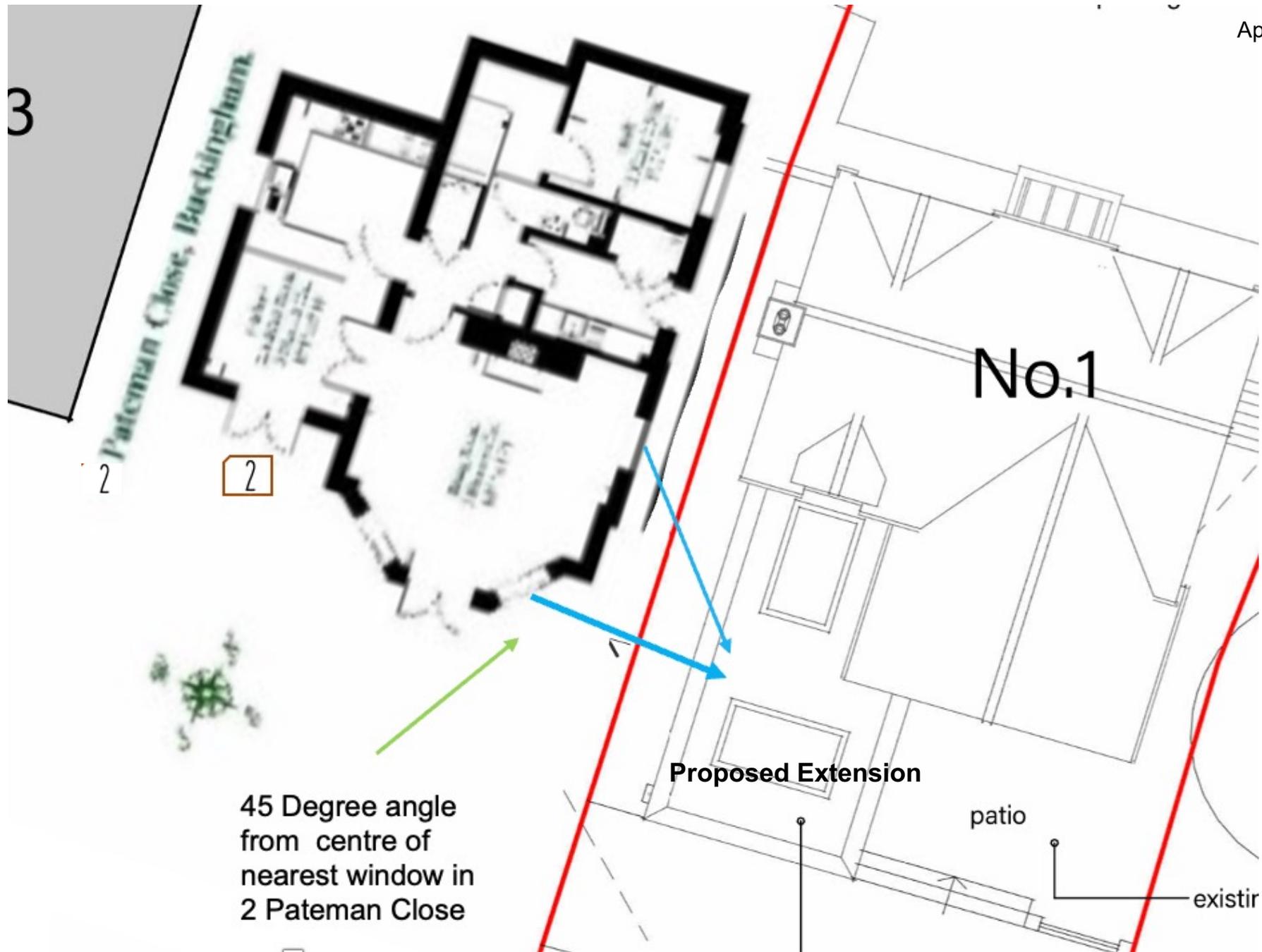


No.1

driveway & parking area

patio

existing patio & ste



2

2

No.1

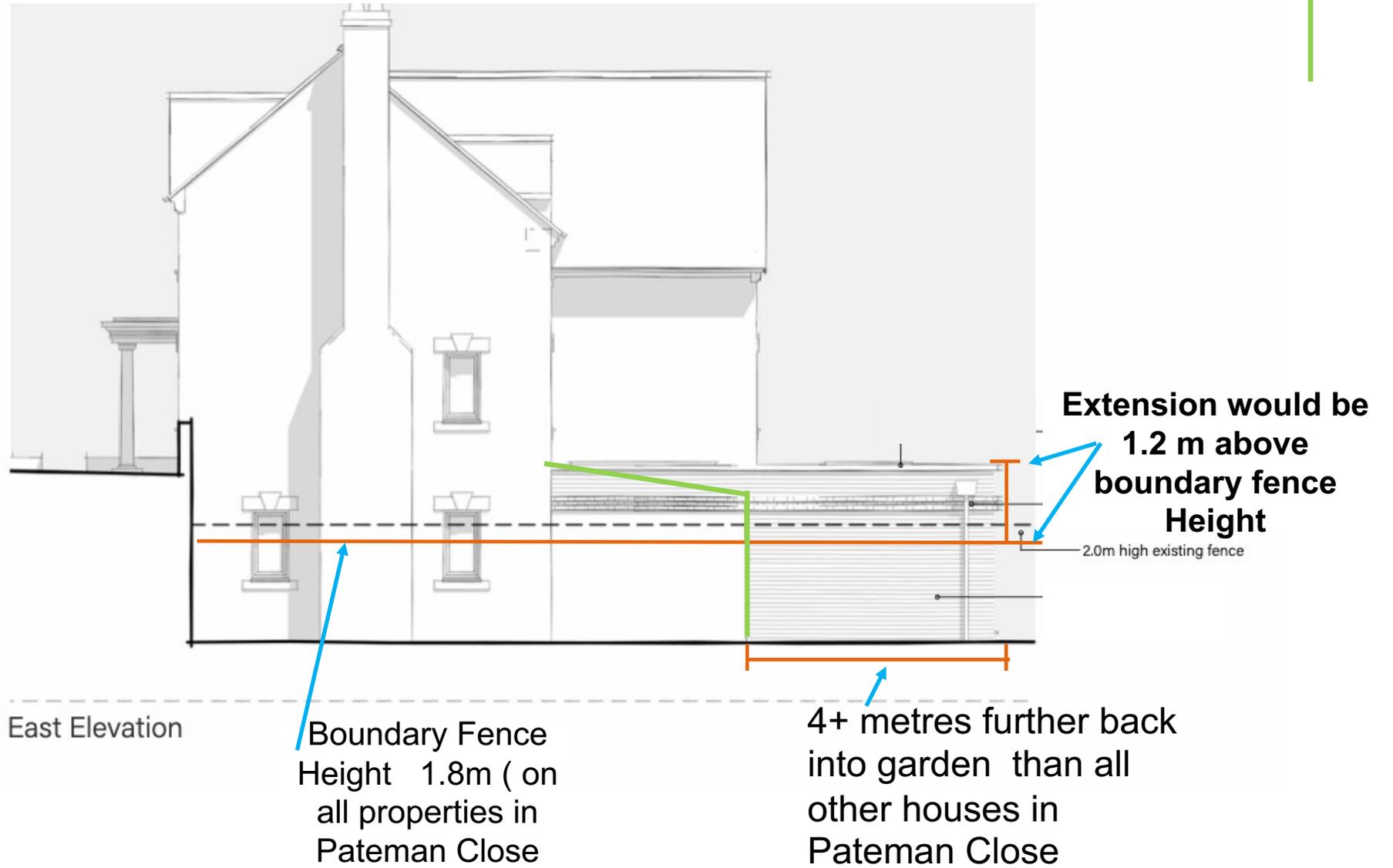
Proposed Extension

patio

existir

45 Degree angle  
from centre of  
nearest window in  
2 Pateman Close

Existing Patio



Angled downward sloping roof c.30cm drop at end point allows for sunlight into side window of No 2



North Elevation

New extension 1.2 metres higher than boundary fence

Boundary Fence is 1.8 Metres high



North Elevation

Narrow shared Access Driveway will cause severe disruption for construction traffic



Plan of the development taken from the Deeds of the house that shows the uniformity of the development both front and rear.

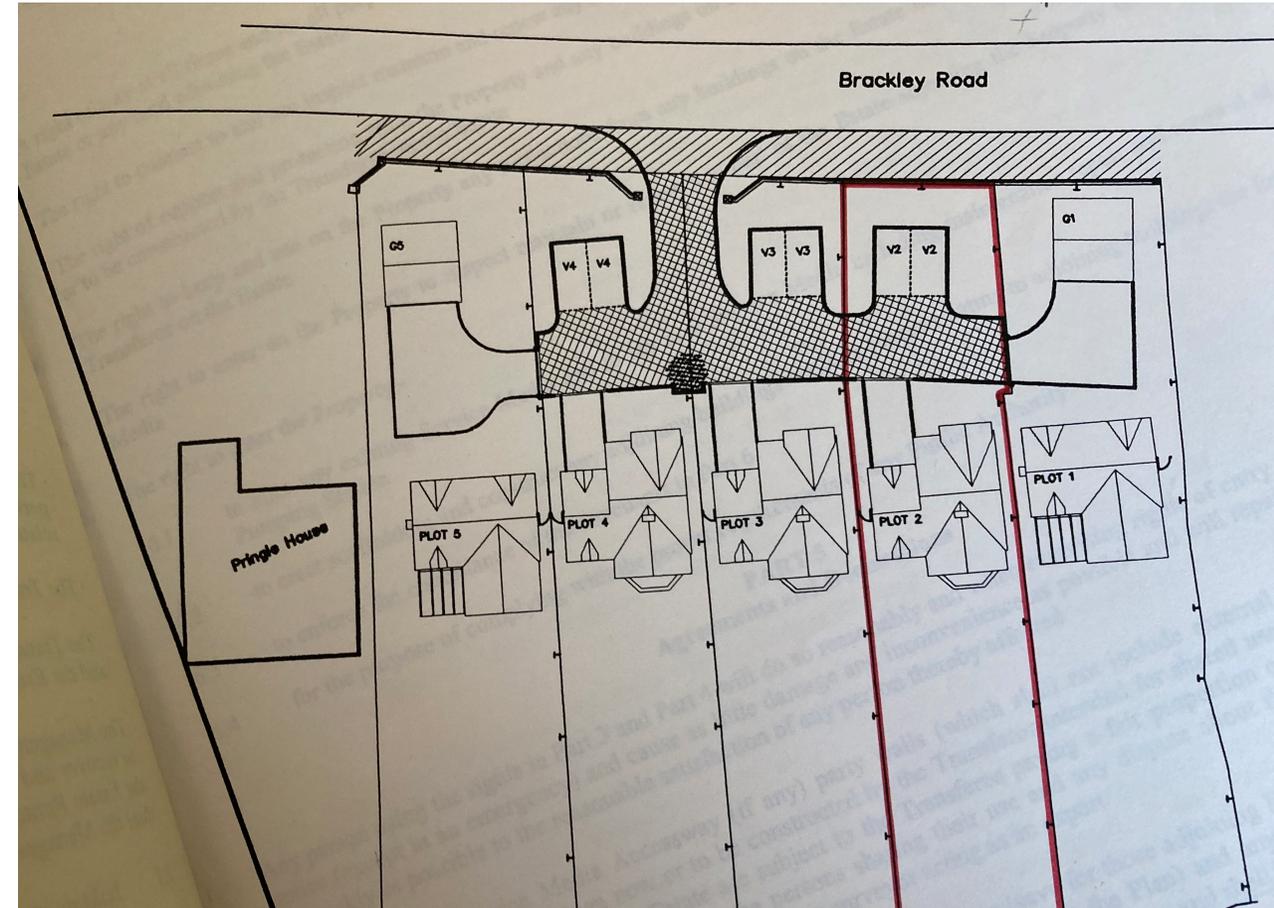
Appendix A

The proposed extension would dramatically affect this look and feel of the Close.

The deeds were in place to enforce an essential standard of uniformity across the Pateman Close development.

- “not to erect any building or structure whatsoever, except good quality sheds or greenhouses”.

The addition of a 4m + length and 3m height extension to the rear of the property would not align with the wording or intentions in the restrictive covenants.



*From the NBPPC meeting dated 16.02.2023*

## **Report postponed from February 27<sup>th</sup> meeting to allow time for discussion (Min<sup>□</sup>668)**

### **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 120m<sup>2</sup>. 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.

*From the NBPPC meeting dated 16.02.2023*

### **Report postponed from February 27<sup>th</sup> meeting to allow time for discussion (Min. 668)**

#### **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 nimbysism.

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.

*From the NBPPC meeting dated 16.02.2023*

### **Report postponed from February 27<sup>th</sup> meeting to allow time for discussion (Min. 668)**

#### *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.

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

#### *HELAAs 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 HELAAs 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,

*From the NBPPC meeting dated 16.02.2023*

**Report postponed from February 27<sup>th</sup> meeting to allow time for discussion (Min. 668)**

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.

Pat Hardcastle

February 2023

From the NBPPC meeting dated 16.02.2023

## Report postponed from February 27<sup>th</sup> meeting to allow time for discussion (Min. 668)

### 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

*From the NBPPC meeting dated 16.02.2023*

**Report postponed from February 27<sup>th</sup> meeting to allow time for discussion (Min. 668)**

<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
670/22 28/2/23	8 via Consultee In-Tray 1 via email (4 Edging Lane; CPL)			

**Other actions**

Subject	Minute	Form	Rating √ = done	Response received
<b>Buckinghamshire Council</b>				
Cycleway on Railway Walk	529/22	<b>Cllr. Stuchbury</b> to work with <b>Town Clerk</b> to progress	√	
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	√	<b>Response at Agenda 7.3</b>
“Find out if you need planning permission” form	229.4	Test system and report.  Request Minutes of proposal and agreement	√ √	Request acknowledged. No result as yet  Prompt sent 22/2/23
A422 bypass roundabout - left-hand turn separated lane	472/22.4	<b>Town Clerk</b> to invite Mr. Marsh to a meeting on site	√	Reminder sent.
	669/22	Forward correspondence to <b>Cllr. Stuchbury</b> to pursue	√	<b>Response at agenda 7.2</b>
Quarterly T & PC ‘Forum’	673.1.1/22	Request ‘in-person’ meeting for next time & discussion time <b>Town Clerk to contact BMKALC</b>	√	

Site Notices	673.1.2/22	Send letter as minuted	√	
New disabled bays consultation	673.3/22	Respond as minuted	√	<b>Response auto-acknowledged 28/2/23</b>
TTROs for cable laying	673.4/22	<b>Town Clerk</b> to oppose	√	
<b>Enforcement reports and queries</b>				
Waste ground next to 12 Bridge Street	410/22	Land being cleared	√	<p>22/00348/ATC was approved in March: Selfset sycamore &amp; 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</p> <p>BC Planning reports no pre-application discussions or application pending validation. Site checked weekly for any developments.</p> <p><b>16/3/23: Area has been cleared, levelled and covered with slate chippings + bollards installed along roadside. The shop unit has been renovated and it looks as if it is to be offered with its own parking.</b></p>
Baraca Bistro	675.4/22	Illuminated signage in Conservation Area	√	Checked: small neon tube OPEN sign inside window; no breach
Estate agent's SOLD sign on Bletchley Road	679/22	Over-run permitted 14 days display	√	Agents will remove asap
Estate agents sign, Regents Gate	679/22	Too large?	√	Commercial rather than individual premises advertised; permitted area less than 2m <sup>2</sup> , sign is 1.8m <sup>2</sup>
<b>Neighbourhood Plan Review</b>				

<b>Other matters</b>				
"Year of the Tree"	792.1/21	Invite insurance co rep to meeting	√	<del>Corporate Membership not available</del>
	577/22	<b>Town Clerk</b> to prompt AXA & NFU	√	AXA & NFU contacted; no response as yet
	669/22	<b>NPWG</b> to consider valuing trees to give monetary counter to insurance companies		
	669/22	<b>Town Clerk</b> to approach NALC/BHIB	√	
West End Farm archaeology	532/22.1	<b>Town Clerk</b> to investigate progress and report to future meeting		
Care Home access, Cornwalls Meadow	577/22	Respond asking for better markings/colour to highlight the crossing	√	<b>Additional photos supplied to WW 2/3/23 of vehicle parked on crossing and dropped kerb panel</b>
		Forwarded to <b>Cllr. Whyte</b> to pursue at his request 7/2/23	√	

**From:** David Marsh

**Sent:** Wednesday, March 8, 2023 3:48 PM

**To:** Claire Molyneux

**Subject:** RE: [EXTERNAL] FW: Letter to David Marsh re meeting 472-22

Good afternoon Claire, thank you for your email and letter, apologies for the delay in our response. I have the following comments in response to your latest email:

The slip lane has been proposed as a part of the wider Transport Strategy, it is important to understand that this part of the Strategy should not to be looked at in isolation, but as part of the wider desire to remove through traffic from the Town Centre, freeing up capacity for vehicles wishing to visit the Town Centre.

Table 2.7 taken from the Buckingham Transport Strategy shows the levels of through traffic on the A422, and the slip lane alongside the other measures in the Buckingham Transport Strategy would assist in redirecting this traffic from the centre of Buckingham.

**Table 2.7: Buckingham Through-traffic**

<b>Movement and Time Period</b>	<b>Total volume on road used in town centre</b>	<b>Volume of Through-traffic</b>	<b>% Through-traffic</b>
<i>Eastbound A422</i>			
	<i>High St</i>		
AM Peak	764	271	35%
PM Peak	709	145	20%
<i>Westbound A422</i>			
	<i>High St</i>		
AM Peak	544	98	18%
PM Peak	756	258	34%
<i>Northbound A413/Stowe Ave</i>			
	<i>Bridge St</i>		
AM Peak	465	152	33%
PM Peak	532	174	33%
<i>Northbound A413/Stowe Ave</i>			
	<i>Bridge St</i>		
AM Peak	394	119	30%
PM Peak	387	101	26%

2.2.14 Indications of through-traffic are also shown from select link analysis on other key radial routes, much of which uses Buckingham High St.

Please be assured that as part of the assessment of any planning application that we are consulted upon will include discussions with our colleagues (including the Passenger Transport team) to ensure that any justifiable funds requested by their teams can be secured as part of a S106 Agreement. Should a viable scheme come forward it is always possible to implement that alongside the Buckingham Transport Strategy works. As a small example, on the recent planning application on Moreton Road we secured a contribution towards the Buckingham Transport Strategy works, but also secured the following:

- Bus stop infrastructure, including a new hard standing area and dropped kerbs / tactile paving;
- Bus shelters and Real Time Passenger Information (RTPI) systems
- Combined pedestrian and cycle crossing over Moreton Road
- Dropped kerbs / tactile paving at all crossing points
- New footways

- Cycle route connection
- Blue cycle signage and Cycle storage within the town centre;
- Pedestrian refuge on Moreton Road
- Lane markings on the Moreton Road approach to the Moreton Road / Stratford Road / Market Square (Old Gaol) Roundabout

At this point the proposals for the slip lane are very high level, when the scheme comes forward formally it would be subject to thorough detailed design including safety audits etc. to ensure that the design works not only from a capacity viewpoint, but also from a safety viewpoint too. The bridlepath will be considered in this future design.

Kind regards

David  
Buckinghamshire Highways Officer



## Cabinet Member for Planning & Regeneration

Peter Strachan  
Buckinghamshire Council  
The Gateway  
Gatehouse Road  
Aylesbury  
HP19 8FF

peter.strachan@buckinghamshire.gov.uk  
07747 634397  
www.buckinghamshire.gov.uk

Via Email

Claire Molyneux  
Town Clerk, Buckingham Town Council  
Town Council Offices, Verney Close  
Buckingham, MK18 1JP

07 March 2023

Dear Claire

### Re: Buckinghamshire Local Plan: Settlement Facilities Survey

I am replying to your letter of 15<sup>th</sup> February regarding the Local Plan and the Settlement Facilities Survey. Many thanks for the very full and detailed response to the survey, which is much appreciated.

The Settlement Review will form an important part of the evidence base for the Local Plan for Buckinghamshire. We recognise that local people know their area best, so your input is vital to having a clear, accurate and up to date picture of what is available to communities across Buckinghamshire. This information will help to prepare a better plan for Buckinghamshire and help to ensure that communities' needs are taken into account.

Please see a response to your points below, which I hope you will find useful.

- We agree that it would have been helpful to provide a more detailed starting list for a town the size of Buckingham. We are grateful for your hard work on this and for the future it will be easier to update the list for all concerned.
- Thank you also for the additional information provided, including that for the town's hinterland villages. This will help us understand the context for the town and surrounding area.
- The information about the student population will help us to focus on the demographic profile for the town and any specific needs arising from that.
- The distinction between 'Key' and Non-Key' services was defined in the 2015 and 2017 Settlement Hierarchy Studies which formed part of the evidence for the adopted Vale of Aylesbury Local Plan and Wycombe District Local Plan. We may choose to review these categories for the new Plan.
- Thank you for pointing out the omitted bus services, and the need for public transport to your nearest major employment centres.
- We recognise the need to update the specific requirement for Leisure facilities. The 2004 SPG in the Vale area is not in use; the s106 contribution is calculated using a [Ready Reckoner](#).

This was updated in 2022 with increased maintenance and facility costs reflected by Index linking costs since 2005. The Local Plan team will shortly be commissioning work to update the Sport and Leisure requirements which we hope will be helpful. We will also feed this point back to those who negotiate developer contributions.

The Planning Policy Team will always be pleased to respond to any questions or concerns you may have. You can email [planningpolicyteam.bc@buckinghamshire.gov.uk](mailto:planningpolicyteam.bc@buckinghamshire.gov.uk) or leave a voicemail on 01296 383698 and someone will get back to you.

Thank you again for your feedback and we look forward to engaging further with the Town Council on the Plan as it develops.

Yours sincerely



**Cllr Peter Strachan**

Cabinet Member for Planning and Regeneration

**BUCKINGHAM TOWN COUNCIL  
PLANNING COMMITTEE  
MONDAY 27<sup>th</sup> MARCH 2023**

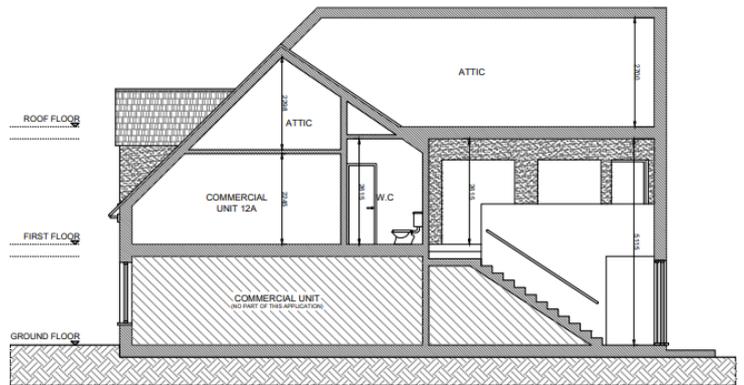
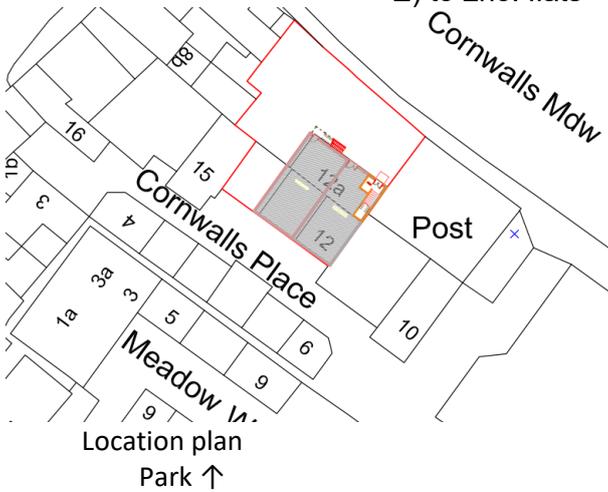
Contact Officer: Mrs. K. McElligott, Planning Clerk

**Additional information on Planning Applications**

1. 23/00667/PAPCR

12A Cornwall Place, High Street MK18 1SB

Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of commercial/business/service (class E) to 2no. flats



↑Cornwall Place Section A-A of existing building Car



Front elevation of Nos13 (left) and 12



Rear of Nos 10 (far left)-11-12-13 Cornwall Place

The site is the first floor of No.12 (over Cavavin) and the rear half the first floor of No.13 (over Hair Host) Cornwall Place which formed the single unit occupied by 'Brides of Buckingham' and accessed from the parking area by a double door and internal staircase (No.12 ) and an external staircase (No.13). The front half of the first floor of No.13 will remain in commercial use. No change to the exterior appearance is proposed. The yard is also used by the taxi firm behind the China Cottage takeaway (8b on the Location plan above).

Accommodation proposed (Relevant minimum National Space Standards are 37m<sup>2</sup> and 61m<sup>2</sup> resp.):  
Studio Flat A (facing south to Cornwall Place, over front part of No.12: single bed/kitchen/dining/living room, shower room. Floor area 37m<sup>2</sup>. One window. Access via internal stair from yard.

Flat B (facing north to parking yard, over rear parts of Nos.12 and 13); double bedroom, single bedroom, bathroom, kitchen/dining/living room. Floor area 61m<sup>2</sup>. One window to each bedroom and one to living room. Access to living room via external stair from yard and also door to top of internal stairs.



Rear of No12: the cycle shed is to be to the right of the glazed door, approximately where the pallet is.



Rear of No13

This is the first PAPCR (Prior Approval Commercial→Residential) we have seen, though they seem to be

popular in the southern legacy areas. The only document submitted that is not a drawing is an analysis of site layout for Sunlight & Daylight; there is nothing dealing with

- contamination risk
- flooding [*though the application form says 'Flood report attached'*]
- noise
- bin storage

Background information on this type of application is below on p4.

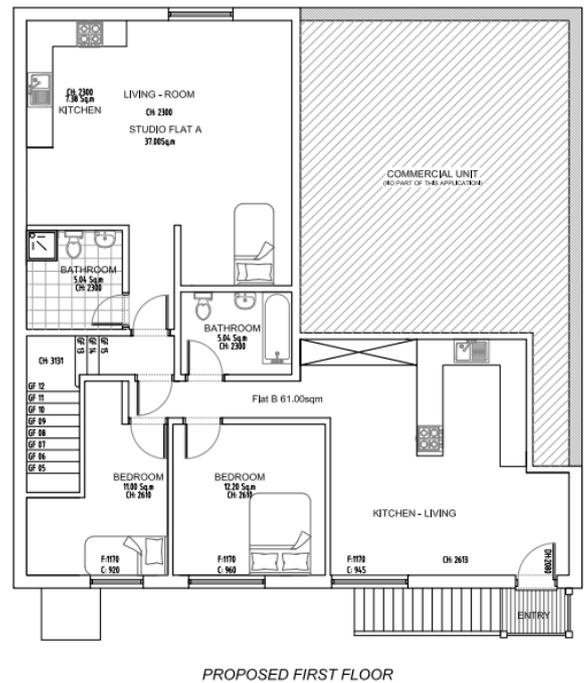
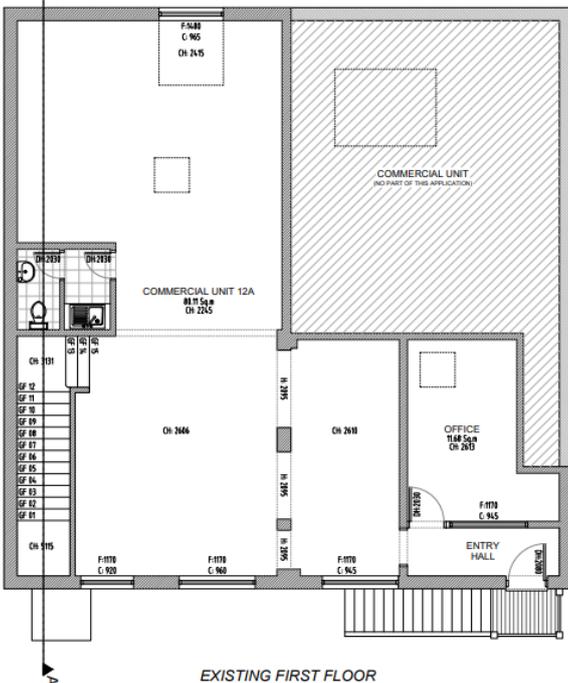
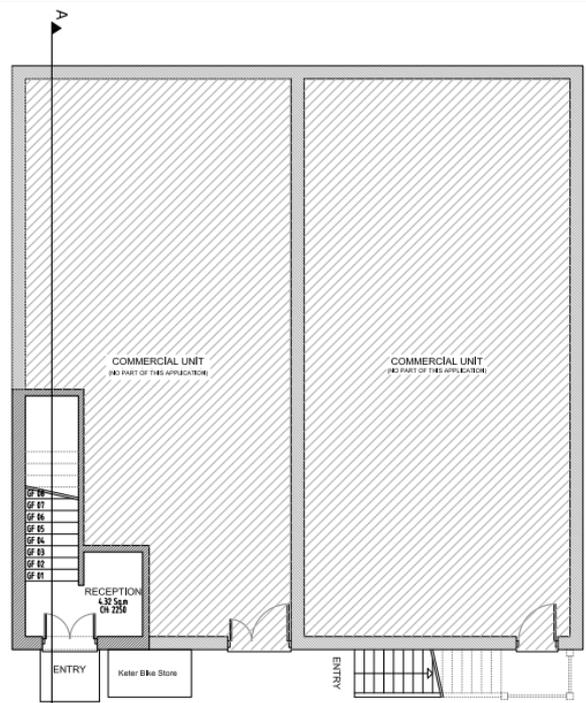
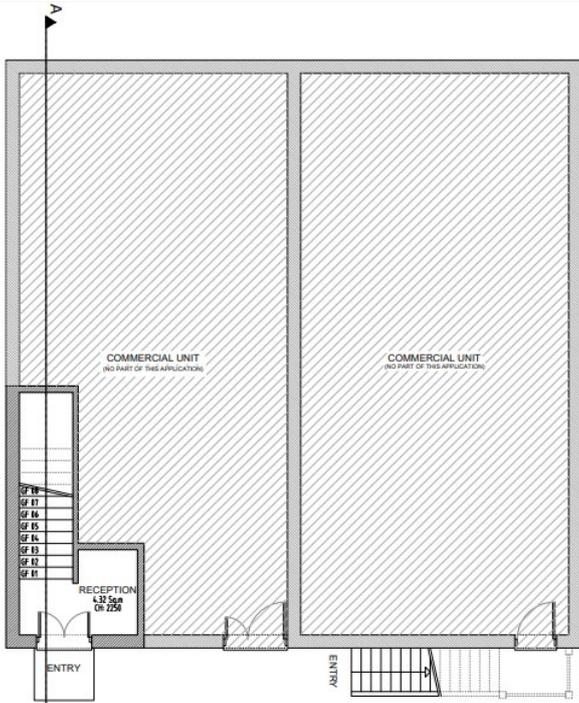
There is no indication of allocated parking space for residents in the yard, though there is to be a cycle shed for two cycles.

There is a statement on the form that the premises have been empty for more than 3 months, but no indication that they have been advertised without takers as Economic Development require, per VALP **Employment sites ¶6.9.**

#### Planning History

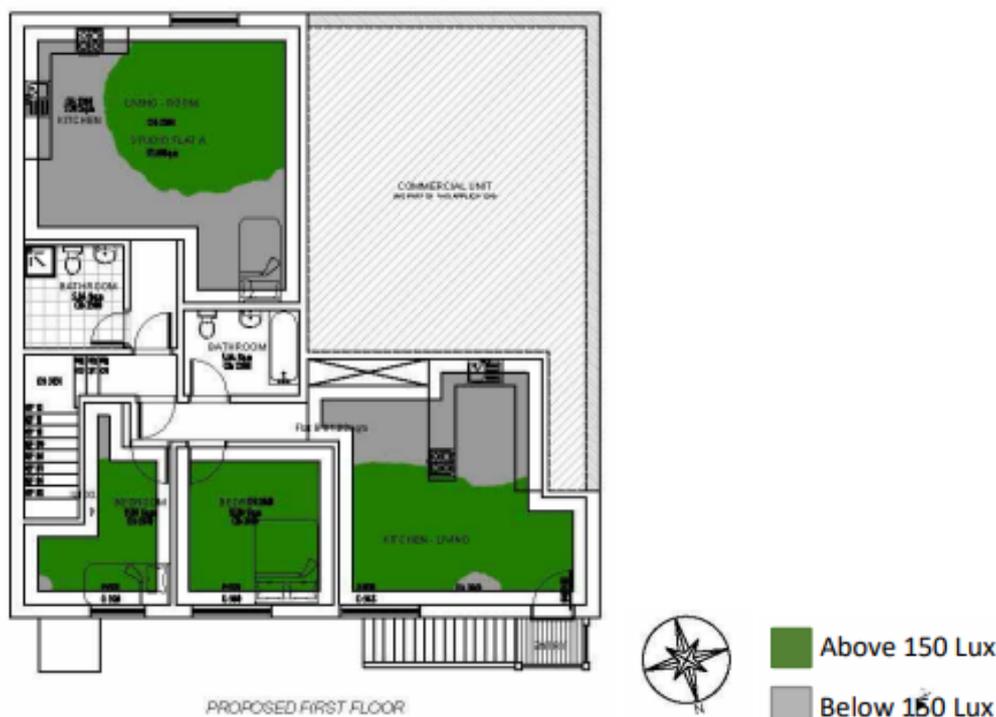
No 12/12A			
1	91/01260/APP	CHANGE OF USE FROM A1 (RETAIL) TO A2 (FINANCIAL & PROFESSIONAL SERVICES)	APPROV
3	05/02104/APP	Change of use from A1 (retail) to A2 (financial and professional services) [ <i>Estate agent</i> ]	Approved
4	05/02713/AAD	Erection of externally illuminated sign [ <i>'Brides of Buckingham' on rear gable</i> ]	Approved

5	23/00667/ PAPCR	Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of commercial/business/service (class E) to 2no. flats	Pending Consideration
Filed as <b>No. 13</b> but actually Nos 12 & 13			
2	99/00053/APP	Extension & Alterations & new parking/service area [demolition of timber sheds in yard to rear; two-storey rear extension to both shop units; new access through rear boundary wall to Cornwall's Meadow to allow use of yard for parking and re-siting of taxi rank; new shopfront to No.13 bringing it in line with No.12 & No 14	Approved



### Proposed Light levels (illuminance calculation):

National standards: bedrooms 100 lux; living rooms 150 lux; kitchens with eating areas 200 lux (to be exceeded over at least 50% of the room for at least half of the daylight hours)



### Background Information:

The 2015 amendment to the Town & Country Planning Act includes: Class G – commercial (E) to dwellings (C)

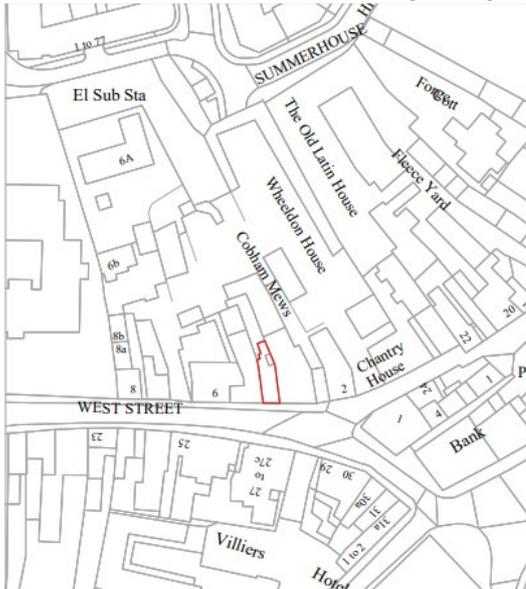
#### Conditions

G.1 Development permitted by Class G is subject to the following conditions—

- (a) some or all of the parts of the building used for a use within ... Class E of Schedule 2 to, the Use Classes Order is situated on a floor below the lowest part of the building used as a flat;
- (b) where the development consists of a change of use of any building with a display window at ground floor level, the ground floor must not be used in whole or in part as a flat;
- (c) a flat must not be used otherwise than as a dwelling (whether or not as a sole or main residence)—
  - (i) by a single person or by people living together as a family, or
  - (ii) by not more than 6 residents living together as a single household (including a household where care is provided for residents);
- (d) before beginning development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—
  - (i) contamination risks in relation to the building;
  - (ii) flooding risks in relation to the building;
  - (iii) impacts of noise from commercial premises on the intended occupiers of the development;
  - (iv) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
  - (v) arrangements required for the storage and management of domestic waste.

## 2. 23/00698/AAD

4 West Street, MK18 1HL

Display of sign tray, menu board, spherical canopy and projection sign  
*Gjolekaj*

Location plan



Listed buildings (solid red) &amp; other important buildings (hatched red)



Front elevation (10/3/23)



Existing bracket to left of door

The site is No 4 West Street, next to the big 3-storey shop unit, and the easternmost of a terrace of three 18<sup>th</sup> century Listed Buildings on the north side. It is a long narrow building (floor plans have been submitted, but the 'existing' and 'proposed' are identical and not relevant to a signage application) with a small garden at the rear and has been used for various forms of food service for the last 10 years. The four sash windows have gauged red brick headers and framing, and there is a black-painted stone plinth at ground level, with two stone steps to the door. There is a curved wrought-iron bracket beside the door which could be used for a hanging sign if the Heritage Officer objects to the proposed projecting sign.

The signage proposed, in ultramarine blue with white lettering, is as listed below. Some is indicated as internally lit (not permitted in the Conservation Area) and the fascia sign has a trough light (essentially a strip light on brackets) over it. The existing front elevation has no large fascia sign, or awning over the ground floor sash window.



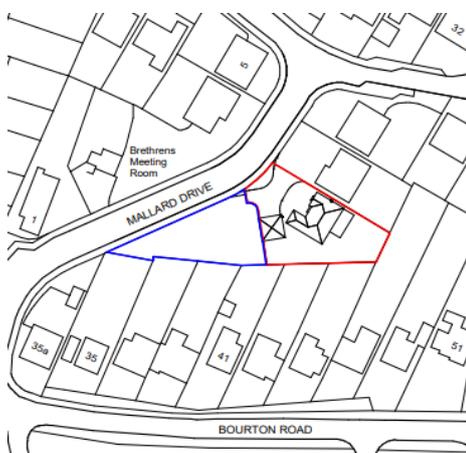
Proposed signage: 1: 'sign tray' [fascia box] 70mm deep, aluminium composite with applied foamex letters 20mm deep, with a trough light; 2: spherical canopy, acrylic fabric, internal illumination; 3: projecting sign, double sided, internally lit; 4: menu board, aluminium frame and acrylic cover, illuminated but no details are given.

Property history

1	95/01498/ALB	DEMOLITION OF CHIMNEY STACKS & REBUILDING	APPROV
2	96/00127/APP	NEW SHOP FRONT TO NO 4 AND ALTERATIONS	Refused
3	96/00129/ALB		LB Refused
4	13/03200/APP	Change of use from A1 to a mixed use class A3 and A1 ( Cafe/ Retail )	Approved
5	23/00698/AAD	Display of sign tray, menu board, spherical canopy and projection sign	Pending Consideration

3. 23/00713/APP

2 Mallard Drive, MK18 1GJ  
Householder application for enclosed porch and side extension  
*Whates*



Location plan

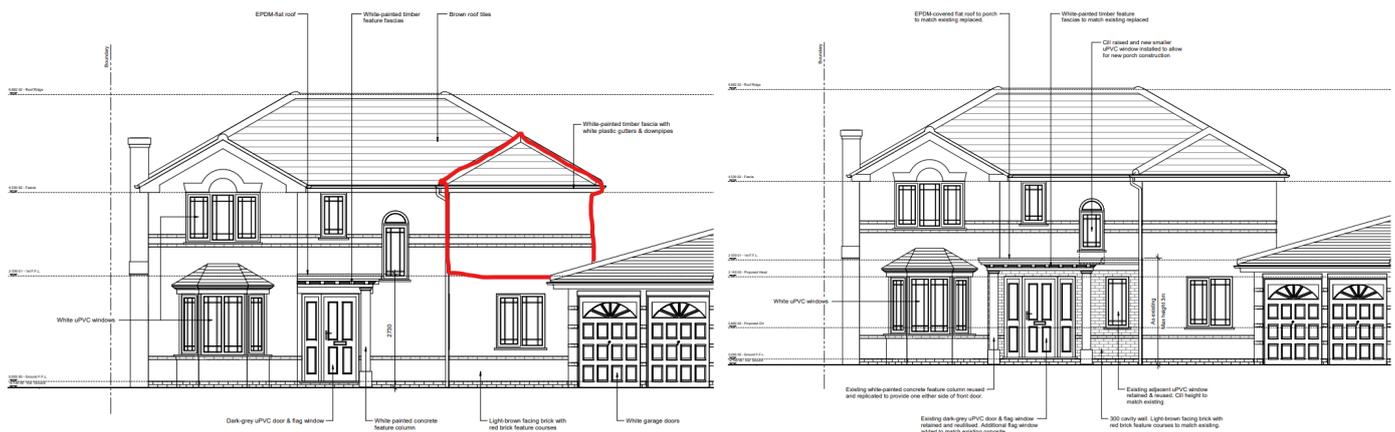


Front of house (14/3/23)

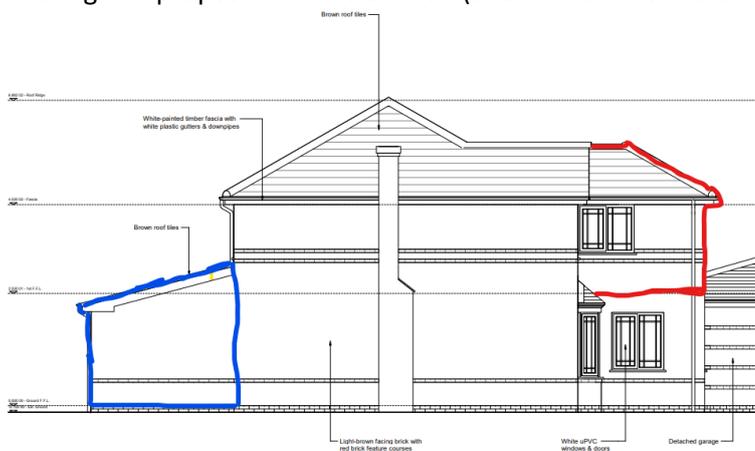
The site is the first house on Mallard Drive on the right hand side of the access from Bourton Road. The triangle of land outlined in blue is the subject of the 2021 and 2022 applications below. The first 2019 application extended a small bedroom forwards over the single storey study, making a larger room; the second 2019 application added an extension approximately 7m wide x 3m deep to the dining area and sitting room for a sitting area and play space

Planning history

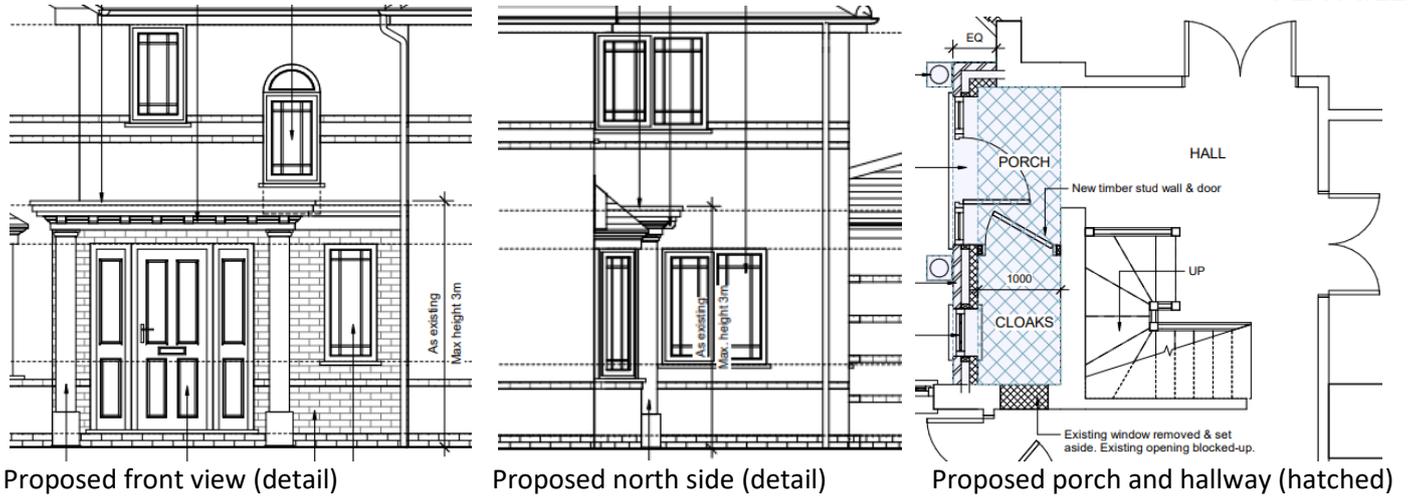
Heartlands estate			
1	92/02087/APP	ERECTION OF 109 UNITS & ANCILLARY WORKS	Approved
2	94/00489/APP	ERECTION OF 100 DWELLINGS PROVISION OF OPEN SPACE REMOVAL OF SEWAGE TREATMENT WORKS	Approved
2 Mallard Drive			
3	19/03342/APP	First floor front extension <i>[Outlined in red on drawings below]</i>	Approved
4	19/03450/ACL	Application for a Lawful Development Certificate for a proposed single storey rear extension to a dwelling, with matching materials. <i>[Outlined in blue on drawings below]</i>	Certificate Issued
5	21/03714/APP	Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence (retrospective)	Refused
6	22/01189/APP	Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence 2m from back of footpath (Retrospective)	Refused
7	23/00713/APP	Householder application for enclosed porch and side cloakroom	Pending Consideration



Existing and proposed front elevation (overall view: details of new porch below)



North side elevation (towards No4)



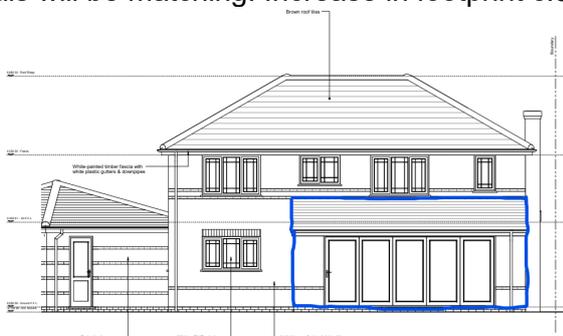
EXISTING



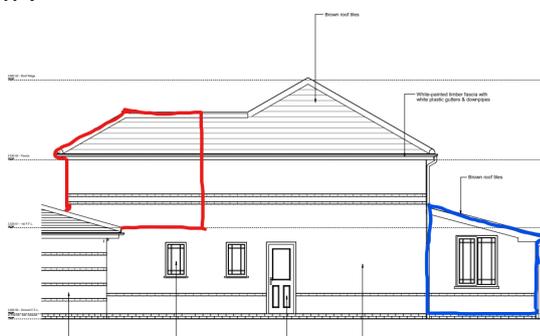
PROPOSED

The existing porch is a modest affair, open-sided and flat-roofed with a single column supporting the corner and space between it and the projecting side wing of the house.

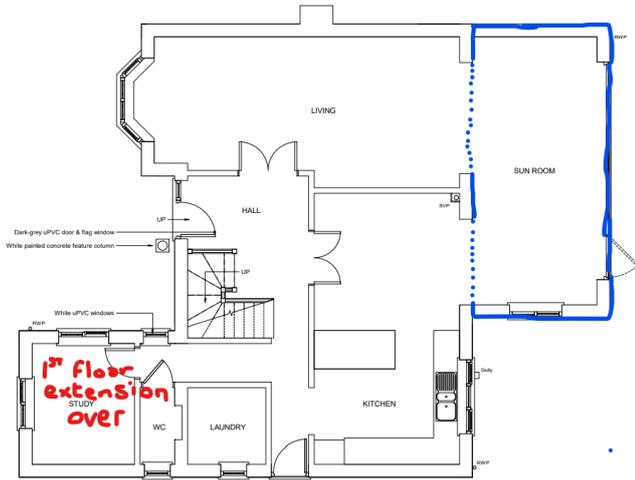
The proposal is to extend the porch by moving the front wall forwards to the depth of the bay window and extending it to the wing wall to form a new room for the accommodation of the baby buggy and (probably) coats and boots etc. It is not a new downstairs toilet – there is one already, on the other side of the staircase, between the utility room and the study. The existing front door and side window panel, and the small window in the side wing will be retained and re-used; a matching panel for the other side of the door will be added and the small window reused in the new front wall, for the cloakroom. The existing small window aperture will be filled in. The supporting column will also be re-used and a duplicate made and installed to frame the doorway. The porch will have a flat roof as existing, and the brickwork and other materials will be matching. Increase in footprint c.5m<sup>2</sup>.



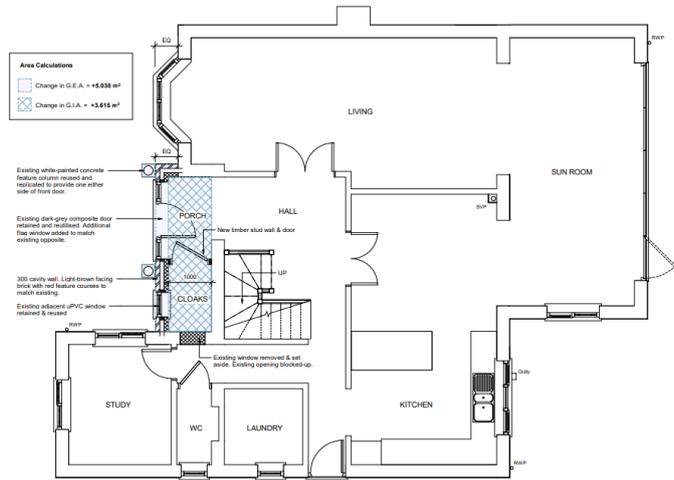
Rear elevation unchanged



South side elevation (to Bourton Road houses) unchanged



Existing whole ground floor plan



Proposed whole ground floor plan

4. 23/00868/APP

65 Western Avenue, MK18 1LJ

Householder application for new roof over existing storey kitchen and insertion of new bathroom window to side elevation

Walsh & McCabe



Location plan



Site plan



Front view of house 22/3/23

The site is a 3-bed semi-detached house of traditional construction northeast of the large green space at the corner of Western Avenue and the southern end of Overn Avenue. The boundary with the open space is a standard-height close-board fence, and there is a similar, lower, closeboard fence between the front lawn and the street. It has no previous planning history, though comparing the 'existing' plan with other houses in the same area, it is likely that the current kitchen has been formed from an original flat-roofed outhouse containing a utility room, toilet and store. The existing bathroom is off the hallway on the ground floor.

The proposal is to

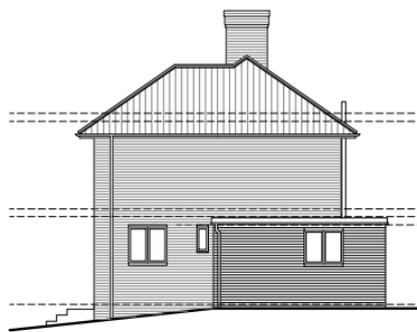
- Turn the existing bathroom and pantry into a cloakroom/utility room and block up the small pantry window (this is clearly marked on the ground floor plan, but has not been deleted from the 'proposed' side elevation)
- Blocking up the pantry door, and opening up the dividing wall between the kitchen and dining room, to make one large room
- Taking a corner out of the 3<sup>rd</sup> bedroom to make a new bathroom, enlarging the landing to allow access to both rooms, and adding a small window in the side elevation (which is to the bathroom, and will therefore be obscure-glazed but there is no neighbour on this side to be overlooked).
- Adding a hipped roof (like half a square pyramid) with two skylights over the kitchen.

Materials to match existing.

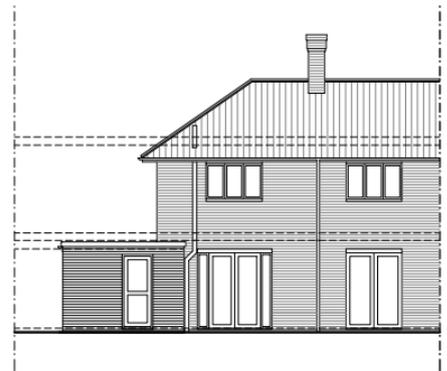


FRONT ELEVATION

Existing elevations



SIDE ELEVATION

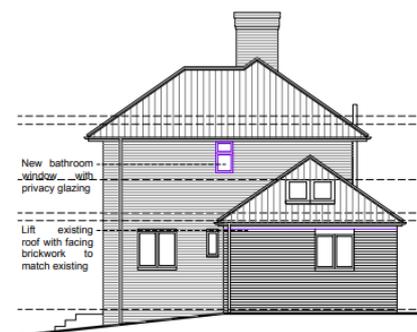


REAR ELEVATION



FRONT ELEVATION

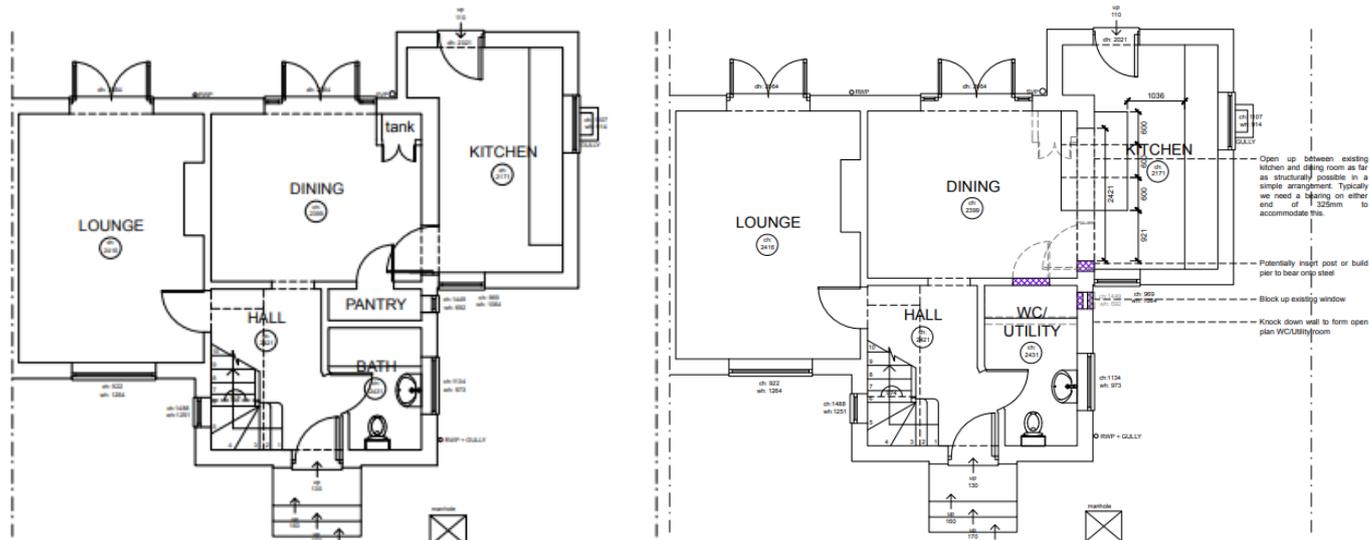
Proposed elevations



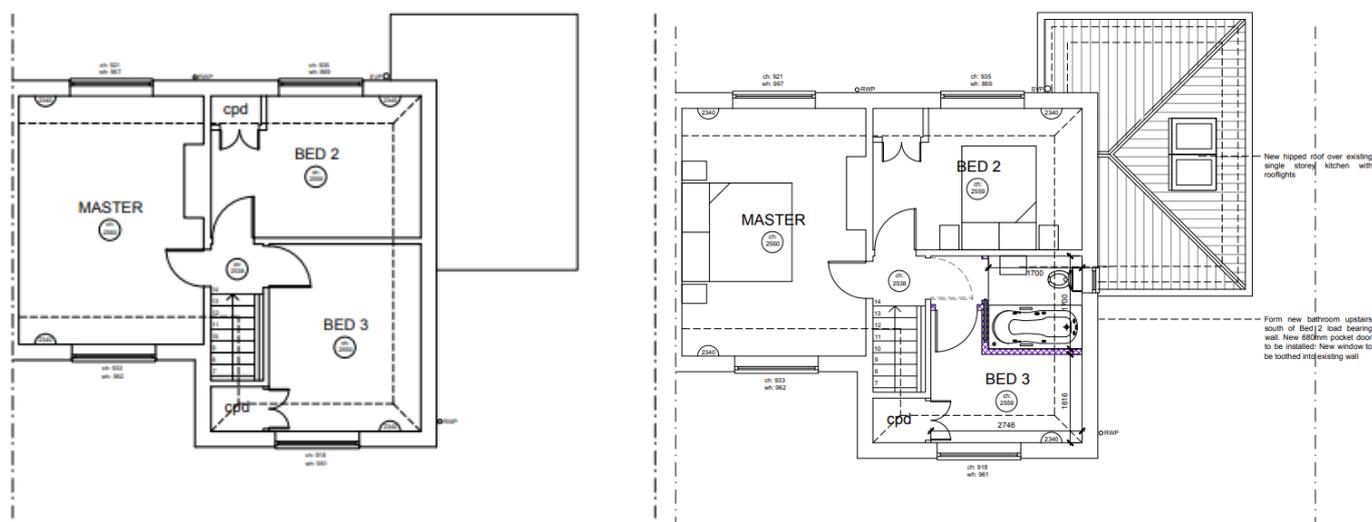
SIDE ELEVATION



REAR ELEVATION



Existing and proposed ground floor plans



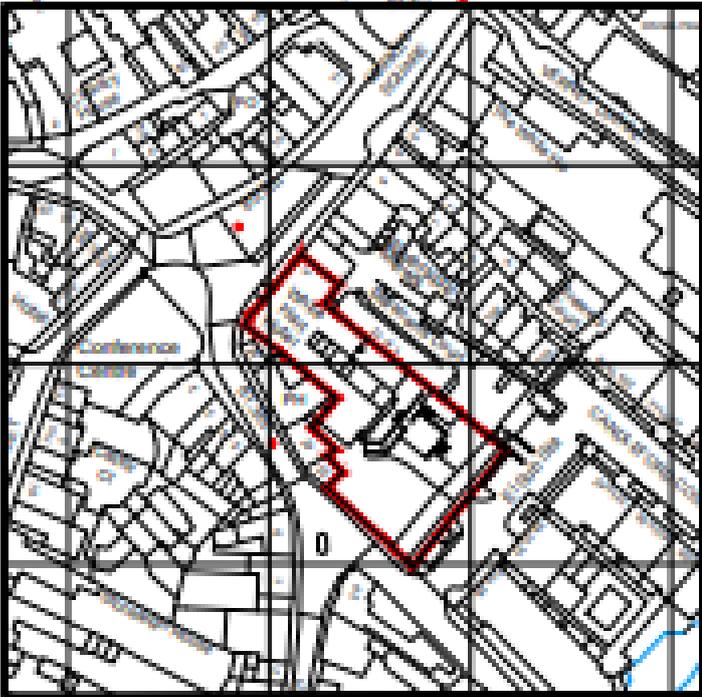
Existing and proposed first floor plans

The following two applications may be considered together:

- 5. 23/00869/APP
- 6. 23/00870/ALB

White Hart Hotel, 2 Market Square, MK18 1NL  
 Internal alterations and refurbishment of the premises at all floor levels and external alterations to replace an existing spiral fire exit staircase at the rear and alterations to the terrace and garden areas at the rear of the premises to form new timber framed shelters and general improvements to the outside seating areas.  
 Greene King

The site is the Grade II Listed White Hart Hotel and its rear terraces and gardens. All are in the Conservation Area.  
 Greene King (Punch Pub Company Ltd.) are proposing extensive refurbishment including decoration, lighting and re-furnishing of the bedrooms and public rooms. Members may like to note that the drawings are A0 original size (approximately 3feet x 4feet) and do not reproduce well. Some of the labelling (in blue) has been deleted from the copies below, for clarity.



Location plan



Rear of building from parking area



Flat roof and spiral staircase to be replaced



Rear from lower terrace (all applicant's photos)

The principal changes are:

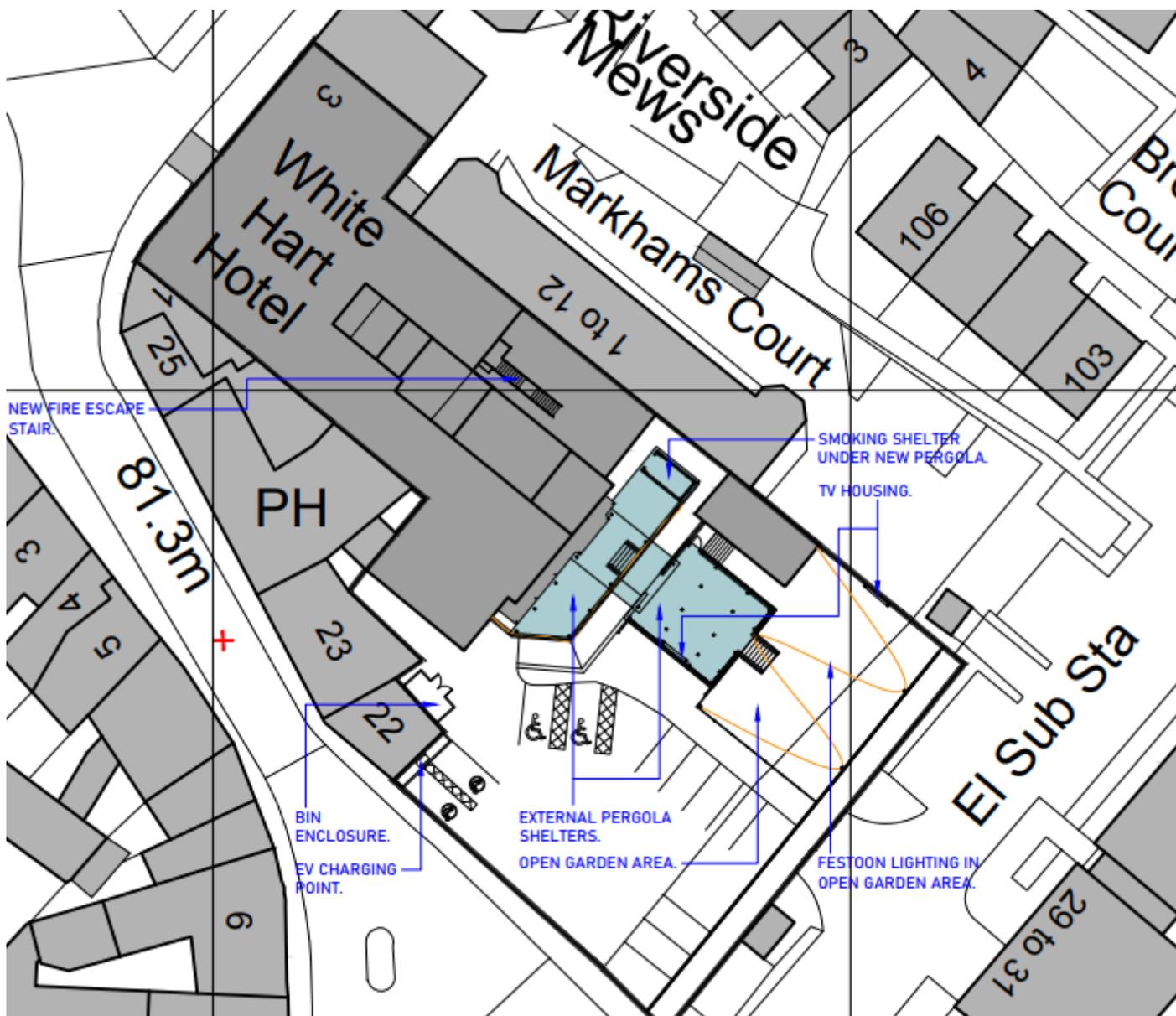
- Removal of the metal spiral staircase/fire exit at the rear which leads to a flat roof, and replacement with a straight staircase with a middle landing (and retention of the flat roof) and which was approved in 2018 but not implemented (see applications 25 & 26 in the table below)
- Removal of the Reception desk and some walls to open up the ground floor
- Extension of the lowest terrace into the strip of land between the White Hart and Candleford Court, paving and landscaping it, and adding festoon lighting to make a "Family and Dog" area, with a flat-screen TV in a timber housing on the dividing wall with Markhams Court, a galvanised cattle trough for big dogs and bowls for small dogs, and a new 1.8m closeboard fence along the boundary.
- Remodelling the car park area to provide 2 charging bays (beside the Turkish Barbers), two disabled bays and 9 regular bays. All are 2.4m x 4.8m (with 1.2m extra width hatched areas for the disabled bays). BC parking standards are 2.8 x 5m, and 3.8 x 5.1m for disabled bays including the hatched side area. Total 13 bays (BC have no standard requirement for pubs/hotel).
- A new timber pergola complex with bronze polycarbonate roof and slatted or solid sides, incorporating a new smoking area, and another flat-screen TV (see elevation drawing below)

- New planting in beds, planters and pots; there is a detailed drawing 1056-P-05A, 'Proposed lower ground floor and garden' on the website but it needs to be inflated several times to attain legibility and the colour coding makes useful reproduction pointless at the scale of this report.
- Reduction of toilet cubicles in Ladies from 12 to 8, and handbasins from 8 to 5; installation of new vanity shelf with mirror; replacement of all sanitary fittings in both Ladies & Gents
- Extensive redecoration and re-flooring of all public areas, including 'bum rest' seating in pool room, and barrel and 'bierkeller style' tables in the bar.
- The bedrooms on the two upper floors are to have new sanitaryware (some baths replaced by showers), furniture and soft furnishings but no structural work except for the replacement fire escape.
- Some new signage is indicated but not illustrated. Presumably an AAD application will be made.

## Planning History (not signage)

1	79/00561/AV	DEMOLITION OF EXISTING BUILDINGS	REFUSE
2	79/01861/AV	ALTERATIONS TO EXISTING HOTEL BEDROOMS TO FORM NEW PRIVATE BATHROOMS	APPROV
3	80/02075/AV	DEMOLITION OF EXISTING BUILDINGS	Approved
4	88/00007/ALB	DEMOLISH A NUMBER OF EXTERNAL OUTBUILDINGS FORMERLY USED FOR STORAGE & A NUMBER OF DERELICT STRUCTURES WHICH ARE LISTED BY VIRTUE OF BEING WITHIN THE CURTILAGE OF THE HOTEL SITE WOULD THEN BE LEVELLED SURFACE TO A HIGH STANDARD & USED FOR A	Withdrawn
5 6	89/00687/APP 89/00688/ALB	ALTERATIONS TO HOTEL	APPROV
7	89/01470/APP	REFURBISHMENT OF EXISTING CAR PARK INCLUDING RESURFACING LIGHTING AND NEW PERIMETER FENCE THE	APPROV
8	89/01502/ALB	ALTERATIONS TO BUILDING	APPROV
9	90/00047/ALB	OUTBUILDING IN CAR PARK	APPROV
10	90/01188/APP	GARDEN ENTRANCE PORCH TO REAR OF OTEL	APPROV
11	90/02153/APP	ERECTION OF 32 BEDROOM EXTENSION TO HOTEL	Withdrawn
12 13	96/01830/APP 96/01831/ALB	NEW REAR ENTRANCE	Approved
14 15	98/01796/APP 98/01797/ALB	INFILL EXTENSION CONSERVATORY EXTERNAL TERRACES LANDSCAPED AREAS AND NEW PARKING AREA	Approved
16	98/01798/ACD	Demolition of garage block storage building	CA Consent
17	98/01844/APP	Demolition of existing buildings in rear carpark erection of external terraces landscaping & alterations to carpark	Approved
18 19	99/02685/ALB 99/02686/APP	Retrospective planning application for air extraction flue, air replacement flue and boiler flues to rear elevation	Approved
20	03/01002/ALB	Internal alterations to extend the existing ground floor gallery bar over existing void to provide additional lounge space	Approved
21 22	08/00758/ALB 08/00759/APP	Single storey extension to rear of building with alteration to the fenestration and entrance on the rear elevation, laying out of new parking area refurbishment of existing garden including new awning, pergola, bin store, lighting and garden furniture	Approved
23 24	15/01391/APP 15/01392/ALB	Formation of an external seating area to the rear of the public house and both various internal and external alterations.	Approved
25 26	18/02666/APP 18/02667/ALB	Replace existing spiral fire escape staircase and remove existing structurally unsound metal fire escape to the rear	Approved

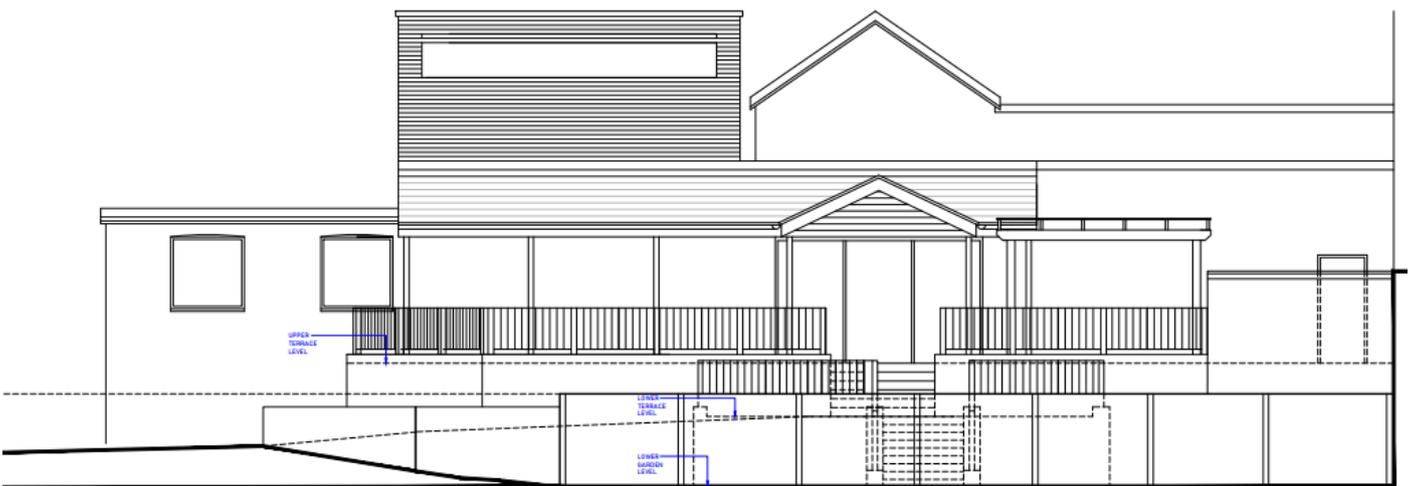
27	19/04146/ALB	Internal refurbishment to public house with full redecoration and minor layout alterations. Full external redecoration and decorative festoon lighting to external seating area.	Listed Building Consent
28 29	23/00869/APP 23/00870/ALB	Internal alterations and refurbishment of the premises at all floor levels and external alterations to replace an existing spiral fire exit staircase at the rear, and alterations to the terrace and garden areas at the rear of the premises to form new timber framed shelters and general improvements to the outside seating areas.	Pending Consideration



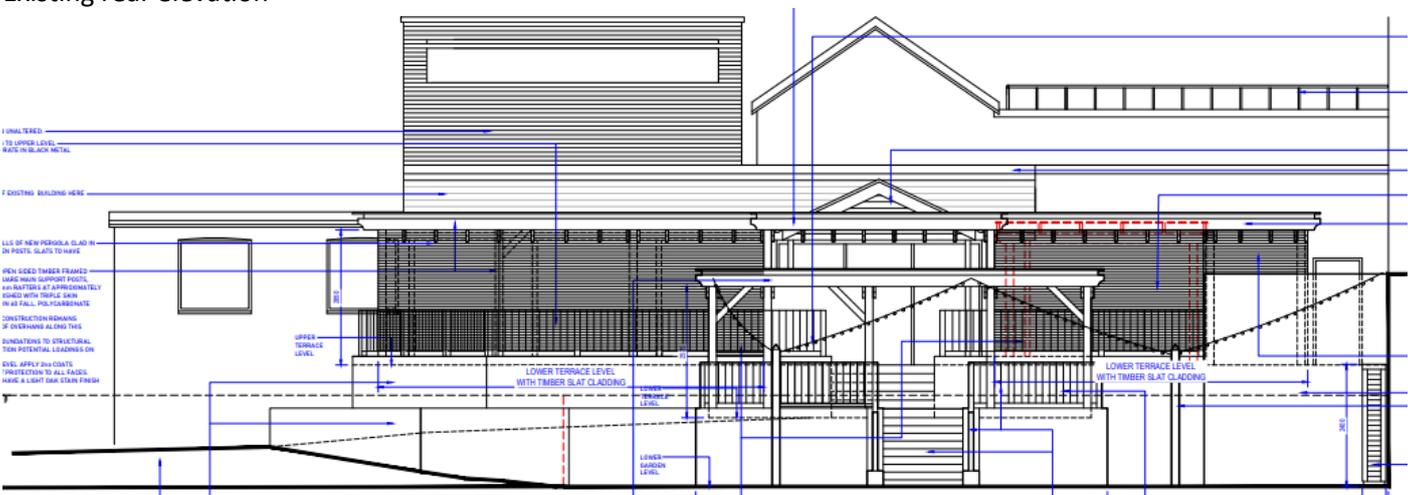
The following photos were taken on 22/3/23.



The view from Candleford Court. The 'tip' is to be cleared and incorporated into the new scheme, and a new timber fence erected to close the boundary.



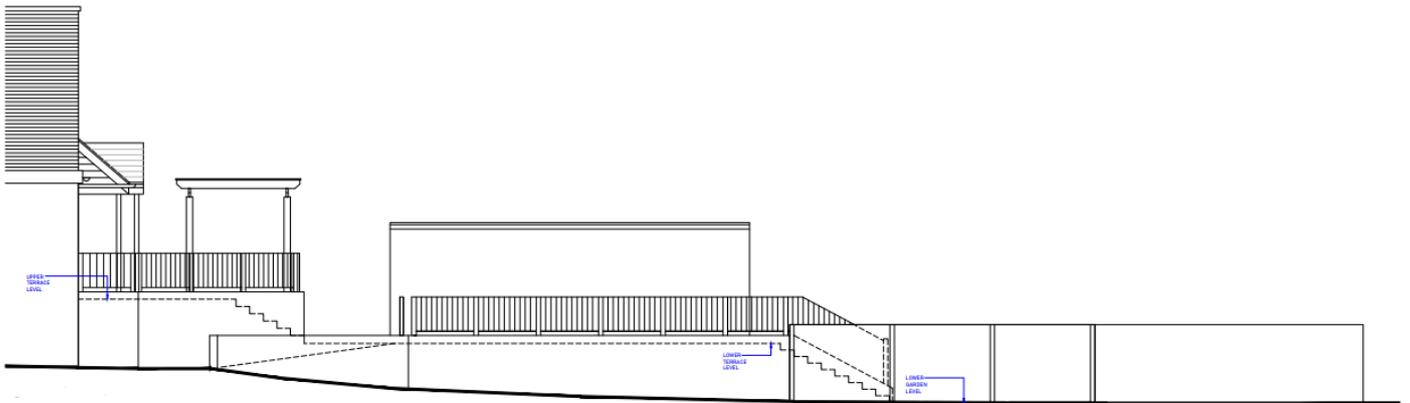
Existing rear elevation



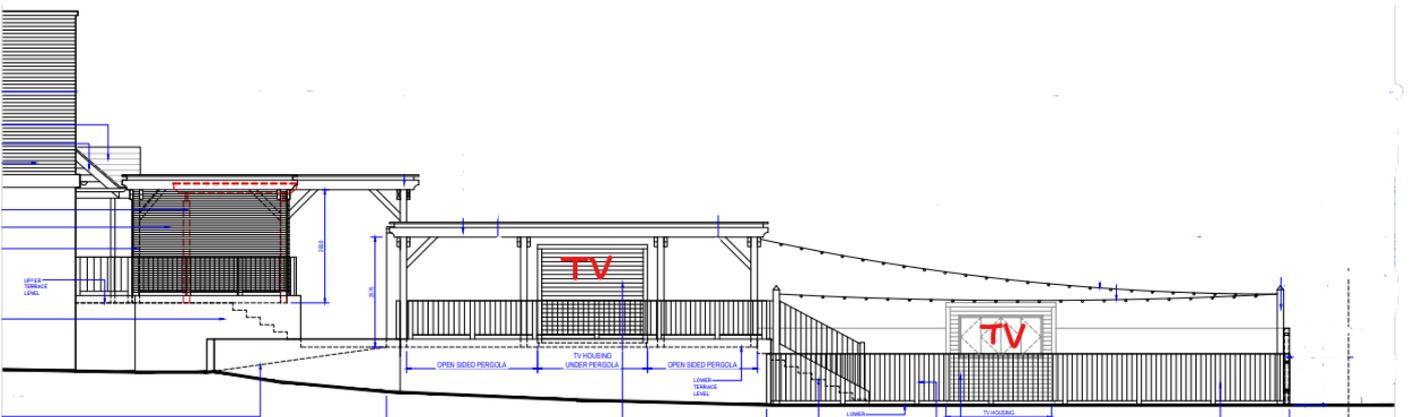
Proposed rear elevation



Existing view from Bridge Street. The new charging bays will be where the two cars are on the left.



Existing side view



Proposed side view with new TV screen positions



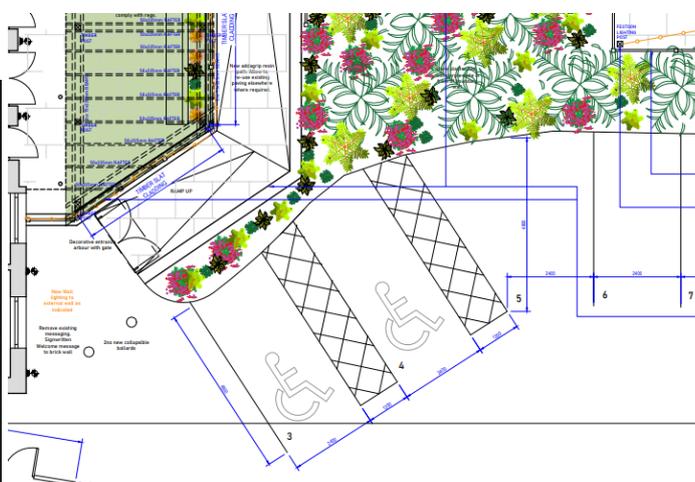
The rear of the hotel from the top of the steps to the lowest terrace.



The middle terrace from the uppermost; the steps to the lowest level are in line with the round planters



The new disabled parking bays are convenient for the ramp which leads to the ground floor level of the hotel (see drawing on p14). However they are at right angles to the kerb, which makes the shape of bay 5 problematical, especially as it isn't regulation width.



The following **Additional Information** has been received:

**7. 22/03990/APP**

19 Bridge Street, MK18 1AF  
*Description has been changed from*

Sub-division of existing dwelling and formation of two one bedroom dwellings in the existing ground floor  
*to*

Sub-division of existing dwelling and formation of two one bedroom dwellings in the existing ground floor and one three bedroom dwelling in the existing first floor with associated external alterations

*Godhania*

*Additional information:*

- a) *existing and proposed first floor plans [identical except for the removal of the carport*
- b) *a response to our January comments from the applicant's agent and new drawing*

Members' response at the January 9<sup>th</sup> 2023 meeting was:

Members welcomed a proposal to make use of this building, especially if this meant tidying up the frontage, which was not an asset to the surrounding Listed Buildings or to a principal entrance to the town.

However, the internal layout, constrained as it is by the steep slope of the land, is not satisfactory - the kitchens and bathrooms being small and without ventilation; limited natural light at the rear of rooms, particularly the bedroom of 19B; the use of plastic instead of natural materials such as timber; the new windows on the ground floor not matching the size or style of the existing first floor windows; and the lack of any indication of replanting in the front area.

Members asked that 'before' and 'after' photos of the frontage be supplied with their response.

And was accompanied by two photographs - the original front garden and the current appearance.

The agent for the applicant replied on 13/1/23 with:

In response to the Town Council objection dated 12th January 2023, the applicant submits the attached drawing 1733-12-Proposal for substitution into the application, noting:-

- 1) Tidying up the existing frontage in relation to nearby Listed buildings
- 2) Kitchens and bathrooms are adequately sized and to be served by conventional extract ventilation.
- 3) Adequate daylighting is to be provided to all habitable rooms; especially 19B Bedroom by the removal of the former carport.
- 4) Existing windows are polymer frames. The new frames are to match but the replacements are to omit the use of dividing bars set between panes.
- 5) The front garden proposals are not subject to planning determination.

In view of the extended time, the applicant would welcome your confirmation of a recommendation for approval under delegated powers.

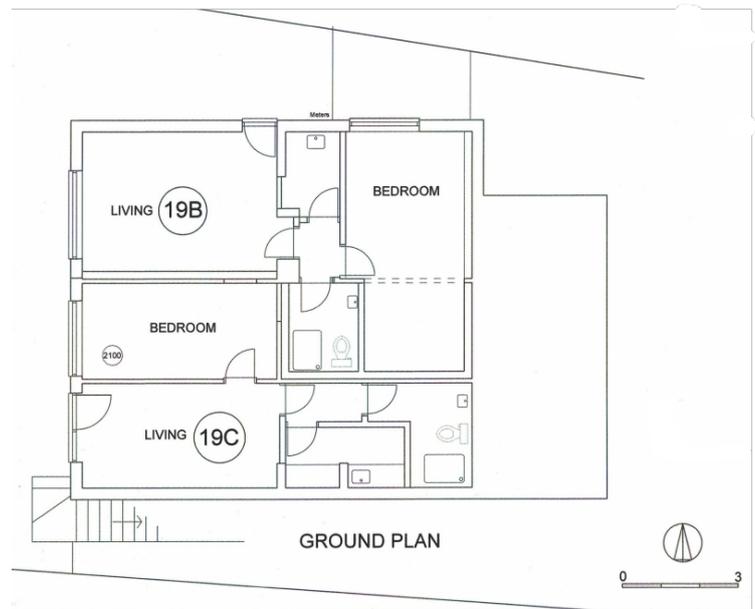
The drawing referred to above is identical to the drawing 1733-09 originally submitted except that the small-pane design of the existing windows is replaced by undivided plain panes, on all elevations eg:



Bridge Street elevation, original window pattern proposed

New proposal

There is no additional information on where the kitchen and bathroom venting outlets are to be sited (the exterior stair access to the first floor, and the slope of the land up to the rear limits the possibilities), what the landscaping/layout (apart from parking) of the frontage is to be, and while the removal of the carport (in the original submission; it is currently situated forward of the proposed kitchen) will undoubtedly allow more light into the bedroom of 19B, whether this will result in compliance with the National Standards listed on p.4, above, is not demonstrated – especially for the rear of the room which is over 6m from the (north-facing) window.



The new drawing of the existing first floor: the 'proposed' is identical except for the carport

The proposed ground floor flats

**Not for consultation**

**8. 23/00632/ATP**

The Oaks 7 Manor Gardens MK18 1RJ  
 T149 Lime Crown spread (m) - 8m Height (m) - 22m DBH (cm) - 1.25m  
 Work required - Reduce regrowth to previous reduction points approx. 1.5m  
*Field*

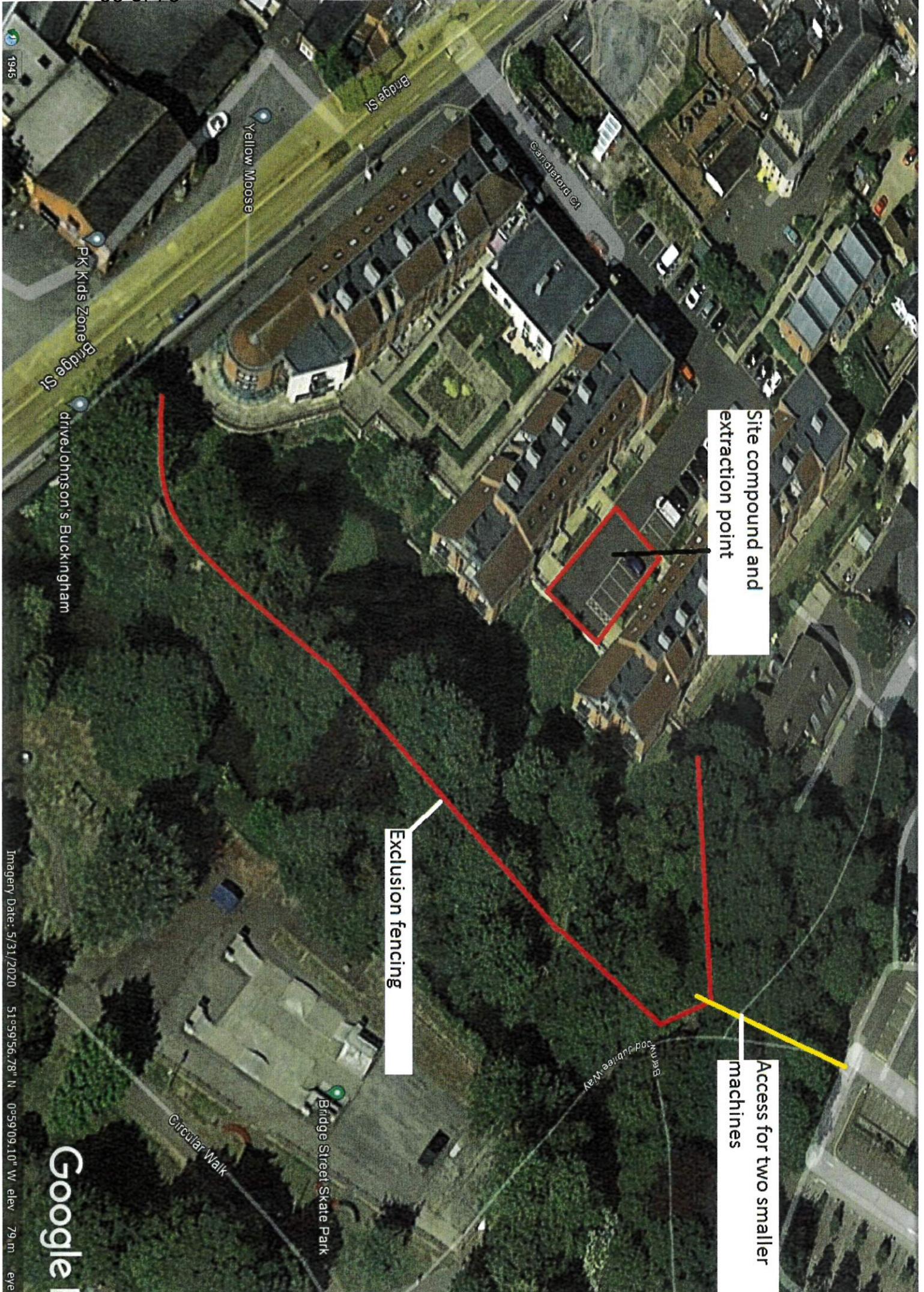


Location plan



Site plan (from TPO map)

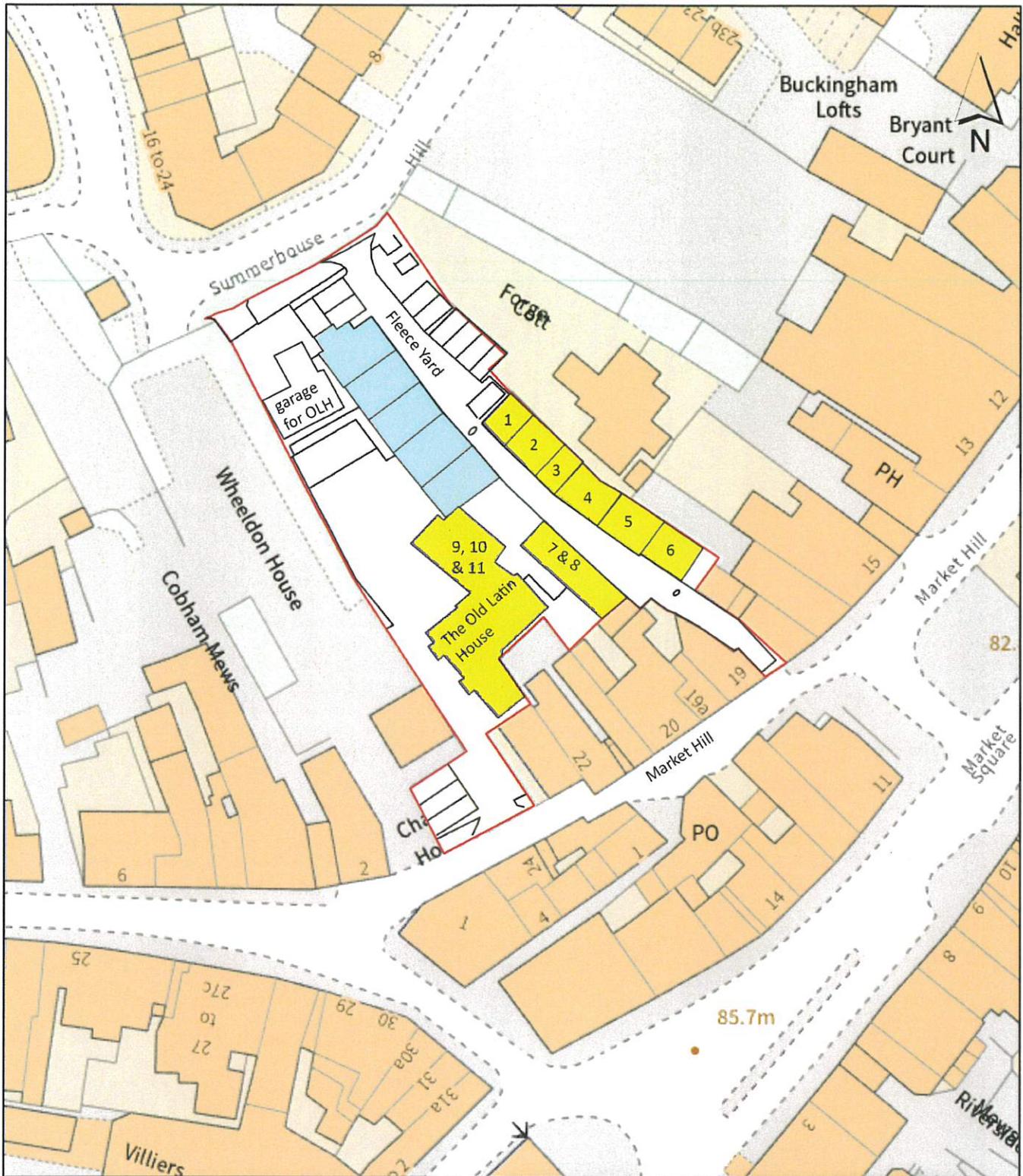
Reason - As stated in surveys in 2013, there is a structural defect on the main stem and keeping the tree in a reduced [*state*] is important to mitigate any potential risk the tree is causing. Application 18/02483/ATP may also assist with further pictures and reports for the initial reduction works



Site compound and extraction point

Exclusion fencing

Access for two smaller machines



**PROJECT : STREET NAMING & NUMBERING**

**Title :** New access to Fleece Yard from Summerhouse Hill, Buckingham  
(Buildings in blue are not yet able to be addressed)

**1 to 11 Fleece Yard  
Summerhouse Hill  
Buckingham  
MK18 1NN**

Refer to flat layout plan for 6 to 11



Directorate For Planning,  
Growth And Sustainability  
Walton Street Offices  
Walton Street  
Aylesbury  
HP20 1UA

streetnaming@buckinghamshire.gov.uk

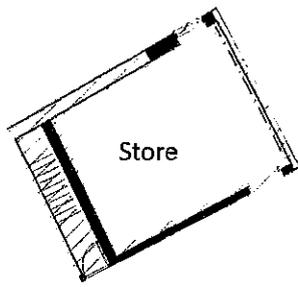
OS Ref : SP6934

Scale : 1:750

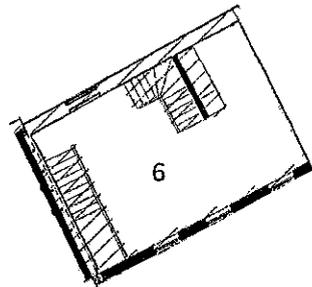
Date : 08/02/2023

Drawn by : TB

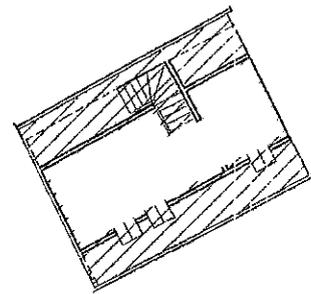
6 Fleece Yard, Summerhouse Hill



Ground floor store with staircase to number 6 above

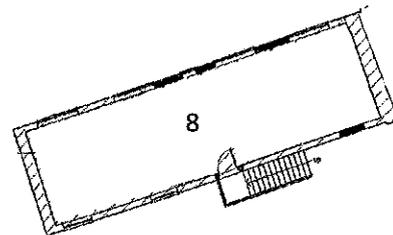
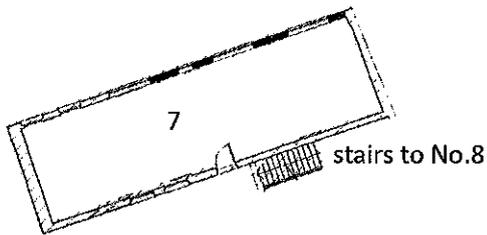


First floor

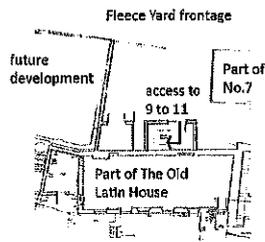


Second floor

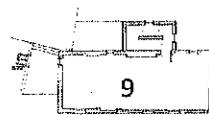
7 & 8 Fleece Yard, Summerhouse Hill



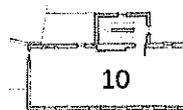
9, 10 & 11 Fleece Yard, Summerhouse Hill



Ground floor



First floor



Second floor



Third floor

**PROJECT : STREET NAMING & NUMBERING**

**Title :** New access to Fleece Yard from Summerhouse Hill, Buckingham



Directorate For Planning,  
Growth And Sustainability  
Walton Street Offices  
Walton Street  
Aylesbury  
HP20 1UA

streetnaming@buckinghamshire.gov.uk

**6 to 11 Fleece Yard  
Summerhouse Hill  
Buckingham  
MK18 1NN**

Date : 08/02/2023

Drawn by : TB

**DRG NO: 23/00044/NEWDEV**  
Flat layout plan

Note: The address for The Old Latin House, Market Hill, Buckingham MK18 1JX should be retained

New postal address summary:

Postal Number	Identity name	Street Name	Postal Town	Postcode
1 to 11	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN

1 to 5 are terraced houses and 6 to 11 are flats

Plot to postal address details:

Postal Number	Identity name	Street Name	Postal Town	Postcode	UPRN
1	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530606
2	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530607
3	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530608
4	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530609
5	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530610
6	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530611
7	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530612
8	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530613
9	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530614
10	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530615
11	Fleece Yard	Summerhouse Hill	Buckingham	MK18 1NN	10096530616

Addresses to be deleted:

Previous Address	Previous UPRN
7 Fleece Yard, Market Hill, Buckingham, MK18 1JX	766242893
8 Fleece Yard, Market Hill, Buckingham, MK18 1JX	766308872
5 Fleece Yard, Market Hill, Buckingham, MK18 1JX	766310202
6a Fleece Yard, Market Hill, Buckingham, MK18 1JX	766348895
6b Fleece Yard, Market Hill, Buckingham, MK18 1JX	766348896
n/a	n/a
2a Fleece Yard, Market Hill, Buckingham, MK18 1JX	766333839
2b Fleece Yard, Market Hill, Buckingham, MK18 1JX	766333840
	766242832 = 4,
	766310397 = 5,
Bedsit/Flat 4, 5 & 6 The Old Latin House, Market Hill, Buckingham, MK18 1JX	766310398 = 6
	766310399 = 7,
	766310400 = 8,
	766310403 = 8,
Bedsit/Flat 7, 8 & 9 The Old Latin House, Market Hill, Buckingham, MK18 1JX	766310401 = 9
Flat/3rd Floor Flat, The Old Latin House, Market Hill, Buckingham, MK18 1JX	766310402

Other addresses to be deleted

6 Fleece Yard, Market Hill, Buckingham, MK18 1JX	766303793
2 Fleece Yard, Market Hill, Buckingham, MK18 1JX	766299400
Bedsit/Flat 1 The Old Latin House, Market Hill, Buckingham, MK18 1JX	766310394
Bedsit/Flat 2 The Old Latin House, Market Hill, Buckingham, MK18 1JX	766310395
Bedsit/Flat 3 The Old Latin House, Market Hill, Buckingham, MK18 1JX	766310396

**BC Growth, Infrastructure & Housing Select Committee 16<sup>th</sup> 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 6<sup>th</sup> 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 Strachan 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 27<sup>th</sup> March 2023**

**Contact Officer: Mrs. K. McElligott, Planning Clerk**

**Public Questions to Buckinghamshire Council Select Committees**

**Agenda 10.5**

**Background**

At the 17<sup>th</sup> 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**

The Schedule of Meetings since October 2022 lists (The calendar of meetings beyond April is not yet published)

Growth, Infrastructure and Housing Select Committee:

15<sup>th</sup> December *[nothing on the agenda of interest to Buckingham]*

16<sup>th</sup> February (report elsewhere)

6<sup>th</sup> April

Transport, Environment and Climate Change Select Committee

3<sup>rd</sup> November *[nothing on the agenda of interest to Buckingham]*

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

30<sup>th</sup> March

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. Meetings are on Thursdays, so the questions have to be with Democratic Services by midday on the Monday. 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, 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.
- That the Select Committees be added to the existing Area Planning and Strategic Sites Committee information as a standard agenda item.

## 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
  - a) 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}		
  - b) 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&amp;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).</i>		
<i>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 made

**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	

#### 4. Responses/decisions

BTC response 2022		Buckinghamshire decision					
	Total 149	approved	refused	split	With- drawn	Permission not required	No decision yet
<b>No objections</b> (includes tree works)	106	88	7		3		9
(of which 'subj HBO')	4	1	2				1
(of which 'subj Licensing')	1	1					
<b>Oppose</b> (includes tree works)	37	6	22		3	1 timed out	5
Including 'Oppose & Attend/Call-in	3						3
<b>Deferred for further information</b>	1		1				
<b>No comment/ Noted</b> (tree appl'n)	1	1					
<b>Tree works (ATP)</b> No objections	17	12+2*	2				
Oppose		1					
<b>Tree works (ATC)</b> No objections	16	13					
Oppose		3					

\* 2 applications were decided before the meeting (emergency works)

1 CPL had been decided before the meeting; 1 application was withdrawn before the meeting (duplicate application)

BTC response 2021		Buckinghamshire decision					
	Total 135	approved	refused	Split	With- drawn	Permission not required	No decision yet
<b>No objections (includes tree works)</b>	85	66					19
(of which 'subj HBO')	7	3*			2*		2*
<b>Oppose (includes tree works)</b>	34	13	9		5		7
(including Oppose & Attend/callin)	8		3		1		4
<b>Deferred for further information</b>	3				1	1	1
<b>No comment / Noted</b> mainly 'not for consultation'	10	9**					1
<b>Tree works (ATP)</b>	17	14					3
<b>Tree works (ATC)</b>	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	83%	8%
			Oppose/Oppose & attend 34	14%	65%
Year	Total responses	% Vale total	Decision	%approved	% refused

#### 5. Applications as yet undecided (as at 9/3/23)

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/O0823/APP	63 Moreton Road Buckingham Buckinghamshire MK18 1JZ	Application	Awaiting decision
19/O0902/ADP	Land Adj 73 Moreton Road Buckingham Buckinghamshire	Application	Awaiting decision
20/O0510/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/O4886/APP	The Workshop Land Off Tingewick Road Buckingham Buckinghamshire MK18 1GX	Application	Awaiting decision
22/O2324/APP	Station House Tingewick Road Buckingham Buckinghamshire MK18 1ST	Application	Awaiting decision
22/O2689/ADP	Land At Osier Way Osier Way Buckingham MK18 1TG	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/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

23/00055/APP	24 West Street Buckingham Buckinghamshire MK18 1HE	Application	Awaiting decision
23/00178/AOP	Land West Of London Road Buckingham Buckinghamshire	Application	Awaiting decision
23/00181/ATP	Land Between Brookfield Lane And Chandos Road Buckingham Buckinghamshire	Application	Awaiting decision
23/00339/CPL	5 Watchcroft Drive Buckingham Buckinghamshire MK18 1GH	Application	Awaiting decision
23/00364/ALB	2 White House Cottages Bletchley Road Buckingham Buckinghamshire MK18 7DT	Application	Awaiting decision
23/00396/APP	1 Pateman Close Buckingham Buckinghamshire MK18 1JR	Application	Awaiting decision
23/00418/APP	14 - 15 High Street Buckingham Buckinghamshire MK18 1NT	Application	Awaiting decision
23/00470/APP	18 London Road Buckingham Buckinghamshire MK18 1AS	Application	Awaiting decision
23/00497/CPL	4 Edging Lane Buckingham Buckinghamshire MK18 7SD	Application	Awaiting decision
23/00541/CPE	12 Brackley Road Buckingham Buckinghamshire MK18 1JD	Application	Awaiting decision
23/00541/CPE	12 Brackley Road Buckingham Buckinghamshire MK18 1JD	Application	Awaiting decision
23/00632/ATP	The Oaks 7 Manor Gardens Buckingham Buckinghamshire MK18 1RJ	Application	Awaiting decision
23/00667/PAPCR	12A Cornwall Place High Street Buckingham Buckinghamshire MK18 1SB	Application	Awaiting decision
23/00698/AAD	4 West Street Buckingham Buckinghamshire MK18 1HL	Application	Awaiting decision
23/00713/APP	2 Mallard Drive Buckingham Buckinghamshire MK18 1GJ	Application	Awaiting decision

16 2022 applications (2021: 33 including 3 not in our parish and Osier Way & Moreton Road III awaiting satisfactory s106)

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/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

## Applications to fell trees 2020 onwards

## Protected trees (ATP)

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

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

## Conservation Area trees (ATC)

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

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

case number	type	reported by	date	address	allegation	report sent to BC	result	photos	notes
00560	OPHH	Cllr. Gateley	7/11/22 meeting	rear of 3 King Charles Close	acquisition by moving back fence and gate to the edge of the public footpath	18/11/22 + follow-up 23/11/22		yes	
00591	COU	resident	24/11/22	55 Moorhen Way	new wall enclosing side border	25/11/2022		yes	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	<b>Call-ins Accepted</b>					<b>Shire Councillors</b>					<b>Notes</b>					
2	<b>Year</b>	<b>AppIn</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>CC</b>	<b>SC</b>	<b>TM</b>	<b>HM</b>	<b>RS</b>	<b>WW</b>	<b>date of BTC agenda</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>
3	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in		
4																
5	<b>Undecided Call-ins submitted since Constitution changed July 2021</b>					<b>Notes</b>										
6	<b>Year</b>	<b>AppIn</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>meeting</b>	<b>date called-in</b>	<b>acknowledged</b>	<b>Accepted?</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>			
7	2021	04886	APP	The Workshop, Tingewick Road	New shed & fence (Retrosp)	24-Jan	26-Jan				WW has called in; BTC request to speak at Committee					
8	2022	03472	APP	35 Lace Lane	New dormer (Retrosp) and HMO licence for 7						RS has called in		officer decision 10/2/23			



**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 27<sup>th</sup> MARCH 2023**

Agenda 16.2

## **Report from Cllr. Harvey on a conversation with Cllr Peter Strachan**

I was invited to have tea with the Shire Council Cabinet Lead for Planning a few days ago. We had a most convivial conversation around a number of matters, searching for areas where we were/are “on the same side” (to quote Cllr Strachan). We found several and a few where our views differed. A number of points are worth feeding back to the TC Planning Committee:

### **S106 funded New Skate Park**

Cllr Strachan promised to chase this up and has done so. He emailed me today:

*Please see below advice I have just received from our officers, I hope it is helpful:*

- *Due to our permitted development rights planning permission is not required for the new Buckingham skatepark, which will be in the same location as the existing one.*
- *Environment Agency consent is required, which the contractor (Canvas Spaces Limited) has secured. This EA consent requires works to commence before 31 March 2023, which Canvas Spaces have stated they wish to extend, as they wish to commence works in May 2023 due to other work commitments and better weather conditions.*
- *Canvas Spaces informed me last Friday that they have formerly applied to the Environment Agency for an extension, that they contacted the EA prior to this extension application and were advised that it shouldn't be a problem and that they will update me as soon as they hear back from the EA.*
- *Our Officers are currently completing the associated contract and have appointed Legal to review/advise.*
- *Once works commence on-site they should be completed within 12 weeks, so if they commence at the beginning of May they should be completed by mid-July 2023.*

I thanked him for this update but said I remained worried about the ‘if’ in the final sentence as it could still mean the park not being completed in time for the summer school hols. He replied, concurring and said he will “*impress that point onto the system*”.

<p>I <b>propose</b> that the TC continues to keep a close watch on this matter, on behalf of the town's youngsters who <i>just</i> want the new skate park as soon as possible!</p>
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**S106 agreements and TC (and PC) involvement.**

We had a full and frank discussion about this matter! Readers of this short note will know my views on how we really should have more direct involvement in setting these agreements so that we can add efficiency, effectiveness, economy and elasticity (the four golden 'E's) to such legal contracts, given our detailed knowledge of and commitment to the town and its folk. Cllr Peter Strachan listened carefully and said that whatever should happen can only do so within the constitution of the Buckinghamshire Council, established custom & practice which includes the key role for local shire councillors and the national legal framework.

Arising out of this conversation, I **propose** the following:

- We write to the appropriate planning officer and ask for a detailed explanation - stage by stage / person by person / organisation by organisation - of just how BC negotiates and ratifies S106 agreements with developers - who does what by when etc. And we also seek clarification on how this was actually done with reference to the Osier Way and Moreton Rd Phase 3 developments.
- We write to all of our Shire Councillor colleagues requesting a special meeting with them and the TC Planning Committee to agree how to proceed in the future so that the TC can work in splendid partnership with them during future S106 agreement processes.
- We formally request that all documents relating to draft and final S106 agreements are circulated as searchable & copyable PDFs (not as is currently the case of effectively a set of jpg pictures).
- We return to this matter in a few months time to reflect on progress and decide how to go forward.

**Planning applications and 'call ins'**

Again we had a robust and friendly discussion about this matter as well. I explained that, in my view, the revised constitution of BC, whilst it gave Town and Parish Councils the right to ask for applications to be called in and discussed by committee, still left too much power in the hands of the planning officials to circumvent such a request. Cllr Strachan (unsurprisingly) was of a different view! So I took what he said as something of a challenge...

Therefore I **propose** that we ask Katharine to surface a few cracking examples of applications in the last couple of years that we had good planning law grounds to request should be called in - but which were denied by the planning officers of BC (and were approved under delegated powers). And that she prepares a report that can be brought back to this committee for our debate and resolution about how to take forward.

Cllr Jon Harvey  
Wednesday 8 March 2023