



BUCKINGHAM TOWN COUNCIL

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

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 19 April 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 24th April 2023, following the Extraordinary and Interim meetings from 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

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

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

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

3. Minutes

To receive the minutes of the Planning Committee Meeting held on 27th March 2023 and to be put before the Full Council on 22nd May 2023. [Copy previously circulated](#)

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

To receive any update.

Buckingham



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



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

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

5. Action reports

5.1 To receive action reports as per the attached list.

5.2 (739/22) To receive for information the list of Licensed HMOs in Buckingham.

5.3 (746/22) Called-in applications. To receive a breakdown of results.

[Appendix A](#)

[Appendix B](#)

[Appendix C](#)

6. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meeting is on Wednesday 3rd May 2023 at 2.30pm.

The next Strategic Sites Committee meetings is on Thursday 11th May 2023 at 2pm.

Their new calendar is not yet available (Ratification scheduled at Full Council 17/5/23)

Additional information provided by the Clerk.

[PL/191/22](#)

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

1. 23/00894/APP University of Buckingham Campus, Chandos Road
Construction and operation of a micro energy storage facility.
Fairman [AMP Energy Services Ltd.]
2. 23/00942/APP Stoneleigh House, Castle Street, MK18 1BP
Change of use from boutique hotel to private residence.
Lawrence

Members are asked to note that the following two applications are for the same premises, but for separate proposals

3. 23/00946/ALB 55 Well Street, MK18 1EP
Listed building application for removal of existing cupboards from upper rooms and reinstate of walls.
Olex
4. 23/00964/ALB 55 Well Street, MK18 1EP
Listed building application for construction of flood barrier.
Olex
5. 23/00969/APP 4 Edging Lane, MK18 7SD
Householder application for loft conversion with rooflights to front and rear roofslopes and windows to gables.
6. 23/01014/APP 41 Western Avenue, MK18 1LJ
Householder application for construction of a replacement garage.
Darvill
7. 23/01072/APP 5 Watchcroft Drive, MK18 1GH
Householder application for single storey [*side*] and rear extensions.
Quilter
8. 23/01075/CPE 24 Chandos Road, MK18 1AL
Certificate of lawfulness application for existing subdivision of a single C3 site to 3 separate, self-contained units.
Anderyassian-Aznavoole

www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

9. 23/01076/APP 24 Downer Close, MK18 7DD
Householder application for single storey rear extension (amendment to approval 22/03886/APP).
Howarth
10. 23/01079/APP 40 Embleton Way, MK18 1FJ
Householder application for garage conversion.
Mitchell

The following two applications may be considered together:

11. 23/01121/APP 4 West Street, MK18 1HL
12. 23/01122/ALB Change of use of a class E restaurant into a sui generis restaurant (with takeaway) and drinking establishment.
Gjolekaj
13. 23/01175/APP 39 Bernardines Way, MK18 1BF
Conversion of 4-bedroom house into HMO consisting of 6 self-contained [units] with shared facilities and utility/storage (retrospective).
Olatunde

Amended plans

14. 22/04096/APP 118 Moreton Road, MK18 1PW
Description has been amended from
Householder application for single storey side and rear extensions.
To Householder application for single storey rear extension, porch canopy, insertion of roof light to single storey flat roof side extension and addition of render to external walls. |
Roche

Not for consultation

15. 23/01150/ATP Oakwood, 6 Manor Gardens, MK18 1RJ
T6 Robinia - Execute a crown reduction of between c20-30% - between 5-10ft
Bull

7. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
22/04251/APP	[Rear of] 29 Candleford Court	Timber roof over planter in communal garden	Oppose
23/00470/APP	18 London Road	2-st side & rear extensions & porch	No objections
23/00713/APP	2 Mallard Drive	Enclosed porch and side cloakroom	No objections

Withdrawn

Application	Site address	Proposal	BTC response
17/04886/APP	The Workshop, Tingewick Road	Retrospective application for erection of fence and shed	Oppose (WW called-in)

Enforcement have re-opened their case file on this matter (21/00573/CONB) to enable the site to be restored to its previous state.

Not for consultation

Refused

Application	Site address	Proposal	BTC response
23/00339/CPL	5 Watchcroft Dr.	Replace conservatory with side & rear extensions.	Deferred for information*

*Members asked whether a CPL was appropriate for such a large extension.
 Replaced immediately by 23/01072/APP, above

Withdrawn

Application	Site address	Proposal	BTC response
23/00497/CPL	4 Edging Lane, Lace Hill	Cert/Lawfulness loft conversion with rooflights and gable end windows**	Oppose

** replaced immediately by 23/00969/APP, above

7.2 Planning Inspectorate

To receive for information a decision made on an appeal against refusal of a retrospective application for a fence at 1 Eider Close. The appeal was dismissed; the Inspector “concluded that the development causes unacceptable harm to the character and appearance of the surrounding area and, as such, it conflicts with Policy BE2 of the Vale of Aylesbury Local Plan. Amongst other matters, this policy requires development to respect and complement the physical characteristics of the site and its surroundings and the local distinctiveness and vernacular character of the locality.”

8. Consultation – Infrastructure Levy

Members were circulated with the request from NALC for responses to this consultation on 31st March, to allow them to consider the document and prepare their individual responses for collation and agreement. NALC will use any replies to formulate their response to the DHLUC and would like responses by 19th May. Members can also reply direct to the GOV.UK site by 9th June. [Appendix D](#)

9. Buckinghamshire Council Matters

- 9.1 To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.
- 9.2 To receive a verbal report from Cllr. Cole/Planning Clerk on the Quarterly Forum meeting held on Thursday 20th April.
- 9.3 An updated list of undecided OPPOSE & ATTEND/CALL-IN applications *is held over to next meeting.*

10. Updates from Representatives on Outside Bodies

To receive verbal updates from Councillors.

11. Buckinghamshire Council Committee meetings

- 11.1 N. Bucks Area Planning Committee (5th April 2023) *No Buckingham applications*
- 11.2 Strategic Sites Committee (13th April 2023) *No Buckingham applications*

12. Enforcement

- 12.1 To report any new breaches
- 12.2 To note a new case file: 23/00132/COU: Oddfellows Hall, change of use from student accommodation (as approved) to short-term lettings

12.3 To note the closure of the following cases:

19/00346/CON3	10 Market Square	Inauthentic barber pole	Breach ceased
22/00574/OPDEV	M&Co, 12-13 Market Hill	unauthorised work on upper floors	22/00812/APP approved
22/00578/ADV	Fireworks Warehouse	advertising board on public land	breach ceased
22/00591/COU	Moorhen Way	extension of drive over landscape border	not expedient to pursue

13. Rolling lists – updates

13.1 Tree felling applications *held over to next meeting*

13.2 Land grab reports *held over to next meeting*

13.3 Call-in requests *held over to next meeting*

14. Matters to report

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

15. Chair's items for information

16. Date of the next meeting:

Monday 15th May 2023 following the Resources Committee 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			

ACTION LIST

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
734/22 738/22 (29/3/23)	1 revised response via Consultee In-Tray 8 via Consultee In-Tray 1 via Comments (tree)	739/22	Refusal of tree applications	

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Cycleway on Railway Walk	529/22	Cllr. Stuchbury to work with Town Clerk to progress	√	
A422 bypass roundabout - left-hand turn separated lane	472/22.4 669/22 737.2/22	Town Clerk to invite Mr. Marsh to a meeting on site Forward correspondence to Cllr. Stuchbury to pursue Town Clerk letter re use of funds for Buckingham Transport Plan	√ √	Reminder sent. Response at agenda 7.2
Quarterly T & PC 'Forum'	673.1.1/22	Request 'in-person' meeting for next time & discussion time Town Clerk to contact BMKALC	√	Verbal report on meeting see Agenda 9.2
Site Notices	673.1.2/22	Send letter as minuted	√	
New disabled bays consultation	673.3/22	Respond as minuted	√	Response auto-acknowledged 28/2/23

ACTION LIST

Buckinghamshire Local Plan	736/22	Town Clerk letter re BLP subgroup as minuted		
Strategic Sites Committee	736/22	Town Clerk letter re criteria for SSC attention		
Candleford Court floodgate works	740.2/22	Inform Rights of Way about effect on riverside path	√	
Lace Hill Medical Centre	746.1/22	Town Clerk letter re s106 money status		
S106 matters	746.2/22	Town Clerk letters per Minute * how negotiated * meet with Shire Cllrs * searchable format Report on progress in (say) 3 months time		
Call-ins not activated	746.2/22	Locate examples of cases with good reasons not taken to Committee	√	See Agenda 5.3
Enforcement reports and queries				
Neighbourhood Plan Review				
NBPPC report	736/22	Referred to Neighbourhood Plan Officer	√	
Other matters				
"Year of the Tree"	792.1/21	Invite insurance co rep to meeting	√	Corporate Membership not available
	577/22	Town Clerk to prompt AXA+NFU	√	AXA & NFU contacted; no response as yet

ACTION LIST

	669/22 669/22	NPWG to consider valuing trees to give monetary counter to insurance companies Town Clerk to approach NALC/BHIB	√	
West End Farm archaeology	532/22.1	Town Clerk 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 Forwarded to Cllr. Whyte to pursue at his request 7/2/23	√ √	Additional photos supplied to WW 2/3/23 of vehicle parked on crossing and dropped kerb panel
HMO Licensing	739/22	Enquire if notification procedure available	√	No, but List is on website, and can be checked for new additions periodically. See Agenda 5.2
Site Q application	745.3/22	Remind Shire Cllrs to respond	√	
Skatepark upgrade	746.2/22	Town Clerk to monitor and report on any progress		Response from Mr. Houston 19/4/23: The contractor, Canvas Spaces Ltd, aims to commence works on site in July 2023, subject to confirmation that the Environment Agency has provided the necessary approvals for the revised date. With a planned 12-week installation period we would estimate completion in October 2023, however this is obviously weather dependent.
Mobile warning panels	747/22	Ask if still in use	√	Referred to Environment Clerk No response as yet (18/4/23). Reminder sent

	A	B	C	D	E	F
1	Licence number where available		Address		No. of residents, if stated	date issued
2			19	Bernardine's Way		02/10/2020
3	LC2021	01-62550		Garden House, Castle Street	13	23/01/2021
4			34	Fishers Field		27/02/2019
5	LC2019	01-032210	36	Fishers Field	4	05/11/2018
6	LC2021	111-71789	61	Fishers Field	5	03/11/2021
7	LC2019	01-32204	73	Fishers Field	4	21/09/2018
8	LC2020	01-47788	97	Fishers Field	5	10/01/2020
9			35	Lace Lane		14/02/2018
10			6	Market Hill		11/10/2019
11			3	Bryant Court, Market Hill		10/07/2018
12			2	Overn Avenue		25/02/2020
13			12	Portfield Close		21/05/2020
14			4	The Villas, Stratford Road		04/04/2019
15			5	The Villas, Stratford Road		04/04/2019
16				Lockmeadow Farm, Stratford Road		09/07/2019
17			25	Waine Close		18/06/2019
18				Ground floor, 25-26 West Street		12/07/2020
19			11	Western Avenue		16/07/2019

ACTION LIST (Minute 746/22: Cllr. Harvey's Proposal)**Breakdown of Call-ins from 2020**1. Call-ins subsequently Withdrawn

2020 – 2	2021 – 2	2022 – 1
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2. Call-ins subsequently Refused without going to Committee

2020 – 2	2021 – 4	2022 – 0
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3. Call-ins taken to appeal

2020 – 1 (for non-determination)	Refused
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2021 – 1 (Enforcement Notice)	Awaiting decision
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2022 – 2 (Refusal) (both)	Awaiting decision
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4. Called-in applications Approved but not taken to Committee

20/04127	10 Hilltop Avenue	fence & shed
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20/04249	2 Chandos Close	fence
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20/04324	Bourton Mill	exterior decking & exercise area
21/00953		

21/00479	Oddfellows Hall	ch/use to 9 student rooms
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22/00220	9 St Rumbolds Lane	extension/alteration to 7 self-contained student flats
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22/03472	35 Lace Lane	HMO for 6 → HMO for 7
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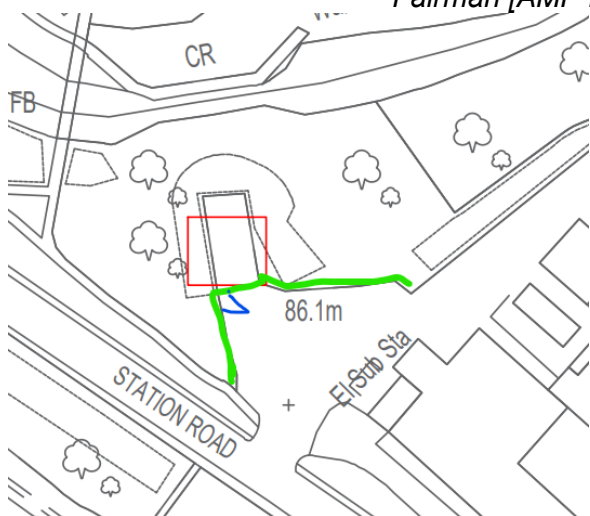
**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 24th APRIL 2023**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. **23/00894/APP**

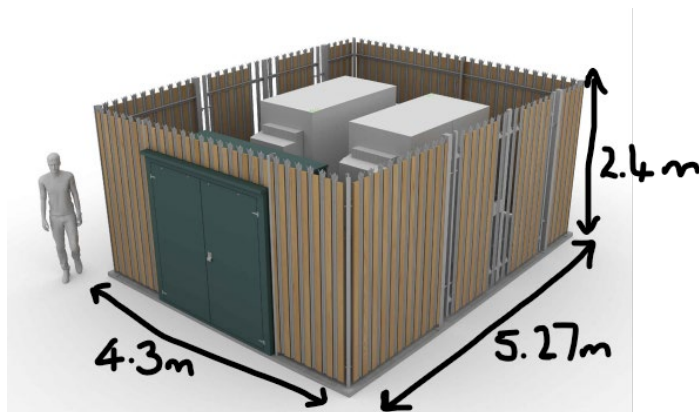
University of Buckingham Campus, Chandos Road
Construction and operation of a micro energy storage facility
Fairman [AMP Energy Services Ltd.]



Location plan

The proposed site (where the blue V is on the location plan)

The green line is the actual edge of the car park. Their red line is drawn in the woodland at the rear, which does not correspond with the photo below.

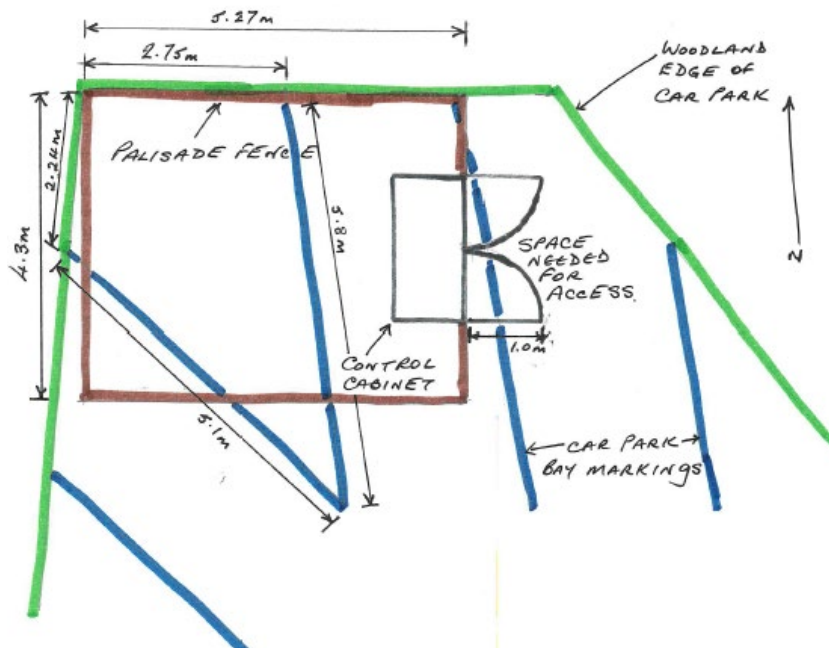


(Applicant's photo) site in car park marked up. The large white door on the right in the distance is the substation.

Diagram of fenced equipment enclosure

The site is the car park for the University's Chandos Road Building; though the location plan shows the (non-existent) panhandle extension along the old railway embankment, the photomontage shows the western corner where there is dead space because the parking bays are at an angle to the kerb along two sides.

Having measured this space when I took the photos (1/4/23) an enclosure of the size proposed will not fit in the corner space; it will need the adjacent bay, and for maintenance the other bay at that end of the car park to allow space to open the cabinet doors. The Highways' response assumes one bay will be lost.



The proposal is that this space be leased to AMP for 30 years to house a 'battery box' – an energy storage system which takes in (solar or wind-generated) electricity when the load is low, and stores it until demand increases or the renewable sources are unable to provide an adequate supply, thus removing the need to start up fossil fuel power stations. Each Battery Box is expected to save ~40 tonnes of carbon per year and 1200 tonnes over the project's lifecycle. Its storage capacity is 400 kWh, enough to power 400 homes for one hour.

The battery equipment will be housed within a timber palisade enclosure approximately 17 feet x 14 feet; it makes very little noise and generates no emissions. It needs to be within 50m of an existing substation and the one on the side of the Chandos Road Building is well within that (see photo above).

Planning History (University use of Chandos Road building only, and car park)

1	89/01472/APP	CONVERSION OF EXISTING PREMISES TO ACCOMMODATE UNIVERSITY FACILITIES PRIMARY OF AN ACADEMIC FUNCTION	APPROV
2	90/01270/APP	ALTERATION AND EXTENSION OF EXISTING BUILDING FOR ACADEMIC USE AND WORKSHOP AND STORES FOR THE UNIVERSITY MAINTENANCE DEPARTMENT	APPROV
3	91/01340/APP	EXTENSION TO PROVIDE PLANT ROOMS AND YARD	APPROV
4	92/00525/APP	NEW ELECTRICAL INTAKE AND GAS METER HOUSING	APPROV
5	98/01209/ATN	INSTALLATION OF 3 DUAL POLAR ANTENNAE & 4 MICROWAVE DISHES OF ROOF OF MAIN BUILDING & SITTING OF EQUIPMENT CABIN	APPROV
6	02/02146/APP	Upgrade of existing telecommunications site with six antennas and four 600mm diameter transmission dishes and air conditioning units to equipment cabins	Approved
7	05/01468/APP	Change of use from academic use to commercial cinema building and academic use	Approved
8	05/02714/APP	Replacement of wooden gates with screen and double door to entrance	Approved
9	12/02348/APP	Internal refurbishment of building to create new education room and event space. Single storey infill extension and insertion of new side fire escape and new door opening	Approved

10	13/01080/ATP	Works to No.6 Sycamore Tree <i>[along service road side of car park]</i>	Approved
11	14/01134/APP	Removal of cladding on first floor front elevation <i>[of the Chandos Road building]</i> and replace with one window.	Approved
12	21/03030/APP	Installation of a log building to provide a multi-faith prayer room, together with associated drainage works.	Withdrawn
13	22/02857/ATP	Fell storm-damaged cypress by car park (5-day notice)	Approved
14	23/00894/APP	Construction and operation of a micro energy storage facility	Pending Consideration

Note that the submitted Planning Statement lists only two applications in the vicinity: 22/02857/ATP (#13 above) – and 19/00352/ATC to remove a thuja and an apple in the garden of 23 Chandos Road, which is the house beside the park entrance.

2. 23/00942/APP

Stoneleigh House, Castle Street, MK18 1BP
Change of use from boutique hotel to private residence
Lawrence



Location plan



Castle Street front

The site is a Grade II Listed Building in the heart of the Conservation Area, which was in use as a hotel until last October when it closed. The applicant has owned the building since 2017, intending to use it as a private residence, but for health reasons this was postponed. It was changed from a 7-bed B&B to a 6-bed boutique hotel, but due to Covid and the difficulties with recruiting staff, the business has failed. Attempts have been made to provide a commercial income from various enterprises, but these have not proved viable.

No structural changes are proposed.

Property history (not trees)

1	89/01774/APP	CONSERVATORY	REFUSE
2	89/01775/ALB	TO PROVIDE OFFICE ACCOMMODATION	APPROV
3	89/01776/ALB		REFUSE
4	89/02385/APP	CHANGE OF USE AND ALTERATIONS TO PROVIDE SHOPS AND OFFICES ON GROUND FLOOR AND OFFICES ON 1ST AND 2ND	APPROV

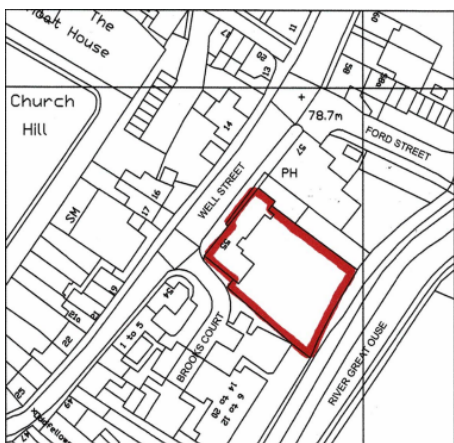
5	89/02386/ALB	ALTER THE PROPERTY TO PROVIDE ONE DWELLING AND CHANGE OF USE TO OFFICES AT THE FRONT OF THE PROPERTY	APPROV
6	94/01147/APP	DIVISION OF EXISTING DWELLING TO FORM ONE SINGLE OCCUPATION DWELLING AND SEPARATE STUDENT BEDSIT ACCOMMODATION.	REFUSE
7	94/01148/ALB	INTERNAL ALTERATIONS	REFUSE
8	95/01267/APP	CONVERSION OF FRONT OF BUILDING INTO 9 STUDENT BEDSITS & REAR PART INTO SELF CONTAINED RESIDENCE	APPROV
9	95/01268/ALB	ALTERATIONS	APPROV
10	97/00646/APP	REMOVAL OF CONDITION 7 FROM PLANNING PERMISSION 95/1267/APP	Approved
11	99/02086/APP	Change of use of part of building from student accommodation to consulting rooms (D1)	Approved
12	00/02640/AAD	Non-illuminated wall mounted individual lettering display sign	Advert
13	00/02641/ALB		Consent
14	02/00723/ALB	Installation of clinical air extraction and provision of storage area for clinical and other waste	Refused
15	03/01282/APP	Change of use of rear part of building from residential to dental surgery	Approved
16	07/03031/ALB	Change of use from commercial to residential with internal alterations	Approved
17	07/03032/APP		
18	08/00641/ALB	Single storey rear extension	Approved
19	08/00642/APP		
20	17/04023/APP	Change of use of 7 bedroom residential property to 6 bedroom hotel with associated works	Approved
21	17/04326/ALB	Alterations to listed building in relation to the conversion to hotel	LBConsent
22	17/04861/APP	Change of use of 7 bedroom residential property to 6 bedroom hotel with associated works (Part retrospective) (amendment to planning permission 17/04023/APP)	Approved
23	19/00749/ALB	Advertisement signs and flagpole attached to front of building (retrospective)	LB & Advert
24	19/00834/AAD		Consent
25	23/00942/APP	Change of use from boutique hotel to private residence	Pending Consideration

3. **23/00946/ALB**

55 Well Street, MK18 1EP

Listed building application for removal of existing cupboards from upper rooms and reinstate of walls

Olex



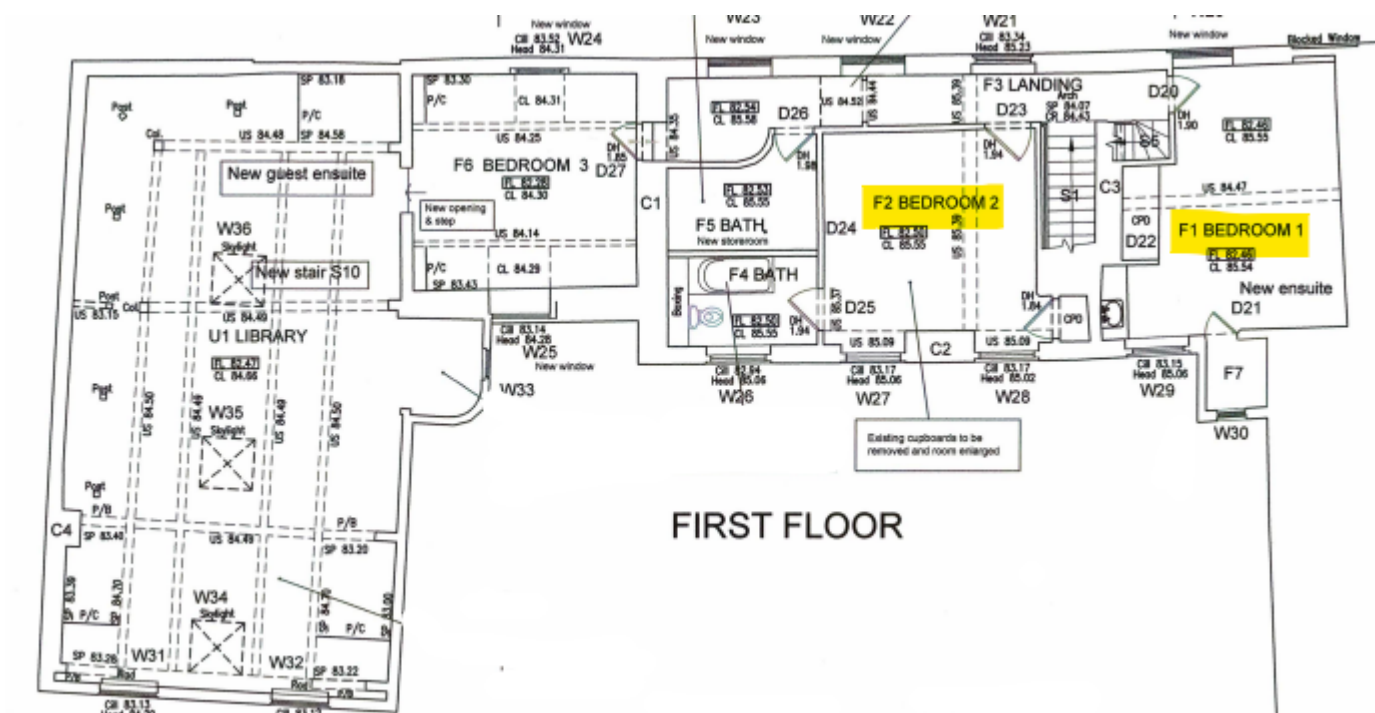
Location plan



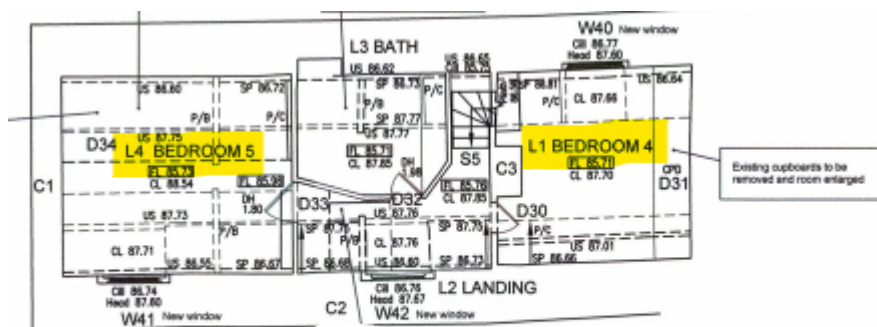
55 Well Street

The site is a large 2½ storey house with outbuildings on the eastern side of Well Street, flanked by Brooks Court to the south, №56 (formerly part of the property) and The Woolpack to the north, with a garden running down to the river. It is Grade II Listed (dating from the early/mid 18th Century) and in the Conservation Area. The rear of the house cannot be well seen, due to the planting along the river bank.

The application seeks permission to remove some cupboards to make more space in the bedrooms as shown below (my highlighting).



Rooms where cupboards are to be removed



ATTIC FLOOR

Property History

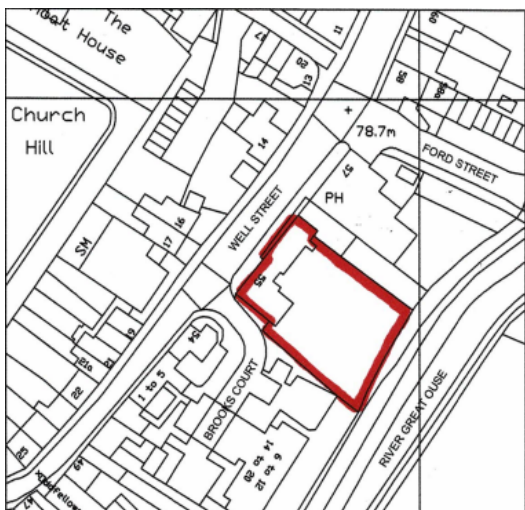
1	76/00430/AV	Extension and general alterations	Approved
2	77/00997/AV	ERECTION OF A CHIMNEY STACK TO SERVE GAS FIXED CENTRAL HEATING BOILER	APPROV
3	10/02375/ALB	Repair damage to North West corner of property. Replace failing Oak Beam with Oak and steel beams rebuild in lime mortar	L. Building Consent
4	22/01692/APP	Householder application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier	Refused
5	22/01693/ALB		
6	22/02980/ATC	T1 Mulberry The existing tree is an old, stunted specimen that has been heavily pollarded in the past and is now propped up by two timber posts. This is to be felled and the roots grubbed out to avoid further damage to the Listed Building and the adjacent, existing terrace and drainage pipes. ¹	Trees - Proceed with works
7	22/03118/ATC	T2 Strawberry Tree : Removal to allow access to the highway from the rear garden ²	Trees - Proceed with works
8	23/00946/ALB	Listed building application for removal of existing cupboards from upper rooms and reinstate of walls	Pending Consideration
9	23/00964/ALB	Listed building application for construction of flood barrier	Pending Consideration

¹ The tree was growing in the terrace south of the outside toilet, E in the drawing for 23/00954/ALB below

² This tree was growing in Brooks Court land outside the applicant's boundary

4. 23/00964/ALB

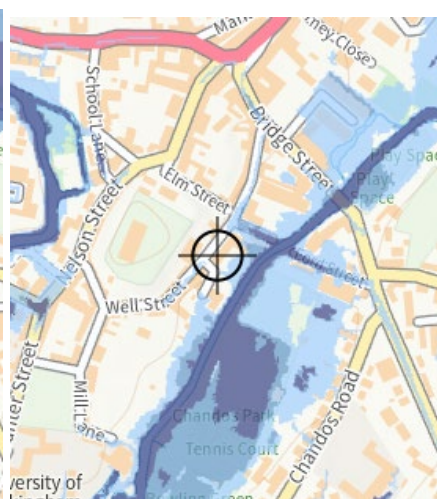
55 Well Street, MK18 1EP
 Listed building application for construction of flood barrier
 Olex



Location plan



Flood Risk - River



- Surface Water



Photo: Granta Networks

The Woolpack to 55 Well Street, December 2020. The existing terrace wall (B in the plan below) can just be seen in the angle of the outbuildings.

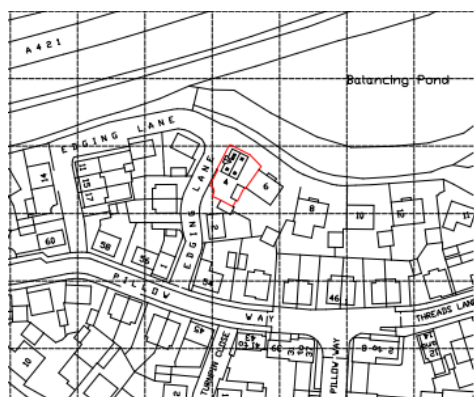
The site description and property history is as above. The flood gate was proposed in last year's refused applications.

A Flood Risk Assessment document was provided with the 2022 applications (4 & 5 in the table below), with EA data up to 2007; the garden and cellar (Floor Level 77.8m) are vulnerable areas, the main house (ground floor level 79.6m, garage 79.4m) is not recorded as having flooded. The EA have confirmed the property as being in Flood Zone 2.

Buckinghamshire Council's s19 post-event report on the 2020 flood estimated the peak to have been at 82.0m (the gauge had been swamped at 80.76m, and ceased recording).

5. **23/00969/APP**

4 Edging Lane, MK18 7SD
 Householder application for loft conversion with rooflights to front and rear
 roofspaces and windows to gables



Location plan



Site plan



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

This is a re-application for full planning permission following withdrawal of the Certificate of Lawfulness application on 23rd March. The description and photos below are therefore an edited version of those in the report for the 27th February meeting, as none of the drawings have been amended.

Members response in February was:

*“This house is Plot 426 on Phase 2C of Lace Hill (13/01549/ADP).
 Members criticised the proposed 3-pane windows in the gable ends for not matching the existing small-paned fenestration, but also pointed out that Condition 9 of the approval states: “
 [reproduction of the Condition 9 below followed]*



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



Right: Rear elevation – two skylights are proposed for this side roof. (photos 20/2/23)

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

The proposal is to convert the loft into a 5th bedroom with a dressing room and en-suite bathroom; there is a cupboard on the first-floor landing over the stairs, which will be removed to allow the necessary staircase to

be inserted. Five Velux rooflights are proposed, one in each roofslope for the bedroom and the dressing room, and one over the en-suite in the front slope. In addition an obscure-glazed 3-pane window is proposed in each gable end, one for the bedroom and one for the dressing room; this does not reflect the existing window design which is a sash-type with internal divisions into 8 small 'panes' in each half (see side elevations below).

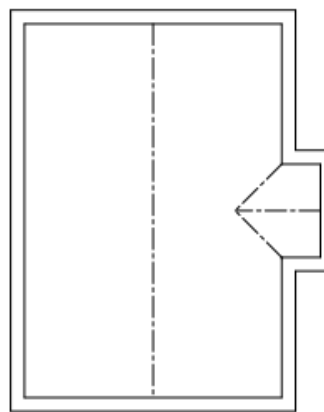
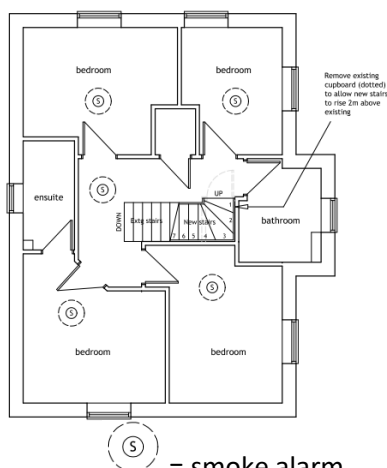
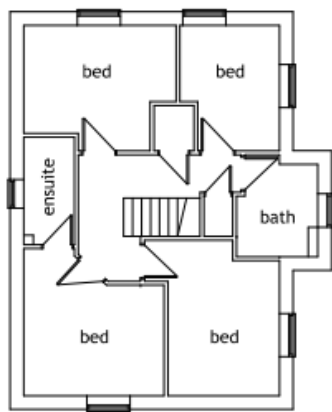
However, Condition 9 of the decision sheet for 13/01549/ADP (as for all phases of Lace Hill) states:

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

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



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

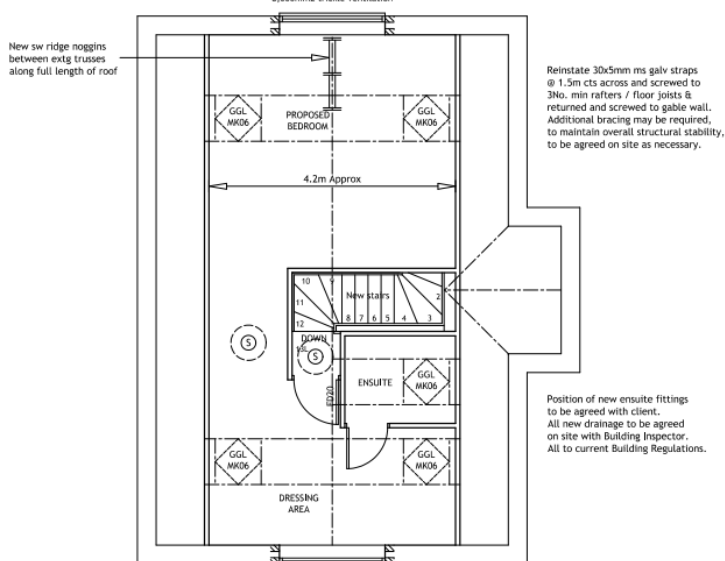


Existing and proposed first floor

(S) = smoke alarm

Existing roof plan

1.8m(w) x 1.2m(h) uPVC d/g window, Catnic lintol over, close cavities with fire res insulated cavity closers, to be fitted with obscure glazing and non-opening below 1.7m from new floor, 8,000mm² trickle ventilation



Proposed 2nd floor and roof (skylights marked)

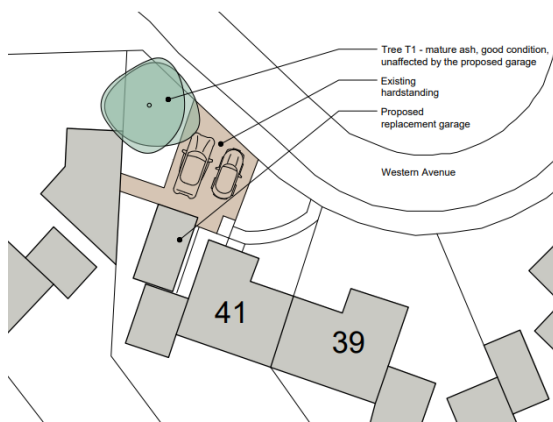
This window label is the same ↑ as the one at the top, obscure-glazed and non-opening below 1.7m

6. 23/01014/APP

41 Western Avenue, MK18 1LJ
 Householder application for construction of a replacement garage
 Davvill



Location plan



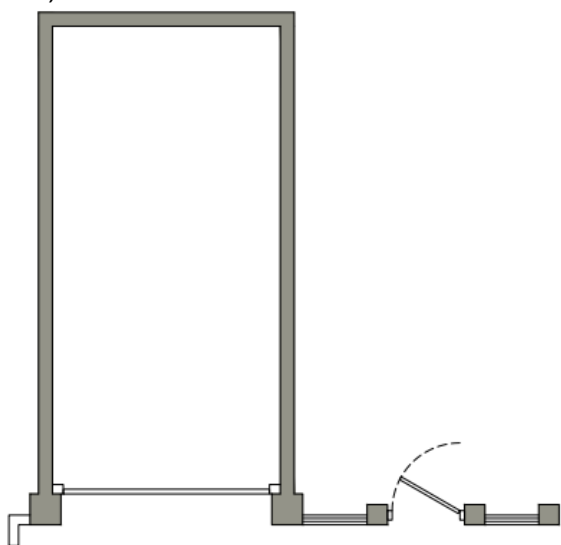
Block plan



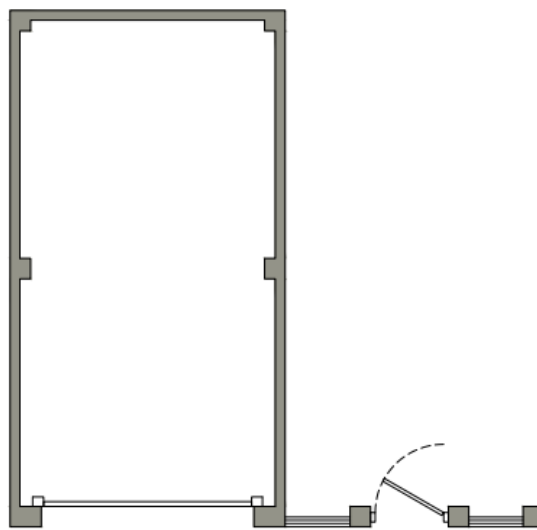
Photo taken 4/4/23

The site is a 3-bed semi-detached house on the eastern side of Western Avenue, at the southern end of the oval green approximately halfway between the two ends of Overn Avenue. The house is somewhat higher than the road level, and a garage has been built below and forward of the house, with hardstanding for two cars.

The proposal is to demolish the existing garage which has brick ends, timber sides and gently pitched roof, and replace it with a slightly wider building entirely of brick with a singly-ply membrane pitched roof. The view from the street will be very similar, with a metal garage door as existing. The new building will have internal buttresses halfway along each side wall, and the usable space between will be the same dimensions as the existing garage, 2.5m x 5m. The exterior width will be about 15cm wider and the new roof 25cm higher (the brick parapet at the front is slightly higher than the roof ridge, see the side elevations below).



Floor Plan



Floor Plan

Existing and Proposed floor plan

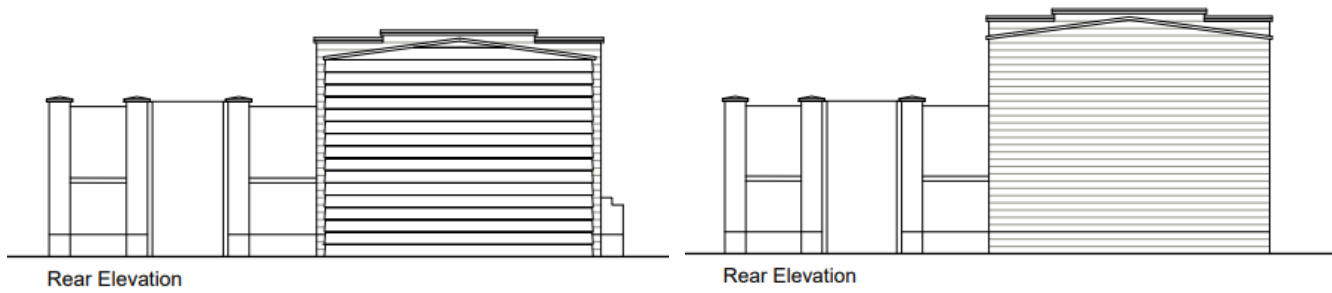


Front Elevation

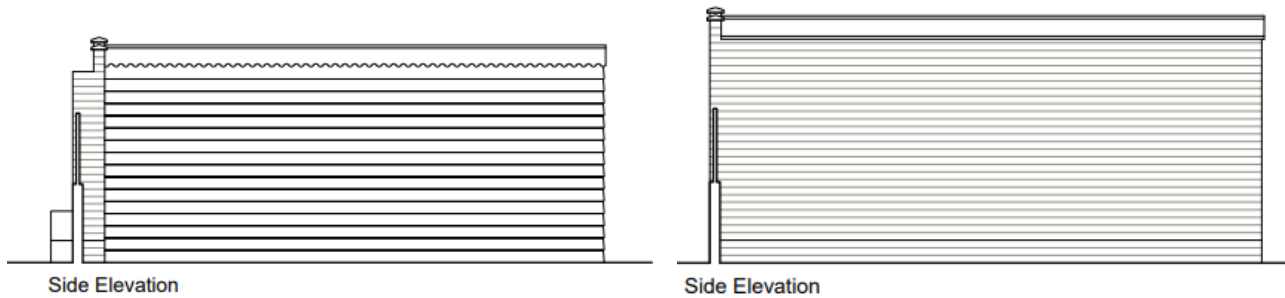


Front Elevation

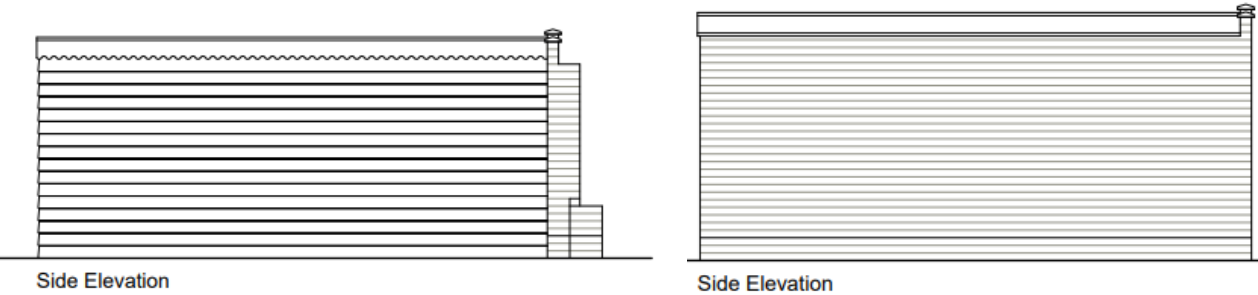
Existing and Proposed front elevation



Existing and Proposed rear elevation



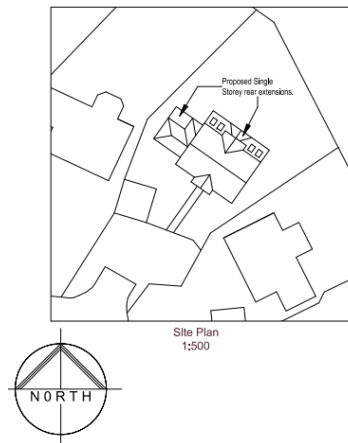
Existing and Proposed side elevation facing №43



Existing and Proposed side elevation facing №39

7. 23/01072/APP

5 Watchcroft Drive
 Householder application for single storey [side] and rear extensions
 Quilter



Location Plan

Site Plan

The front of the house, garage and drive

Members reviewed this application as a CPL on 27th February and deferred comment for further information:

Members felt that this was too large an extension to be a 'non-consulted' application, and asked for confirmation that a CPL was acceptable for this proposal.

That application was refused on 30th March. The conservatory has already been demolished and no longer appears on the drawings.

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

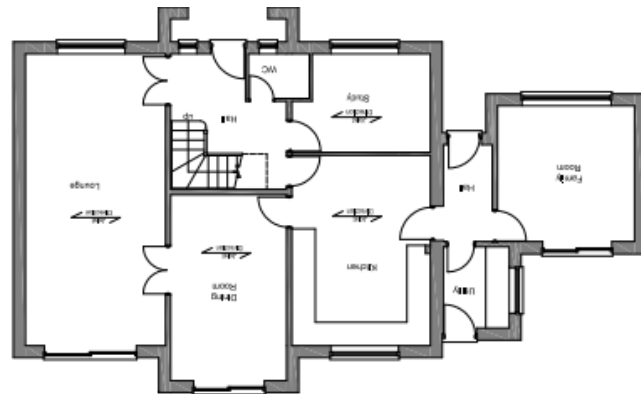
The proposal is to build a full-width single storey extension across the rear of the house encompassing the existing projection at ground floor, extending back rather more than half the conservatory footprint. There are no windows in either side wall (the existing window to the utility room is not being replaced in the extension wall). The kitchen and dining room are to be knocked together to allow space for a breakfast bar. The central section will have a tiled gable roof over a 3-pane window to the kitchen, and a single-pitch tiled roof to each side of it with two rooflights over a three-panel folding door - one to the dining room area and one to the lounge extension. The new gable is not parallel to the existing one which is directly above it, because its width does not permit a matching angle – the ridge would be above the first floor window sill. The L-shaped side extension is to be squared off to form a larger utility room and a cloakroom. This will involve the loss of the window in the side of the existing utility room (see above); the existing door to the garden is replaced by a window to the cloakroom, and the door re-sited in the new utility room with a window beside it. The infill will have a flat felt roof.

Materials to match existing.

1	91/02239/AOP	ERECTION OF 70 DWELLINGS PROVISION OF PUBLIC OPEN SPACE AND RETENTION OF HOLLOWAY SPINNEY AS WOODLAND	Refused
1a	91/00095/REF	Appeal against refusal	Appeal allowed
2	91/02240/AOP	ERECTION OF 70 DWELLINGS PROVISION OF PUBLIC OPEN SPACE AND RETENTION OF HOLLOWAY SPINNEY AS WOODLAND	Refused
3	91/02241/AOP	ERECTION OF 5 DETACHED DWELLINGS	REFUSE
3a	91/00095/REF	Appeal against refusal	Appeal allowed
4	91/02242/AOP	ERECTION OF 5 DETACHED DWELLINGS	REFUSE
5	94/00029/ADP	ERECTION OF 70 DWELLINGS AND PROVISION OF PUBLIC OPEN SPACE	Approved
6	94/01461/APP	SUBSTITUTION OF HOUSE TYPES ON PLOTS 65-70 (INCLUSIVE) [Nos 1-5 Watchcroft Drive; <u>not</u> No 6]	APPROV
7	23/00339/CPL	Certificate of lawfulness for proposed demolition of conservatory and erection of side and rear extensions	Refused
8	23/01072/APP	Householder application for single storey [side] and rear extensions	Pending consideration



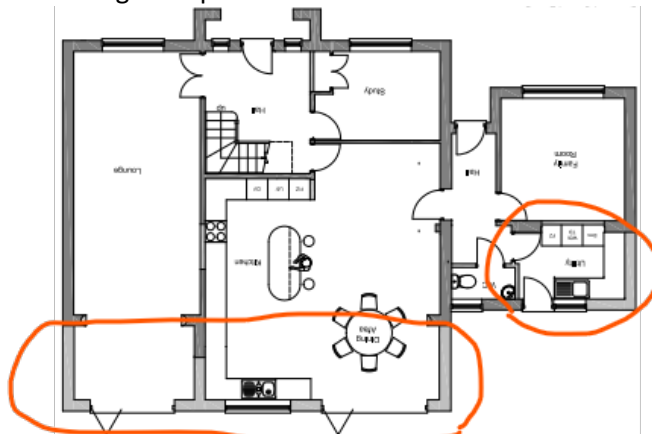
Existing rear elevation



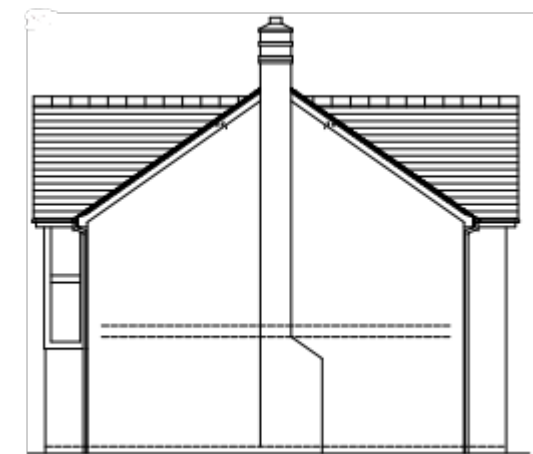
Existing floor plan rotated to match elevation



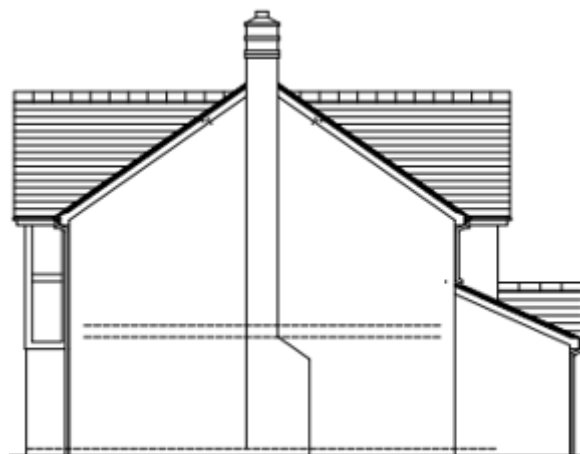
Proposed rear elevation



Proposed ground floor plan rotated to match elevation
New build marked



Existing SE elevation (facing No 6)



Proposed south east elevation



Existing NW elevation (facing № 4)



Proposed north west elevation

The front elevation is unchanged.

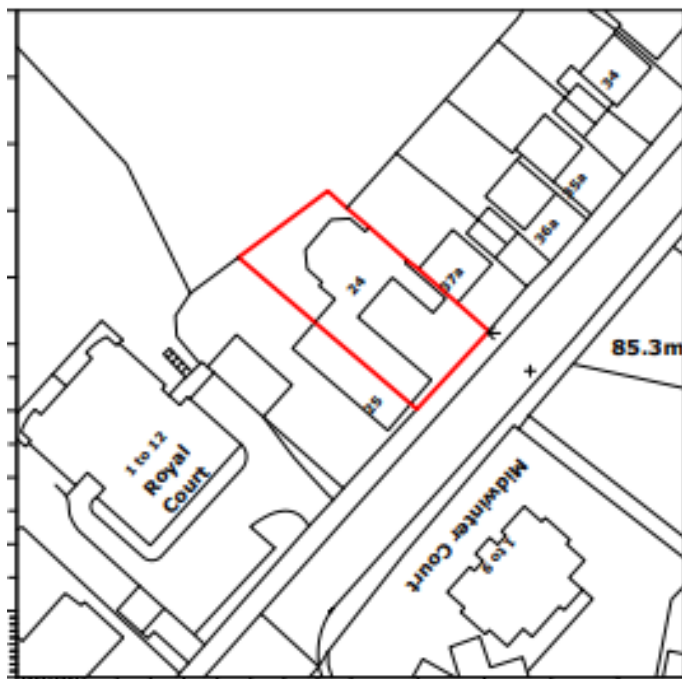
8. **23/01075/CPE**

24 Chandos Road, MK18 1AL

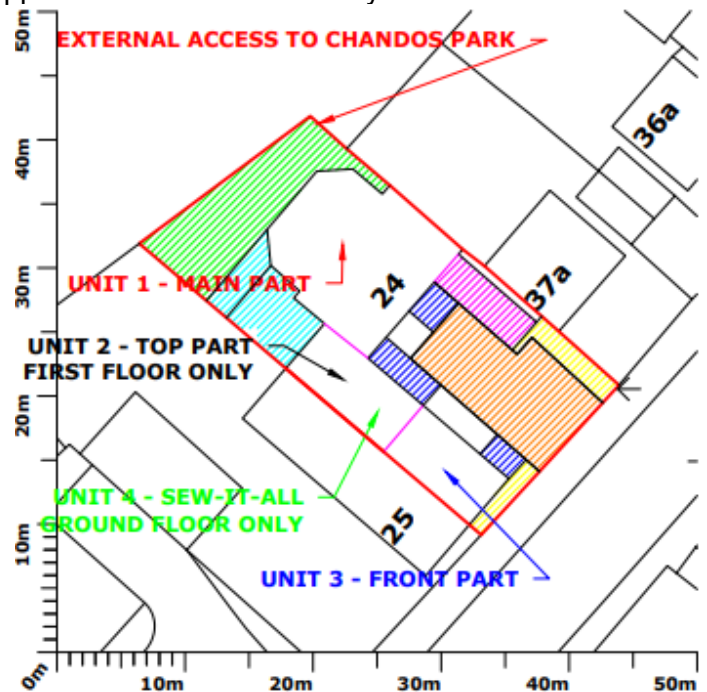
Certificate of lawfulness application for existing subdivision of a single C3 site to 3 separate, self-contained units

Anderyassian-Aznavoole

The site is a large plot at the southern end of Chandos Road, next-door-but-one to Royal Court flats, opposite the bottom of Dark Alley and backing onto Chandos Park. The site slope sharply at the back of the buildings and is rather below road level at the Chandos Road frontage. Chandos Road numbering is unusual - № 23 is the house on the south side of the access to the Park, the last of the Victorian buildings at the London Road end on that side. The houses in between Nos 23 & № 24 - Nos 30 to 37a - were built in the '60s and '70s, and Nos 35,36, and 37 are on the opposite side at the Sainsbury's end.



Location Plan



Site Plan



№ 25 ↑ ↑ № 24 from here to right hand side of photo ↑ rendered building Units 2-4 ↑ Unit 1 & garage

The original building (labelled Units 2, 3 and 4 on the site plan) forms a single unit with № 25 (The Old Dairy) and was in residential use in 1977. The site also had a large rectangular two-storey pitched-roof garage and depot/store building on the footprint of the current link-detached house and the 2000 application replaced the Velux skylights in the storeroom roof with dormers (2 in each slope) and added a polygonal extension on to the rear to form a 'ground floor' conservatory and a washroom on a new 'lower ground' floor (because of the slope of the land). In 2001 the ground floor front of the store was remodelled, reducing the 10-panel folding door to 6 panels and bricking up the gap, a new stair to the first floor was built in the link passage, a single garage was built in the front yard against the boundary with 37a, the storeroom roof ridge was raised by steepening the pitch, the polygonal extension was made 1m deeper, and three six-pane windows inserted alternately with the 12-pane dormers on the rear. The 2004 application deleted these three windows and the two dormers, and replaced them with three equally spaced dormers; it also replaced the windows in each flank wall and French windows to the garden in the lower ground floor room, with ordinary windows (not divided into small panes as the other windows were). The applicant bought the premises in 1999, and has carried on his business (Sew-it-all, embroidery fabrics and accessories) from the ground floor of the original block since. He and his family moved into the 'Main Part' in 2005, and his previous residence in the other building ceased and the units were rented out.

There are four pages in the supporting Statement listing utility bills, tax returns, invoices and tenancy agreements for units 2 & 3 (none uploaded to the website) as evidence for the continued mixed commercial and residential use of the site.

The buildings on the site comprise (refer to the site plan above)

Unit 1 - 'Main part'

Lower ground floor: bedroom & ensuite in the angled end, with French doors to the garden; ground floor: conservatory over this bedroom, kitchen/diner, play area and cloakroom in the rectangular section behind; first floor: 3 bedrooms with ensuite facilities

Unit 2 - 'Top part'

First floor: 1-bed flat with living room/kitchen and bathroom

Unit 3 - Front part

2-bed maisonette ground floor: kitchen, living room and porch; first floor: two bedrooms each with ensuite facilities

Unit 4: 'Commercial Part' (under the first floor flat)

Large room and cloakroom with porch.

Planning History (some of these may not have been implemented in full)

1	77/00203/AV	ALTERATIONS AND MODERNISATIONS OF HOUSE	APPROV
2	00/00629/APP	Two storey rear extension and balcony and first floor extension	Refused
3	00/01707/APP	Extensions to existing residential property and to existing commercial premises	Approved
4	01/00580/APP	Extensions to existing residential property and to existing commercial premises	Approved
5	01/01704/APP 04/01705/APP	Extensions and alterations Amendment to approved plans 01/01704/APP for rear extension	Approved Approved
6	23/01075/CPE	Certificate of lawfulness application for existing subdivision of a single C3 site to 3 separate, self-contained units.	Pending Consideration

The application is to 'legitimise' the residential use of the main building, and the commercial use of the ground floor of the older building, as these have continued unchallenged for 4 years and 10 years per the Town & Country Planning Act:

- (1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.
- (2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.
- (3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.
- (4) The preceding subsections do not prevent—
 - (a) the service of a breach of condition notice in respect of any breach of planning control if an enforcement notice in respect of the breach is in effect; or
 - (b) taking further enforcement action in respect of any breach of planning control if, during the period of four years ending with that action being taken, the local planning authority have taken or purported to take enforcement action in respect of that breach.

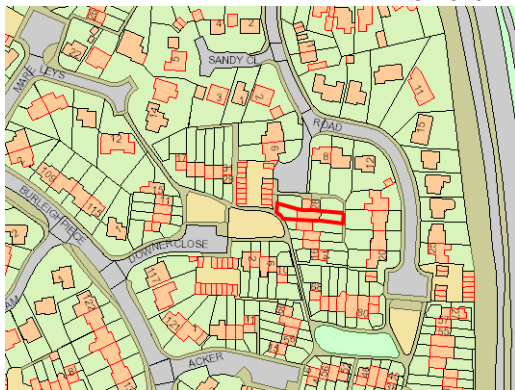
I will also point out that the statement on page 10 of the supporting document that the town is on National Cycling Route 51 (Colchester – Oxford) is incorrect; it is on National Cycling Route 50 (Leicester – Winslow via Stowe Avenue and Hunter Street).

9. **23/01076/APP**

24 Downer Close, MK18 7DD

Householder application for single storey rear extension (amendment to approval 22/03886/APP)

Howarth



Location plan



(taken 6/10/22). The house extreme left is the side wall of Nø26



The site is a bow-windowed 3-bedroomed semidetached house facing the green on Downer Close, Linden Village, adjacent to a parking court. To the south is another pair of semidetached houses, slightly set back, and to the north another pair of semi-detached at right angles so that their rear walls abut the side wall of No. 24 and their side gardens share a boundary with (respectively) the front and rear gardens of No. 24. At the rear is a narrow path giving access to the back gardens of Nos 18-24, which has a close-board fence of standard height each side.

The house at present has a rear conservatory across most of the width of the house, up against the rear wall of No. 28, and leaving a 50cm gap to the boundary with No. 22.

Members considered the CPL application on 17th October 2022, deferring the response pending further information:

Members noted that the proposed extension was not on the same footprint as the existing conservatory and left a gap of an estimated 15cm between the new brick wall and No. 28. This could accumulate dead leaves and weed growth which would be difficult to clear, and could lead to damp problems in both buildings. They asked whether the extension could be built abutting the neighbouring wall, as the conservatory appears to be, to eliminate this problem. Concern was also expressed that as this was a CPL application, the neighbours had had no opportunity to comment. It was refused on 7th November 2022.

Members opposed the resulting APP application on 5th December 2022:

Members requested review of processes that led to the original submission of this application as a CPL. This was refused on 7th November because PDR had been removed from the estate in 1983. Such information is not provided on the website, and a suggestion was made that it be linked to the postcode inserted in the Check if you need planning permission process so that applicants are deflected from the CPL route, which will save time for both applicants and officers.

Members noted that the drawings were identical, and repeated the comments made on the CPL application as they were still valid:

Members noted that the proposed extension was not on the same footprint as the existing conservatory and left a gap of an estimated 15cm between the new brick wall and No. 28. This could accumulate dead leaves and weed growth which would be difficult to clear, and could lead to damp problems in both buildings. They asked whether the extension could be built abutting the neighbouring wall, as the conservatory appears to be, to eliminate this problem. It was approved on 4th January 2023.

The applicant wishes to change the style and use of the approved extension from a study and combined WC & utility room with a flat roof and skylights to a conservatory with a lean-to roof with skylights and more windows in the rear wall. Its south wall will be flush with the boundary between Nos 22 & 24; there is still a narrow gap between the other side wall and the rear wall of No. 28.

Matching materials, except for the glass roof.

Planning history

1	01/01326/APP	Conservatory	Approved
2	22/03312/CPL	Certificate of lawfulness for proposed single storey rear extension	Refused
3	22/03866/APP	Householder application for single storey rear extension	Approved

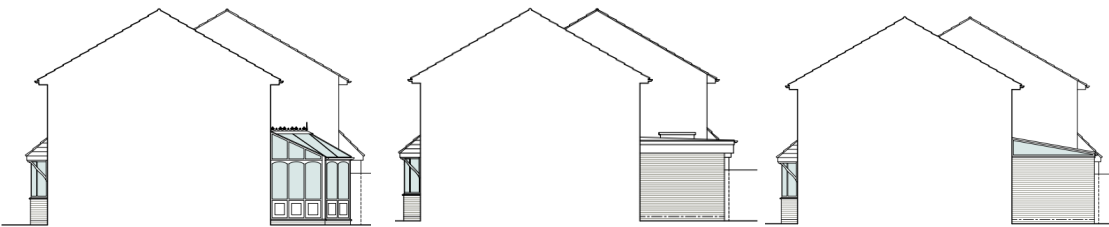
4	23/01076/APP	Householder application for single storey rear extension (amendment to approval 22/03866/APP)	Pending consideration
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Existing rear elevation

as Approved

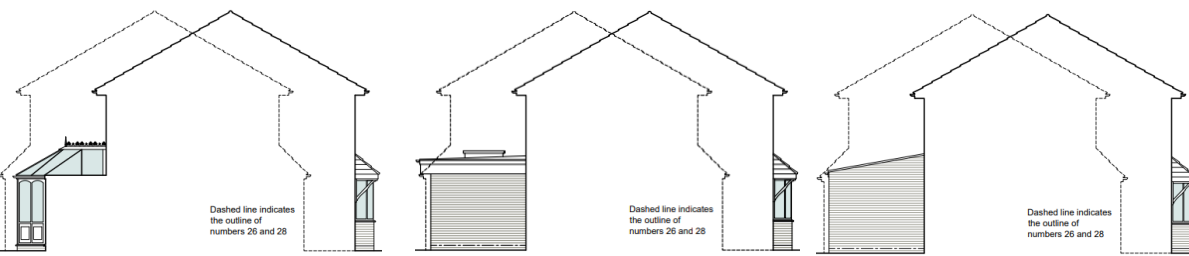
as now proposed



Existing side facing No. 22

as Approved

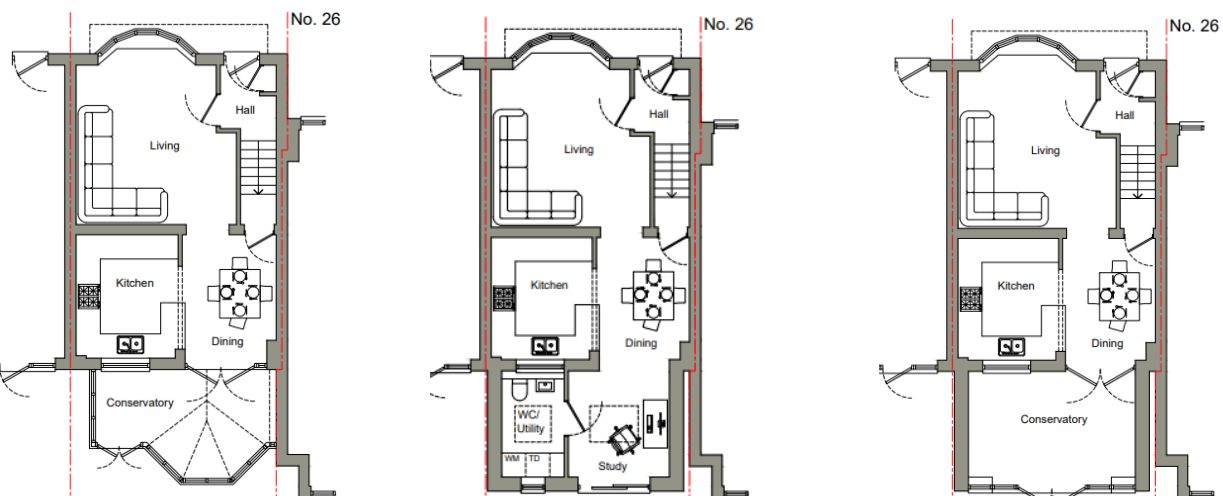
as now proposed



Existing side facing Nos. 26 & 28

as Approved

as now proposed



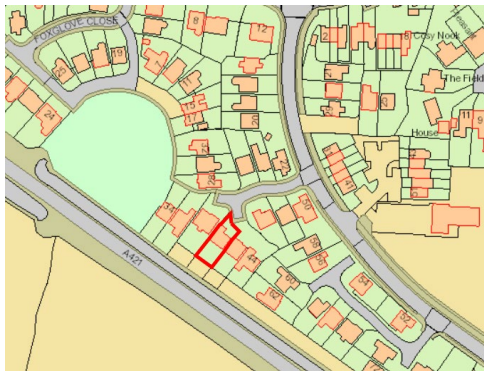
Existing ground floor plan

as Approved

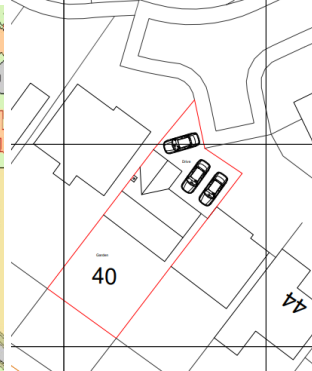
as now proposed

The front elevation is not affected by the proposal.

10. **23/01079/APP** 40 Embleton Way, MK18 1FJ
Householder application for garage conversion
Mitchell



Location plan



Site plan



House and drive (17/4/23)

The site is Plot 36 (House type H407) of the phase of Mount Pleasant that backs on to the bypass east of the Protected Woodland. It is a 4-bed detached house adjacent to the turning head of a short cul-de-sac off the main Embleton Way with an integral garage to the left of the front door and an angled bay window on the ground floor of the gabled projection to the right of it. The front garden has been gravelled and three cars could be accommodated on that and the driveway. There are no conditions in the AOP or ADP decisions against conversion of a garage into habitable space, and there are no recorded previous applications for this house.

The floor plan shows a square spiral staircase between the living and dining rooms.

The proposal is to convert the front part of the garage into a bedroom and move the rear wall forward to enlarge the existing utility room by about half its floor area. The garage door will be replaced by a brick wall and three-panel window of a matching pattern to the existing; this has a section complying with fire escape standards. A new door opening in the hall wall will provide access (note: this would be largely covered by the opened front door, which is probably the reason for the fire escape window). No reasons are given for the conversion, but if it is to provide accommodation for a physically disabled family member (there is a drawing note indicating reduction of floor levels where necessary) there is no proposal for provision of bathroom facilities beyond the existing downstairs cloakroom. However, the spiral staircase may make it difficult to install a stair lift.

Materials to match existing.

Property History

1	95/01968/AOP	RESIDENTIAL DEVELOPMENT TOGETHER WITH FORMATION OF NEW DISTRIBUTOR ROAD WITH ACCESS ROAD SPUR INCLUDING JUNCTION ONTO A421 BYPASS. PROVISION OF PUBLIC OPEN SPACE LOCAL CENTRE & ASSOCIATED INFRASTRUCTURE	Approved
2	99/02629/ADP	Erection of 37 dwellings	Approved
3	23/01079/APP	Householder application for garage conversion	Pending consideration

The following two applications may be considered together:

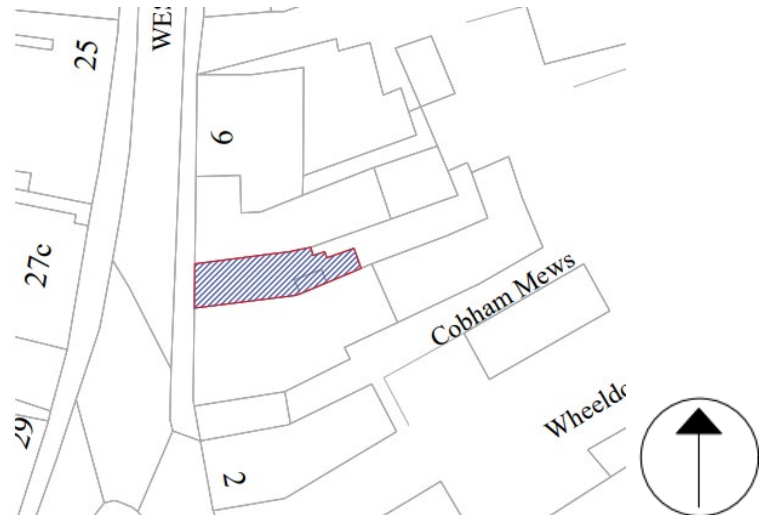
11. **23/01121/APP** 4 West Street, MK18 1HL

12. 23/01122/ALB

Change of use of a class E restaurant into a sui generis restaurant (with takeaway) and drinking establishment
Gjolekaj



Location map from Bucks. website



Block plan from application, with its North arrow



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



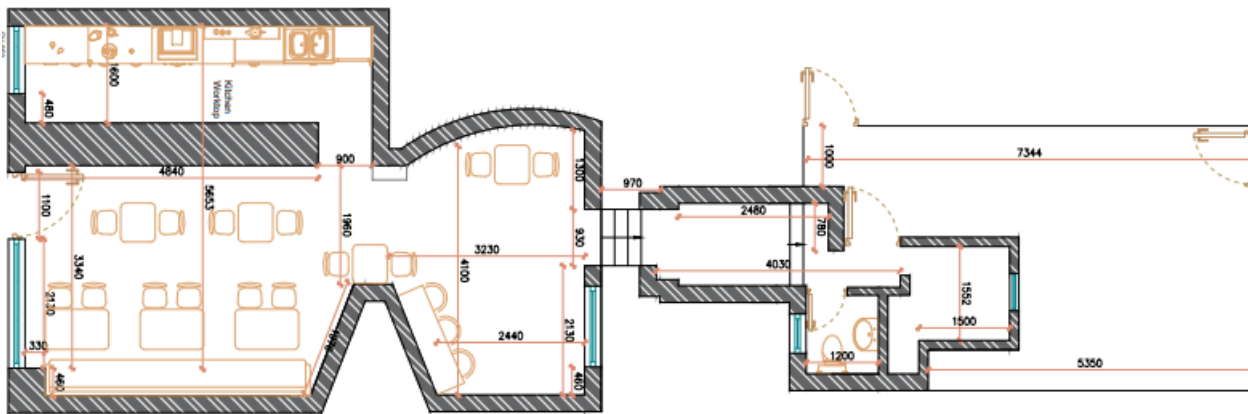
Front elevation (10/3/23)

The lefthand window will be the kitchen.

The site is No 4 West Street, next to the big 3-storey shop unit, and the easternmost of a terrace of three 18th century Listed Buildings on the north side. It is a long narrow building 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. Members considered a signage application for the building at the 27th March meeting (response – No objections in principle, but with comments:

1. No parallel Listed Building application had been received at the date of the meeting
2. Some of the signage was internally lit, which is not permitted in the Conservation Area
3. Members hoped the vivid blue was due to a restricted choice of printer palette; the blue of the Greek flag was preferred
4. The fascia sign was felt to be too big for a Listed Building, but this may be a problem with sizing the overlay on the photo
5. The projecting sign was rather large; a hanging sign was preferred, utilising the existing iron bracket

No decision yet from Buckinghamshire Council.



Note that this drawing has been rotated to match their site plan (and it saves space)

No structural alterations are proposed, but neither is any extraction equipment. The seating area and kitchen are flanked by adjacent buildings, so venting would have to be to the rear or through the front window on the street.

Assuming two banquette seats per table, there is seating for 23 customers shown. The application indicates 3 full-time and 3 part-time staff (4.5 fte). I checked the rules on provision of toilets and they are:

In restaurants, one toilet per 50 male customers if there are no urinals, 2 for every 50 customers if there are urinals. A washbasin should accompany every toilet and every 5 urinals.

For females, 2 toilets per 30 customers and another one for every additional female customer up to 120 and then one for every additional 60 customers. Washbasins requirements are one per toilet.

Staff should have separate facilities if possible.

Environmental Health may have views on this but no response from them has been posted yet.

Opening hours are to be from 8.00 to 22.00 x 7 days a week.

Apart from getting the direction of North wrong (on both the Location Plan and the Block Plans), these sections from the application form may be of concern:

Listed Building Grading

What is the grading of the listed building

- Don't know
- Grade I
- Grade II*
- Grade II

Is it an ecclesiastical building?

- Don't know
- Yes
- No

(It is Grade II, and it says so in the D&A Statement; and No)

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

There is no indication of what, therefore, the toilet and sinks are to be connected to.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

One assumes commercial waste collection from the rear of the premises, but separated recycling ought to be required.

The Design and Access Statement notes that it is a Listed Building and in the Conservation Area, but hasn't caught up with VALP yet – it makes references to AVDLP policies, like BU7 below – and makes no mention of the BNDP.

Under **Section 03: Access and Opportunities** it says:

“The site is located within the Central Shopping Area. The proposed use is not contrary to the Policy BU7 which states that outside the Primary Shopping Frontages of the Central Shopping Area preference would be given to retail uses; firstly because it will no longer serve as a retail outlet and secondly because the establishment is not within the Primary Shopping Frontage.”

Which is not true: the BNDP Primary Shopping Area is outlined in green



Section of Fig 9.7

and the policy states (the Use Classes have changed since the Plan was made)

EE4 – Retain and enhance the primary and secondary retail frontages

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

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

VALP's relevant paragraph is

Primary shopping frontages

6.18 Primary shopping frontages are those which include a high proportion of retail units. Aylesbury Vale Retail Study 2015 defines these for Aylesbury (as shown on the Policies Map) and Buckingham Neighbourhood Plan defines these for Buckingham.

In Section 04 Design, Layout and Amenity

“Due to the nature of the proposal (only a change of use, with no alteration to signage etc) there is no loss of light or outlook to any of the neighbouring properties. In addition to this, there would be no loss of a car parking space or any to parking or parking arrangements at the site.

The proposed hours of operation are 8 am to 10 pm Monday to Sunday which matches the timings of a lot of other similar establishments in the area. This would not alter the activity of the locality and therefore would not have an impact on the residential amenity and therefore would be in accordance with GP8 and GP95 of the AVDLP.”

Given that this Committee looked at the signage application a matter of weeks ago, see p20, and the statement is directly contradicted by the History below, reproduced in its entirety, the first sentence is only credible in the narrow context of these applications (and there is still no ALB for the signage application). The nearest ‘similar establishments’ are Esquire’s (07.00-18.00), Bee’s Kitchen (09.00-15.00) and Buckingham Fort (12.00-14.00 & 17.30-23.00). Only Esquire’s has flats above it, as this site has.

05 History

“There are two previous planning application to the proposed site:

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

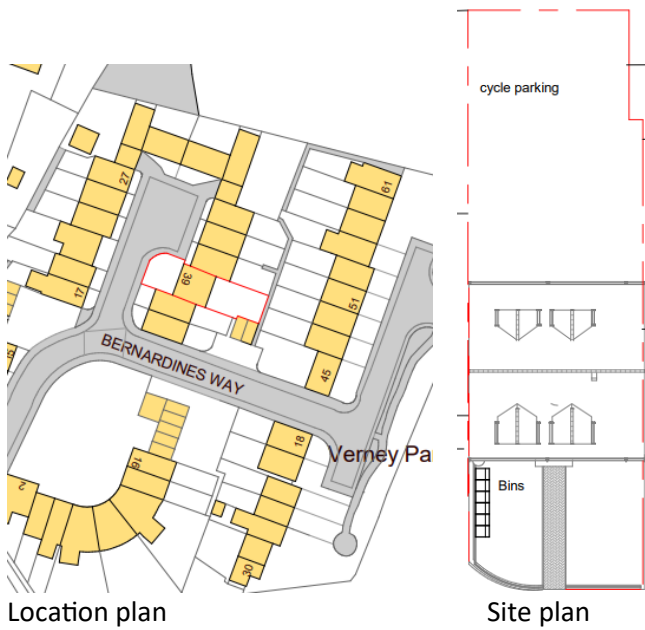
This is a complete list of previous applications, lifted – as mine are, but I include the current ones – direct from the Related Cases page of the Buckinghamshire website, and there are clearly more than two previous applications.

13. 23/01175/APP

39 Bernardines Way, MK18 1BF

Conversion of 4-bedroom house into HMO consisting of 6 self-contained
[units] with shared facilities and utility/storage (retrospective)

Olatunde



Location plan

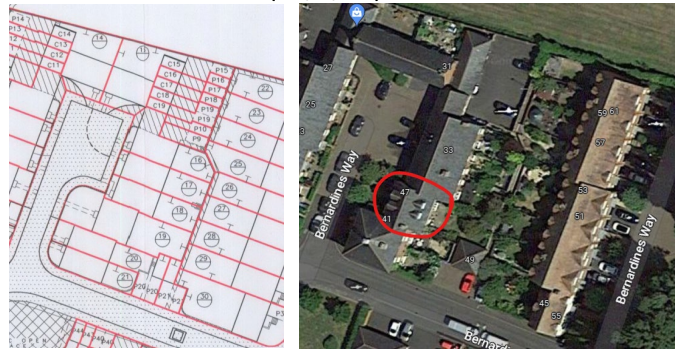
Site plan



Front of house (17/4/23)



The parking court looking South from the field end
Plot 19 has two parking bays allocated



The footpath to the rear runs NNE from the red car
to the parking court but has no access from the garden

The site is Plot 19, described as a 4-bed townhouse, of 00/02155/APP, a comparatively recent development of land at Verney Park (the planning histories are still combined). It forms part of a terrace along the east side of a cul-de-sac at the rear of the development, and is stepped back somewhat from its 3-storey neighbour to the south and forward of its 2-storey neighbour to the north. It is 2½ storeys high – the roof space houses a master bedroom and en-suite bathroom. The cul-de-sac widens to 2-car width just past its front garden, and there is a parking court through an archway at the end, where the house has two bays allocated (see section of red Conveyancing Plan above) but bays are not marked at all, whether with white lines or house numbers. There is no designated on-street parking in the wider section (see plan above). The application states that tenants will be told that the bays are to be occupied on a first-come-first-served basis and hopes that the intended tenants (students and working single people) will walk or cycle; and London Road has a bus service. Cycles can be parked in the rear garden, but there is no gate from the footpath along the rear fence, and the access to two houses further along involves a flight of 7 steps. The garden is larger than those of its neighbours, but it was impossible to tell whether it contained a cycle shed due to the height of the closeboard fence.

The house diagonally opposite is a licensed HMO.

As this is a retrospective application, it is assumed that the 'proposed' layouts are already in existence. The six units all have a private shower-room/WC (one is not en-suite) and a kitchenette area with sink and double hob. A communal sitting room and a utility room are provided on the ground floor and each unit will be provided with green and blue bins and a food caddy, to be housed in the front garden as on the site plan.

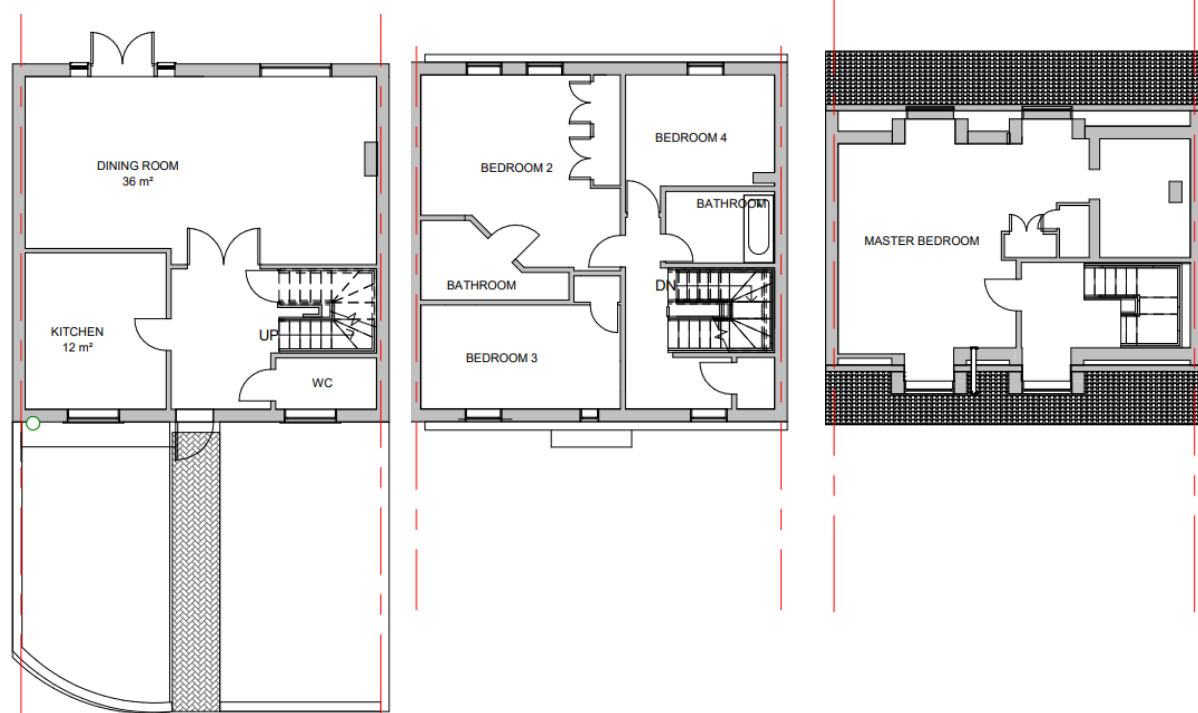
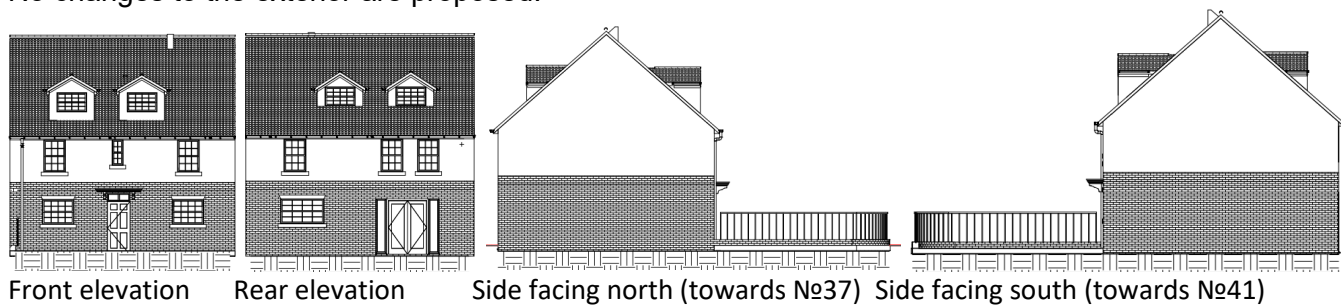
Accommodation. Note that the rooms on the drawings only number up to 5; this is because there is a number 2 on both ground and first floor. Floor areas are living space + bathroom (the latter mostly 3m²)

Unit	Floor	Floor area (m ²)	All rooms are assumed to have a single bed, desk & chair, chest of drawers, shower/WC, kitchenette and at least one window unless noted below
1	Ground	19	French door to garden
2	Ground	16	
2	First	19	
3	First	14	Bathroom is not ensuite but close by
4	First	16	+ small storage room or wardrobe
5	Loft	31	Double bed and sitting room area; 2 large cupboards/storage; 4 dormer windows

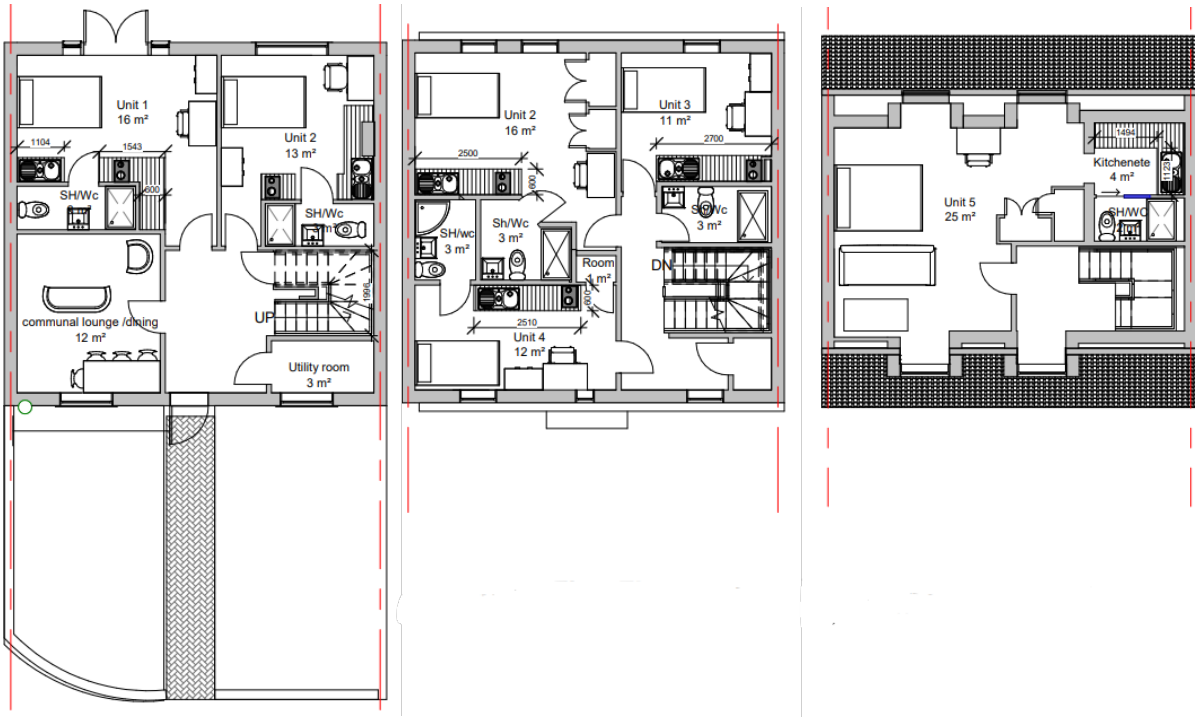
Planning History of this site

1	00/02155/APP	Construction of 45 dwellings with access and replacement car park	Approved
2	23/01175/APP	Conversion of 4-bedroom house into HMO consisting of 6 self-contained [units] with shared facilities and utility/storage (retrospective)	Pending consideration

No changes to the exterior are proposed.



Existing Ground, first floor and loft plans



Proposed Ground, first floor and loft plans

Amended plans

14. 22/04096/APP

118 Moreton Road, MK18 1PW

Description has been amended from

Householder application for single storey side and rear extensions

To

Householder application for single storey rear extension, porch canopy, insertion of roof light to single storey flat roof side extension and addition of render to external walls.

Roche



Location plan



Original Block plan



Amended Block plan

The site is a five-bed detached house with single-storey flat-roofed side extension containing a garage, a cloakroom and a utility room which reaches well back from the rear building line. The frontage is gravelled, and the access is almost opposite the northern entrance to Whitehead Way and a few yards north of the zebra crossing. The 1989 extension has a double gable roof and a paved terrace and steps between it and the garden which is extensive and mainly laid to lawn with trees on the boundary.

The original submission for this application brought the front of the garage forward to the building line to accommodate a store, cloakroom and extension to the existing front lobby, to convert the garage and cloakroom into a kitchen and build a single storey extension on the rear approximately half the width of the house wall and as deep as the utility room to accommodate a breakfast area, with a new tiled lean-to roof over both the breakfast and utility rooms containing two skylights. A projecting tiled porch gable was to be added over the front door and the existing tiled lobby roof continued over the extension. On the first floor the 5th (very small) bedroom, the ensuite to bedroom 1 and the existing bathroom would be remodelled into a larger en-suite and bathroom, thus reducing the number of bedrooms to 4.

Members had No Objections to these plans.



Photo taken 4/4/23

Planning history

1	89/01267/APP	ERECTION OF TWO STOREY REAR AND SINGLE STOREY SIDE EXTENSION NEW FRONT PORCH*	APPROV
2	90/01739/APP	FRONT PORCH EXTENSION	APPROV
3	22/04096/APP	Householder application for single storey side and rear extensions	Pending Consideration

* No drawings available, but likely to be the Kitchen, Utility/Cloakroom and rear half of the Lounge, plus Bedrooms 1 & 2 as shown on the 'Existing' floor plans below. This would make the original dwelling a 3-bed house.

The changes from the plans considered at the 9th January 2023 meeting are:

- The forward extension of the garage has been deleted and a new window to the hall added in the side wall;
- The front half of the existing garage is to become a utility room with a door to the drive instead of the proposed window;
- The rear part of the garage, with the existing cloakroom and utility room and the proposed rear extension is to be incorporated into the kitchen to form a kitchen/diner with breakfast bar;
- The gabled porch has had pillared supports added; it will project c 0.5m forward of the bay;
- A downstairs toilet is to be installed in the hall between the front wall and the stairs, retaining the small window;
- The exterior is to be rendered in cream;
- The first floor is unchanged, as is the rear elevation and south side wall, from the January proposal.



Existing front elevation



January proposal front elevation



New door and porch

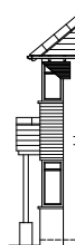


Existing elevation towards Nø116



January proposal side elevation

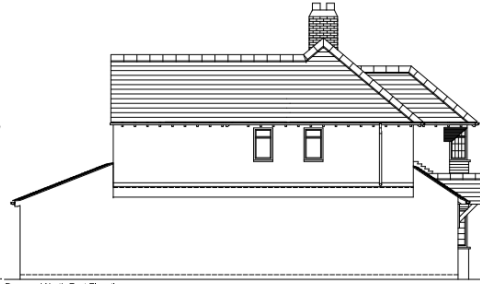
Materials:
Walls: Cream to Road 18 to the Windows
Windows: White
Doors: Wooden.



New porch



Existing North-East Elevation
Existing elevation towards №120



Proposed North-East Elevation
January proposal



revised side extension and porch
The new window is onto the hall

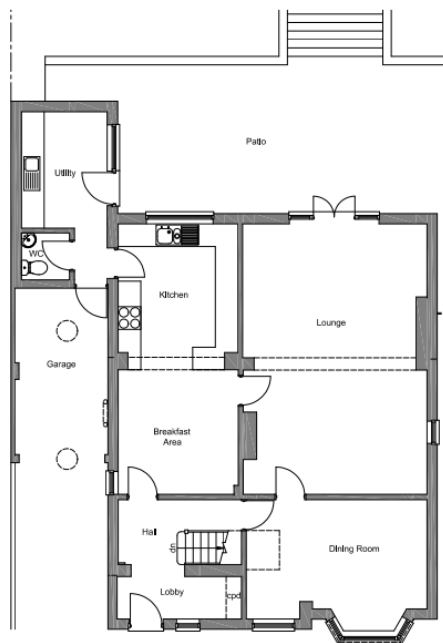


Existing South-East Elevation
Existing rear elevation

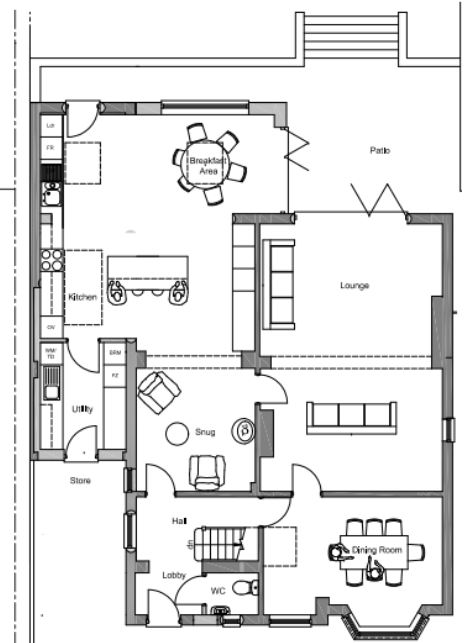
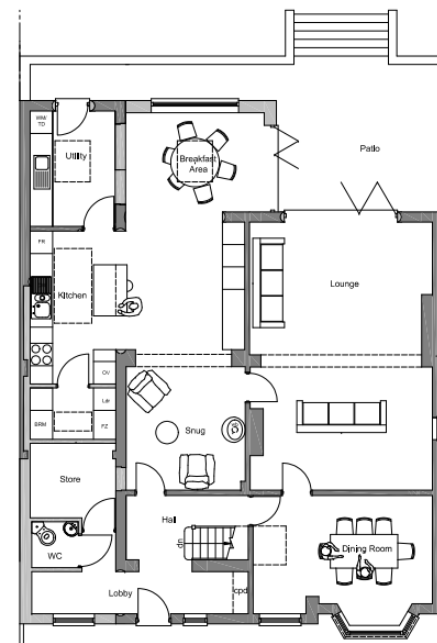


Proposed South-East Elevation
Proposed rear elevation

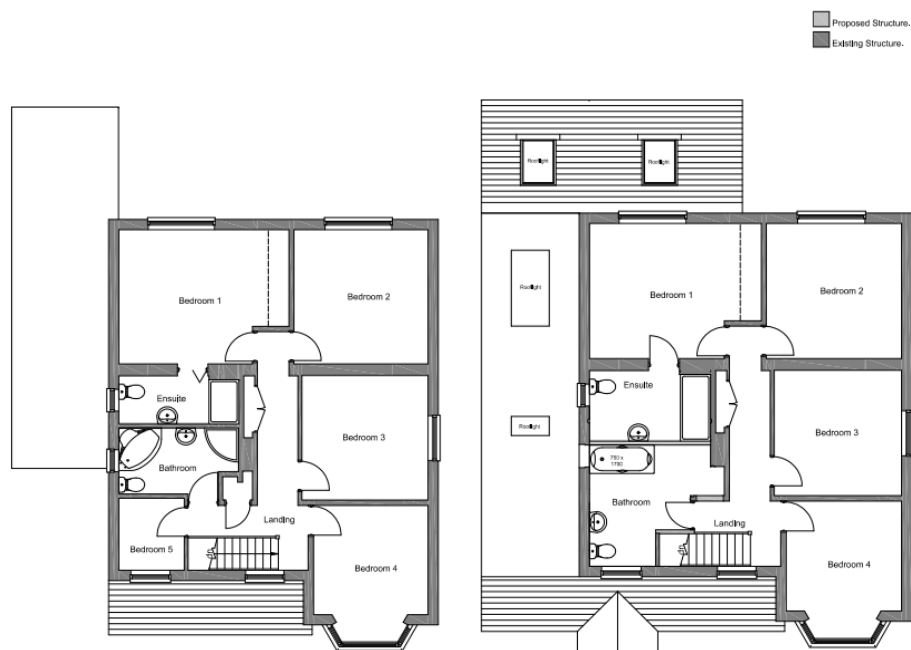
no change in current proposal



Existing and previously proposed ground floor layout



New layout, with cloakroom by stairs



no change in new proposal

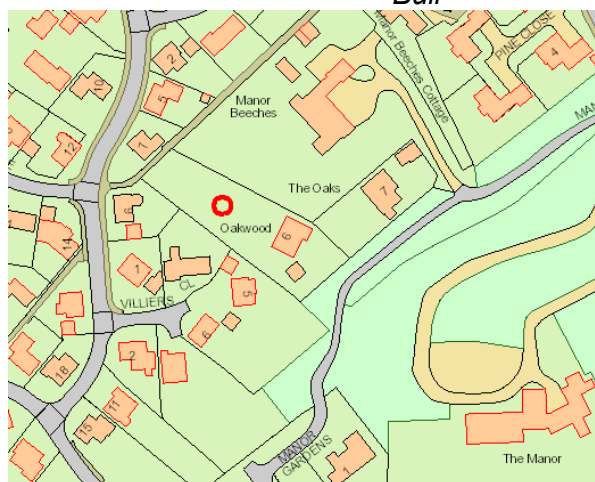
Existing and proposed first floor layout

Not for consultation

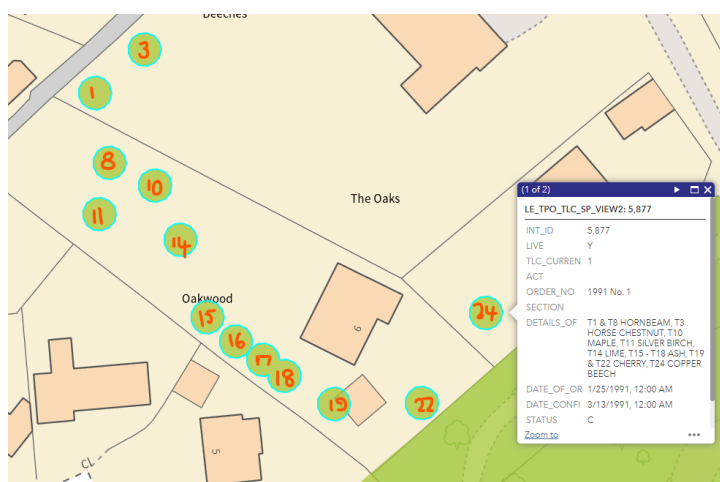
15. 23/01150/ATP

Oakwood, 6 Manor Gardens, MK18 1RJ

T6 Robinia - Execute a crown reduction of between c20-30% - between 5-10ft
Bull



Location plan



TPO plan

Tree works – this property

1	01/02665/ATP	Crown reduction by 15% of one Ash and one Maple [plan marks T16 & T17, both of which are Ash]	TPO - Consent Granted
2	09/00267/ATP	50% Crown reduction of No.1 Ash and Felling of No.2 Ash [and 15-20% crown reduction and dead wood of Robinia]	TPO - Consent Granted
3	11/01351/ATP	Work to groups of trees [crown reduction of 10-15% of T8, T10, T11, T14 & T15 and T18]	TPO - Consent Granted
4	20/03738/ATP	T1 Common Ash DBH - 35cm Height - 16m Crown Spread - 10m Work required : Partial Crown reduction (north facing crown) by 1.5m T2 Common Ash DBH - 45cm (MS) Height - 17m Crown Spread - 12m Work required : Partial Crown reduction (north facing crown) by 1.5m [plan marks two trees on road frontage, one	TPO - Consent Granted

		<i>approximately where T22 is, the other NE of this by the garden boundary. Neither are Ash trees]</i>	
5	23/01150/ATP	T6 Robinia. Execute a crown reduction of between c20-30% - between 5-10ft	Pending Consideration

These trees are remnants of Maids Moreton Avenue that got included in the curtilages of Manor Gardens and Moreton Grange.

I haven't sent this out yet. The description refers to a Robinia, which isn't one of the protected trees, but the letter from the tree surgeon refers to a Robinia and a Norway Maple – which is on the TPO but not in the description. I have asked for clarification. If it is only the Robinia that is to be worked on, then he doesn't need permission (it was on the schedule in the 2009 application but not in the application description); if it is the Maple and the surgeon has cobbled up the description of works, then it needs rewording before submission.

KM
16/4/23

NALC CONSULTATION

Open consultation

Technical consultation on the Infrastructure Levy

Published 17 March 2023

Chapter 1: Fundamental design choices

Question 1: Do you agree that the existing CIL definition of 'development' should be maintained under the Infrastructure Levy, with the following excluded from the definition:	
- Developments of less than 100 sq.m (unless this consists of one or more dwellings and does not meet the self-build criteria)	Yes No Unsure
- Buildings which people do not normally go into	Yes No Unsure
- Buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery	Yes No Unsure
- Structures which are not buildings, such as pylons or wind turbines	Yes No Unsure
Question 2: Do you agree that developers should continue to provide certain kinds of infrastructure, including infrastructure that is incorporated into the design of the site, outside of the Infrastructure Levy?	
Yes No Unsure	
Please provide a free text response to explain your answer if necessary	
Question 3: What should be the approach for setting the distinction between integral and Levy-funded infrastructure? [see document ¶1.28 for details] [a, b, or c, or a combinations of these]	
- a) A set of principles established in regulations or policy.	
- b) A nationally set list of types of infrastructure that are either 'integral' or 'Levy-funded' set out in regulations or policy.	
- c) Principles and typologies are set locally.	
Please provide a free text response to explain your answer if necessary, using case study examples if possible	
Question 4: Do you agree that local authorities should have the flexibility to use some of their levy funding for non-infrastructure items such as service provision?	
Yes No Unsure	
Please provide a free text response to explain your answer if necessary	

Question 5: Should local authorities be expected to prioritise infrastructure and affordable housing needs before using the Levy to pay for non-infrastructure items such as local services?		Yes No Unsure
- Should expectations be set through regulations or policy?		
Please provide a free text response to explain your answer if necessary		
Question 6: Are there other non-infrastructure items not mentioned in this document that this element of the Levy funds could be spent on?		Yes No Unsure
Please provide a free text response to explain your answer if necessary		
Question 7: Do you have a favoured approach for setting the 'infrastructure in-kind' threshold?	high threshold medium threshold low threshold local authority discretion none of the above	
Question 8: Is there anything else you feel the government should consider in defining the use of s106 within the three routeways, including the role of delivery agreements to secure matters that cannot be secured via a planning condition?		
Please provide a free text response to explain your answer if necessary		

Chapter 2: Levy rates and minimum thresholds

Question 9: Do you agree that the Levy should capture value uplift associated with permitted development rights that create new dwellings?		Yes No Unsure
- Are there some types of permitted development where no Levy should be charged?		Yes No Unsure
Please provide a free text response to explain your answer if necessary		
Question 10: Do you have views on the proposal to bring schemes brought forward through permitted development rights within scope of the Levy?		
- Do you have views on an appropriate value threshold for qualifying permitted development?		
- Do you have views on an appropriate Levy rate 'ceiling' for such sites, and how that might be decided?		
Question 11: Is there is a case for additional offsets from the Levy, beyond those identified in the paragraphs above to facilitate marginal brownfield development coming forward?		
Please provide a free text response to explain your answer if necessary, using case study examples if possible		

Question 12: The government wants the Infrastructure Levy to collect more than the existing system, whilst minimising the impact on viability. How strongly do you agree that the following components of Levy design will help achieve these aims?	
- Charging the Levy on final sale GDV of a scheme	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
- The use of different Levy rates and minimum thresholds on different development uses and typologies	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
- Ability for local authorities to set 'stepped' Levy rates	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
- Separate Levy rates for thresholds for existing floorspace that is subject to change of use, and floorspace that is demolished and replaced	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Question 13: Please provide a free text response to explain your answers above where necessary.	

Chapter 3: Charging and paying the Levy

Question 14: Do you agree that the process outlined in Table 3 is an effective way of calculating and paying the levy?	Yes No Unsure
Please provide a free text response to explain your answer if necessary	
Question 15: Is there an alternative payment mechanism that would be more suitable for the Infrastructure Levy?	Yes No Unsure
Please provide a free text response to explain your answer if necessary	
Question 16: Do you agree with the proposed application of a land charge at commencement of development and removal of a local land charge once the provisional levy payment is made?	Yes No Unsure
Please provide a free text response to explain your answer if necessary	

Question 17: Will removal of the local land charge at the point the provisional Levy liability is paid prevent avoidance of Infrastructure Levy payments?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Please provide a free text response to explain your answer if necessary	
Question 18: To what extent do you agree that a local authority should be able to require that payment of the Levy (or a proportion of the Levy liability) is made prior to site completion?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Please explain your answer.	
Question 19: Are there circumstances when a local authority should be able to require an early payment of the Levy or a proportion of the Levy?	
Please provide a free text response to explain your answer if necessary	
Question 20: Do you agree that the proposed role for valuations of GDV is proportionate and necessary in the context of creating a Levy that is responsive to market conditions	Yes No Unsure
Please provide a free text response to explain your answer if necessary	

Chapter 4: Delivering infrastructure

Question 21: To what extent do you agree that the borrowing against Infrastructure Levy proceeds will be sufficient to ensure the timely delivery of infrastructure?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Please provide a free text response to explain your answer if necessary	
Question 22: To what extent do you agree that the government should look to go further, and enable specified upfront payments for items of infrastructure to be a condition for the granting of planning permission?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure

Please provide a free text response to explain your answer if necessary	
Question 23: Are there other mechanisms for ensuring infrastructure is delivered in a timely fashion that the government should consider for the new Infrastructure Levy?	Yes No Unsure
Please provide a free text response to explain your answer if necessary	
Question 24: To what extent do you agree that the strategic spending plan included in the Infrastructure Delivery Strategy will provide transparency and certainty on how the Levy will be spent?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Please provide a free text response to explain your answer if necessary	
Question 25: In the context of a streamlined document, what information do you consider is required for a local authority to identify infrastructure needs?	
Please provide a free text response to explain your answer if necessary	
Question 26: Do you agree that views of the local community should be integrated into the drafting of an Infrastructure Delivery Strategy?	Yes No Unsure
Please provide a free text response to explain your answer if necessary	
Question 27: Do you agree that a spending plan in the Infrastructure Delivery Strategy should include:	
- Identification of general integral infrastructure requirements	
- Identification of infrastructure/types of infrastructure that are to be funded by the Levy	
- Prioritisation of infrastructure and how the Levy will be spent	
- Approach to affordable housing including right to require proportion and tenure mix	
- Approach to any discretionary elements for the neighbourhood share	
- Proportion for administration	
- The anticipated borrowing that will be required to deliver infrastructure	
- Other – please explain your answer	
- All of the above	
Question 28: How can we make sure that infrastructure providers such as county councils can effectively influence the identification of Levy priorities?	
- Guidance to local authorities on which infrastructure providers need to be consulted, how to engage and when	

- Support to county councils on working collaboratively with the local authority as to what can be funded through the Levy	
- Use of other evidence documents when preparing the Infrastructure Delivery Strategy, such as Local Transport Plans and Local Education Strategies	
- Guidance to local authorities on prioritisation of funding	
- Implementation of statutory timescales for infrastructure providers to respond to local authority requests	
- Other – please explain your answer	
Question 29: To what extent do you agree that it is possible to identify infrastructure requirements at the local plan stage?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Please provide a free text response to explain your answer if necessary	

Chapter 5: Delivering affordable housing

Question 30: To what extent do you agree that the 'right to require' will reduce the risk that affordable housing contributions are negotiated down on viability grounds?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Please provide a free text response to explain your answer if necessary	
Question 31: To what extent do you agree that local authorities should charge a highly discounted/zero-rated Infrastructure Levy rate on high percentage/100% affordable housing schemes?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Question 32: How much infrastructure is normally delivered alongside registered provider-led schemes in the existing system?	
Please provide examples	
Question 33: As per paragraph 5.13, do you think that an upper limit of where the 'right to require' could be set should be introduced by the government?	Yes No Unsure
- Alternatively, do you think where the 'right to require' is set should be left to the discretion of the local authority?	Yes No Unsure
Please provide a free text response to explain your answer if necessary	

Chapter 6: Other areas

Question 34: Are you content that the Neighbourhood Share should be retained under the Infrastructure Levy?	Yes No Unsure
Question 35: In calculating the value of the Neighbourhood Share, do you think this should <ul style="list-style-type: none"> A) reflect the amount secured under CIL in parished areas (noting this will be a smaller proportion of total revenues), B) be higher than this equivalent amount C) be lower than this equivalent amount D) Other (please specify) or E) unsure. 	A B C D E
Please provide a free text response to explain your answer if necessary	
Question 36: The government is interested in views on arrangements for spending the neighbourhood share in unparished areas. What other bodies do you think could be in receipt of a Neighbourhood Share such areas?	
Question 37: Should the administrative portion for the new Levy <ul style="list-style-type: none"> A) reflect the 5% level which exists under CIL B) be higher than this equivalent amount, C) be lower than this equivalent amount, D) Other, (please specify), or E) unsure. 	A B C D E
Please provide a free text response to explain your answer if necessary	
Question 38: Applicants can apply for mandatory or discretionary relief for social housing under CIL. Question 31 seeks views on exempting affordable housing from the Levy. This question seeks views on retaining other countryside exemptions. How strongly do you agree the following should be retained:	
- residential annexes and extensions	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
- self-build housing	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure

If you strongly agree/agree, should there be any further criteria that are applied to these exemptions, for example in relation to the size of the development?	
Question 39: Do you consider there are other circumstances where relief from the Levy or reduced Levy rates should apply, such as for the provision of sustainable technologies?	Yes No Unsure
Please provide a free text response to explain your answer if necessary	
Question 40: To what extent do you agree with our proposed approach to small sites?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Please provide a free text response to explain your answer if necessary	
Question 41: What risks will this approach pose, if any, to SME housebuilders, or to the delivery of affordable housing in rural areas?	
Please provide a free text response to explain your answer if necessary	
Question 42: Are there any other forms of infrastructure that should be exempted from the Levy through regulations?	
Question 43: Do you agree that these enforcement mechanisms will be sufficient to secure Levy payments?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Please provide a free text response to explain your answer if necessary	

Chapter 7: Introducing the Levy

Question 44: Do you agree that the proposed 'test and learn' approach to transitioning to the new Infrastructure Levy will help deliver an effective system?	Strongly Agree Agree Neutral Disagree Strongly Disagree Unsure
Please provide a free text response to explain your answer if necessary	