



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 14 June 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 19th June 2023, following the Interim meeting of the Full Council at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

The meeting can be watched live on the Town Council's YouTube channel here: <https://www.youtube.com/channel/UC89BUTwVpjAOEldSlfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Election of Chair

To elect a Chairman of the Planning Committee for 2023-2024.

2. Election of Vice Chair

To elect a Vice Chairman of the Planning Committee for 2023-2024.

3. Apologies for absence

Members are asked to receive apologies for absence.

4. 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.

5. Minutes

To receive the minutes of the Planning Committee Meeting held on Monday 15th May 2023 and to be received at Full Council on 10th July 2023.

[Copy previously circulated](#)

Buckingham



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



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

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

6. Terms of Reference

To note the Terms of Reference for the Planning Committee, as agreed by Full Council.

[Appendix A](#)

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

To receive any update.

8. North Bucks Parishes Planning Consortium

To receive a verbal report from Cllr. Ralph on the meeting held on 22nd May 2023, and receive the minutes of the meeting for information.

[Appendix B](#)

9. Action reports

9.1 To receive action reports as per the attached list.

[Appendix C](#)

9.2 To receive a response form Mr Bambrick.

[Appendix D](#)

9.3 To receive a response from Highways on the A422 slip road and other highways matters (answer to questions posed by Cllr. Stuchbury).

[Appendix E](#)

10. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 28th June and 26th July 2023 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 6th July and 3rd August 2023 at 2pm.

Additional information provided by the Clerk.

[PL/33/23](#)

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

The following four applications may be considered together:

1. 23/01359/ALB 4 West Street, MK18 1HL
Listed Building application for display of illuminated fascia sign.
2. 23/00698/AAD (Amended) Projection sign and menu board.
3. 23/01121/APP (Amended) Change of use of a Class E restaurant into a sui generis.
4. 23/01122/ALB (Amended) Restaurant (with takeaway) and drinking establishment.
Gjolekaj
5. 23/01488/APP Shell Buckingham [*petrol station*], London Road MK18 1SH
Provision of an electric vehicle charging hub and associated works.
Ford (JMS Planning & Development Ltd.)
6. 23/01543/ALB 19 Market Square MK18 1NP
Listed building application for repairs to building fabric including re-roofing, window repairs, render repairs and other fabric repairs.
Brear [Brear Associates Ltd.]
7. 23/01593/APP Garage Site, Overn Crescent
Demolition of existing garages and the erection of 3N^o dwellings and associated parking.
Fairhive Homes Ltd.
8. 23/01597/APP 20 Woodlands Crescent, MK18 1PH
Householder application for replacement front porch. Erection of single storey rear extension and relocation of prefab concrete garage.
Cruse

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9. 23/01599/APP 14 Sandhurst Drive, MK18 1DT
Householder application for demolition of conservatory.
Hensley

10. 23/01653/APP 4 Tingewick Road, MK18 1GX
Erection of fence and shed (retrospective).
EP Construction Ltd.

The following two applications may be considered together

11. 23/01677/APP 1 Well Street, MK18 1EW

12. 23/01678/ALB Change of use of rear ground and upper floors into 5 self-contained flats.
Circular Property Ltd.

13. 23/01784/APP Unit C, Tingewick Road Industrial Park, Tingewick Road MK18 1AN
Part repair and construction of employment unit with associated parking and landscaping.
Ashtenne Industrial Fund Limited Partnership

The following **Minor Amendments/Additional Information** have been received, for information only:

14. 23/01175/APP 39 Bernardine's 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 Plan: details of bin and cycle storage

Additional Plan: Land Registry document showing allocated parking

Not in our parish

15. 23/01636/ADP Land off Walnut Drive and Foscoote Road, Maids Moreton
Submission of details of siting, design, external appearance, and landscaping for the erection of 163 dwellings pursuant to outline planning permission 16/00151/AOP and discharge of condition 22 (biodiversity net gain) and condition 8 (CEMP) of planning approval.
16/00151/AOP
Shah [David Wilson Homes]

Members are advised that an additional request for comments was advised on Tuesday (13/6/23) but this was for additional plans (6 habitat drawings and a Biodiversity document) which are not for the Town Council to comment on.

Not for consultation

16. 23/01618/HPDE 47 Waine Close MK18 1FF
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.3m and for which the height of the eaves would be 2.35m.
Taylor

17. 23/01755/HPDE 43 Treefields, MK18 1GP
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.1m.
Rowley

Not for consultation (tree works; circulated separately for comments)

18. 23/01443/ATC Land at Brooks Court, Well Street MK18 1DG
Acacia - 30% crown reduction and remove deadwood.
Frayne-Johnson (Fairhive Homes)

This application has already been approved.

19. 23/01521/ATP Glanwin House, Avenue Road MK18 1QA
1no. English Oak Height - 20m Crown spread - 18m DBH - 1.2m Work
required : - Reduce away from Building by 4m Reason : To reduce
damage caused by squirrels and branches striking the property itself.
This work has been completed before as routine maintenance. - 2.5m
Crown reduction and crown clean.
Reason : The last reduction was completed in OCT/2009. There are
multiple targets below the tree (highway, footway, power and telecom
cables, property, vehicles) and many limbs are becoming over
extended. The tree would benefit from a crown reduction it is long
overdue.
Harding

20. 23/01605/ATP Maids Moreton Avenue to rear of 24 Highlands Road
Fell to ground 3 Hawthorns, ivy covered, 2 leaning on fence to the
rear of 24 Highlands Road.
T1 Hawthorn, Ivy covered. Fell, In decline, suppressed growth.
T2 Hawthorn, ivy covered leaning on fence. Fell to abate a legal
nuisance.
T3 Hawthorn, ivy covered leaning on fence. Fell to abate a legal
nuisance.
Trees likely to regrow from stump.
Pasmore [Buckinghamshire Council]

21. 23/01608/ATP Watchcroft Drive MK18 1GH
Land to side of garden of 15 Moreton Drive
T1 Sycamore tree with major deadwood. Suffering from Sooty Bark
disease and is in decline. Fell to ground.
Pasmore [Buckinghamshire Council]

For information only:

22. 23/00101/POA Silverstone Park
Application to vary S106 obligation, clauses 26-30 (inclusive) of the
First Schedule relating to Bus Services, clause 32 of the First Schedule
relating to cycle and car-pooling schemes, clauses 36-38 (inclusive)
relating to Buckingham-Stowe-Silverstone Greenway, and addition of
clause 6 of the Third Schedule relating to Northamptonshire Bus
Services notice, attached to planning permissions 16/02745/AOP and
19/00817/AOP.
MEPC Silverstone GP Ltd.

*To receive for information the agreed response to the Deed of Variation to the s106
agreement constructed from the email responses received, and the officer's response.*

[Appendix F](#)

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Email: office@buckingham-tc.gov.uk

To receive a verbal report from the Clerk or Chairman on a meeting held by Maids Moreton Parish Council re:

23. 23/01306/APP Land At Avenue Road Maids Moreton MK18 1QA
Development of 15 custom / self-build dwellings (plots) including provision of onsite affordable housing and landscaping. Creation of a public common use area.
Fingask Association

11. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
23/00868/APP	65 Western Ave.	New roof over s/st extn & window	No objections
23/00969/APP	4 Edging Lane	Loft conversion with rooflights and windows	Oppose
23/01014/APP	41 Western Ave.	Replacement garage	Oppose
23/01072/APP	5 Watchcroft Dr.	S/st rear extension	No objections
23/01076/APP	24 Downer Close	S/st rear extension	No objections
23/01233/APP	Roseway, Stratford Road.	S/st. front extension	No objections

Refused

Application	Site address	Proposal	BTC response
22/02324/APP	Station House, Tingewick Road	8 new houses & refurbishment of Station house	Oppose
23/00942/APP	Stoneleigh House, Castle St.	Ch/use hotel to private residence	No objections

Withdrawn

Application	Site address	Proposal	BTC response
23/00894/APP	Chandos Road Building car park	Construction of micro energy storage facility	No objections

Disposal of application

Application	Site address	Proposal	BTC response
19/00823/APP	63 Moreton Road	Raising roof, rear extension and demolition of scullery and garage	No objections

The officer requested additional information, which was not supplied despite reminders, and the application has been dormant for 30 months; the LPA is therefore permitted to close the file.

Not for consultation

Approved

Application	Site address	Proposal	BTC response
23/01150/ATP	6 Manor Gardens	Robinia – crown reduction of 20-30%	No objections

Partially satisfied

Application	Site address	Proposal	BTC response
22/A3990/DIS	19 Bridge Street	Discharge of conditions 4 (Parking), 5 (EV Charging), 6 (cycle parking), 8 (landscaping) and 10 (bin store)	Oppose

Conditions 8 & 10 have not been discharged; more planting required, and sufficient bin storage for 2 wheelie bins per flat

11.2 Planning Inspectorate

11.2.1 Appeal against refusal of 22/02112/APP – side extension to 5 The Villas, Stratford Road. The Inspector has dismissed the appeal.

11.2.2 Appeals have been lodged against the refusal of 22//01692/APP and 22/01693/ALB – 55 Well Street, application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and exterior finishes, and a flood barrier (*Mr. & Mrs. Olex*)

If Members wish to add anything to their comments on these applications, the closing date is 14th July. [Appendix G](#)

12. Buckinghamshire Council matters

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

12.2 To receive for information [the slides from the April Town & Parish Quarterly Meeting](#). BMKALC has apologised for the late circulation.

13. Updates from representatives on outside bodies

To receive verbal updates from Councillors.

14. Buckinghamshire Council Committee meetings

14.1 N. Bucks Area Planning Committee (31st May 2023) *Cancelled*
 (28th June 2023) *Cancelled*

14.2 Strategic Sites Committee (8th June 2023) *No Buckingham applications*

15. Enforcement

To report any new breaches.

16. Rolling lists – updates

16.1 Tree felling applications [Appendix H](#)

16.2 Land grab reports [*no change from last edition*] [Appendix I](#)

16.3 Call-in requests [*no change from last edition*] [Appendix J](#)

16.4 HMO Licences [*public register not updated since January*] [Appendix K](#)

17. s106 Quarterly update

To receive the updated spreadsheet. [Appendix L](#)

18. Matters to report

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


19. Chair's items for information

20. Date of the next meeting: Monday 17th July 2023

To Planning Committee:

Cllr. M. Cole JP Chairman
 Cllr. F. Davies
 Cllr. J. Harvey
 Cllr. S. Hetherington
 Cllr. A. Mahi
 Cllr. L. O'Donoghue

Cllr. A. Ralph Vice Chairman
 Cllr. A. Schaefer Town Mayor
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. R. Willett
 Mrs. C. Cumming Co-opted member

	<p>Buckingham Town Council</p> <p>Terms of Reference</p>	<p>Date agreed: 22/05/2023 Minute number: 18/23.2.3 Prepared by: Claire Molyneux Version: 6</p>
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Name

1. The Committee shall be known as the **PLANNING COMMITTEE**.
2. The Committee may be referred to as Planning.

Membership

3. Membership of the Committee is open to any Councillor who wishes to be a member
 - 3.1 Councillors who are not Members of the Committee may attend the meeting, but they may not vote on a decision.
4. The Committee shall be subject to a quorum of 3 or one third of its membership, whichever is greater.
5. In the event of an inquorate meeting, the Chair/Chairman, Vice-Chair/Vice-Chairman and the Mayor may agree a response to a time-sensitive application, either by re-arranging the meeting or, should time not allow, agree a decision in line with Council Policy and planning history. Should one or all of the designated Councillors not be present or available then those present, numbering not less than three, shall agree a response.
6. The Committee shall co-opt members from outside bodies as and when it is appropriate on an ongoing basis.

Chairman

7. The Committee shall elect a Chair/Chairman at the first meeting after the Annual Town Council Meeting. The Chair/Chairman's period of office is for one year.
8. The Committee shall elect a Vice-Chair/Vice-Chairman at the first meeting after the Annual Town Council Meeting. The Vice-Chair/Vice-Chairman's period of office is for one year.
9. The Chair/Chairman if present shall Chair the Committee meeting.

Conduct of the Meeting

10. All meetings of the Planning Committee shall be convened in accordance with the Town Council's Standing Orders and current legislation.

Area of Operations

11. The Committee shall be responsible for and have the authority for (unless stated elsewhere) the following aspects of the Town Council's functions:

- Reviewing planning applications (excluding those for more than 10 houses or for new multi-unit retail and multi-unit industrial developments)
- Transport
- Forward planning
- Planning enforcement

12. In addition to the areas of operation above the Planning and Development Committee has the following responsibilities:

12.1 To undertake all powers and duties of the Council in respect of the powers conferred on it from time to time under the Town and Country Planning Acts and the Orders and Regulations including development control and the Local Development Framework process and any other strategic plans for Aylesbury Vale.

12.2 To undertake all powers and duties of the Council in respect of Neighbourhood Planning and Development under the Localism Act.

12.3 To make representations to the Local Planning Authority on applications for planning permission which have been notified in accordance with the relevant legislation which are for fewer than 10 housing units and for non-mixed development.

12.4 To consult with the committee and tree wardens by email in respect of all applications relating to trees and tree preservation orders and convey collated comments to Buckinghamshire Council's Tree Officer.

12.5 To make suggestions in respect of street naming.

12.6 To make representations involving Listed Buildings and the Conservation Area in Buckingham.

12.7 To act as the consultee and make representations as required in respect of all matters relating to roads and highways including: road signs, street furniture, street lighting, car parking, traffic management, footpaths, traffic regulations and bus services.

12.8 To promote all elements of equality in the built environment.

12.9 Public Services – to act as the consultee, make representations, and support as required all matters relating to:

- housing strategy
- public/community transport including Local Transport Plans
- utility services (gas, electricity, telecommunications, water, sewerage, flooding, etc)
- waste infrastructure
- mineral extraction
- planning policy changes

— economic development of the town

Further Information

13. The Committee has authority to proceed with all items within its budget but must refer to Full Council when non budgeted expenditure is anticipated.
14. The Committee shall appoint sub-committees and working groups as and when it is deemed necessary and shall set out Terms of References for those bodies.
15. The Committee shall undertake reviews of Terms of Reference as and when appropriate for sub-committees and working groups under its remit and should make recommendations to Full Council regarding its own Terms of Reference.

NORTH BUCKS PARISHES PLANNING CONSORTIUM**Minutes of Meeting held via Zoom on Monday 22nd May 2023 commencing at 7.30pm.**

Pat Hardcastle, Chair of the meeting, requested permission to record the meeting to make minute taking more accurate for the new temporary secretary. This was unanimously agreed. The meeting was therefore recorded for the use of creating accurate minutes.

Apologies for absence
Gill Morgan Stewkley PC, Anthony Ralph Buckingham TC, Caroline Cousin Great Horwood PC, Hardwick PC, Leckhampstead PC and Twyford PC as it is the night of their Annual Parish Meeting.
Present
John Gilbey (Great Horwood PC), Ivo Haest (Steeple Claydon PC), Pat Hardcastle (NBPPC Chairman/Maids Moreton PC), Graham Stewart (Whaddon PC), Roy van de Poll (NBPPC Treasurer/Winslow TC), Tim Welch (Newton Longville PC) David Smedley (Granborough PC), Ian Whipp (Newton Longville PC), Mike Galloway (Newton Longville PC), Peter Burton (Padbury PC), Llew Monger (Winslow – honorary adviser), Liz Tring (Wing PC).
Declarations of Interest
None
Minutes of meeting held on 16th February 2023 and matters arising
Agreed unanimously. <ul style="list-style-type: none"> • Distribution List – it was agreed to remove Cllr Frank Mahon from the distribution list due to his position as a Councillor on Buckinghamshire Council and therefore, a potential conflict of interest.
Treasurer's Report
Treasurer's account as at 22/5/2023 £7,789.92 Subs – 20 PC's have paid out of a total of 28. <ul style="list-style-type: none"> • The cheque for £100 sent to RNID in memory of Geoff Culverhouse was not received and was cancelled. It was resent and has still not been received. It was agreed this cheque would also be cancelled and that a BACS payment for £100 would be arranged by Roy van de Poll and that NBPPC would reimburse him the £100. • The suggestion of using a savings account to hold NBPPC monies was raised. It was agreed that Roy van de Poll would investigate options of instant access and longer-term savings to move monies into a suitable savings account. Average spending per annum was about £200, but there was a possibility of some major expenditure if BC agreed to meet with a facilitator paid for by NBPPC.
Recruitment of a new Secretary for NBPPC
Katrina Galloway has offered to be a replacement secretary. Mike Galloway is to run through the recording of this meeting to provide background information so that she is aware of back history and can take accurate minutes as well as providing the day-to-day support.
Update re Bucks Local Plan
Graham Stewart highlighted that there is a new call for sites from BC now available on their website. https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/tell-us-about-a-site-for-development/ https://buckscouncil.maps.arcgis.com/apps/instant/basic/index.html?appid=3dba0355936e43bfbf34dbf1eab92a1f <ul style="list-style-type: none"> • Peter Burton raised concern over the accuracy of the of the list of sites, and that the map was perhaps more accurate and informative. Llew Monger and Mike Galloway highlighted that a call

for sites does not immediately impact on Neighbourhood Plans as it is only sites for consideration, but it should not be ignored. Suggested all look at the map (see link above).

- Historically, inspectors have highlighted that growth could come from the North of Bucks and around MK. Large number of sites around Winslow, Steeple Claydon and Southwest of MK.
- Ivo Haest raised concern over the link between NPs and the new call for sites. There was some discussion around the possibility of updating NPs in light of the new call for sites. The parish settlement boundary is significant when looking at new possible development sites. The discussion raised issues with the length of time it takes to update or create a new NP and that each PC should take this into consideration. Also, the proposed BC Local Plan, when it comes into force, will take precedence over historical NP's. Roy van de Poll highlighted that PC's could take a "template" approach to developing a NP as this takes less time.
- Llew Monger suggested that PCs talk to residents about where developments are more likely to be supported in the local area as there is no reason why PCs cannot drive the location of new developments.
- It was noted by Tim Welch that there will be pressure along the East West Rail corridor and that the MK2050 study will influence the future of development in the area.
- Graham Stewart noted that a strong Local Plan could protect smaller parishes like Whaddon and that a NP would not necessarily have changed the developments that have happened in the local area. He has included information in the recent local newsletter and is recommended that particular attention is paid to the next stage in the Local Plan.

Proposed meeting with BC re planning inadequacies

- It was agreed, in principle, that the content of the letter drafted by Pat Hardcastle was acceptable and should be sent with some amendments.
- Graham Stewart highlighted that there was a new consultation from BC which was sent by email to all Clerks today (22/5/2023) by BC on the working relationships between parish councils and BC. This will run from 24/5/2023 to 16/7/2023. There was a discussion on how this affected the content of the agreed letter around inadequacies in planning.
- It was agreed to amend the letter to note the awareness of the NBPPC to the new consultation and that NBPPC felt that the proposed meeting was of such significance that they did not want to wait until the end of the new consultation before arranging a meeting.
- It was further agreed that all members of the NBPPC should send a co-ordinated response to BC as well as an individual response from the PCs.
- Pat Hardcastle to amend the draft letter and send round NBPPC members for approval before sending the letter to BC.
- It was agreed to send the letter to Rachael Shimmin, CEO of BC as soon as possible.

Major Development Issues:-

- Oxford-Cambridge Arc	No comments
- South West Milton Keynes (Salden Chase)	No comments
- Shenley Park	Mike Galloway to provide a brief synopsis, too
<ul style="list-style-type: none"> • https://shenleypark.consultationonline.co.uk/the-site/ • A leaflet has been circulated to local residents in relation to the development at Shenley Park. There are 2 public consultations for this site, Saturday 20/5/2023 at Emerson Valley which was attended by Graham Stewart and another to be held on Wednesday 24/5/2023 at Whaddon. These have been planned at very short notice, probably to cover the need for consultation with the local community. • The site is allocated within the adopted VALP (2013-2033), however the draft Supplementary Planning Document (SPD) has not yet published. Graham Stewart reported that he believed that 	

the outline planning application for this development is going to be applied for by Crest Nicholson against BC advice before the SPD is adopted. Crest Nicholson are believed to be doing this as they do not believe they can develop the site before the deadline of 2033 if they do not start now.

- Graham stated that he believed that whilst the consultation was important, the statutory response to the outline application which is expected in June and the response to the Bucks SPD consultation due Sept 23 were more important. He also believed the plans on display are probably different than those that will appear in the SPD.
- It was noted that any planning application must still comply with guidance in the Local Plan and the National Planning Policy Guidance, although BC would not be able to reject an application on prematurity grounds.
- Whaddon PC has been pushing BC for a meeting and there is a possible meeting at the end of June to discuss the SPD. It is believed that whatever the outcome, they will not be able to share this until a suitable time dictated by BC, probably Sept after the publication of the statutory response to the outline application.
- Supplementary Planning Documents (SPD), Development Plan Documents (DPD), Outline Planning Applications and Supplementary Planning Applications are all very complex. Mike Galloway agreed to write a document explaining the different aspects of each for NBPPC members.

Milton Keynes Issues

None

Consideration of NBPPC membership for the smaller communities with Parish Meetings

All agreed, with limitations.

- It was suggested they are not charged for membership, and that they become “associate, non-voting members that cannot hold office for NBPPC”. This was agreed. It was further agreed that they did not need to attend meetings but could find the minutes helpful. Roy will generate a list of Parish Meetings in the NBPPC area and then PH will send out invitations to Parish Meetings with information on NBPPC meetings and associate membership.

Any Other Business

- Concern was raised by Tim Welch that BT are phasing out the use of land line telephones which plug into a socket in favour of wireless handsets. This will impact those residents who do not have a mobile phone. Wireless handsets do not keep their charge for very long in a power cut. An Ofcom article is available at <https://bit.ly/DigitalLine> and an article by Tim is being circulated with the minutes.

Date of next meeting: the NBPPC AGM is due in June, but due to the extenuating circumstances of the recent months it was agreed to hold the AGM followed by a general meeting on 27th September 2023 on Zoom.

ACTION LIST

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
850/22 (17/5/23)	11 via Consultee In-Tray 1 as email attachment (DIS application)	739/22	Refusal of tree applications	24/5/23

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 See agenda 9.3
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	√	See agenda 9.2
Lace Hill Medical Centre	746.1/22	Town Clerk letter re s106 money status		

ACTION LIST

S106 matters	746.2/22	<p>Town Clerk letters per Minute</p> <ul style="list-style-type: none"> * how negotiated * meet with Shire Cllrs * searchable format <p>Report on progress in (say) 3 months time</p>	<p>√</p> <p>√</p>	849/22 agreed to invite to July meeting; invitations sent
Reports as listed	825/2	<ul style="list-style-type: none"> • large pothole by the entrance to the car park • when exiting the car park there is a sign that creates a blind spot. • signs by the Community Centre's emergency exit are very low (eye height) and could be dangerous. • car park signs need clear, updated signage for the new charges (not printed paper labels) • directional signs need to be repainted on roads • parking charges should not be 'phone only' but that meters must accept coins. 	<p>√</p> <p>√</p> <p>√</p> <p>√</p> <p>√</p> <p>√</p>	
New reports	857/22	<ul style="list-style-type: none"> • Loose manhole on bypass 		

ACTION LIST

		<ul style="list-style-type: none"> Hilltop Avenue (a bus route) closed without warning for emergency repairs 		
Enforcement reports and queries				
Neighbourhood Plan Review				
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
	669/22	NPWG to consider valuing trees to give monetary counter to insurance companies		
	669/22	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	√	Cllr. Whyte reported verbally on 24/4/23 that this has been passed to the cycling & walking team
		Forwarded to Cllr. Whyte to pursue at his request 7/2/23	√	
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

ACTION LIST

				estimate completion in October 2023, however this is obviously weather dependent.
Mobile warning panels	747/22	Ask if still in use	√	Environment Clerk reports that they are now in the ownership of HS2, not BC Highways
Infrastructure levy consultation	819/22	Passed to Town Plan Officer to respond	√	
Sewage overflow into water courses	852/22.1	Town Clerk: - Letter to Anglian Water re capacity, copy to NBPPC & MP - ask MK and Oxfordshire how they deal with it		

Response received 25th May 2023

Dear Claire

Thank you for your letter dated 18th April seeking clarity on the criteria used to determine if an application goes to Strategic Sites Committee, Area Committee or is taken as a delegated decision.

Local Planning Authorities must process all applications submitted to them as quickly and as efficiently as possible. To ensure this happens government returns are made to monitor the speed of decision making, and Councils failing in this can be placed in special measures. As a result, the Council [constitution](#) has been very carefully crafted with regards to the scheme of delegation for planning applications.

By default most planning applications can be efficiently processed and determined with the benefit of delegated authority. It however also allows any application which would benefit from scrutiny to be brought before a Planning Committee, through a call in process. This allows a balance to be struck as Planning Committee is an important but limited resource and there are additional costs and delays in decision making associated with every referral.

Only Planning Applications, as defined in the constitution, are subject to the “call in process”:

Planning Applications Means planning applications for full and outline consent as well as applications for reserved matters approvals and for the avoidance of doubt excludes Permission in Principle (PIP) and Related Matters.

The purpose of Planning Committee is to review planning officer’s recommendations and to make decisions on those applications which cannot be dealt with through delegated powers. Some applications clearly meet policy and should be approved, some are clearly contrary to policy and should be refused. Some however fall into the grey area in the middle and whether they are approved or refused depends on how you weigh and balance the issues. It is these applications that most benefit from scrutiny. I am responsible, through officers within the service and in consultation with the Chairman of the relevant planning committee for determining whether or not a matter called-in would benefit from Planning Committee scrutiny, or whether the exercise of delegated powers is appropriate.

Overall our delegation rate, around 97%, reflects best practice and our scheme of delegation ensures only those applications that benefit from Committee scrutiny are referred. I appreciate that some Planning Committees receive more business than others, but that should not be seen as a negative. The fact that any particular Planning Committee has less applications to process than another is simply down to the fact that some areas receive more applications than others. Of those, the combination of application type and planning constraints of that area mean that they may result in more cases which would benefit from the scrutiny of Planning Committee than other areas.

The constitution also sets out the terms of reference for Strategic and Area Planning Committees:

Strategic Sites Committee

The relevant Planning Committees can determine planning applications (full, outline or reserved matters). Strategic Sites Committee has responsibility for:

- wider strategic development;
- sites which have a significant impact beyond the specific local area; or
- sites fundamental to the implementation of an adopted or emerging Local Plan.

By way of example, this will include but is not limited to:

- Major infrastructure
- Large Scale Major Development comprising:
 - Housing (approx. 400 dwellings or more)
 - Employment (approx. 10,000 sq m or 2 hectares or more)
 - Retail (approx. 10,000 sq m or 2 hectares or more)

Area Planning Committees

The Area Planning Committees have responsibility for determining those Planning Applications which have been called in or referred to committee for decision, which are not within the remit of the Strategic Sites Committee.

Applications submitted by the Council, a councillor, a Chief Officer, Corporate Director, Service Director, or any other officer working in the Planning and Environment Service will be considered by the appropriate area committee.

Ultimately it is down to my discretion as Chief Planning Officer for Buckinghamshire Council, to determine how individual applications meet the criteria in the constitution and therefore which committee a planning application should be referred to.

Regards

Steve *[Bambrick]*



Statement in response to email dated 9th March 2023 re A422/A413 Stratford roundabout Buckingham.

“I'm seeking to understand the need for the works to the Stratford roundabout...”

The proposed left hand slip lane on the A422/A413 junction is part of a package of junction improvements proposed in the [Buckingham Transport Strategy](#). This is to encourage users entering Buckingham from the east to reroute around rather than through the town centre.

As you are aware, the town centre network is experiencing issues with capacity and delays and the impact of planned development will exacerbate these existing issues. Strategic level traffic modelling was undertaken in 2015 which showed that significantly increased volumes of traffic are expected along the A421, A422 and A413 by 2033.

The proposed works on the Stratford roundabout will increase the capacity of the roundabout as well as decreasing the journey time for this route, further encouraging traffic not to travel through the town centre.

“If there is any real benefit in kind in improving the A422 with the funding from developments, considering forthcoming, A421 possible Road scheme, and the western bypass proposals, which would truly eliminate traffic in both cases from the town centre...”

Atkins, our new Highways Term Consultant, is undertaking a A421 corridor study so we do not yet know what interventions they might recommend should be implemented along the corridor. When complete (expected in December 2023), the results of the study will be communicated to Buckingham Town Council and other Parish Councils along the route.

As you are aware, the proposed Western Bypass, although included within the Buckingham Transport Strategy, was excluded from the list of required transport schemes within the [Vale of Aylesbury Local Plan](#) (VALP). This was due to its high estimated cost and the resulting uncertainty of its delivery (funding for this project would need to come from development sites via Section 106 funding).

Therefore, it has been necessary to focus on progressing the implementation of the other measures identified within the Buckingham Transport Strategy using available development contributions.

One site where funding has been secured is the Osier Way development, for which a sum of £840,000 was secured as a contribution towards any of the following:

- Route upgrade on the A421 and A413 to dual – 2 lane standard width between Radcliffe Road roundabout and A421/A413 roundabout (east)
- Buckingham left turn slip at A422/A413/Stratford Road roundabout
- Buckingham town-wide cycle network improvement
- Buckingham to Silverstone Park cycle route
- Infrastructure to facilitate increase in bus frequency to Winslow Station

However, Osier Way has not started on site and is currently subject to a reserved matters application. Therefore, we intend to inform any infrastructure expenditure in respect to these contributions using the outcomes of the forthcoming A421 corridor study.

“What the real benefit is going to be looking at this scheme and the gradient of the bank adjacent to the proposed additional lane and whether this will be extremely expensive noting it will need heavy concrete support I would imagine to prevent the road collapsing towards the adjacent field to its left...”

The cost of the slip road project had been estimated at £450,000 in 2016, as stated in the BCC Highway comments (dated 7th March 2016) in support for the original Phase 3 Moreton Road planning application (ref: 14/02601/AOP). However, approval for this planning application was refused by the Secretary of State.

As described above, the viability of any of the proposed projects in the Buckingham Transport Strategy will be assessed as part of the aforementioned A421 Study. In the event that the scheme is progressed further scoping and design work would be required to determine the engineering requirements and the cost of the project.

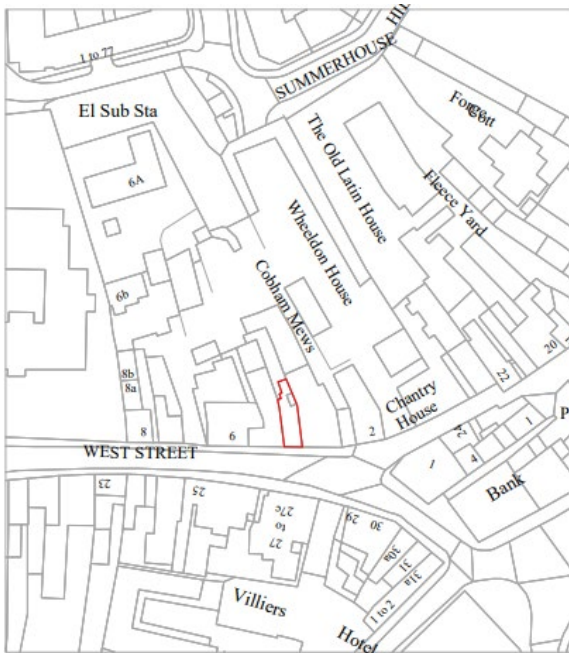
We are therefore currently unable to comment on the precise construction requirements for the improvements to the A422/A413 Stratford roundabout.

**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 19th JUNE 2023**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

- | | | |
|----------------------------------|---|--|
| 1. 23/01359/ALB | } | 4 West Street, MK18 1HL |
| 2. 23/00698/AAD (Amended) | | |
| 3. 23/01121/APP (Amended) | } | Listed Building application for display of illuminated fascia sign, projection sign and menu board |
| 4. 23/01122/ALB (Amended) | | |
| | | Change of use of a Class E restaurant into a sui generis restaurant (with takeaway) and drinking establishment |
| <i>Gjolekaj</i> | | |



Location plan (the incorrect N arrow has been deleted and has now been shown correctly on the amended Change of Use application drawings)

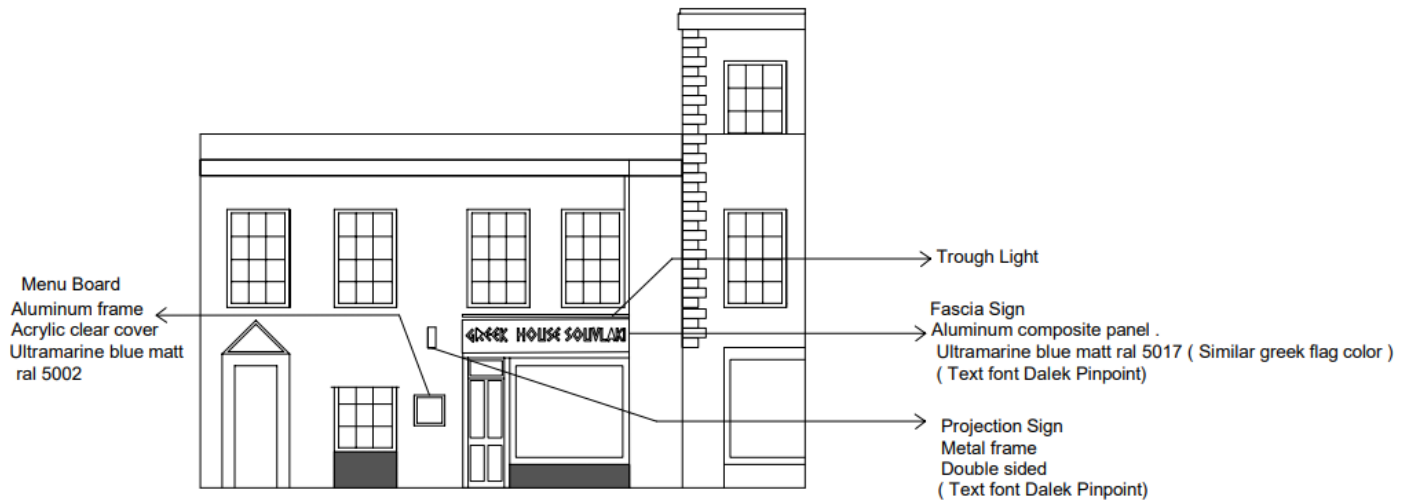
Front elevation (30/5/23)



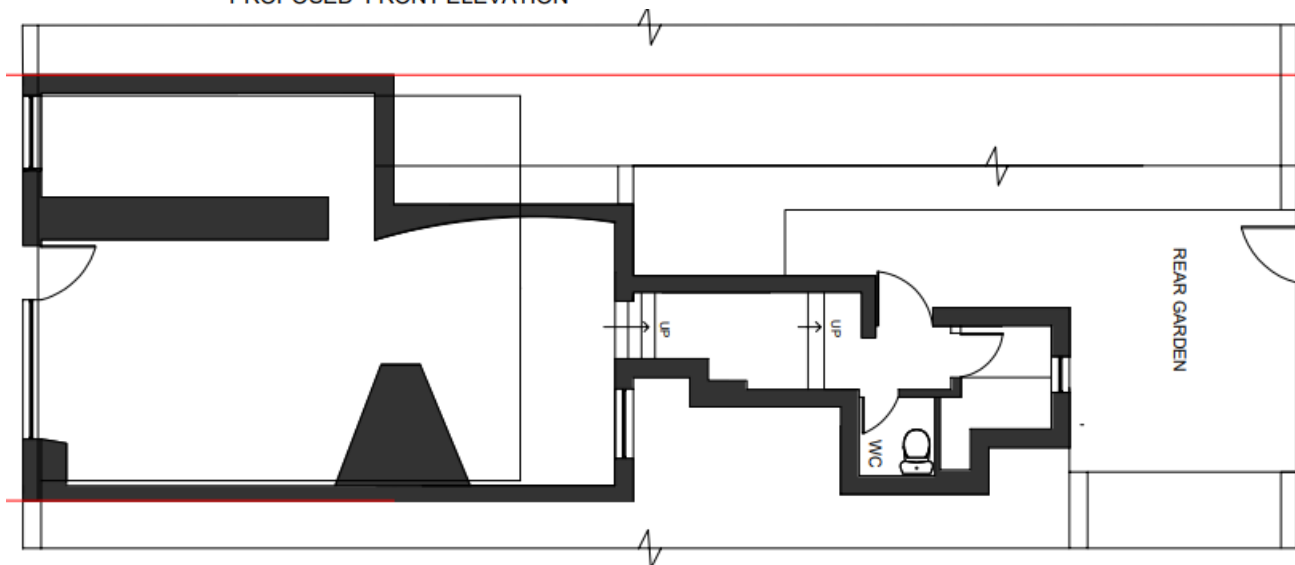
Listed buildings (solid red) & other important buildings (hatched red)



Front step from street



PROPOSED FRONT ELEVATION



Floorplan (West Street at the left)

The site is №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 the signage application 23/00698/AAD at the 27th March meeting and responded “No objections in principle, but with comments:

Subsequent information since March added

1. No parallel Listed Building application had been received at the date of the meeting **now rectified**
2. Some of the signage was internally lit, which is not permitted in the Conservation Area **The Heritage Officer is aware of this, but may permit the external trough light.**
3. Members hoped the vivid blue was due to a restricted choice of printer palette; the blue of the Greek flag was preferred **The new & amended plans confirm the blue to be similar to that of the Greek flag**
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 **The Heritage Officer’s March response requires the reduction in size of the signage and deletion of the hemispherical canopy over the kitchen window (left of front door), and emphasises that the brickwork is of key significance and should remain visually dominant.**
5. The projecting sign was rather large; a hanging sign was preferred, utilising the existing iron bracket” **(size has been reduced, see table below)**

The Heritage Officer has also indicated that if holes need to be made in the building structure (eg. for venting pipework for the kitchen) full details need to be submitted and approved in writing. Additional information and amended plans have now been received for this application, and the long-awaited parallel ALB application with rather less documentation than one might expect. The amendments to 23/01121 & 01122 are to the Location and Site Plans only, correcting the direction of the North arrow.

There is a Design & Access Statement with the new ALB application, which outlines the benefits the new restaurant will bring to the town and asserts that there is off street parking on site though there is no indication of ownership of any part of the yard to the rear (the red line on the location plan surrounds the building only), and the 2013 application (for Looby Lu's) confirms there is none:

13 / 03200

Please note that there are no plans in place to make any alterations to 4, West Street, Buckingham. The shop itself has, in its history, already been a Deli and a café so all previous work carried out happily lends itself to A3 use.

Typical of a small market town, the property has no on site parking; however, Western Avenue open air car park offers ample parking near by, and there are designated parking bays clearly marked further along on West Street and in School Lane.

The parking area at the rear (between 6 West Street and the back of Wheeldon House) is clearly marked as Private Property and for permit holders only; many bays are marked with labels with the permit holder's name or car registration. Even if the applicant has permission to park a vehicle, there is no customer parking nearer than the marked bays beyond Hamilton House, and West Street has double yellow lines everywhere else, so casual parking to pick up a takeaway could be a problem. The path via Summerhouse Hill from Western Avenue car park is not lit at the Western Avenue end.



A timber gate (opens inward) – there is no latch on the outer side (or visible hinges)

B approximate site of boundary wall with door or gate on floor plan above (not visible from public domain)

The DAS also says that the restaurant is accessible for wheelchairs. This may be so but the doorway has two steps, see photo above, as does No.5's and these are mentioned in the official Listing. The toilet is on a higher level and accessed by a set of four steps, then a further set of two steps, and is very small with an inward-opening door. This floor is where the only other door to the exterior is situated, so if a fire in the kitchen makes exit via the street door impossible, evacuation to the rear via the garden area is problematical as the ownership of the L-shaped piece of land beyond the wall is unknown, and also

whether there are any access arrangements through it. This area does have a gate into the parking area, but unless there is access it can't be used as an emergency exit, or even to take the rubbish out to the proposed skip (siting unspecified). Both doors open towards would-be escapees, which is not ideal in an emergency exit.

An email response from the applicant indicates that refuse will be collected from the yard at the rear, by Biffa. However, there is no indication of where this skip will be sited, given the area is private property with permit parking only, and whether access and turning space for Biffa's wagon will be feasible.

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		
4	13/03200/APP	Change of use from A1 to a mixed use class A3 and A1 (Cafe/ Retail)	Approved
5			
6	23/00698/AAD	Display of sign tray, menu board, spherical canopy and projection sign	Pending Consideration
7	23/01359/ALB		
8	23/01121/APP	Change of use of a class E restaurant into a sui generis restaurant (with take-away) and drinking establishment	Pending Consideration
9	23/01122/ALB		

The new signage dimensions etc are (in the amended plans; **original (23/00698) dimensions in red**):

Sign	Dimensions H x W x D	Height from ground	Height of lettering	Materials	Lighting
Fascia 	0.55m x 3.2m x 0.07m 0.75m x 3.66m x 0.07m	2.5m 2.5m	21cm 26.5cm	Blue matt aluminium panel with white foamex lettering	Yes – external trough light Internal illumination
Projecting Sign 	0.4m x 0.4m x 0.1m 0.6m diameter x 0.15m on a 0.1m bracket	2.5m 2.5m	15cm 15cm	Metal frame with blue text and white background Weight 4.1kg	No indication Internal illumination
'other' (menu board) 	0.585m x 0.585m x 0.032m 0.8m x 1.3m x 0.25m	2.5m 2.7m	0.02cm Not stated	Aluminium frame, acrylic clear cover, and blue Black text on white background	No indication Internal illumination

The illustrations are taken from the original application; there are no new signage drawings with the amended plans or the Listed Building application. The canopy is no longer shown on the elevation drawing. It was proposed to have it lit from the inside.

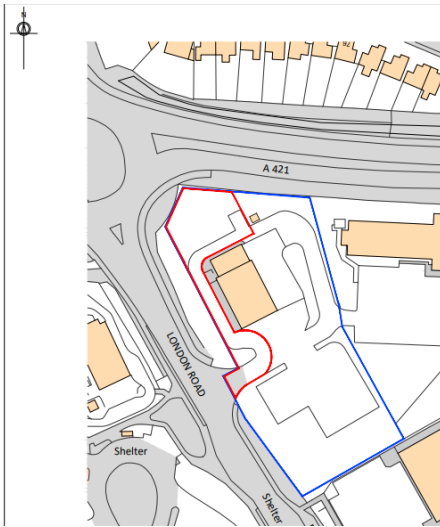
A menu board, whether lit or not, 2.5m (over 8 feet) above the ground with 2mm high lettering is going to be less than convenient, especially for wheelchair users.



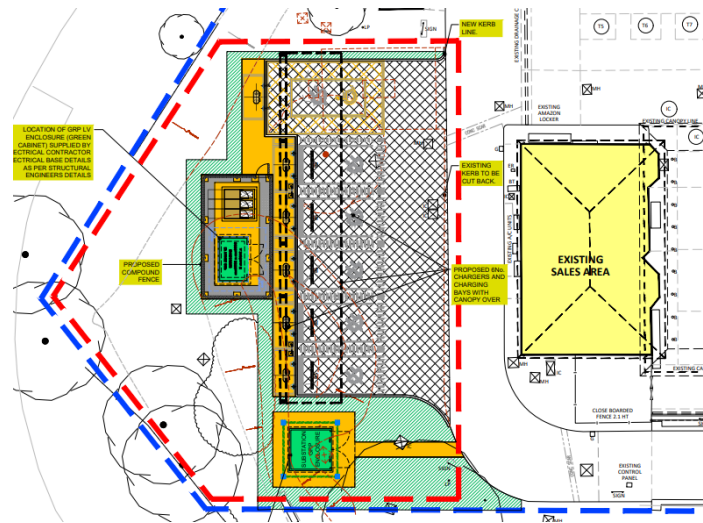
The existing wrought iron bracket where the projecting sign is proposed. Traditional hanging signs are preferred in the Conservation Area

5. 23/01488/APP

Shell Buckingham [petrol station], London Road MK18 1SH
 Provision of an electric vehicle charging hub and associated works
 Ford (JMS planning & Development Ltd.)



Location plan



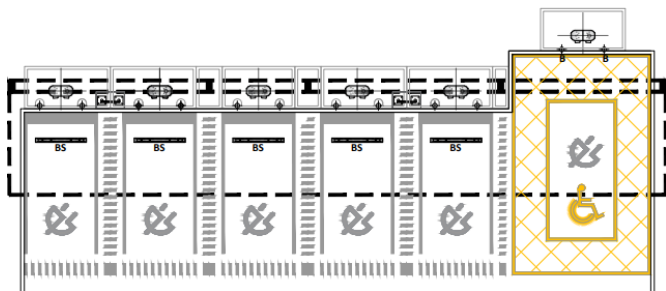
Site plan (partial) - Green square is new substation; green rectangle at the side halfway up is LV supply, both in green cabinets



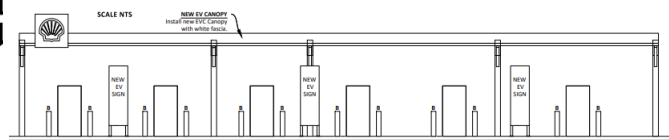
View north towards charging point site from access



View of proposed site for charging bays – bypass to rear, London Rd. to left (20/5/23)



Layout plan



Proposed view from south. Views from the bypass and London Road will be obscured by the hedgerows, helped by the lower ground level.

The site is the north-western part of the Shell petrol station site off London Road and backing on to the bypass. The proposal is to add EV rapid-charging to the petrol station's offer, in response to the changing situation with fossil fuel v. electrical power for vehicles. The site is a grassed area at present and slopes upward towards the bypass. The existing substation will be repositioned to allow the installation sufficient

space without affecting the hedgerows or trees, and it will be largely invisible due to the combination of these, the lower ground level and the proposed position being hidden by the forecourt building and the carwash.

No other changes are proposed to the petrol station, facilities and shop. The access from London Road is shared with the lorry park, Travelodge and ex-Little Chef building, which is awaiting a decision on its transition into a Starbucks drive-thru.

The electricity used is from renewable sources, and the rapid-charge system will allow a full charge in 10-30 minutes; top-up charging will also be available. There are six bays altogether, and the end one is larger, for disabled users.

The Neighbourhood Plan is included in the Design and Access Statement and references policies DHE1 (Protection of trees), DHE2 (Minimise impact of natural habitats) and DHE5 (Biodiversity landscaping). There will be no material increase in noise nuisance to residents or clients of the Travelodge.

Property History (not signage); includes Travelodge and Little Chef/Burger King site

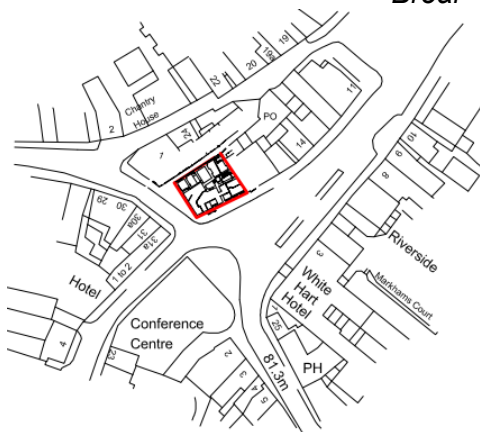
1	87/00882/APP	ERECTION OF 60 SEAT FAMILY RESTAURANT AND ASSOCIATION PARKING	Refused
2	88/01576/AOP	ERECTION OF PETROL FILLING STATION AND MOTORIST RESTAURANT WITH CAR AND LORRY PARKING	Approved
3	89/01268/ADP	PETROL FILLING STATION MOTORIST RESTAURANT AND ASSOCIATED PARKING	Approved
4	90/01363/APP	CONSTRUCTION OF 40 BED TRAVELODGE & ASSOCIATED CAR PARKING	Withdrawn
5	98/02191/ATN	PROPOSED INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT	Refused
6	99/02127/APP	Erection of external chiller/freezer to rear	Approved
7	00/01278/APP	New roof structure over existing car wash facility together with entry/exit doors	Approved
8	03/02305/APP	Erection of 40 bedroom hotel and extension to existing car park	Approved
9	22/04198/APP	Demolition of existing single storey front extension. Refurbishment of existing roadside restaurant unit and addition of a drive-thru facility, associated access, parking, new refuse compound and boundary treatments	Awaiting decision
10	23/01488/APP	Provision of an electric vehicle charging hub and associated works	Pending Consideration

6. 23/01543/ALB

19 Market Square MK18 1NP

Listed building application for repairs to building fabric including re-roofing, window repairs, render repairs and other fabric repairs

Brear



Location plan



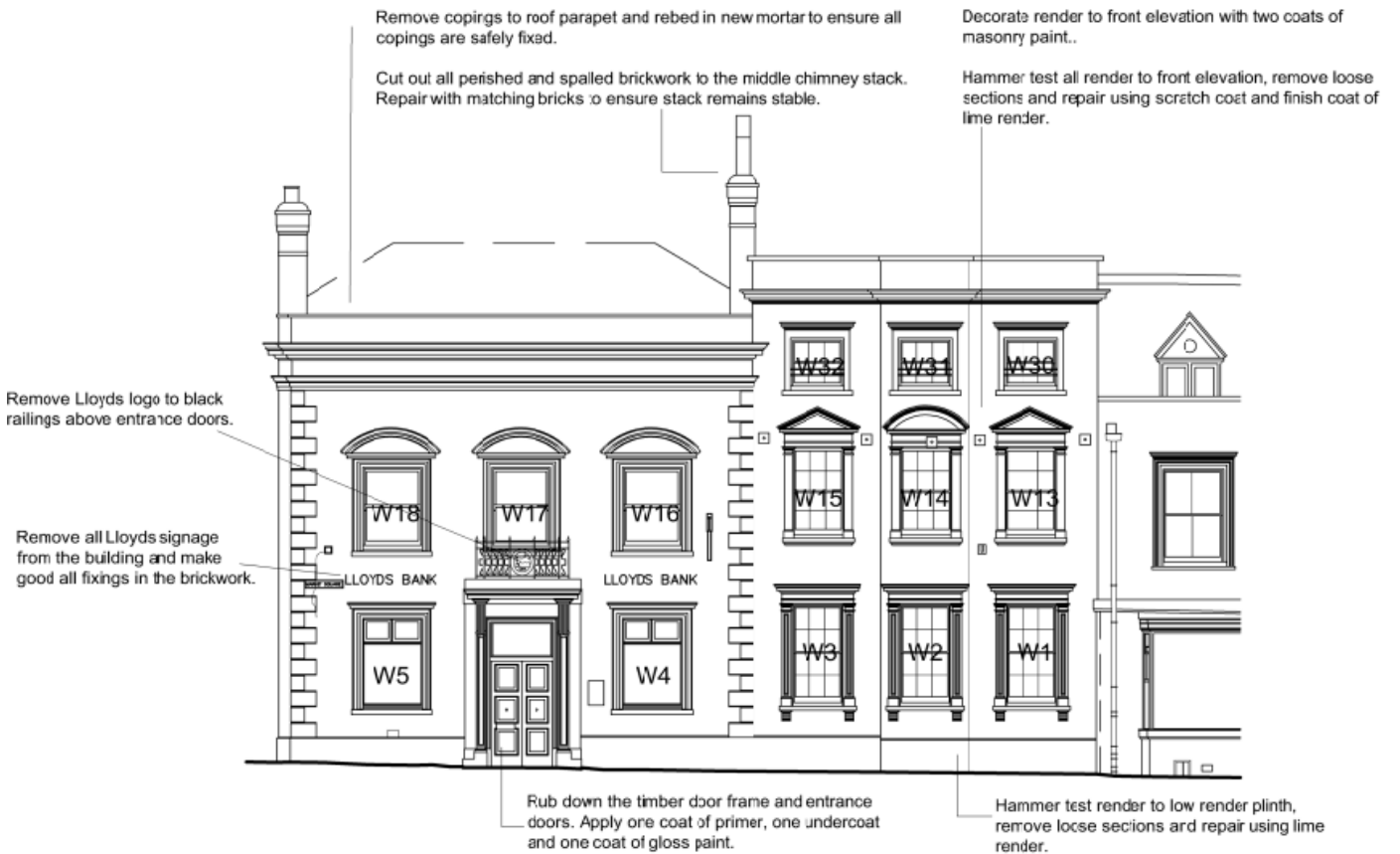
Block plan



Nos 19 (left) and 18 (right) Market Square (20/5/23)

Adjacent Listed Buildings (▲)

The application is only for necessary repairs, not the structural changes proposed in applications 22/04142 & 04143, as yet undecided, for the conversion of the upper floors into flats. Traditional methods and materials will be used, and any previous inappropriate repairs will be stripped and re-done. The roof has leaked, causing ceilings and wall plaster to fail, and many of the window timbers and cills need to be replaced (there is a window-by-window schedule of the condition and repairs required). The Heritage Statement and drawings below give a lot of details, and photos of damage are included.



Front Elevation



Undertake window frame repairs as specified on the attached window schedule

Decorate window frames as specified on the attached window schedule.

Remove all Lloyds signage from the building and make good all fixings in the brickwork.

Side Elevation



Rear Elevation

Decorate window frames as specified on the attached window schedule.

Undertake window repairs and replacement as specified on the attached window schedule.

Rub down existing fascia board and exposed rafter feet and decorate with one undercoat and one coat of gloss paint.

Prepare by rubbing down and apply two coats of hammerite to all painted downpipes.

Cut back all old wiring from elevation and remove.

Prepare and decorate rear fire exit door and frame with one undercoat and one coat of gloss paint.

Extend downpipe on rear elevation and make full connection between downpipe and underground connection.

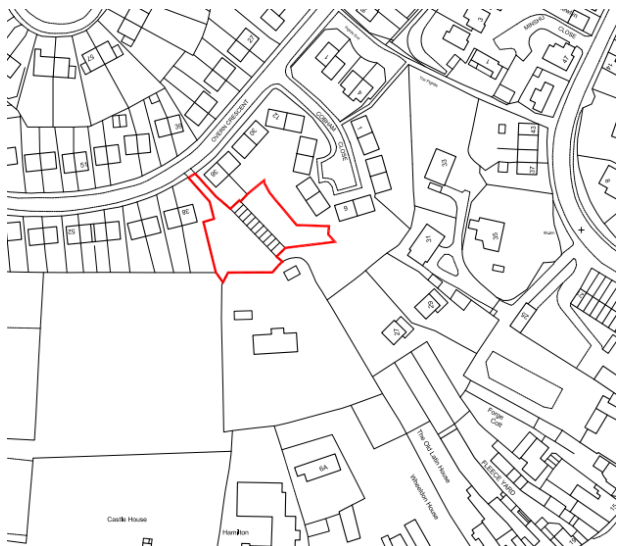
Property history (not signage)

1	81/00876/AV	THROUGH-THE-WALL CASH DISPENSER	APPROV
2	81/00877/AV		
3	83/00397/AV	CHANGE OF USE OF FIRST FLOOR FLAT TO OFFICES AND SECOND FLOOR OFFICES TO FLAT	APPROV
4	84/00376/AV	ALTERATIONS TO GROUND FIRST AND SECOND FLOORS	APPROV
5	84/00790/AV	ALTERING CHEWAR ELEVATION AND INSTALLATION OF CASHPOINT MACHINE	APPROV
6	96/00541/APP	INSTALLATION OF SATELLITE ANTENNA	Approved
7	96/00542/ALB		
8	03/00600/ALB	Installation of gas extraction flue to rear elevation	Approved
9	03/00678/APP		
10	10/01641/ALB	Internal alterations and redecoration, new atm signage and external decoration and installation of privacy film to windows	Approved
11	10/01644/AAD	Replacement of existing ATM Signage and new window display	
12	11/01401/ALB	5 no. Internally illuminated lights to head of windows	Approved
13	11/02297/ALB	Installation of cable following existing cable from outside to internal cabinet	Approved
14	18/04197/APP	Proposed new level access into the branch comprising of new internal ramp, steps and associated works including the removal of the existing external entrance step, lowering of the internal floor and alterations to the existing entrance doors	Approved
15	18/04198/ALB		
16	22/00188/ALB	Listed building application for replacement external ATM	Approved
17	22/01823/APP	Removal of existing ATM and associated signage and infill	Approved
18	22/01824/ALB	opening with new window	

19 20	22/04142/APP 22/04143/ALB	Alterations to existing building to allow for change of use of first and second floors to provide 5 residential units and changes at ground floor to allow for access, waste and cycle storage	Approved
21	23/01543/ALB	Listed building application for repairs to building fabric including re-roofing, window repairs, render repairs and other fabric repairs	Pending Consideration

7. 23/01593/APP

Garage Site, Overn Crescent
Demolition of existing garages and the erection of 3No dwellings and associated parking
Fairhive Homes Ltd



Location Plan (predates Summerhouse Hill)



Section of cover of Design & Access Statement, almost the only plan that shows Summerhouse Hill. The yellow rectangle is the Listed Summerhouse, the white arrow shows the position of the gated pedestrian access from the garage court to the Castle House woodland and Summerhouse Hill housing.

The site is a garage court off the southern end of Overn Crescent with access from a single-track road between Nos 36 and 38. To the east is Cobham Close (all bungalows) and to the south the three-storey Summerhouse Hill housing; between the end of the line of garages and the new housing is the Grade II Listed Summerhouse, converted to a residence with a modern rear and (east-) side extension (15/04011 & 4012). To the west is the woodland behind Castle House which has paths which lead to Western Avenue

car park, and there is a gateway at the southwest corner of the site which allows pedestrian access to the woodland and to Summerhouse Hill and the town centre.

The previous application to develop this site was 18/04626/APP for a row of four houses (2 x semi-detached) where the garages are, with rear gardens between the houses and the back gardens of Cobham Close (currently rough ground). Members considered this on 21st January 2019, responding Oppose & Attend and commenting:

Members were pleased to see a proposal for additional social housing, especially as there was none on the adjacent Summerhouse Hill, but felt that this particular site was problematic.

- The existing access was too narrow and without a reasonable vision splay for emerging vehicles. Furthermore, due to on-street parking on Overn Crescent, turning space for longer vehicles was difficult. Members supported Highways' concerns.*
- Members would like to see a tracking diagram for the standard AVDC refuse vehicle (which is 12.2m long and 2.89m wide) to prove that the vehicle has room to turn at the end of the site; the vehicle outline shown on the site plan A17-106-P001A is well short of this. The rank of 7 parking bays is only 4m deep, so there could well be vehicles projecting into the manoeuvring space. Reversing the vehicle in via a lane barely wider than itself could*

lead to a ruling by the Authority that the bins be hauled out to the footpath on Overn Crescent on collection days, to the detriment of pedestrian traffic.

- There is no possibility of a footpath through the access.
- Brownfield development is commendable but this is not a derelict or unoccupied site; there is no evidence that the garages are unused, or in a condition beyond repair. The loss of so many parking spaces for existing residents will lead to the displaced vehicles parking on the roadside. The proposal would reduce the current 18 parking spaces (including garages) to eleven, eight of which would now be taken up by the new houses. It has already been observed that on-street parking restricts the carriageway to the point where an emergency vehicle (fire engine) cannot get through, and more off-street parking not less should be encouraged. It was not clear whether the unmarked parking bay beside #1 was for visitor parking which would be a great inconvenience to the residents.
- The application documents repeatedly refer to the Listed summerhouse as being a cycle shed; it is in fact an inhabited dwelling (46 Summerhouse Hill; see applications 15/04011 & 04012, 18/01754 and 18/03773 & 03774) and as such, the amenity of its inhabitants should be considered (and the proposal notified to them to enable them to comment). In addition, the large block on Summerhouse Hill contains 38 flats, not 24 townhouses (16/03138), so there are residents on all floors.
- Great concern was expressed at the label "Potential to create diversion to site from Cobham Close" on drawing A17-106-CP01A which appeared to indicate the demolition of two bungalows to create a site access. Buckingham has a constantly decreasing number of bungalows due to loft conversions, and the loss of two to provide four houses seems unreasonable, let alone the related disturbance to existing residents of the Close, who are mainly elderly people at home during the day.

With reference to the last bullet point, an amended site plan was supplied for the February 25th 2019 meeting, deleting the arrows, which Members 'Noted'.

Additional plans were considered on 22nd June 2020, which included an update to the parking survey to include the garage yard, Cobham Close and Overn Crescent; designated one parking bay as a bin collection area for refuse collection days; and required the removal of No.38's leylandii hedge to allow a wider access and better vision splay at the Overn Crescent end. Members comments were:

Members noted

- That the Heritage Officer had recommended refusal as the proposal was not compliant with the relevant heritage policy.
- That Cllr. Mills had called the application in.
- That the Tracking diagram supplied was for an 8m box van, not the standard refuse collection lorry; and that there had been various values given for the width of the access road. Members asked for clarification of the width required and the width available, whether a special refuse collection vehicle would have to be used (previously it had been advised that residents would have to put their bins out on the Crescent for emptying). They also expressed concern at the proposed reduction of the adjacent hedge (which would have to be carried out regularly if the width and vision splay was to be maintained) which would damage the amenity of the resident at No.38.
- That no consideration had been given to the use of the garages for storage; tradesmen such as plumbers and decorators, for example, needed a safe place to store equipment and materials even if the garages were too old to be large enough to accommodate a vehicle. There were too few alternatives for such storage in the town and most of the garages were apparently sound, or could readily be made so.
- Members were aware of the need for Social Rental Housing, but it had been reported that the new dwellings were to be a mix of Affordable Rent and Shared Ownership, which was not the same thing.
- The Parking survey showed that this end of the Crescent was well populated with parked cars on both sides of the road - including two directly opposite the access road entrance - in three of four survey periods, limiting the passage of larger vehicles including emergency vehicles, especially those turning in or out of the garage court.

Members saw no reason to change their original response.

The call-in was not activated, and no decision was made, resulting in an Appeal on the grounds of Non-determination which the Inspector dismissed in June 2021, mainly on the grounds of the effect on the setting of the Listed Summerhouse, and its original parkland surroundings.

A resident has reported that the double garage which the Town Council rented as a depot for a while was recently renovated and decorated, and has new lighting, insulation, and toilet facilities and is being used as a building trades training venue. Other garages are rented out, mainly for storage purposes. Fairhive currently have a waiting list for people who wish to rent a garage.



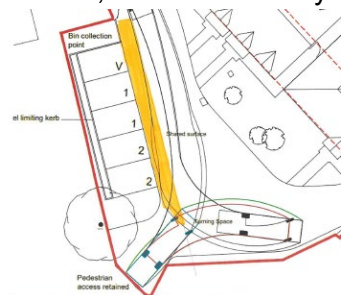
Proposed Site Plan

outline of the Listed Summerhouse ↑

The new proposal is to demolish the garages and replace them with three dwellings – a pair of semi-detached two storey 3-bedroom houses with 4 parking bays on the current parking area on the western boundary, and an M4(3) wheelchair user dwelling - a 2-bedroom bungalow with two in-line parking spaces separating it from the boundary between the site and the Summerhouse. The existing 7 parking spaces will become 5 (including one Visitor space, although the DAS ¶s 6.0.4 and 7.0.1 say 2 Visitor spaces), a planted bed and a bin collection point, see site plan above. Plot 2 has a very small rear garden (50m²), and there are landscaped beds at the front of the houses, but no continuous footpath – each house has a separate path from the Shared Surface road to the front door. The application form states that these will be Market (not Social or Affordable) Housing. There is a turning head at the southern end, and the access is to be widened by about 1m to 4.1m which will require taking the existing hedge on its western side back to the boundary of №38 Overn Crescent. It is a leylandii hedge.

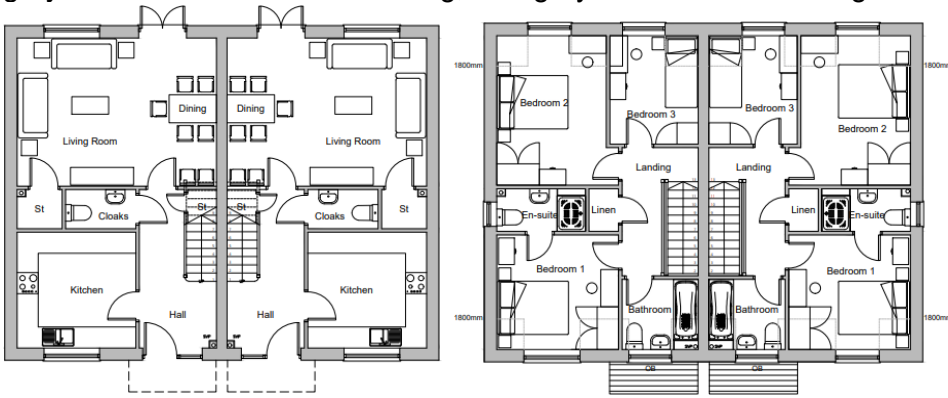
Scaling off from the site plan, the parking bays are 4.4m x 2.8m, and the in-line parking bays for the bungalow are 5m x 3.2m. If the bays were 5m long, this much extra space would be occupied (orange stripe) making the turning of the bin lorry more difficult – and the tracking is for a 7.5t vehicle which Waste & Recycling do not have, their smallest is a 12t vehicle used for places with narrow lanes, and there is only one for the whole of North Bucks. See also Refuse Collection on p13.

There are EV charging points for the residents parking bays (but not the visitor bay) and the front parking space on Plot 3, so it'll be awkward if you need the rear car out while the front one is charging. The cycle parking is in the garden shed.



Highways are recommending a parking restriction on Overn Crescent at the access to improve visibility for exiting vehicles, but it does not say how far each way along the Crescent the restriction needs to be.

The proposed housing is to be red brick (ground floor) and the first floor of the houses will be clad with grey fibre cement weatherboarding, with grey concrete interlocking tiles on the roof.



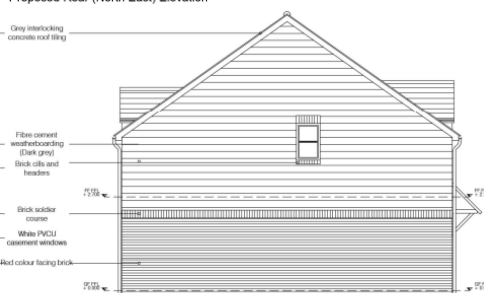
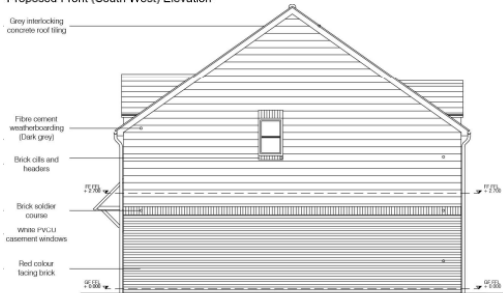
Plots 1 & 2 – ground floor/first floor

Plots 1 & 2 – elevations



Proposed Front (South West) Elevation

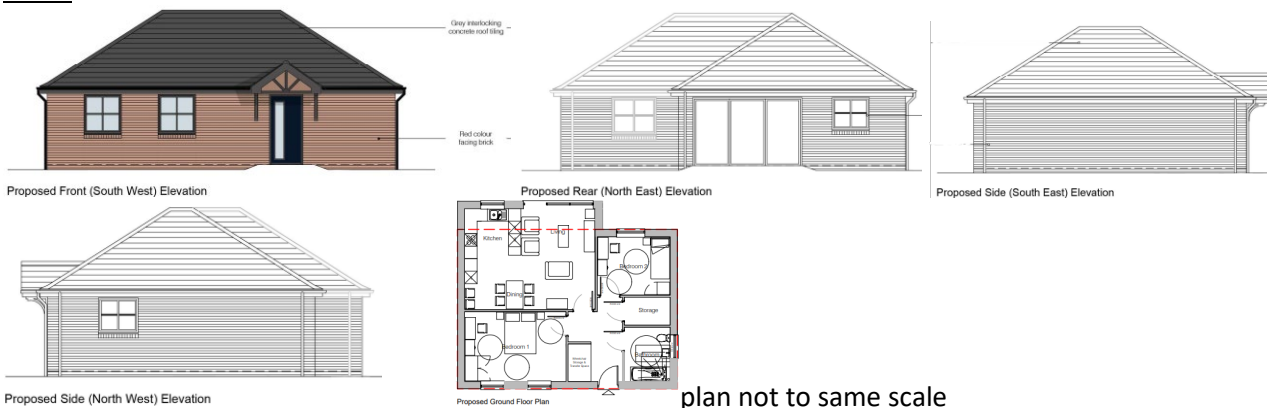
Proposed Rear (North East) Elevation



Proposed Side (South East) Elevation

Proposed Side (North West) Elevation

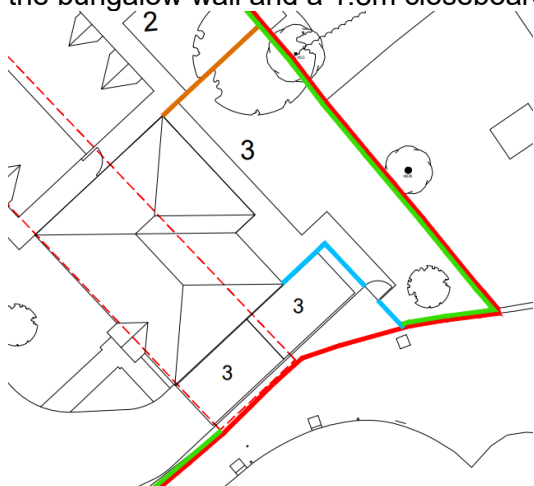
Plot 3



plan not to same scale

The rear garden boundaries will be native hedging (green) along the site boundary, and 1.8m closeboard fencing (brown) between the gardens; Plot 3 will have a 1.8m brick wall (blue) from the rear of the house across the parking bays to the site boundary. There will also be native hedging along the southern

boundary, from the front of the plot 3 parking spaces to the corner by the gate access to the woodland. If the existing boundary fence is to be retained, the forward disabled parking bay will be sandwiched between the bungalow wall and a 1.8m closeboard fence which could limit the user's manoeuvring space.

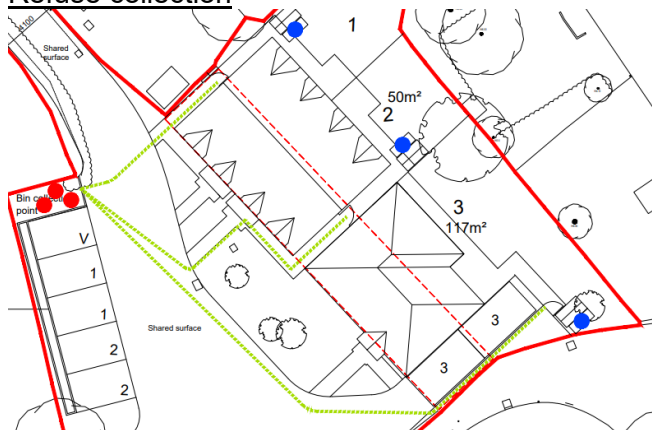


Sewage

The houses will be connected to the existing sewer system.

There is an 11 page document containing CCTV survey photos of the drains, but this is dated 2019 (as is the Anglian Water pre-planning assessment), so unchanged from the previous application; presumably this means that the many recorded fractures and displaced joints have not been repaired (even though there is a new WC etc in the renovated garage).

Refuse collection



Bin storage (blue spot) is to be in the back garden, and the haul distances (green lines) to the collection point (red spots) are approximately

Plot 1: 7m to the garden gate + 14m across the roadway = 21m

Plot 2: 7m to the garden gate + 21m across the roadway = 28m

Plot 3: (NB: the bin storage is marked on the far side of the shed with no pathway to the gate)

6m to the garden gate + 50m across the roadway = 56m

The maximum distance a resident is expected to move their bin is 30m, but this may be measured from their property boundary to the collection spot being checked; answer may be received by meeting).

There is also a Tracking drawing to prove that the vehicle can turn and emerge forwards from the access, based on a 7.5t box van, see extract on p11. However, as Bucks. Council do not have such a vehicle, their standard refuse collection vehicle is a 26t wagon with a turning circle of 21.1m which has not the space to turn and emerge forwards, which would mean that bins would have to be hauled the additional 23m distance to Overn Crescent for kerbside collection, a good deal further than the 30m maximum, and are less likely to be taken back immediately after emptying, blocking the pavement (there is no verge on this part of the Crescent)..

Property History

1	88/00097/ADC	ERECTION OF DOUBLE GARAGE	Approved
2	94/00782/APP	USE OF EXISTING GARAGE BUILDINGS FOR STORAGE AND REPAIR OF DOMESTIC APPLIANCES	Approved
3 3a	18/04626/APP 21/00034/NONDET	Erection of 4no. dwellings and associated parking <u>Appeal on the grounds of non-determination</u>	No decision Dismissed
4	23/01593/APP	Demolition of existing garages and the erection of 3no. dwellings and associated parking	Pending Consideration

The DAS considers the relevant Neighbourhood plan policies to be HP5 (Affordable Housing) , HP7 (Windfall Sites), DHE1 (Protection of Trees), DHE5 (Biodiversity), DHE6 (Good Quality Private Outdoor Space), I3 (Rainwater Collection) and I5 (Sewage Management). As these are Market Housing, a Leylandii hedge will require severe (and regular) cutting back which may damage its viability, one garden is very small, there is no indication of rainwater collection (or solar panels), and the sewers appear to be in less than top condition, compliance is not demonstrated.



The access from Overn Crescent (c.3m wide)



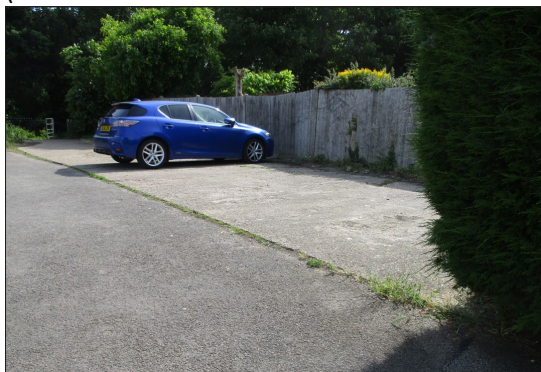
Garage range from west (photos taken 25/5/23)



The garages from the south-east corner (i.e. the access to Summerhouse Hill and woodland)



The proximity of the Listed Summerhouse to the end garage
The fence is likely to be Fairhive's as the posts are this side.



The existing parking area



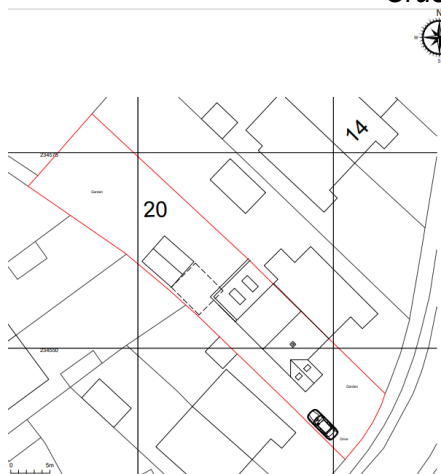
The view of the end garage through the Summerhouse's access



The Listed Summerhouse and its modern side extension

8. 23/01597/APP

20 Woodlands Crescent, MK18 1PH
 Householder application for replacement front porch. Erection of single storey rear extension and relocation of prefab concrete garage
 Cruse



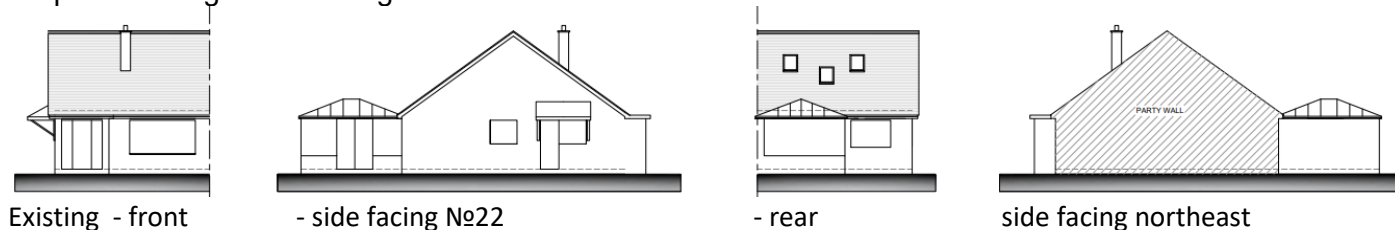
Proposed site plan



Nos 20 (left) and 18 Woodlands Crescent (25/5/23)

The site is the more southerly of a pair of semi-detached one-bed bungalows, in a road of originally similar bungalows, though several have been altered over the years. It has an exceptionally long garden which runs along the back fences of other gardens. It has a small flat-roofed porch at the front door which leads directly into the kitchen, a pitched-roof conservatory at the rear with access from the living-room, and a detached garage which comes slightly further forward than the rear wall of the conservatory. It also appears to have a loft conversion, as there are stairs in the dining room and skylights in the rear roof slope, though I found no application for this.

The proposal is to bring the front porch wall forward 2 metres and give it a pitched roof with a skylight in each slope, replace the glass door and its two full height glass side panels with a solid door and two smaller side windows; and to demolish the conservatory and replace it with a full-width extension of the same depth with a flat roof and parapet edge, housing two skylights. Because of the slight overlap, this will require the garage to be moved backwards - about 5m is proposed, see site plan above. The extension will have a side window, but this is far enough back not to look directly at the neighbouring bungalow, and a six-panel folding door to the garden.

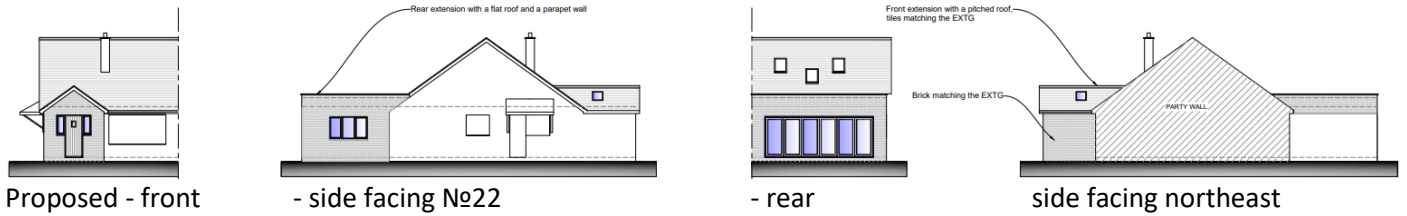


Existing - front

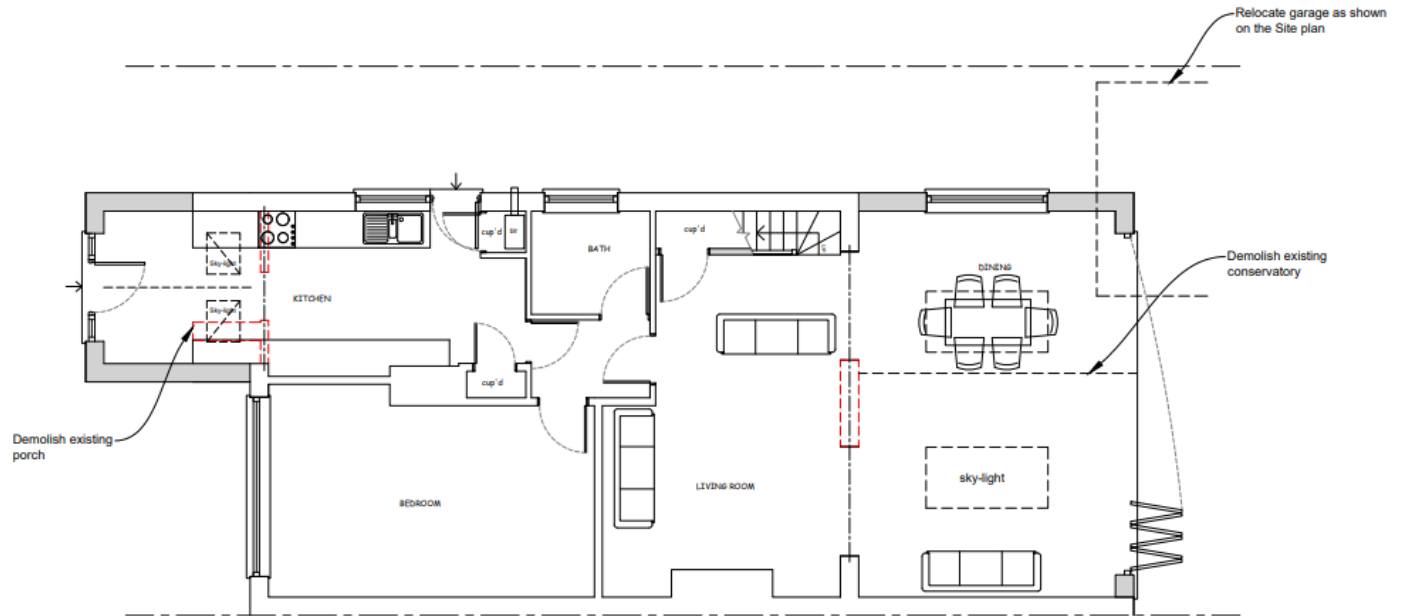
- side facing No22

- rear

side facing northeast



As the applicant has drawn the proposal onto the existing floorplan I have not included the existing drawing

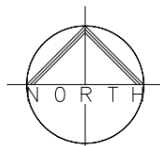
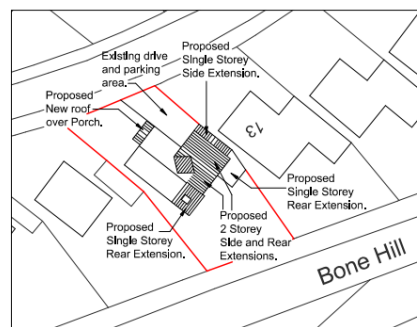


Red lines = existing walls to be demolished; grey shaded areas are new walls

Materials to match existing.

9. 23/01599/APP

14 Sandhurst Drive, MK18 1DT
Householder application for demolition of conservatory
Hensley



The site is a detached 3-bed house with single garage on the southern side of Sandhurst Drive, backing on to Bone Hill; the garage seems originally to have been detached, but the passage between has been

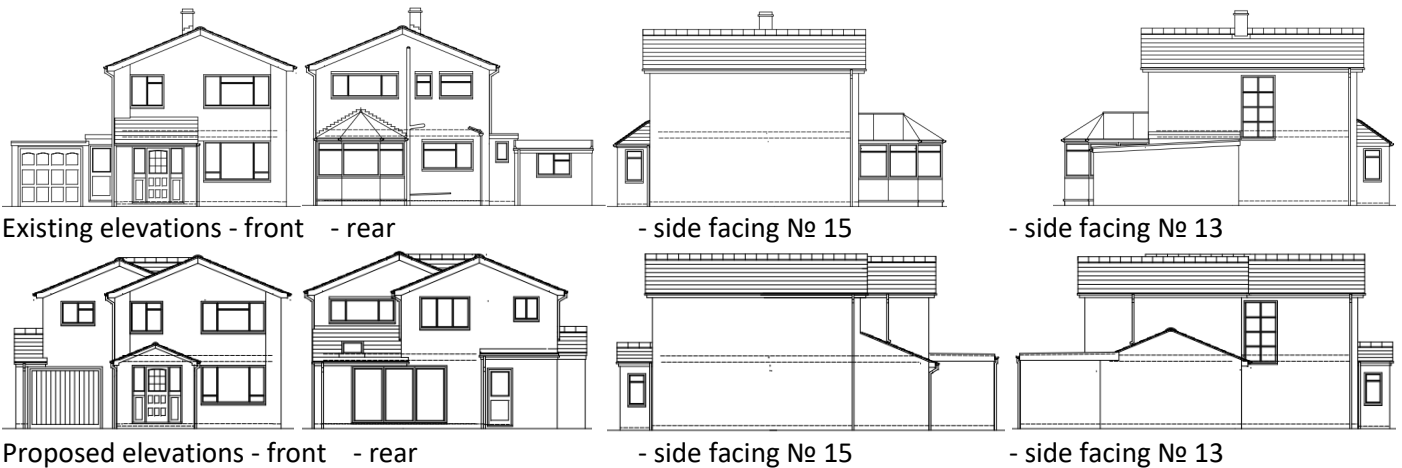
enclosed and houses a WC. It has a front porch with lean-to roof and a combined living/dining room with a conservatory at the rear,

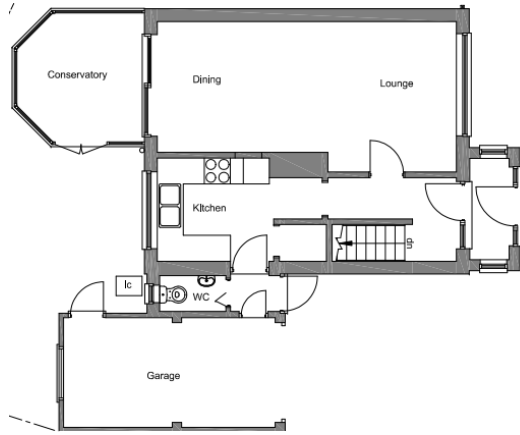
The proposal is to give the porch a gable roof; to divide the living room from the dining room; demolish the conservatory and the internal kitchen wall and extend the house backwards 2.5m over the whole width to form an single room – enlarged kitchen and dining area plus a utility room and cloakroom; incorporate the passage with and existing WC into the garage to make it a usable width, and adding a storage area with a flat roof to the rear; extend the first floor over part of the rear extension and part of the garage to form a new master bedroom with en-suite bathroom, and new family bathroom; remodelling the partitioning between the existing bedrooms 1 & 2 to form two large storage cupboards (one for each room) and a new airing cupboard; and making the existing 3rd bedroom into a home office, so that the house still has three bedrooms. The part of the garage that is not covered by the first-floor extension will have a pitched tiled roof; the part of the rear extension not covered by the first floor extension will have a sloping roof with a skylight. It also looks as though the chimney – which rises from the kitchen through the upstairs landing – is to be deleted, though there is no indication of where the new heating source is to be, or its venting. Materials to match existing.



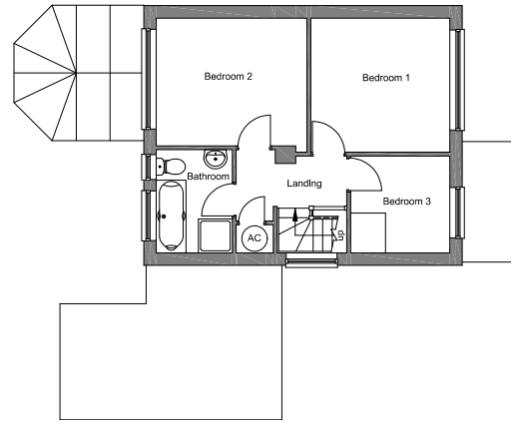
No 14 Sandhurst Drive (29/5/23)

The front of the house, forward of the garage, will be unchanged except for the lean-to porch roof being replaced with a gable roof – the size, door and windows will be unchanged – and the interior door from the porch to the hall is to be removed. The large window in the side wall is to the stairwell and gives natural light to the upstairs landing.

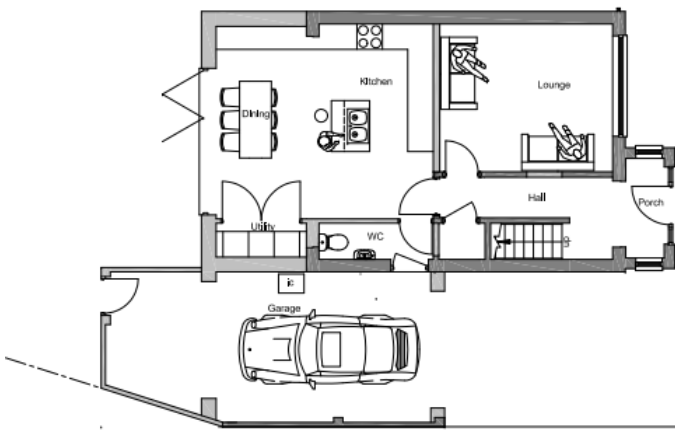




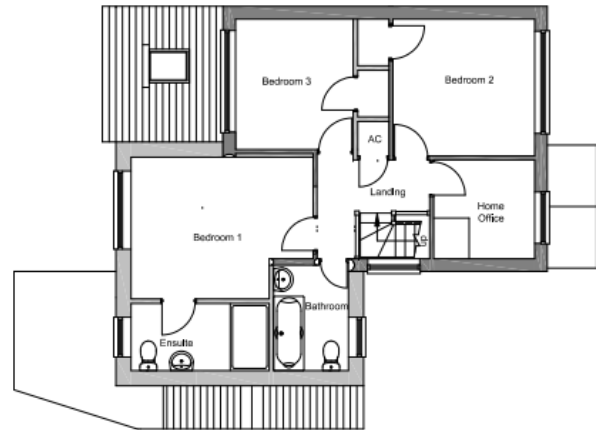
Existing ground floor plan (not to same scale as elevations)



Existing first floor plan



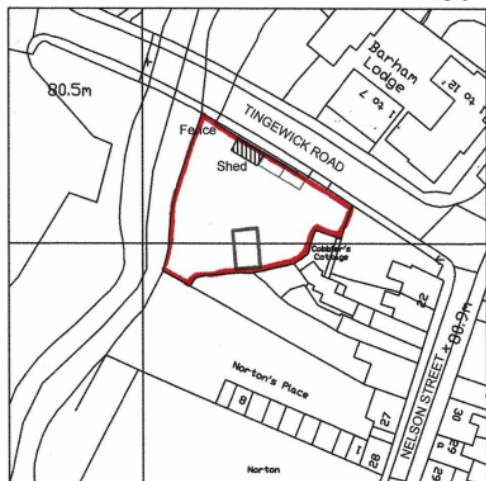
Proposed ground floor plan (not to same scale as elevations)



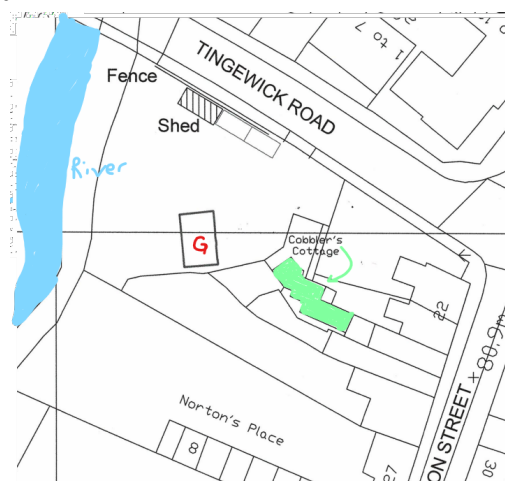
Proposed first floor plan

10. 23/01653/APP

4 Tingewick Road, MK18 1GX
 Erection of fence and shed (retrospective)
 EP Construction Ltd.



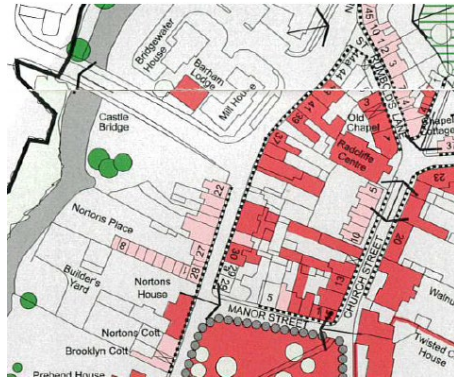
Location plan



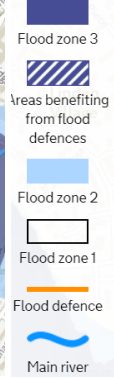
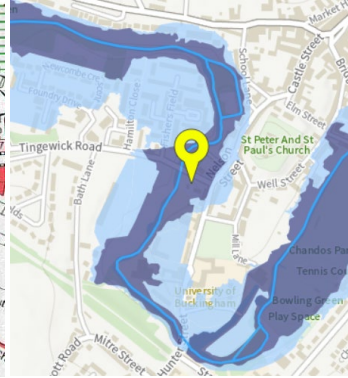
Block Plan. I have marked in the river, the Garage/Workshop building **G**, and Cobblers Cottage itself (green).



TPO'd trees



Listed Buildings in neighbourhood.
CA boundary is solid black line on left

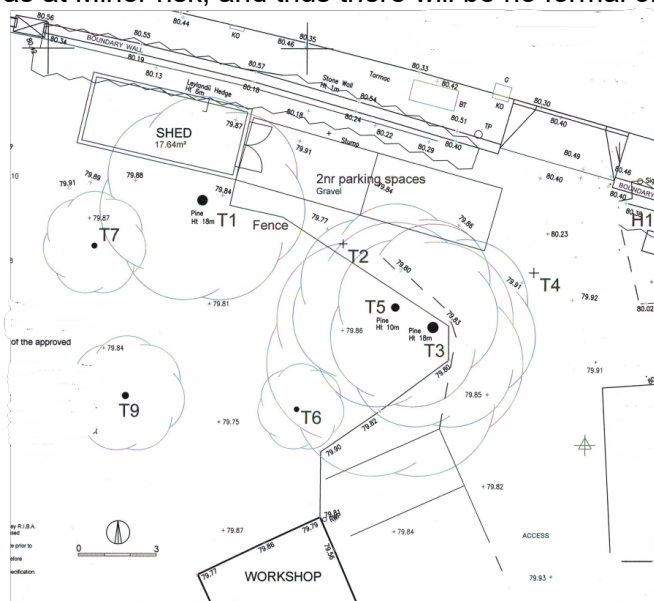


EA flood map

The site is the detached garage in the former garden land belonging to Cobblers Cottage, south of Tingewick Road and between Nelson Street and the river. It has since been designated The Workshop and is now 4, Tingewick Road. The building has a lengthy history and a matching Enforcement file. The original entrance to the site was an informal and unapproved breach in the wall forming the bridge approach, close to the bridge. A new entrance has been made opposite Barham Lodge, and the original closed up and made good, incorporating the decorative pier taken from the new gap.

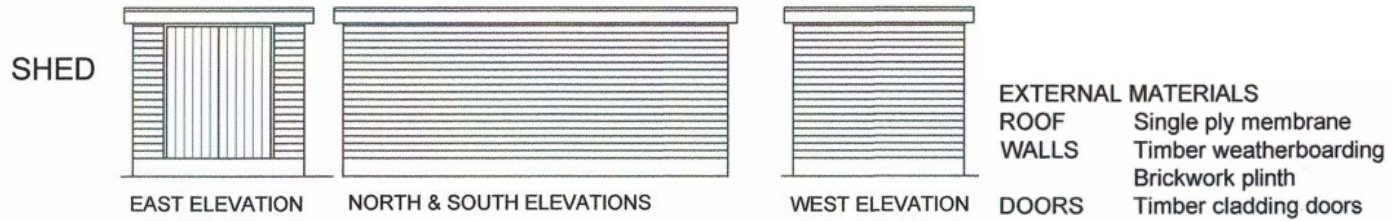
The only difference I can see between the new application and the previous one is that a new (May 2023) Flood Risk Assessment document has been submitted, and the closeboard fence within the site – ie not the one along the Tingewick Road wall which is in the description, the one in the photo of the shed and black car – has been drawn onto the site plan below from the corner of the shed by tree T1, between T2 & T5, turning at T3 and T6 and joining up with the Workshop building. As can be seen from both this year's photos and the ones which accompanied the 2021 report to Enforcement, this fence (and one the from behind the workshop to the river bank, not included on any drawings but visible in the 2021 photos below) is set flush with the ground which will not allow the free flow of floodwater.

The FRA is quite brief, does not refer to the December 2020 flood at all, and seems uncertain about whether the site is in Zone 2 or Zone 3, when its own illustrations show that it is in Zone 3 entirely, with a margin of 20m to the nearest extent of Zone 2. It is therefore classed as 'Medium' Risk. There will be no risk of water 'overtopping' the flood defences as there aren't any, and the "the risk would appear to be fluvial from the River Great Ouse which borders the site" (¶5.1, p12). The only positive point is that the shed is not a residential building There is a response from the SuDs officer in the file which labels the site as at Minor risk, and thus there will be no formal or detailed response.

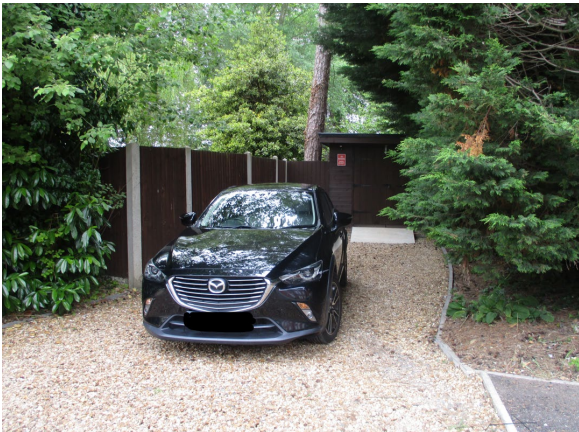


Section of the proposal plan

The shed appears to have exterior dimensions of approximately 6.5m x 3m:



It is on a slightly raised platform (the ramp can be seen behind the black car in the photo below).



The shed, parking bays and internal site fence



The fence along Tingewick Road (6/6/23)



The Workshop (left, the former garage) and parking bay from the new access

The previous application 21/04668/APP went before the 24th January 2022 meeting; it was withdrawn on 13th April 2023 because the case officer was minded to refuse it. Nothing has changed on site, and the 'existing' drawing submitted does not have the shed on - even though the current, and the previous, application were both retrospective. There is no indication of what the shed is for, except 'storage of materials' (unspecified).

Members' response at that meeting was **OPPOSE**:

No comments from the Environment Agency were available on the website; Members would have appreciated their expert views on the older (2019) fence around the southern part of the site as well as its new continuation to the corner of the shed; this appeared from the public domain to be flush with the ground and therefore inimical to the drainage of floodwaters over the site. Works to the riverbank also appear to have been carried out though the majority of the site levels on the drawings supplied remain below the December 2020 flood level.

The Flood Risk Assessment was an unrevised duplicate of that submitted with the 2019 change of use application for the existing building on the site, contained no historical flood data, and included the following statements which Members dispute -

(¶6.1, p7) The site is not in a flood storage area or functional floodplain

(¶6.1b, p7) Property is at the furthest extent of the flood extent

- as the river waters in both 2007 and 2020 extended as far as the Nelson Street junction and along Nelson Street for some distance, and completely covered the parking areas of the flats to the north to a considerable depth.

The document also states:

(¶6.3, p7) There will be no increase in impermeable areas on the site or footprint

- which was true for the 2019 application but is manifestly not so for this application.

Members also felt the building and new fence along the roadside wall were not appropriate in the Conservation Area and diminished the visual asset of the matching bridge approaches each side of this part of Tingewick Road, and of the adjacent Listed Buildings.

It was noted that the Ward Member* had already called this application in, and the Town Council would want to be represented should this application come before the Committee.

*Cllr. Whyte

The following is an edited version of the briefing report for that meeting:

The building and site has a troubled history and an extensive Enforcement file. The most recent reports are

- a) a new fence reported in January 2019; if an Enforcement case file was opened we weren't informed, but it obviously gave rise to 19/00319/APP, from which it appeared that the site was now in separate ownership to the cottage.
- b) The appearance of a new building and new fence reported and photographed by a resident (21/00602/CONB) which has given rise to this application.

Property History – the garage/workshop site only.

The history for Cobblers Cottage itself (now a separate entity) is almost as extensive, but not included here.

1	87/01271/APP	ERECTION OF BUNGALOW	Withdrawn
2	99/00141/APP	Reconstruction of garage	Approved
3	00/12737/INFI	Proposed amendment to garage	Not Proceeded With
4	01/02002/APP	Conversion of existing garage/workshop into dwelling	Refused ^{1 2}
5a	02/00381/APP	Retention of detached garage/store	Refused ^{1 2}
5b	02/00048/REF	Appeal against refusal	Dismissed ^{1 2}
6	05/00883/ACL	Certificate for the erection of detached garage/store for domestic storage and car parking	Cert. Issued - Existing use ³
7	05/03123/APP	Change of use from domestic garage to garage/office accommodation and roof extension to create first floor	Application Withdrawn
8	06/01320/APP	Change of Use from domestic garage to garage/office accommodation and rear extension to create first floor	Refused ^{2 4 5 6}
9a	06/02145/APP	Alterations to roof of garage building to provide loft room	Refused ²
9b	06/00125/REF	Appeal against refusal	Allowed ⁷
9c	10/01530/APP	Extension of time limit 06/02145/APP	Approved ⁸
10	17/02234/INF4	Change of use from a detached garage to commercial kitchen (Class A5).	Not Proceeded With
11	19/00391/APP	Subdivision and change of use of existing domestic, ancillary outbuilding to a B1 office and creation of new access.	Approved ⁹
12	21/04886/APP	Erection of fence and shed (Retrospective)	Pending Consideration

¹ Development on the flood plain

² Detrimental to the Conservation Area

³ AVDC had no option; the building had provably been in situ for over 4 years unchallenged, despite repeated BTC complaints to Enforcement and the Planning Inspector's ruling.

⁴ Likely to generate additional traffic movements in an unsuitable place

⁵ Access had substandard visibility due to the walls each side

⁶ Access would be serving more than 5 properties (including rear access to houses in Nelson Street), contrary to BCC policy

⁷ Planning Inspector noted there was no increase in footprint in the flood plain, and that the heightened roof with steeper pitch echoed the steep roof forms of the CA, which was an improvement. His report contained the following condition:

3) The garage building shall not be used for any purposes other than as a garage/store for domestic storage and car parking.

and:

Other matters

9. I note the appellant's views as to why a condition to define the use of the building is unnecessary.

However, bearing in mind that the site is no longer part of a residential property, it seems both reasonable and necessary to me to impose such a condition, in the interests of clarity and for the avoidance of any doubt in the future.

10. Taking account of the separation from and relationships with nearby dwellings, I am satisfied that there would be no unduly harmful impact on the living conditions of neighbouring occupiers in terms of outlook or privacy. Rights of access over the appeal site are a private matter between the parties concerned, and do not affect the proposal's planning merits. Any future proposal to use the building as a dwelling, or for commercial use, is likely to require a further planning application which the Council would be able to consider on its merits. Neither these nor any other matters raised are so significant as to alter the balance of my conclusions on the main issue.

This is why there was a need for 19/00391/APP.

⁸ BTC still opposed but AVDC wouldn't go against the Planning Inspector's ruling

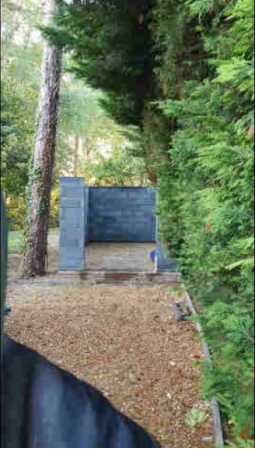
⁹ Members response to the original application (25th February 2019) described as "Change of use of existing workshop to a B1 office" with the existing access point close to the bridge was No Objections, commenting "*Members were concerned about an increase in traffic using the access, and should the office require signage the applicant was reminded that a separate application was necessary.*"

Amended plans with the description in the table above were reviewed on 3rd February 2020, changing the access to a new opening in the wall, opposite Barham Lodge: Members agreed to Oppose & Attend, commenting "*Creation of new access and blocking up of existing access has been added to the change of use application. An illustrated briefing note was circulated with the agenda.*"

Members agreed to change their response from No Objections on the grounds that the drawing supplied was inadequate, the new site was dangerously close to the junction with Nelson Street, and there were as yet no comments on the proposed access from BCC Highways. A more detailed drawing showing an adequate vision splay and which of the mature trees within the site would have to be removed was awaited. Concern was expressed that the whole wall would have to be moved back to allow an emerging vehicle sufficient vision up and down the street.

The new opening would be directly opposite the end parking bay on the opposite side of the road – the parking bays mean that eastbound traffic is obliged to move towards the centre of the road – and is where the white centre lining splits into two for the junction hatching. The opening would involve the removal of the one pillar on this side of the road remaining from the old bridge approaches (two remain on the Barham Lodge side, although without capstones) and should the LPA be minded to approve this application, Members would look to see it being replaced in an appropriate position when the old access is blocked up. The views of the Heritage Officer would also be appreciated.

Buckinghamshire Council decided the application did not qualify for submission to the Committee and it was approved in November 2020. The old entrance has been blocked, and the stone pillar incorporated, as we requested.



October 2021 (resident's photo)

My photo 26th December 2021

Concern was expressed at a new building with raised floor platform in a floodable area

The 'timber weatherboarding' seems to be cladding for breeze block walls. The extended fence does not have space underneath for floodwaters to flow through, and neither does the previous section:



The Workshop and new fence in January 2019 from the bridge parapet. A close-up shows that it also appears to be flush to the ground with no capacity for dispersing floodwater.

The fence. The label on the site plan reads (and still does):

PLANNING STATEMENT

The applicant had installed the 760mm high section of close boarded, vertically clad, timber fencing on top of the approved boundary wall.

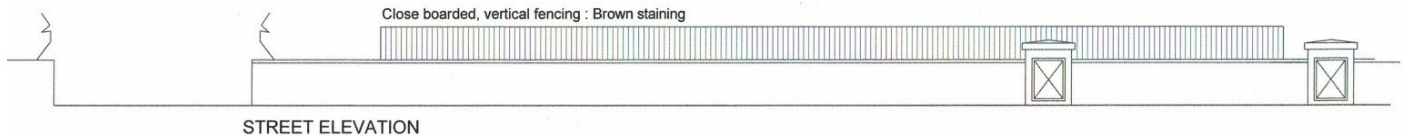
This was built to ensure a greater degree of security and privacy for the site. It, also, reduced the amount of rubbish being thrown over the wall by passing pedestrians.

The applicant would like to retain the fence and shed as they have no significant effect on the Conservation Area.



26/12/21

The plain pier is the end of the bridge parapet. The original access was where the lighter coloured wall and decorative pier is, transferred from the new access opening (far left) per condition of 19/00391/APP.



Parts of the upper edge have been cut out to allow low branches space.

Another concern:



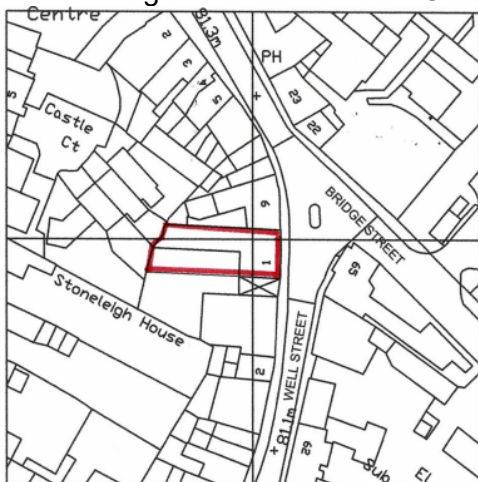
I couldn't find any application for the flat-roofed cabin behind the white pick-up. It isn't on this site, it appears to be in the bare rectangle north of the angled extension to Cobblers Cottage itself (the pitched roofs and external staircase behind it – 02/02016/APP). It isn't on the AVDC mapping or the list of applications for this site, and it ought to be on both if it is approved..

The following two applications may be considered together

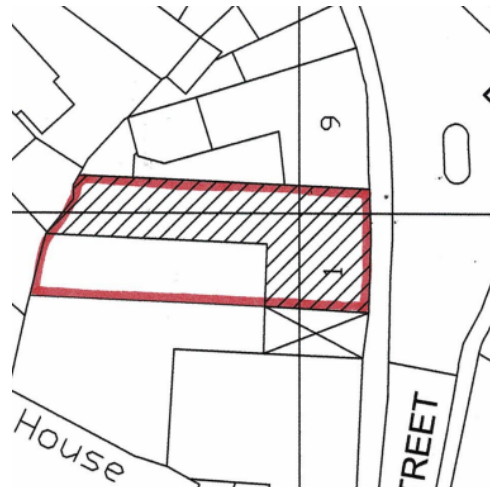
- 11. **23/01677/APP** 1 Well Street, MK18 1EW
- 12. **23/01678/ALB** Change of use of rear ground and upper floors into 5 self-contained flats
Circular Property Ltd.

The site is the building north of the archway at the northern end of Well Street, forming a continuous frontage with Well Street to the south and Bridge Street to the North; it is three-storey and double-fronted, and has a back range (former stabling) along the north side of the courtyard accessed through the arch. The courtyard extends across the rear of both buildings and has a high stone wall at the back, which is holding up Castle Court. The shop unit (which is currently vacant) and the basement do not form part of the application, except for the floor area being reduced by the walling up of the doorway into its back room (Shop 2 on the 'existing' floor plan) to make a living room for flat A, leaving a rectangular shop floor area which is to be retained for retail use.

The building is Listed and in the Conservation Area.



Location plan



Block plan

The proposal is to turn the rear range, which is in some state of dilapidation, into five self-contained flats, retaining period and historic details as appropriate. Chimneys and fireplaces will be retained, but probably only used for venting. Some doorways will be sealed up to make the separate apartments, and new doorways made, mostly for bathrooms. Some partitions will also need to be removed. The front elevation will not be altered, except for refurbishment and redecoration.

The flats will have accommodation as follows:

Flat A: ground floor: small hallway, bedroom, shower-room/WC, kitchen & living room; 57m²

Flat B: ground and first floors, with private staircase: ground floor bedroom & WC, first floor living room and shower room; 53m²

Flat C: first floor, common staircase access: 2 bedrooms, shower-room/WC and living room; 60m²

Flat D: first floor front, common staircase access: bedroom, shower-room/WC, living room; 47m²

Flat E: second floor front, common staircase access: bedroom, shower-room/WC, living room: 47m²

Only Flat A has a kitchen, and Flats B, D & E have a sink in the living room; Flat C does not, but this may be an error.

Foul and storm water will be disposed of via the existing sewers, and the drains and downpipes will be cleared and cleaned.

There are marked parking bays in the courtyard, but the intention is to offer the new flats without parking, as town-centre accommodation; Parking may be offered separately for rent, but that depends on negotiating access through the gates in the archway with the other landlords.



Front of building and archway

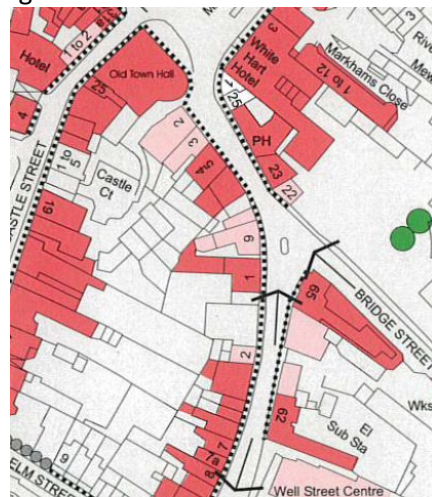


Rear of streetside building and archway; the white door will give access to the staircase accessing Flats C, D & E



Rear range extending back from main building

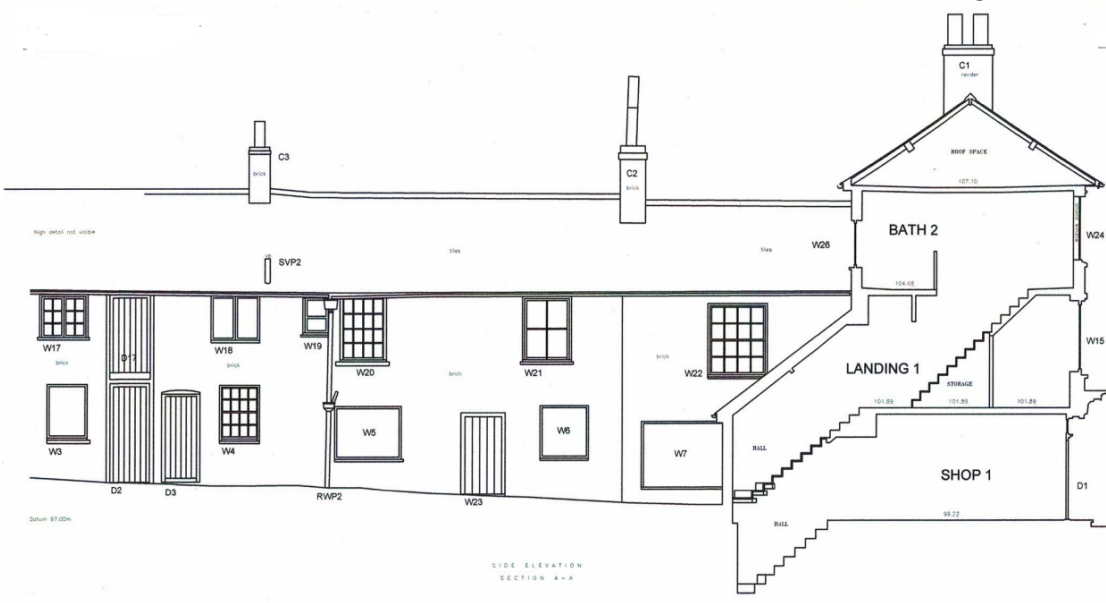
The doorway between the shuttered windows will be the access for Flat A, and the smaller of the two doors at the left to Flat B



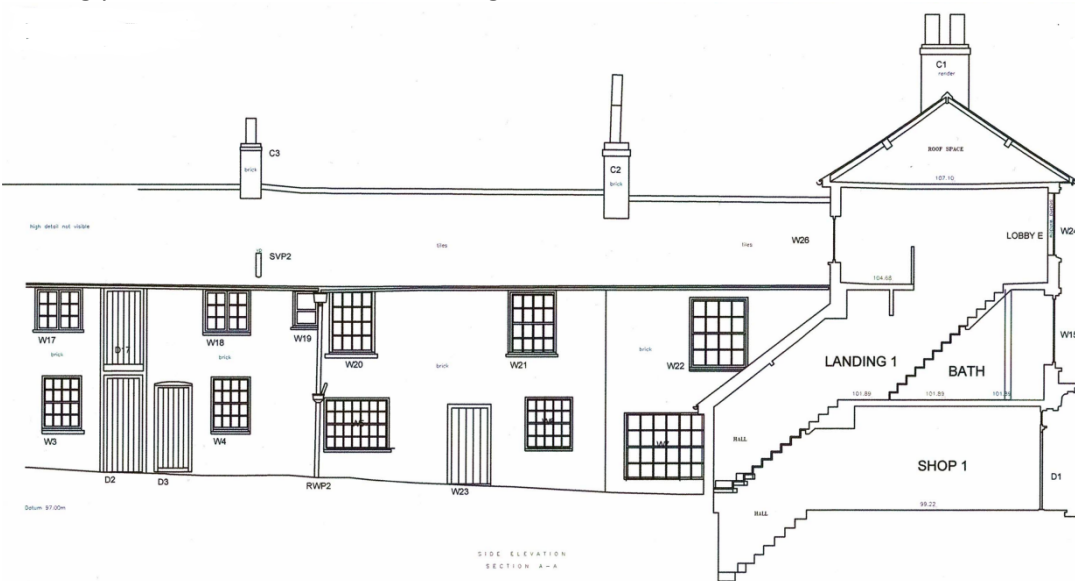
Listed Buildings (red) and buildings of note (hatched)



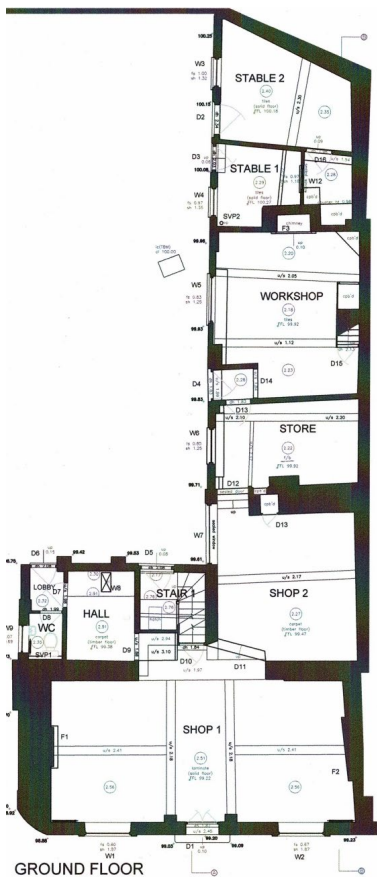
Front and rear elevations of main unit – no change



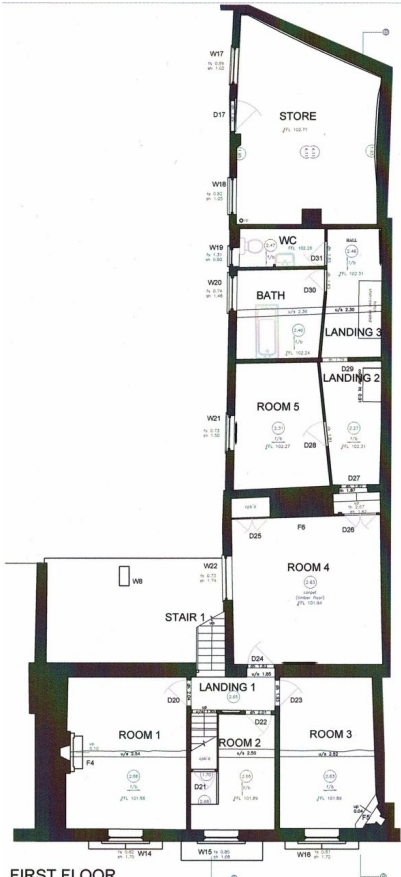
Existing yard elevation and section through main unit



Proposed yard elevation and section through main unit (shuttered windows replaced with glazed to match existing)



GROUND FLOOR

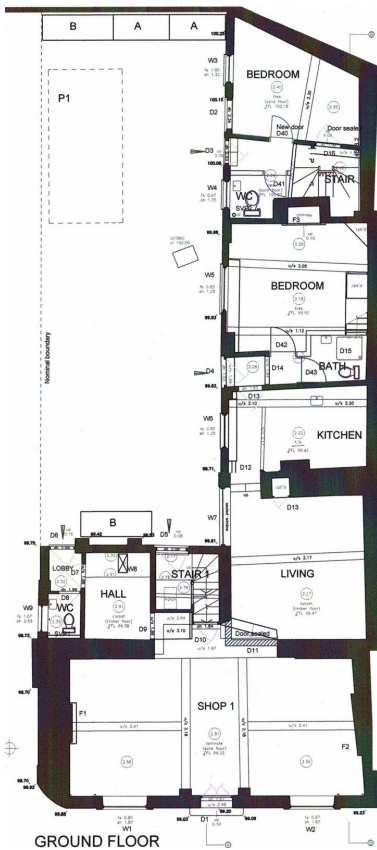


FIRST FLOOR

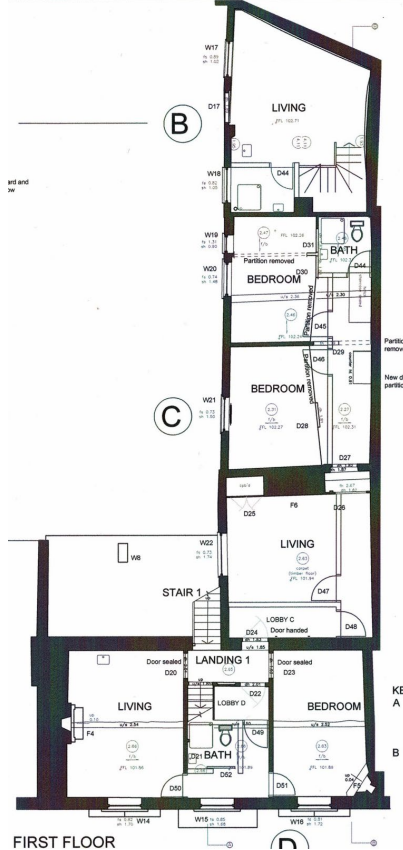


SECOND FLOOR

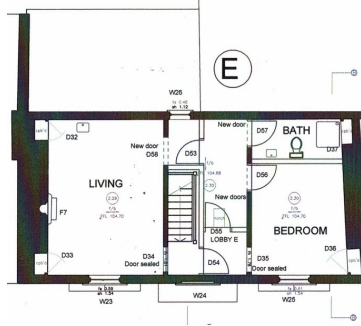
Existing floor plans



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Proposed floor plans

The rectangles on the ground floor plan are A – cycle storage, and B - bin locker. 2 of each should be enough.

Property History

1	02/02434/ALB	Internal alterations ¹	L. B. Consent Approved
2	02/02435/APP	Change of use of part of property from shop to residential ²	Pending Consideration
3	23/01677/APP	Change of use of rear ground and upper floors into 5 self-contained apartments	
4	23/01678/ALB		

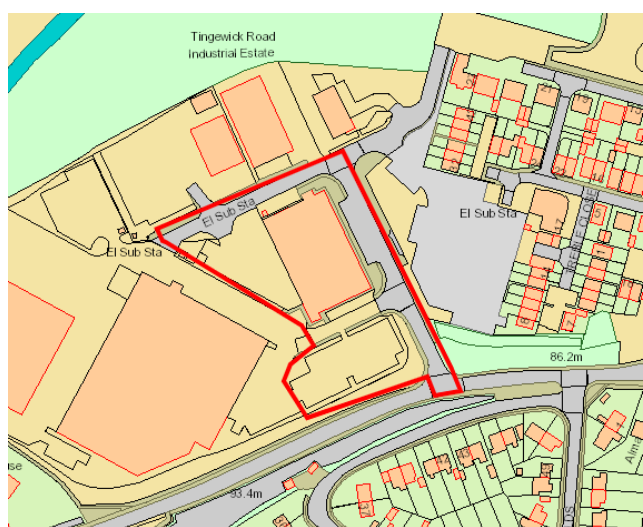
¹ Very similar to the current applications: bringing existing residential accommodation up to standard, removing partitions, adding insulation etc. Approval not implemented in full.

² Involved a loss of a small amount of retail storage space to make a new access for refurbished accommodation.

13. 23/01784/APP

Unit C, Tingewick Road Industrial Park, Tingewick Road MK18 1AN
Part repair and construction of employment unit with associated parking and landscaping

Ashtenne Industrial Fund Limited Partnership



Location plan



Existing site plan, demolished area hatched in red



Unit C before demolition



The office block to be retained

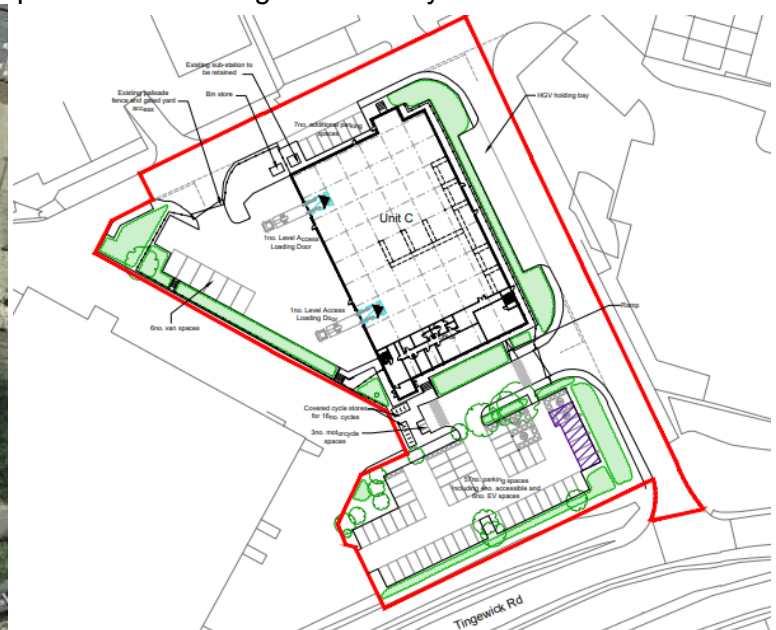
The site is the unit occupying the western side of the access road into Tingewick Road Industrial Estate. Unit C (a large shed) was damaged by fire last summer, resulting in its demolition (red diagonal hatching in plan above). The row of offices along the south-eastern elevation were not affected.

It is proposed to redevelop the site on the same footprint, to the same height, as a warehouse with associated offices. The cladding will be co-ordinated with the other units on the site. The rest of the site will be used for service/loading areas and car and lorry parking. There are trees and hedges along the access

road and round the parking area to the south, and one or two on the western boundary (see aerial shot below). As the area covered by building is not being changed or extended, these will be undisturbed, and protection put in place during building works to prevent root damage from heavy vehicles.



Aerial view of site



Proposed site plan



EA flood map



The site is largely level, and high enough and far enough from the river for it not to be readily flooded.

The building has level access loading doors, and a ramped access to the offices for disabled access. HGV access is at the northwest corner and there are two loading bays, large enough for the HGV to reverse through for loading and unloading under cover, and there is also a holding bay in a layby on the access road for lorries waiting for yard space. There are also 6 van parking spaces in the yard, on its western edge, which will take a 4.6t panel van.

There is currently parking for 66 cars, but this will be reduced by needing extra space for 4 disabled bays. There are 7 in a layby on the access road on the northern side, and there will be 57, including the disabled bays, in the main car park. The requirement for this site is 60, so there is over-provision.

The parking bays will be to old standards – 4.8m x 2.4m – not the new – 5m x 2.8m – “to replicate the dimensions of the existing car park” (Travel Plan ¶3.31, p8).

There will be cycle parking for 16 cycles between the main door and the car park. It will have a curved shelter over it, but that is not particularly secure or weatherproof. There is also parking for 3 motorcycles in front of the offices,

It is of concern that the Public Transport paragraph ((DAS ¶4.2, p16) says that the Industrial Park is accessible by bus with a stop located adjacent to the access road, when the Transport Statement (¶2.21, p6) says that the nearest bus stops are on London Road, by Chandos Road, a 13 minute walk away. But then the Transport Statement makes no reference to the bus stand in the High Street, and the X5 is not

among the timetables, even though the next section (¶2.24 →) details the parking facilities, and destinations and frequencies of the trains, from both Bicester stations.

To the north of the building west of the parking layby will be a bin store, and the existing substation will remain.

The new warehouse will be one large uninterrupted space (a single occupier is envisaged; it could be partitioned at a later date if necessary) and has internal access to the office area and reception. The roof is two shallow gables with rooflights and PV panels, and the offices have a flat roof. Openings have been kept to a minimum to conserve energy.



MINOR AMENDMENTS

14. 23/01175/APP

39 Bernardine's 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 Plan; details of bin and cycle storage

Additional Plan: Land Registry document showing allocated parking

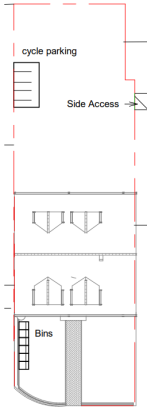
Members considered the original application on 24th April.

The side entrance to the back garden is so well concealed that I missed it completely when I visited the site. However it does exist, and so there will be access to the cycle parking (it is not clear whether this is a shelter or a shed). In the Google photo below, it is to the left of the double garage which belongs to Nos 41 & 43; I explored the passage down the right hand side, which gives access to two back gardens and the parking court, and is several steps down from the garden & court level, but the left-hand one didn't look like a public access.

The bins are to be kept in the front garden, but only 6 are drawn, for 6 units, not 2 for each.

The unit numbers have also been altered, so that 1 & 2 are on the ground floor, 3, 4 & 5 are on the first floor, and 6 in the converted loft.

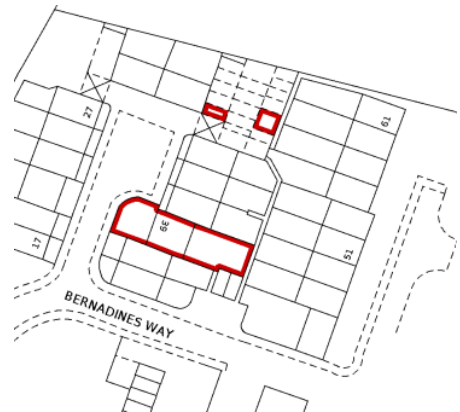
Two parking spaces are marked on the LR plan – one under cover and one in the open – but as these are not marked on the ground, difficulties may still arise if the tenants have more than two vehicles.



Amended section of plan



access to rear garden is left of garage



section of Land Registry plan

NOT IN OUR PARISH
15. 23/01636/ADP

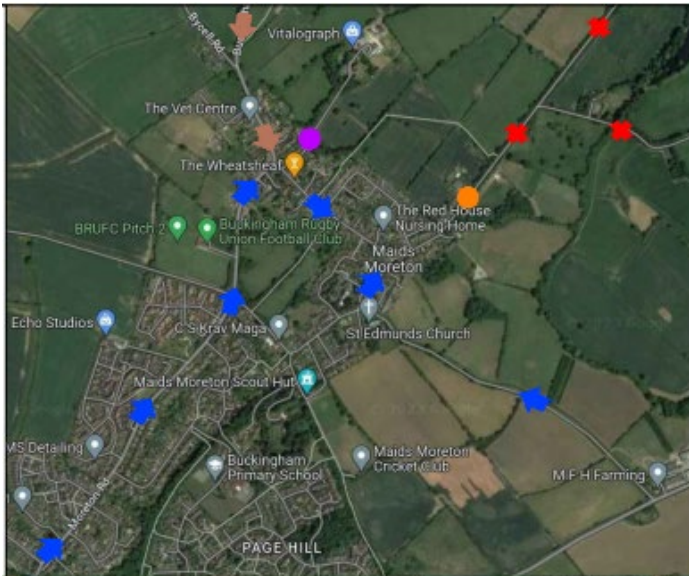
(MAIDS MORETON)

Land off Walnut Drive and Foscoate Road, Maids Moreton
Submission of details of siting, design, external appearance and landscaping for the erection of 163 dwellings pursuant to outline planning permission 16/00151/AOP and discharge of condition 22 (biodiversity net gain) and condition 8 (CEMP) of planning approval 16/00151/AOP
Shah [David Wilson Homes]






The vast majority of this Detailed Plan application is none of our business, it is for Maids Moreton PC to comment on.

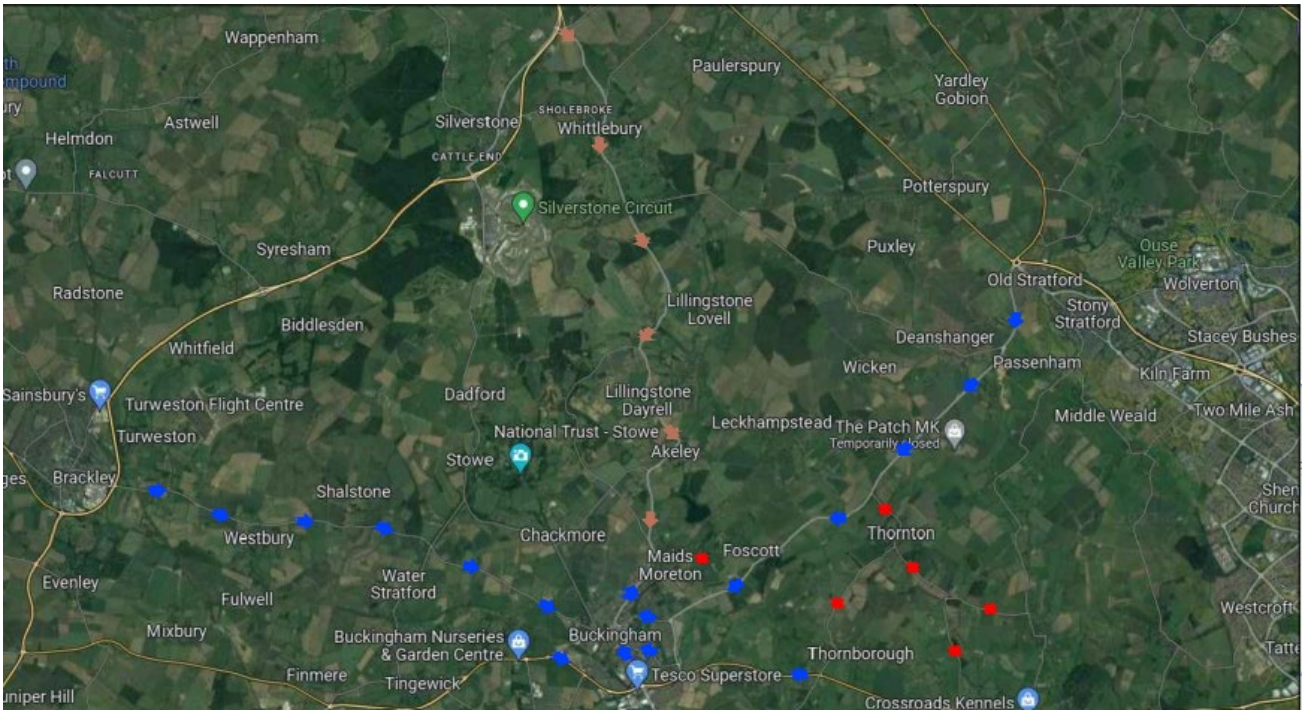
However the following may be of interest to us:

1. Construction Access Plan

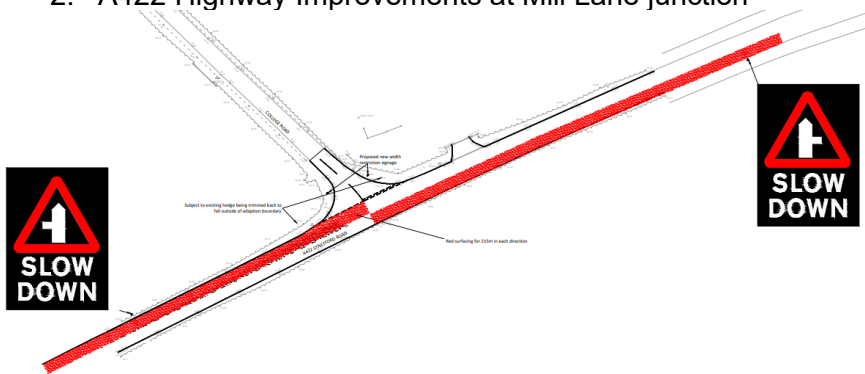


Key:

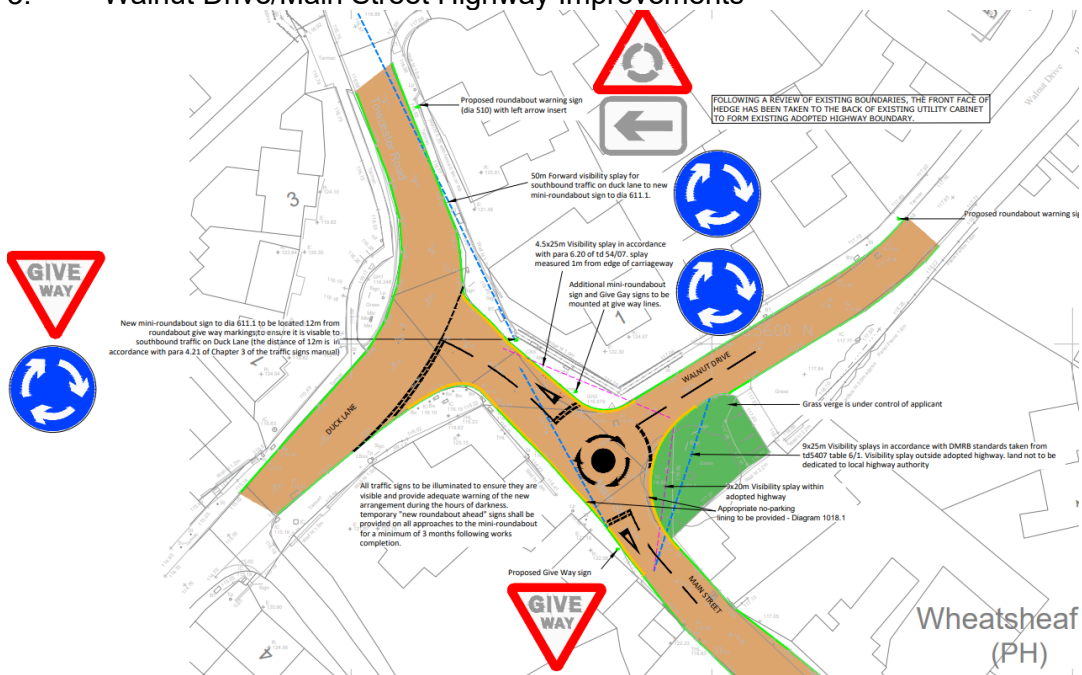
-  Primary Construction Access Route
-  Primary Sales Access Route
-  Primary Construction Site Access
-  Primary Sales Site Access
-  Prohibited Sales/Construction Route



2. A422 Highway Improvements at Mill Lane junction



3. Walnut Drive/Main Street Highway Improvements



Not for consultation (other)

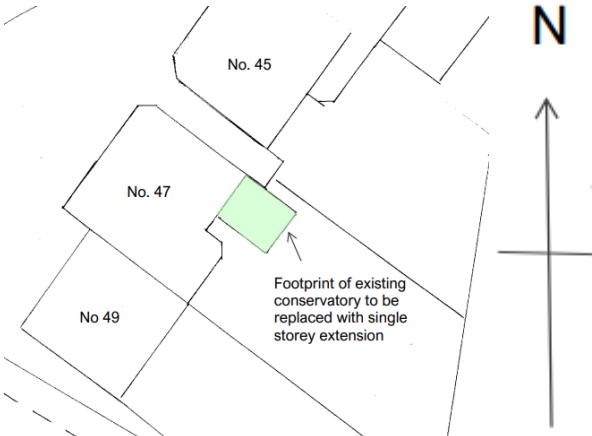
16. 23/01618/HPDE

47 Waine Close MK18 1FF

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.3m and for which the height of the eaves would be 2.35m



Location plan



Block plan

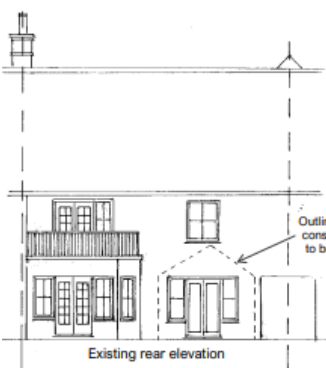
The site is one of an effective terrace of four houses, with a central portico and archway which gives access to the rear gardens of the middle two. The house has no garage, there is a parking court at the end of the cul-de-sac. The satellite photo below shows the existing conservatory and the proposal is to replace it on the same footprint with an HPDE-compliant sun room.



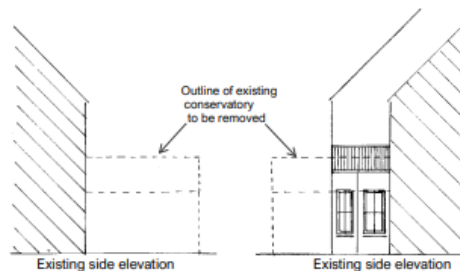
Front view of No.47 (right half of central block); No.49 at extreme right is slightly set back from the central part's building line.



Existing conservatory

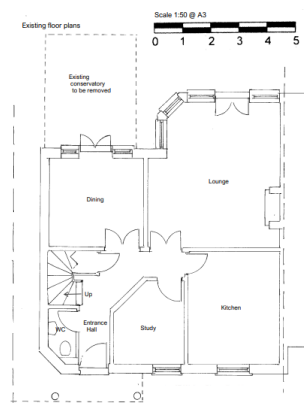


Existing rear elevation



Existing side elevation

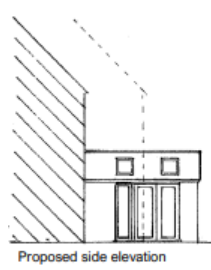
Existing side elevation



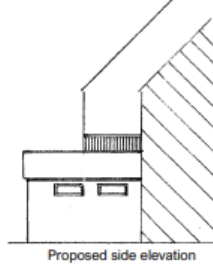
Existing floor plan



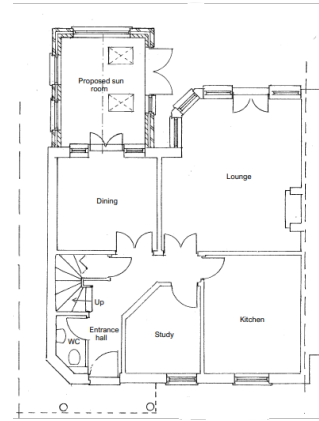
Proposed rear elevation



Proposed side elevation



Proposed side elevation

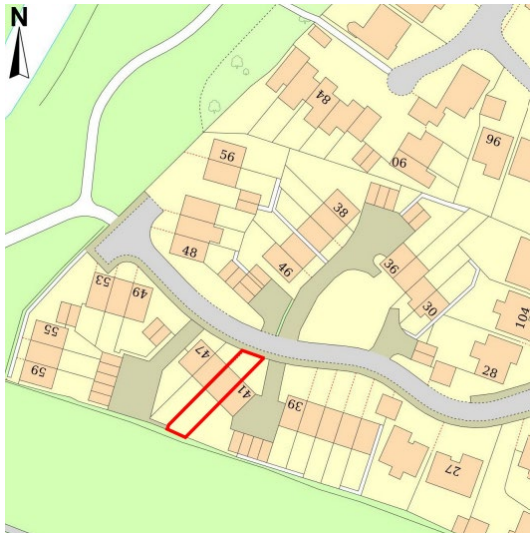


Proposed floor plan

17. 23/01755/HPDE

43 Treefields, MK18 1GP

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.1m



Location plan

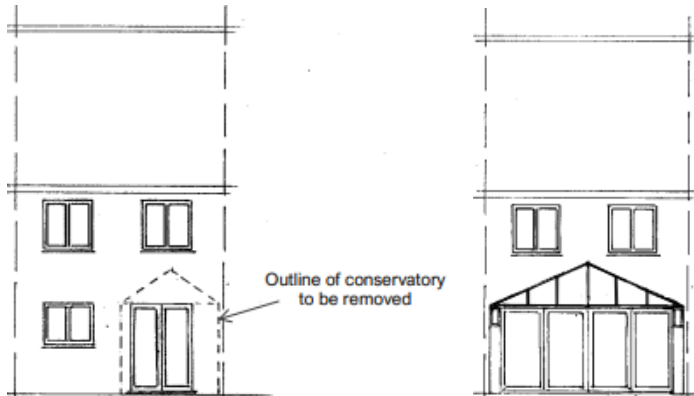


The existing conservatory, from the parking court beside No47 (9/6/23)

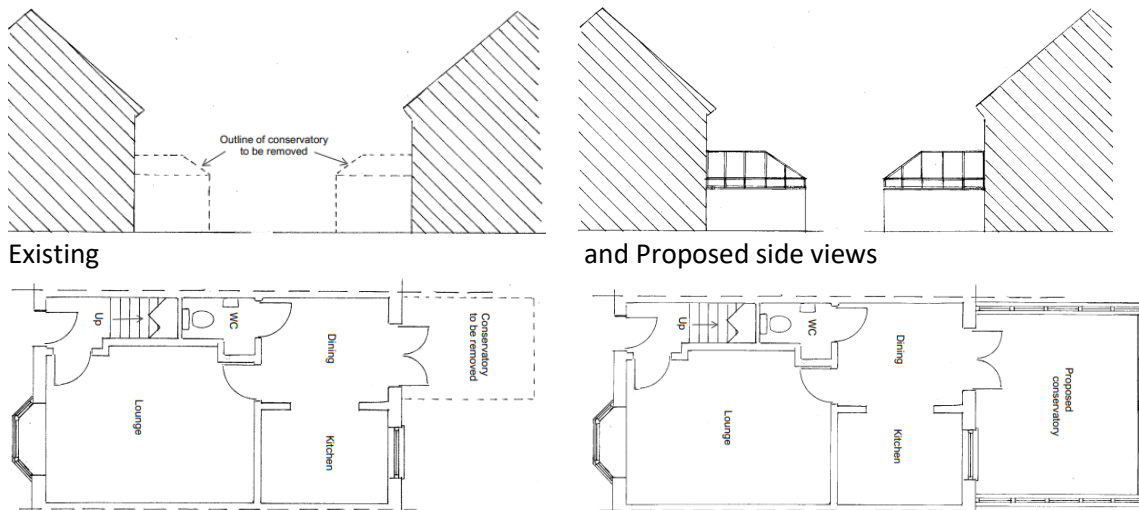
The site is a terraced house on the new part of Treefields not far from the path access from the skatepark. The proposal is to replace the existing conservatory, which occupies approximately half of the rear house wall, with a larger and deeper one almost the full width of the house. Measurements comply with HPDE constraints.



Block plan



Existing and proposed rear elevations



Existing and proposed floor plans (rotated to save space)

Not for consultation (tree works; circulated separately for comments due to time constraints)

18. 23/01443/ATC

Land at Brooks Court, Well Street MK18 1DG
 Acacia - 30% crown reduction and remove deadwood
 Frayne-Johnson (Fairhive Homes)



Location plan

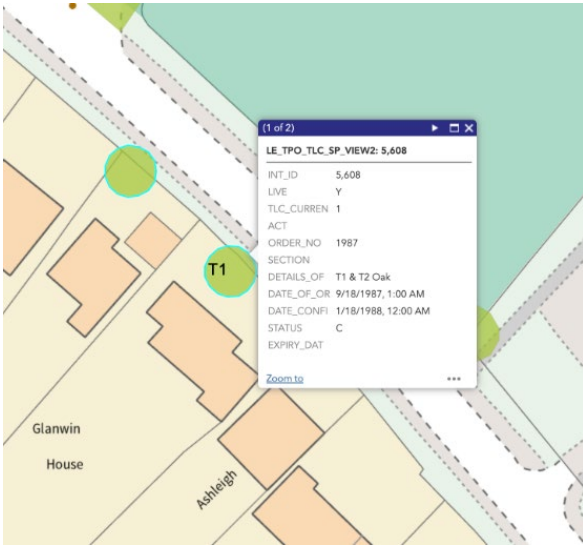
Application already approved



photo (17/5/23)

19. 23/01521/ATP

Glanwin House, Avenue Road MK18 1QA
 1no. English Oak Height - 20m Crown spread - 18m DBH - 1.2m Work required : - Reduce away from Building by 4m Reason : To reduce damage caused by squirrels and branches striking the property itself. This work has been completed before as routine maintenance. - 2.5m Crown reduction and crown clean
 Reason : The last reduction was completed in OCT/2009. There are multiple targets below the tree (highway, footway, power and telecom cables, property, vehicles) and many limbs are becoming over extended. The tree would benefit from a crown reduction it is long overdue.
 Harding



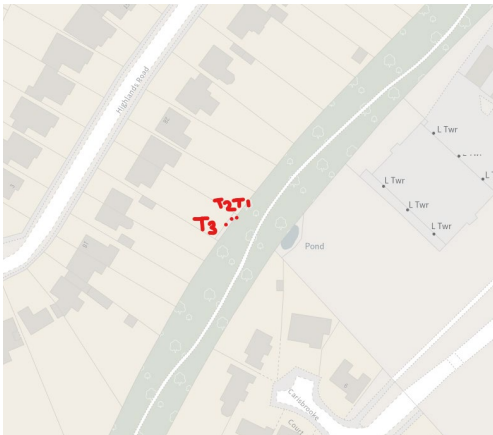
Section of TPO map submitted by applicant



photo 18/5/23

20. **23/01605/ATP**

Maids Moreton Avenue to rear of 24 Highlands Road
 Fell to ground 3 Hawthorns, ivy covered, 2 leaning on fence to the rear of 24 Highlands Road
 T1 Hawthorn, Ivy covered. Fell, In decline, suppressed growth
 T2 Hawthorn, ivy covered leaning on fence. Fell to abate a legal nuisance
 T3 Hawthorn, ivy covered leaning on fence. Fell to abate a legal nuisance
 Trees likely to regrow from stump.
Pasmore [Buckinghamshire Council]



Location plan



T1 & T2

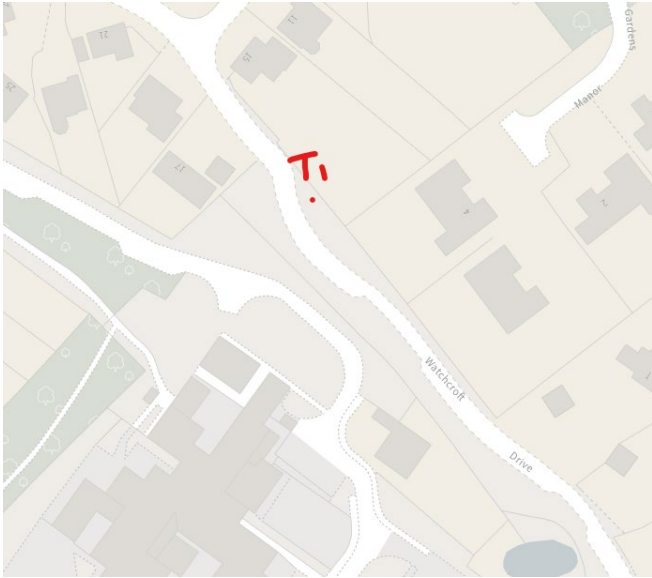


T3

21. **23/01608/ATP**

Watchcroft Drive MK18 1GH
 Land to side of garden of 15 Moreton Drive
 T1 Sycamore tree with major deadwood. Suffering from Sooty Bark disease and is in decline. Fell to Ground
Pasmore [Buckinghamshire Council]

Application map and photo (taken from inside the garden of №15). The oak to the left of this tree was the subject of a 5-Day Notice application two years ago, and the two below are my photos taken 3/6/23; do not be misled by the white patch which came out unexpectedly reflective. The actual colour is a matt black, as if the bark had been singed, similar to the patches further up.



KM 12/3/23

REF: 23/00101/POA – APPLICATION TO VARY s106 OBLIGATION, SILVERSTONE PARK**The following applications was circulated by email due to time restraints**

23/00101/POA

Silverstone Park

Application to vary S106 obligation, clauses 26-30 (inclusive) of the First Schedule relating to Bus Services, clause 32 of the First Schedule relating to cycle and car pooling schemes, clauses 36-38 (inclusive) relating to Buckingham-Stowe-Silverstone Greenway, and addition of clause 6 of the Third Schedule relating to Northamptonshire Bus Services notice, attached to planning permissions 16/02745/AOP and 19/00817/AOP
 MEPC Silverstone GP Ltd.

And the resulting response below was sent by email on 8th June 2023

Thank you for extending the response time to allow Town Councillors to comment.

Members welcome the improvement of access to Silverstone, one of Buckingham's two VALP- designated employment areas (the other being Westcott), which they have been asking for since the original Silverstone Master Plan, and add the following comments:

- 1. The bus service will be very useful for both students with variable hours, and for staff at both the Enterprise Park and the various businesses and attractions at the Circuit – some of whom will be working shifts. However it is another East-West route through Buckingham, and we need a North-South route as well, to connect the residents in the north of the county with Westcott, and a regular express route similar to the X5 service from the M1 to the M40 (Northampton-Towcester-Silverstone-Buckingham-Westcott-High Wycombe has been mooted) would be useful as well. Are there any plans for such a route?*
- 2. There is an existing path in the eastern verge of Stowe Avenue used by pedestrians and horse-riders. Its surface is not of a standard suitable for cycling. Is the new oath intended to upgrade this, or are cyclists going to share the roadway? Concerns about the latter have been expressed as the Avenue has dips in level which can conceal oncoming traffic, and being very straight, it encourages speeding. The verges on both sides are wide enough to accommodate a new cycleway.*
- 3. How will the cycleway negotiate the massive temporary campsites for Silverstone events?*
- 4. It was noted that only the Ward Members for Buckingham East were contacted; transport proposals for Silverstone affect the whole town. Also the Town Council would not have known about the proposed variation if a Ward Councillor had not forwarded on the link, and a new bus service and a cycle link to a major employer is a matter of interest to Councillors.*
- 5. Are there any plans for increased secure cycle parking, possibly with changing facilities, at both sites?*

We look forward to the further information and meanwhile support the proposal.

 The officer has responded (12/6/23)

I will share the comments/questions with our officers in active travel (regarding the cycle way) and public transport (regarding bus links) for their consideration.

In respect of question 2, whether the cycle route will be on the road on Stowe Avenue... the original cycle route on the original Silverstone Park S106 did share the road surface, which was a concern and wouldn't align with the new guidance in LTN 1/20 (<https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120>). This is why the alternative 'greenway' route has been identified which is intended to be off-carriageway as much as possible; however, I understand that off-carriageway facilities are much more costly, and there can be issues working with numerous landowners rather than just the highways authority, hence it is proposed that Silverstone Park will deliver only a section of the route. It is my understanding that the rest of the route will be delivered by the council alongside central government funding and possibly funding from other developments, like the parts of the Buckinghamshire Greenway already delivered (<https://www.buckinghamshire.gov.uk/parking-roads-and-transport/walking-cycling-and-wheeling/plans-to-improve-walking-cycling-and-wheeling/the-buckinghamshire-greenway/>). I'm sure the active travel officers can explain further. I expect question 3 is a subject that the team working on the Buckingham/Stowe/Silverstone greenway are tackling.

In respect of question 5, as part of the Silverstone Park development there is a "social hub" which includes separate additional cycle storage/parking and shower facilities that will be available to all employees. Individual units are expected to provide cycle parking/storage in accordance with the VALP policy; the same for the Circuit developments, there is an expectation that there will be a site wide strategy alongside provision for individual developments were appropriate.

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 19th JUNE 2023

Agenda 11.2.2 Additional information on 55 Well Street Planning Appeals

Contact Officer: Mrs. K. McElligott, Planning Clerk

55 Well Street is the large house with garage on the east side of Well Street north of the entrance to Brooks Court. Its garden runs down to the river, and it is a Listed Building in the Conservation Area. It has recently been purchased and the new owners have submitted several planning applications for alterations and renovations to bring it up to modern standards of insulation and other facilities.

The corner of the garage was hit by a car in 2010 and suffered considerable damage requiring structural works as well as rebuilding the brickwork, and it seems that the finish was not to Conservation Area standards, and the owner wishes to reem out the unsuitable mortar and replace it with a more appropriate type. Apart from ordinary repairs, such as replacing window frames, he also seeks to open up the four blind windows on the front elevation and insert sash windows.

Property history; the appealed applications are highlighted. The last 5 (9 – 13) all cover sections of the refused applications.

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	LB 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 LB Refused
5	22/01693/ALB		
4a	23/00009/REF		
5a	23/00010/REF	Appeal against refusal	Received 9 th June 2023
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.	Trees - Proceed with works
7	22/03118/ATC	T2 Strawberry Tree : Removal to allow access to the highway from the rear garden <i>Note that the tree is in Brooks Court land, and agreement has not yet been achieved with Fairhive</i>	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

10	23/01450/ALB	Listed building application for refurbishment of roofs (erect temporary cover)	Pending Consideration
11	23/01451/ALB	Listed building application for removal of existing double glazed polymer frames and installation of new double glazed hardwood frames in the rear elevations and front dormer	Pending Consideration
12	23/01452/ALB	Listed Building application for removal of existing polystyrene insulation and installation of new breathable insulation and render. Installation of mineral fibre insulation in existing floors.	Pending Consideration
13	23/01453/ALB	Listed building application for erection of new stair and partitions	Pending Consideration

Members considered applications 22/01692/APP and 22/01693/ALB at their meeting on 27th June 2022, responding **NO OBJECTIONS SUBJECT TO THE SATISFACTION OF THE HERITAGE OFFICER** to both and adding “Members were particularly pleased to see the proposal to re-open the blanked windows, and supported the flood precautions, though noting that deflected flood waters might exacerbate flooding elsewhere. If at all possible and appropriate on such a notable building, they advocated the addition of grey water recycling and solar panels.”

The Planning Officer refused the applications on 21st December 2022 for the following reasons (identical for both):

1. The information submitted fails to sufficiently describe the significance of the heritage asset or provide details for a full understanding of the proposed works and alterations, such that an assessment of the impact of the proposed development on the significance of the Grade II Listed Building, its setting and Buckingham Conservation Area can be made. There is also a lack of clear and convincing justification for the works proposed. As such, the application fails to accord with paragraphs 194 and 200 of the National Planning Policy Framework and Policy BE1 of the Vale of Aylesbury Local Plan.
2. Extensive refurbishment works and alterations are proposed to Grade II Listed number 55 Well Street, however the information provided include little detail regarding the proposals to this designated heritage asset. Based on the information provided, the proposed refurbishment works and alterations would fail to preserve the architectural or historic interest of the listed building and would not preserve the character or appearance of the Buckingham Conservation Area, resulting in less than substantial harm to these designated heritage assets. No public benefits have been identified that would outweigh the less than substantial harm caused to these designated heritage assets. The proposed development therefore fails to accord with Policy BE1 of the Vale of Aylesbury Local Plan, Section 16 of the National Planning Policy Framework, Sections C1, C2, I1 and I2 of the National Design Guide and Sections 66 & 72 of the Planning (Listed Building and Conservation Areas) Act 1990.
3. Insufficient information has been submitted, such as a species specific roost assessment and appropriate mitigation, in relation to bats. In the absence of this information, the Local Planning Authority is unable to determine the full effects of the proposal on this protected species. The application therefore fails to demonstrate the proposed development would not result in harm to this protected species. The proposed development is therefore contrary to the requirements of NE1 of the Vale of Aylesbury Local Plan, Section 15 of the National Planning Policy Framework, and the Conservation of Habitats and Species Regulations 2017

The appellants' Statement of Case (available in full on the Buckinghamshire Council website under Related Cases for the application number) describes the house as neglected by the previous owners for several decades, and describes their plans to bring it up to a modern standard of accommodation for their family without losing the historic aspects of the Listed Building. They list complaints with the process and delay in coming to a decision, and then delivering it just before Christmas.

The main complaint is summarised in ¶7.2 on p.5:

7.2 There appears to be a LPA reluctance to accept the benefits of comprehensive repairs when faced with the obvious evidence of decay and slow failure. The roofs have visible signs of bowing, fallen tiles and decayed eaves but these failings appear to be welcomed by the LPA as signs of character and charm and the basis for demanding inactivity rather than repair.

It also notes that the house was built (the Official Listing states "Early-mid C18, altered later C18 and C19") with normal window apertures; the original reveals exist internally, and that there was no problem with the previous owners replacing those on the rear elevation in 2015. Blanking the windows out was intended as tax avoidance, pending eventual repeal of the tax (155 years later, in 1851). Members may like to note that the Official Listing makes a difference between the window to the right of the front door, which is bricked-up and the first floor windows: "Blank window to ground floor right of porch. Pair of windows to 1st floor left of centre and pair to 1st floor far right are dummy windows with painted glazing bars."

The subsequent applications were considered by Members (apart from the two tree applications which were circulated in the usual way) as follows:

24th April 2023

23/00946/ALB No objections
23/00964/ALB No objections

15th May 2023

23/01450/ALB No objections subject to Heritage Officer's satisfaction
23/01451/ALB No objections subject to Heritage Officer's satisfaction; *Members wondered if the blind windows (associated with the 1696 Window Tax) should be considered part of the historical context of the house and therefore retained.*
23/01452/ALB No objections subject to Heritage Officer's satisfaction
23/01453/ALB No objections subject to Heritage Officer's satisfaction

KM 11/6/23

Applications to fell trees 2020 onwards

Protected trees (ATP)

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

2022	02857	University campus Station Road	T366 Cypress	Storm damage to crown, now compromised; safety risk to car park	Approved (5-day notice)
	02860	University campus Verney Park	T386 Ash T388 Ash T389 Ash	(All) Significant deadwood throughout crown. Remove to ground level	Approved
	03896	Waglands Garden	G1 Cypress	Root plate has failed and tree is leaning on another - fell for safety reasons as is next to visitor parking	Approved (5-day notice)
2023	01605	Maids Moreton Avenue	T1, 2 & 3 Hawthorns	Ivy-covered and leaning on fence of Highlands Road house. Fell to Ground. (Will probably regrow from stump)	Pending consideration
	01608	Watchcroft Drive [Maids Moreton Avenue TPO]	T1 Sycamore	Major deadwood, suffering from sooty bark disease. Fell to ground	Pending consideration

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	Call-ins Accepted					Shire Councillors					Notes					
2	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
3	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in		
4																
5	Undecided Call-ins submitted since Constitution changed July 2021					Notes										
6	Year	Appln	Type	site	Proposal	meeting	date called-in	acknowledged	Accepted?	Later contact if any	Response	Committee Date	Decision			
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		withdrawn 14/4/23			
8	2022	03472	APP	35 Lace Lane	New dormer (Retrosp) and HMO licence for 7						RS has called in		officer decision approved 10/2/23			

	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
20						

Development	Appln No.	AVDC/ BCC/BC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comments
CHANDOS ROAD (ROYAL COURT)	09/01205	AVDC	£29,975	28,219	1,756	£0		31/01/2024	SPORTS AND LEISURE CONTRIBUTION	£1750 committed to fit out new Scout HQ/Community Centre at Embleton Way	Retained until the Scout HQ/Community Centre 'commitment' actually comes forward – there is still money to be spent BC officer asked to follow up whether money is still required for this purpose
LACE HILL	09/01035	AVDC	£197,162	98,546	£98,616	£0		01/10/2022	FLOOD ALLEVIATION	flood mitigation for properties at 'medium' risk of flooding	Spending updated to include 2019/2020 & 2020/2021 expenditure
		AVDC	£118,795	100,841	0	£17,954		06/02/2023	EXTRA CAR PARKING AT BUCK ATHLETIC	Unspent contribution to be returned in next fortnight	B A FC agreeing use of balance with relevant officer. Developer has not agreed to change of usage. Balance will be refunded once payment instructions provided
		AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall	
		AVDC	£210,997	150,000	0	£0		26/04/2021	POLICING CONTRIBUTION	to be spent by TVP, projects to be advised	TVP advised expenditure on fitting out the Base at Swan Industrial Park, ANPR cameras around Buckingham and engagement between PCSOs and Local Community Groups. Remainder (£61K) spent on two new vehicles for
		AVDC	£100,315	56,620	43,695	£0		26/04/2026	SPORTS AND LEISURE CONTRIBUTION	£56,620 spent on soft play area at Swan Pool March 2020	Balance of £43,695 committed to skatepark project
		BCC	£50,000			£250,000				Footway/Cycleway contribution	Lace Hill (cycleway) – The scheme is proposed to be delivered in two phases. For the latest, please visit: https://www.bucksc.gov.uk/services/transport-and-roads/road-projects-and-improvement-schemes/412
		BCC	£95,000			£380,000				Bus/Public Transport subsidy	Funding to be drawn down by BCC Passenger Transpot team depending on service requirement
STATION ROAD/STATION TERRACE (THE SIDING)	14/02685	AVDC	£29,547	11701	0	£17,846		12/06/2025	SPORTS AND LEISURE C	Committed to skatepark project	
MARKET HILL (SUMMERHOUSE HILL)	12/02104	AVDC	£138,863	121,043	0	£17,820		03/11/2025	SPORTS AND LEISURE C	£13.3k committed to skatepark project	£121,043 spent on Bourton Park Junior Play area May 2023
		AVDC	£77,358	0	0	£77,358		03/11/2025	AFFORDABLE HOUSING	Provision of Affordable Housing within Aylesbury Vale	
TINGEWICK ROAD (CLARENCE PARK)	11/02116	AVDC	£345,344	0	0	£345,344		09/12/2026	SPORTS AND LEISURE C	£73.3k committed to skatepark project	
POLICE STATION, MORETON RD	14/03316 &	AVDC	£29,975	0	0	£29,975		12/05/2027	SPORTS AND LEISURE C	Stratford Fields Play Area improvements	
MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	0	0	£367,056		n/a	SPORTS AND LEISURE C	not yet known	
		BCC	£166,207		£166,207					transport contribution	TfB are progressing a scheme comprising of footway improvements along Moreton Road, RTPI bus shelter opposite Balwen and at Market Hill and cycle parking facilities in town centre. Local BCC councillors consulted as part of scheme development.
LENBOROUGH ROAD (additional house behind The Siding)	16/00145	AVDC	£4,812	0		£4,812		28/09/2027	SPORTS AND LEISURE C	equipped play facilities at Embleton Way Open Space	
HAMILTON PRECISION, TINGEWICK RD	16/02641	AVDC	£135,590					31/01/2029	SPORTS AND LEISURE C	Skate Park	
LAND REAR GRAND JUNCTION PH (CLARENDON HOUSE care home)	16/03302	AVDC		£34,650		£34,650		04/01/1931	SPORTS AND LEISURE C	Stratford Fields Play Area	Contributions received 4 January 2021 (to be used within ten years).
		AVDC	£13,000						FOOTPATH CONTRIBUTION	footpath/cycleway extending access to Riverside Walk along Great Ouse	Note; the footpath/cycleway works were undertaken and funded in Oct 2017 so this Contribution will be used to offset those works in full.
VERNEY CLOSE FLATS	20/00483	BC	£11,500	0	0	£11,500	RECEIVED	2032	SPORTS AND LEISURE C	not yet known	
MONIES TO BE PAID LATER IN DEVELOPMENT											
NORTH OF A421 TINGEWICK RD (ST. RUMBOLDS FIELDS)	15/01218	AVDC	£1,086,725			£601,665		22/10/2032	SPORTS AND LEISURE C	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	First 50% instalment paid Second 50% received, with interest
		BCC	£239,000					10 YEARS FROM LAST PAYMENT DATE	SUSTAINABLE TRANSPORT	For a 3m wide pedestrian route with street lighting along the line of the old railway	To be paid in 3 instalments. All 3 now received
MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD											
										(SUMS SUBJECT TO INDEXATION)	
ODDFELLOWS HALL, WELL STREET	19/03398		£12,375					26/04/2033	SPORTS AND LEISURE C	Chandos Park improvements - payment received	£13,593 has been invoiced - payment expected April
LAND ADJ 73 MORETON ROAD	19/00902/AC	AVDC	tbc						SPORTS AND LEISURE C	Overn Avenue Play Area	
WEST END FARM, BRACKLEY ROAD	16/00847	AVDC	£160,600						SPORTS AND LEISURE C	mitigating impact of development	Appeal indicates monies to be used for improving access or street furniture, provision of pedestrian/cycling bridge and linking hard surfaced paths at Heartlands/Bourton Park and/or Landscape Masterplan for Castle House POS and car park
WALNUT DRIVE, MAIDS MORETON	16/00151		TBC								
OSIER WAY	19/00148		TBC						SPORTS AND LEISURE		
			£840,000						TRANSPORT STRATEGY	Bypass dualling, LH slip A422, cycle network improvements, increase bus frequency to Winslow station	to be paid in 4 tranches of £210,000
			£500,000						PUBLIC TRANSPORT	New bus service to site, and assoc infrastructure	to be paid in 5 tranches of £100,000
			TBC						EDUCATION	tbc when housing numbers/sizes approved	
New information highlighted											