



Buckingham Town Council

Town Council Office, Buckingham Centre,
Verney Close, Buckingham, MK18 1JP
01280 816426

office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 04 October 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 9th October 2023 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

The meeting can be watched live on the Town Council's YouTube channel here:

<https://www.youtube.com/channel/UC89BUTwVpjAOEldSIfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

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

3. Minutes

To agree the minutes of the Planning Committee Meeting held on 18th September 2023 and received at Full Council on 30th October 2023 [Copy previously circulated](#)

4. North Bucks Parishes Planning Consortium

To receive and discuss a verbal report from Cllr. Ralph.

5. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 18th October and 15th



Twinned with Mouvaux, France;

Neurkirchen-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.

November 2023 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 26th October and 23rd November 2023 at 2pm.

Additional information provided by the Clerk.

[PL/94/23](#)

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

1. 23/02749/APP The Ultranz Group [*Unit D*], Tingewick Rd. Ind^l Est., MK18 1SU
Two storey front extension.
Houghton [Hennigan Building & Civil Engineering Ltd]
2. 23/02771/APP 29 Aris Way, MK18 1FW
Householder application for demolition of conservatory and erection of single storey rear extension.
Beeken

The following application was refused on 29th September 2023

3. 23/02783/CPL 33 Willow Drive, MK18 7JH
Certificate of Lawfulness for proposed extension of dropped kerb by 2.7m.
Morey
4. 23/02786/APP 43 Lime Avenue, MK18 7JJ
Householder application for single storey rear extension. Single storey front extension to existing entrance hall/porch.
Sawyer
5. 23/02792/APP 63 Western Avenue, MK18 1LJ
Change of use of garden cabin to dog grooming salon.
Pelling
6. 23/02843/CPE 12 Brackley Road, MK18 1JD
Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of riverbank.
Sutherland
7. 23/02912/CPE Gawcott Hill Farm, Gawcott Road, MK18 1TL
Certificate of Lawfulness for existing use of outbuilding as granny annexe.
Giblin

Amended description and plans

8. 23/01938/APP 36 Chandos Road, MK18 1AP
Description has been changed from
Conversion of 4-bedroom house into 8 HMO self-contained units with shared facilities.
To Conversion of 4-bedroom house into 7 HMO self-contained units with shared facilities.
Olatunde

Amended plans (Major Application)

9. 22/02689/ADP Land at Osier Way, MK18 1TG

Erection of 121 dwellings along with landscaping, garages, roads and all ancillary works (Phase 1) following Outline permission. 19/00148/AOP

Vistry Wates (Buckingham) LLP

Not in our parish (Maids Moreton)

10. 23/02826/ADP Land off Walnut Drive and Foscombe Road, MK18 1QQ
Reserved matters being sought for appearance, landscaping, layout and scale for 163 dwellings and discharge of condition 22 (biodiversity net gain) and condition 8 (CEMP) of outline approval. 16/00151/AOP
Shah [David Wilson Homes, South Midlands]

Not for consultation (circulated separately due to time constraint)

11. 23/02691/ATC Stoneleigh House Boutique Hotel Limited, Stoneleigh House, 17 Castle Street MK18 1BP
Works to trees: Maple tree - Re-pollard to previous points.
Lawrence

12. 23/02828/ATP Open Space opposite 3 Bernardine's Way
Works to trees:
- | | | |
|-----|----------|---|
| T25 | Ash | Fell; has Ash die-back. |
| T26 | Hawthorn | Fell to ground; has rotten main stem. |
| T46 | Ash | Fell; has Ash die-back. |
| T48 | Ash | Clear fell to ground; heavy lean and heaved root plate. |
| T51 | Oak | Crown lift to 3m over footpath. |
| T54 | Poplar | Pollard to 12m; has historic tear. |
| T55 | Ash | Fell; has Ash die-back. |
- Pasmore [Buckinghamshire Council]*

13. 23/02856/ATC Coopers Wharf, Ford Street, MK18 1UP
G1 - Light reduction on all Hornbeams in the front car park by 1-2ft.
T2-3 - Re-pollard two Willows back to previous points.
T4-5 - Re-reduce Sycamores back to previous points.
T6-7 - Re-reduce healthier Ash trees back to previous points.
T8 - Remove dying Ash tree.
T9 - Remove the small Willow by the bridge.
All works are in line with an ongoing management plan.
Parmenter

6. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
23/01543/ALB	19 Market Square <i>[ex-Lloyds Bank]</i>	Repairs to building fabric including re-roofing, window repairs, render repairs	No objections
23/02154/AAD	Specsavers, 11 Market Square	New signage	No objections
23/02178/APP	5 Burleigh Court	Single storey rear extension	No objections
23/02320/APP	The Chalet, Stowe Avenue	Rear porch, new dormer and alterations to existing dormers	No objections
23/02381/APP	5 Hazley Walk	Single-storey rear extension	No objections

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

23/02183/APP	20 Twickenham Road	5no internal a-c + 1 external condenser unit	No objections (subj.EH satisfaction)
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Refused

Application	Site address	Proposal	BTC response
23/00055/APP	24 West Street	Partial ch/use from hairdressing salon to residential (1.no. one bedroom flat)	No objections

Not for consultation**Approved**

Application	Site address	Proposal	BTC response
23/02476/ATP	Maids Moreton Avenue	T1 Lime; fell to ground (unstable) T2&T3 Lime removal epicormic growth	No objections

Refused

Application	Site address	Proposal	BTC response
23/02783/CPL	33 Willow Drive	Cert/lawfulness for proposed extension of dropped kerb by 2.7 metres.	Decision made before meeting

7. Consultation DHLU&C- Local Plans (Min. 294.2 refers)

To receive and agree Cllr. Cole's responses.

[Appendix A](#)

8. Chair's items for information**9. Date of the next meeting:** Monday 6th November 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

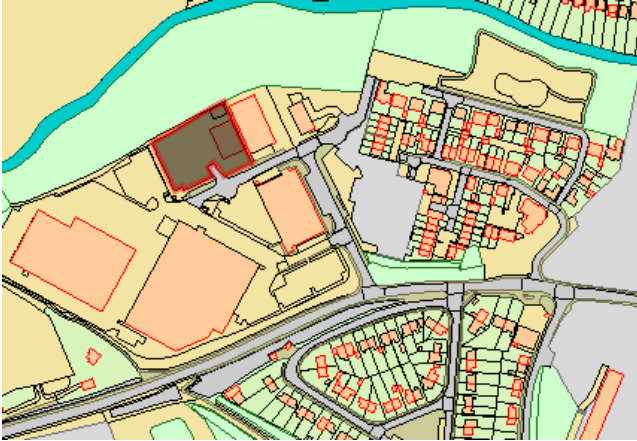
**BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 9TH OCTOBER 2023**

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. **23/02749/APP**

The Ultranz Group [Unit D], Tingewick Road Industrial Estate MK18 1SU
Two storey front extension
Houghton [Hennigan Building & Civil Engineering Ltd]



Location plan



Existing building (28/9/23)



Area where extension is proposed (28/9/23)

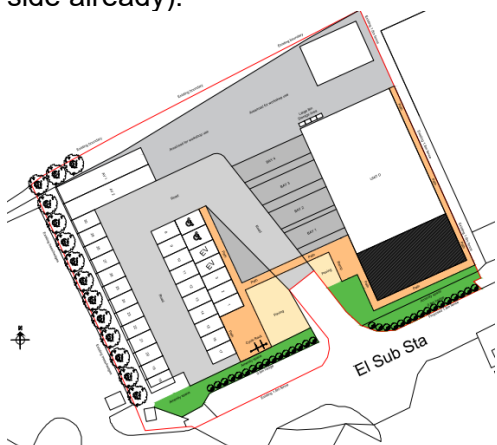


Yard and access (28/9/23)

The site is an industrial shed unit backing on to the riverbank on the northern edge of the remaining Industrial Park on Tingewick Road. There are other industrial buildings to the west, south and east, and the Foundry Drive housing is beyond this last on former Industrial Estate land; Members considered application 23/01784/APP for the repair of Unit C (opposite, with the triangular yard) on 19th June 2023, and the Foundry Drive site proposal for housing is currently subject to an appeal against refusal (the grey area east of the access road). Until recently it was used by a firm (Ultranz), suppliers of concrete mixers and other plant. The new occupants (Hennigan) do ground works, plant hire and steelwork for reinforced concrete; their head office is in Milton Keynes.

The proposal is to double the staff facilities and office area on the same cross-section as the existing building towards the access road. This will involve new windows and doors as can be seen in the drawings, so the offices will have a lot more natural light. The shed area will not be altered. The new part will be finished in buff stone with vertical cladding to match existing; the roof will match the existing; windows and door will be black instead of white.

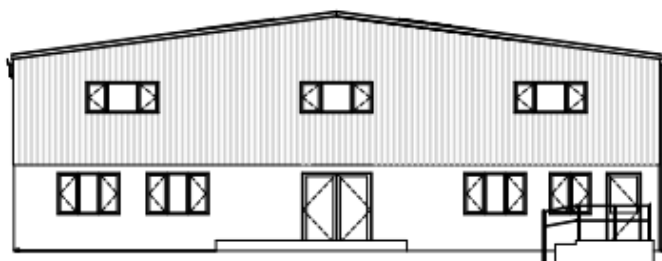
There are currently 8 parking bays; another 22 will be added together with 4 cycle racks and 2 spaces for disabled drivers. Planting (species not detailed, but a low hedge is illustrated below) will be added behind the front fence, which is to be 1.8m high both sides of the access (there is a 1.8m fence on the western side already).



Block plan – Landscaping



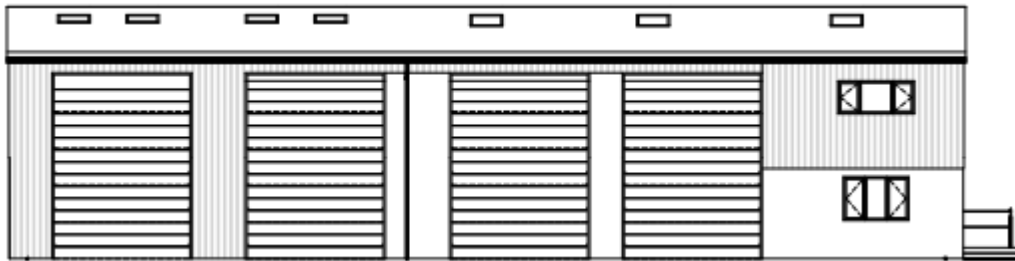
Applicant's drawing of new building



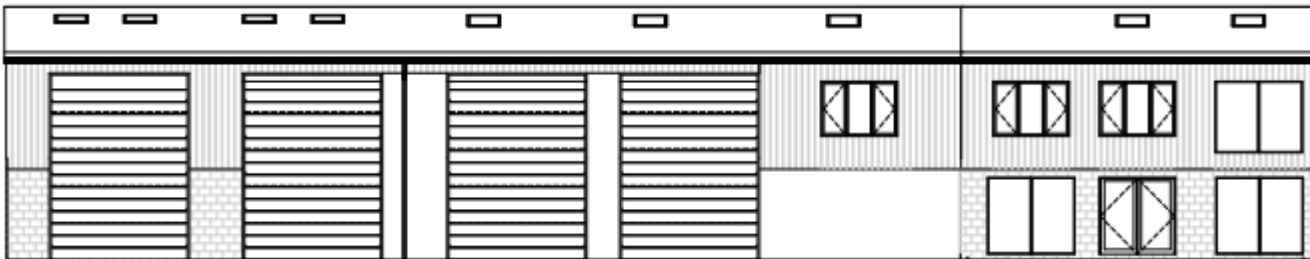
Existing elevation to access road



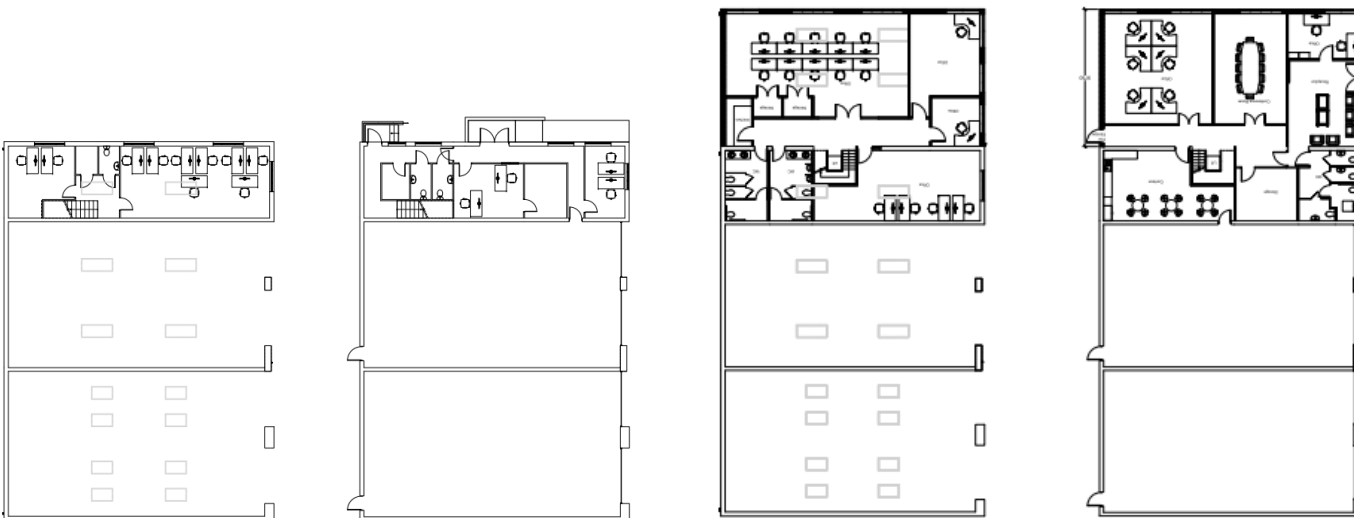
Proposed elevation to access road



Existing elevation to yard



Proposed elevation to yard



Existing ground and first floor plans

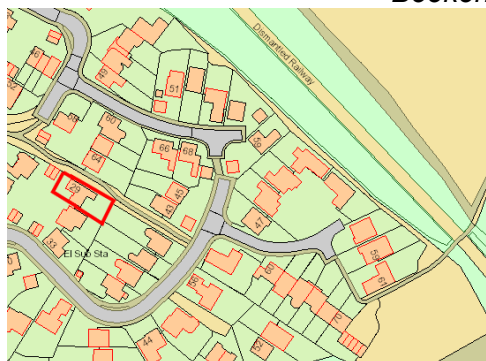
Proposed ground and first floor plans

2. **23/02771/APP**

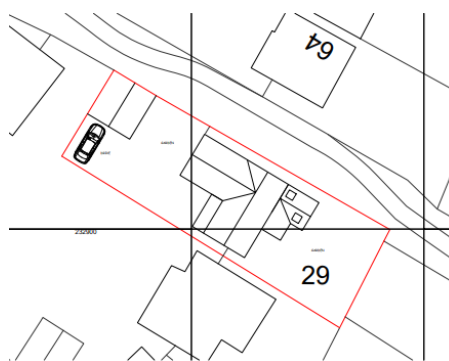
29 Aris Way, MK18 1FW

Householder application for demolition of conservatory and erection of single storey rear extension

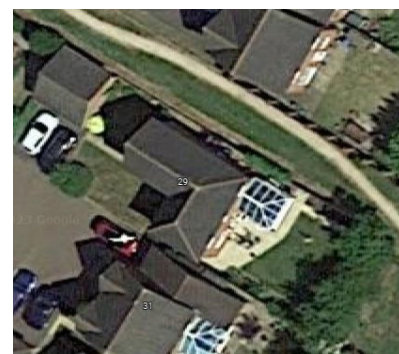
Beeken



Location plan



Site plan (proposed)



Satellite view

The site is a 4-bed detached house with detached garage off Aris Way on Mount Pleasant (House type 414, plot 16) with an unsurfaced public link path from Waine Close to Aris Way running alongside to the north-east. The house is L-shaped in plan with the living room projecting well forward of the front door and study wall. There is currently a conservatory to the rear, the same width as the dining room it abuts. It has a double side door to the garden (shown on the floor plan, but not on the side elevation).



Front view of house from parking court

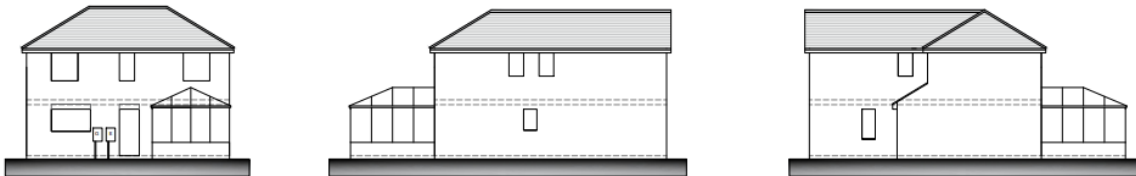


Rear view from link path

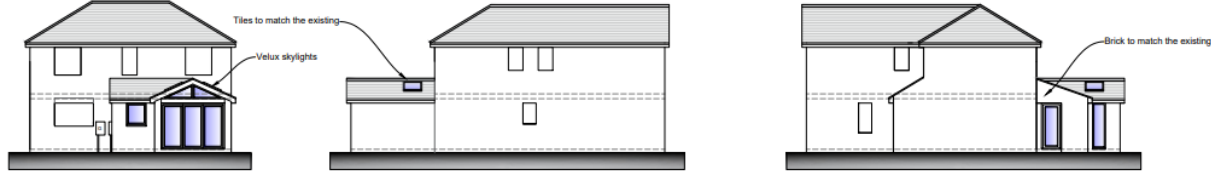
The proposal is to

- Demolish the conservatory and replace it with a slightly narrower sunroom extension of the same depth; the new room will have skylights in its gable roof, one on each slope, and folding doors on the rear elevation and a window (narrow but the same height as the utility room door) to the garden side;
- Build a smaller extension to the side of this, to form a new utility room, with a side door to the garden and a window over the sink in the rear wall;
- Demolish internal walls to extend the kitchen into the existing utility room area (which was partially under the stairs), and amalgamate it with the dining room;
- Remove the stub walls at the back of the dining room so that it makes one room with the new sunroom

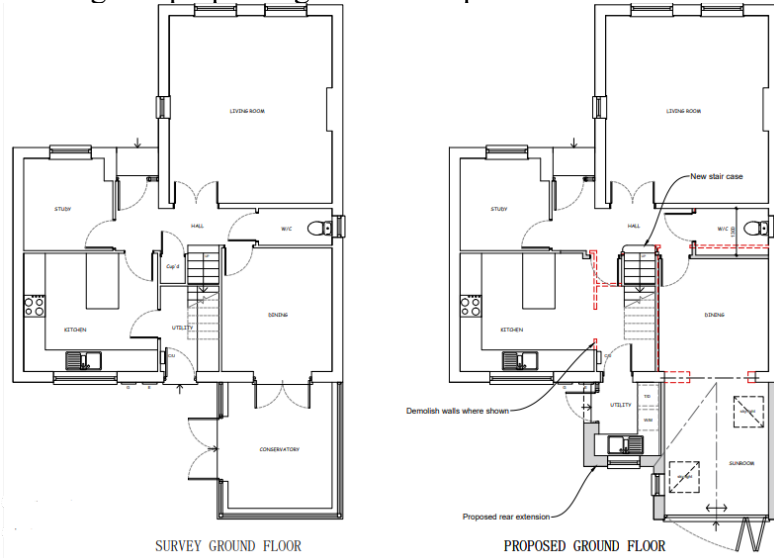
Existing rear and side elevations



Proposed side and rear elevations



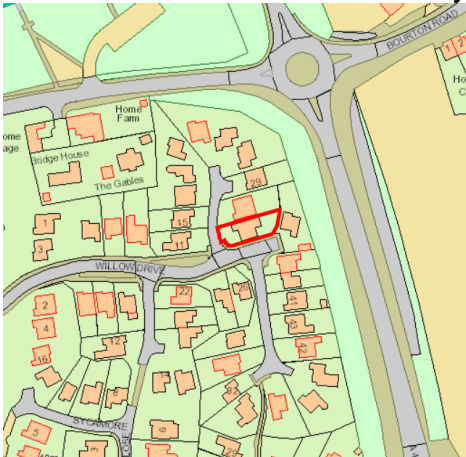
Existing and proposed ground floor plans



=== existing walls to be removed new walls existing walls to be retained

The following application was refused on 29th September 2023, but is left in for information in case the applicant appeals the decision.

3. **23/02783/CPL** 33 Willow Drive, MK18 7JH
 Certificate of Lawfulness for proposed extension of dropped kerb by 2.7m
 Morey

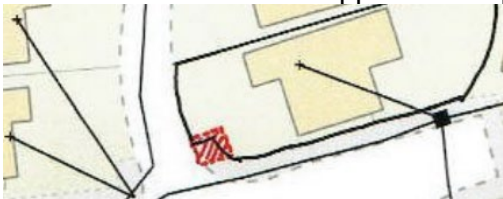


Location plan



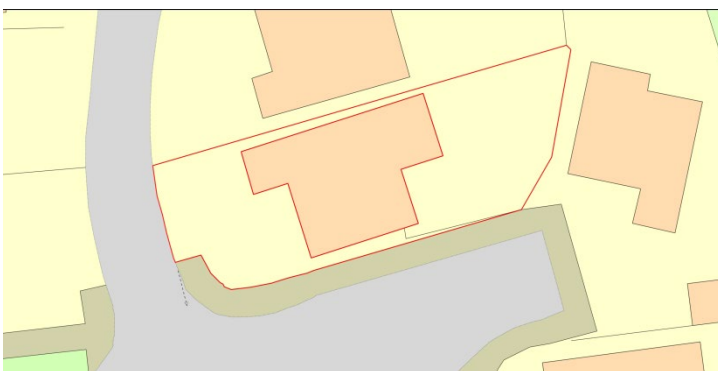
General view of house driveway and parking spaces

The site is a detached house (Plot 16, "Viscount") with integral garage on the eastern side of Badgers Estate, close to the bypass and on the corner of a short cul-de-sac. A two-storey rear extension in 1997 added a fourth bedroom over a family room at right angles to the rear of the main house. Last August Members reviewed and Opposed an application to annex part of the public path to extend his driveway:



(ignore the black lines; the applicant drew on an OpenReach utilities plan)

and this application was refused on 1st September 2022 because "the development would not comply with all the relevant criteria and would be located outside the curtilage of the dwelling house". The applicant went to appeal, and the Inspector dismissed the appeal on 7th July 2023 because "the extension would take place on land which presently forms part of the public footpath" and thus the LPA's reasons for refusal were valid.



The only drawing submitted with the current application. The other document submitted confirms the site boundary.



The kerb area which the applicant wants dropped. The kerb round the corner (right) is already dropped.

This application proposes dropping the kerb in front of the parking spaces on the driveway (a 4-bed house requires 3 spaces, including the garage) "to allow us to use the only flat part of the driveway , As the roads are very narrow and difficult to park." "AS the kirb is too high for cars to climb to access a third of our

driveway.” It is not stated anywhere whether the new sloping pavement will be block-paving to match the drive or tarmac to match the existing footpath, and it can be seen from the photograph that the raised kerb is in front of the footpath, which both the Buckinghamshire officer and Planning Inspector declared to be public land, nor is there any indication who would be responsible for the maintenance of the new part of the footpath.

Property history

1	86/00515/AV	Residential development with 111 dwellings	Approved
2	97/00652/APP	TWO STOREY REAR EXTENSION	Approved
3	22/02389/CPL	Certificate of lawfulness for proposed to extend vehicle access by approx. 5m ²	Refused
3a	22/00109/REF	<u>Appeal against refusal</u>	Dismissed
4	23/02783/CPL	Certificate of lawfulness for proposed extension of dropped kerb by 2.7 metres.	Pending Consideration

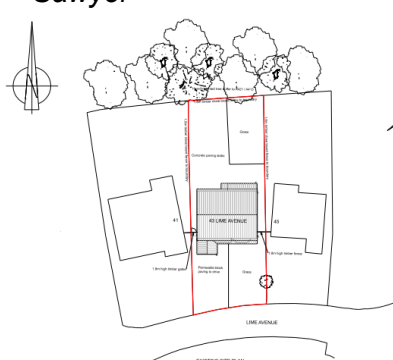
4. 23/02786/APP

43 Lime Avenue, MK18 7JJ

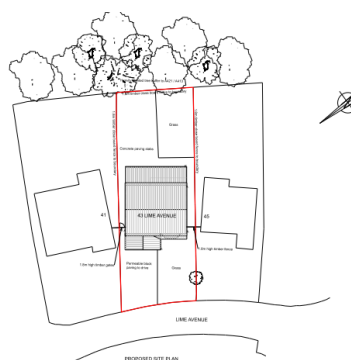
Householder application for single storey rear extension. Single storey front extension to existing entrance hall/porch
Sawyer



Location plan



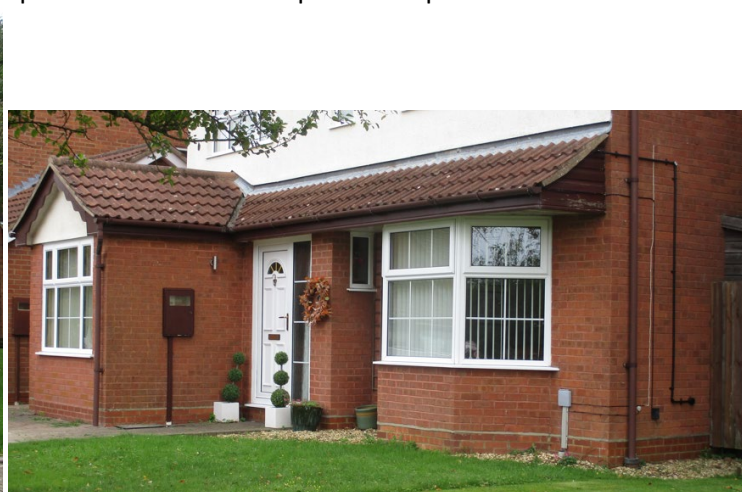
Existing site plan



Proposed site plan



Front view of house



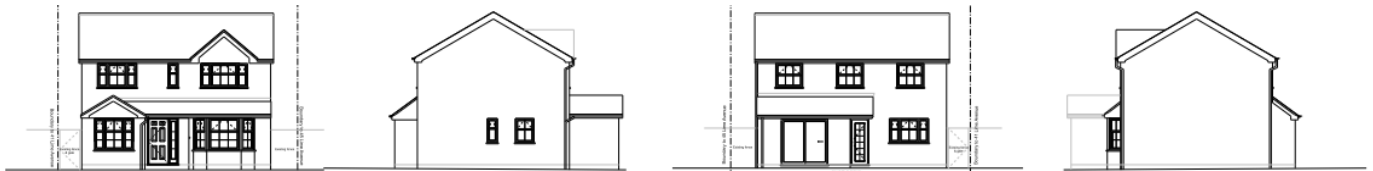
Existing (former) garage/porch/bay window

The site is a 4-bed detached house (Plot 76, “Viscount” on application 86/00515/AV) at the south-east corner of Badgers backing on to the bypass just south of the Bletchley Road roundabout. The rectangular porch projects about as far forward as the angled bay window, and the former garage, now utility room and office (no application found for the conversion, and the only one of the six houses on this side of the road not to have a garage door), projects even further forward than that. The porch has a small side window facing the bay window, and barely visible in a side view. At the rear the dining room projects further into the garden than the kitchen and has a double sliding panel patio door.

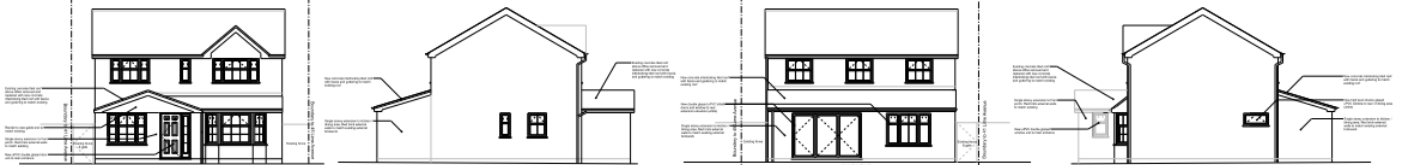
The proposal is to

1. Bring the front door forward to the front wall of the former garage, continuing the existing porch side wall forward to form an enlarged hallway; the small side window will be bricked up and no other windows are proposed; the gable roof over the garage is to be rebuilt to cover both, symmetrically.
2. Extend across the whole width of the house at the rear, the kitchen wall by 2.475m (c.8 feet) and the dining room by 1.445m (4'-9") and demolishing the internal dividing wall to form a large kitchen/diner. The kitchen window will be replaced by a rather larger one of the same design, and the patio doors by a trifold door with one opening panel. A single-pitch tiled roof with no skylights will cover the whole extension. The existing windows in the north side (to the utility room and cloakroom) will be retained, and there will be a new slit window high up on the south side in the existing dining room wall. Overlooking should not therefore be a problem.

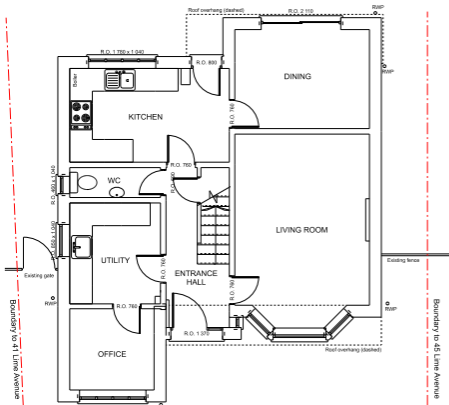
Matching bricks and tiles are specified.



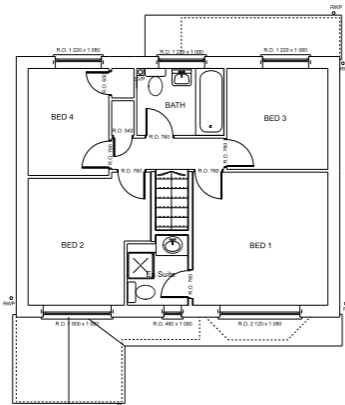
Existing front – north side – rear – south side elevations



Proposed front – north side – rear – south side elevations

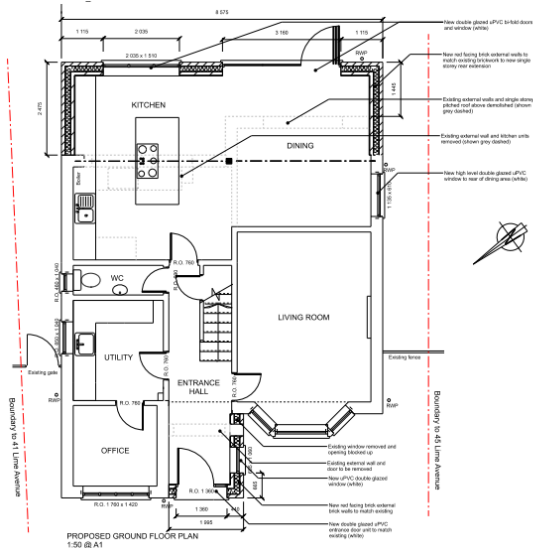


EXISTING GROUND FLOOR PLAN
1:50 @ A1

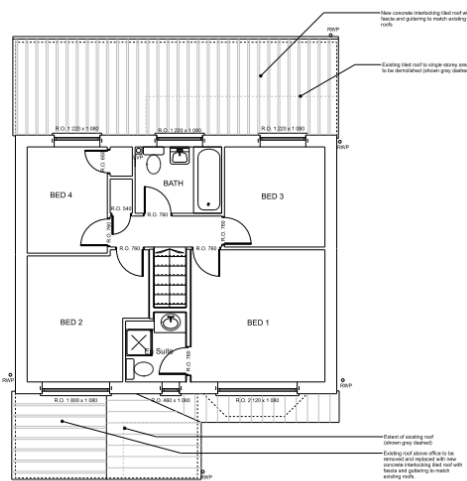


EXISTING FIRST FLOOR PLAN
1:50 @ A1

Existing



PROPOSED GROUND FLOOR PLAN
1:50 @ A1



PROPOSED FIRST FLOOR PLAN
1:50 @ A1
(Internal layout and window locations unchanged)

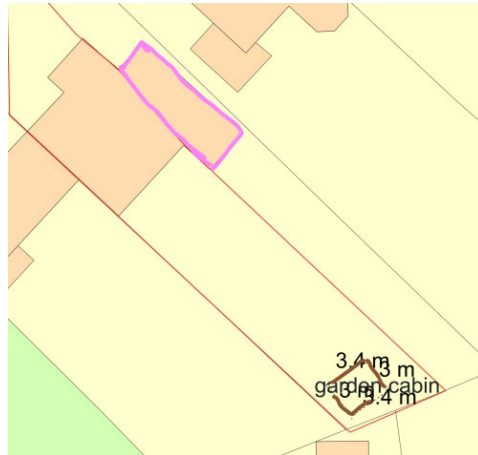
Proposed

5. 23/02792/APP

63 Western Avenue, MK18 1LJ
 Change of use of garden cabin to dog grooming salon
 Pelling



Location plan



Site plan (brown outline is garden building; pink outline is former granny flat)



Satellite view



Nos 63a (behind car) and No63 from Western Avenue

The site is a semi-detached house on the western part of Western Avenue; the pair is the last building before the large green space on the corner with Overn Avenue. The space between it and the next house (No.61) was wide enough for an attached single garage which was adapted and extended to form a two-storey side extension 'granny annexe' with a kitchen and living room on the ground floor and a bedroom and bathroom on the upper floor; this subsequently became a separate dwelling, No.63a, and means there is no access from Western Avenue to the rear garden for No.63. There is hardstanding for two cars in the front of No.63 and one in front of No.63a, divided by the path to the front door of No.63.

The garden is about 25m long, and at the bottom of it is a garden room 3.4m square, hard up against the boundary with the rear gardens of Nos 64 and 66 Overn Avenue, but these gardens are a similar length, though No.64 seems to also have some kind of garden building at its far end.

The proposal is that the garden 'cabin' be used for dog grooming; waste is likely to be one bag a week of normal rubbish, the hours of work will be Monday-Friday 9.30am to 2.30pm. There are no structural changes to the building proposed.

Property History

1	85/00941/AV	LOUNGE AND KITCHEN EXTENSION AND CHANGE OF GARAGE ROOF FROM FLAT TO PITCHED	APPROV
2	96/01375/APP	TWO STOREY SIDE EXTENSION TO FORM GRANNY ANNEXE	Approved
3	12/00797/APP	Variation of condition No. 4 of 96/01375/APP - to use unit as a separate unit of accommodation	Approved
4	23/02792/APP	Change of use of garden cabin to dog grooming salon	Pending Consideration

6. 23/02843/CPE

12 Brackley Road, MK18 1JD

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

Sutherland

The site is the last house on the south side of Brackley Road, past the Cemetery. It is set well back from the building line of the older houses between it and West End Bowls Club lane, and to the west is the building and yard occupied by Mole Country Store. To the south of the house is a domestic garden and field running to the river. The owner runs a chiropractic clinic in the premises.

Members will recollect that a nearly identical application was reviewed at the 27th February meeting; they responded No Objections adding *“They would have like to see some detail of the deck, especially if it projected beyond the bank into the river.”* This was refused on 5th May because *“It is considered insufficient evidence has been submitted to prove, on the balance of probabilities, that the use of the land edged in red has been used as residential garden land purposes for a period in excess of 10 years.”*



Location plan



12 Brackley Road

The applicant had supplied 11 identical letters from various addresses, only 4 of which were from the Brackley Road area, confirming that the green area within the red line on the plan above had been a residential garden since 1996 and that the landing stage was constructed prior to 2010. Some had added personal recollections. These have been resubmitted with the current application, together with a 2010 letter from the EA which includes

Unconsented works on the River Great Ouse

With reference to my visit on Thursday 28 January 2010, I am writing in regard to the above.

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

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

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

Neither this nor the previous application have contained any information on the landing stage, not even its position.

Other new information comprises an additional letter from one of the previous supporters with additional information and Document 14 – 26 pages of private photographs dated 2013-2023 – and Document 15 – 11 pages of undated pre-digital photos taken between 1997 and 2002 - to support the use and maintenance of the field area as a residential garden.

Property history

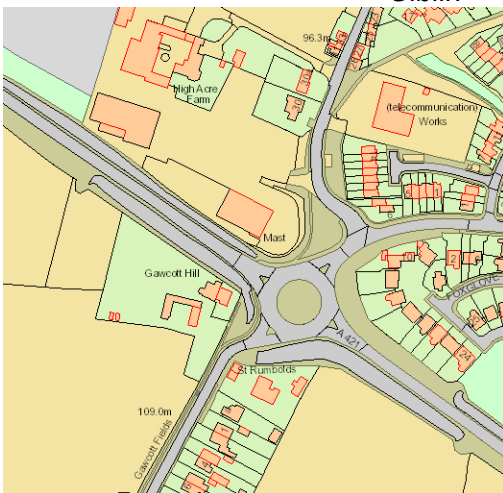
1	96/00260/APP	EXTENSION TO DWELLING	Approved
2	96/01357/APP	KITCHEN EXTENSION	Approved
3	02/02690/APP	Conservatory	Approved
4	07/02211/APP	Erection of 1 1/2 single storey rear extension	Approved
5	17/01020/ACL	Continued use of one room as chiropractic clinic	Approved
6	23/00541/CPE	Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of riverbank	Refused
7	23/02843/CPE	Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of riverbank	Pending Consideration

7. 23/02912/CPE

Gawcott Hill Farm, Gawcott Road, MK18 1TL

Certificate of Lawfulness for existing use of outbuilding as granny annexe

Giblin



Location plan



Site plan

The site is the farm complex at the top of Gawcott Road west of the bypass roundabout. OS maps from 1885-1992 show a small building in the extreme northeast corner of the site and an Π-shaped outbuilding in the yard; these become in 2003, the much bigger building on the 2003 map after the western extension was added (1996 applications) and an 7-shaped remnant of the original outbuilding, since rebuilt, respectively.



Outbuilding (L, behind tree) and farmhouse (R)



Satellite photo of buildings and common access



Outbuilding from Gawcott Road



Roundabout corner with access road at left

Property History (whole site; not differentiated on website)

Grey shading applies to the applications for the house in the northeast corner of the site

Brown shading applies to the unoccupied area of the site that extends southward along the Gawcott Road

Unshaded boxes refer to the L-shaped, now a square U-shaped, outbuilding in the middle of the site

1	96/00046/APP	EXTENSION TO DWELLING <i>[to provide a total of 5 bedrooms]</i>	Approved
2	96/00921/APP	EXTENSIONS TO DWELLING <i>[to provide a total of 6 bedrooms]</i>	Approved
3	97/02502/APP	EXTENSION TO OUTBUILDINGS TO FORM GRANNY ANNEXE <i>[new western wing]</i>	Withdrawn
4	98/00258/APP	EXTENSION TO OUTBUILDING TO FORM STABLE & HAY STORE; ALTERATION TO OUTBUILDING TO FORM GRANNY ANNEXE; CHANGE OF USE OF LAND FROM AGRICULTURAL TO RESIDENTIAL <i>[drawings no longer accessible; presumably as below]</i>	Approved
5	99/00891/APP	Extension to outbuildings to form stables & hay store; internal alteration to outbuilding to form granny annex - retrospective <i>[extension of northern wing westward]</i>	Refused
5a	99/00012/ENFNOT	Appeal against Enforcement Notice	Dismissed
5b	00/00122/REF	Appeal against refusal	Dismissed
6	00/00434/APP	Retention and alteration of existing building and variation of use as granny annexe <i>[extension of northern wing as above]</i>	Refused
6a	00/00111/REF	Appeal against refusal	Dismissed
7	01/01324/APP	Retention and alteration of existing building and variation of use as granny annexe <i>[extension of northern wing as above]</i>	Approved
8	03/01684/APP	Single storey extension to outbuilding <i>[western wing]</i>	Approved
9	19/00513/AOP	Outline Planning Application for erection of dwelling with garage	Refused 24/1/22
9a	22/00072/REF	Appeal against refusal	Dismissed
10	23/02912/CPE	Certificate of Lawfulness for existing use of outbuilding as granny annexe <i>[section of northern wing]</i>	Pending Consideration

The applicant has included this in the application form:

We purchased Gawcott Hill Farm in 1996, this included the old Farm House, which was semi derelict but had all the walls standing. The Farm House was then fully renovated, and after that, due to the state of the outbuildings; where a number of the walls had fallen down, we were required to obtain planning permission to rebuild them. Planning authority was given for these outbuildings; which now included a Granny Annexe on 6th June 2001 ref :01/01324/APP and a completion certificate dated : 28th November 2005 was issued in relation to this building. In relation to all the works that was carried out on the Granny Annexe,

and all the other areas of this building; which was marked as 'Storage' on the drawings were inspected at all stages by John Rayner (Building Inspector for Aylesbury Vale Planning Department) and he insisted that the whole of this part of the building complied fully with Building Regulations which included the height of the stairs, insulation in the building and the wiring in of smoke alarms. We have a total of 7 Children in the Family and these together with their Children have used this area when they come to stay with us since 2005, and that is the reason why we are requesting this 'Lawful Development Certificate'. This area has been used only by my family and has always been referred to as the "Annexe" which is ancillary to the main building, and will remain so.

Apart from the application form and the site plan, the only document submitted is a copy of the first page of the decision sheet for 01/01324/APP which contains as Condition 3 (of 3):

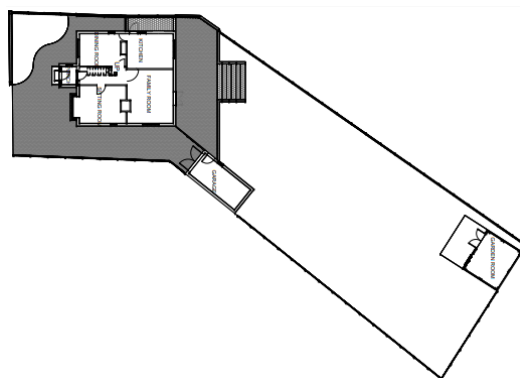
The development shall not be used for any other purposes other than as ancillary to the residential accommodation presently on site as a single dwelling unit and not as a separate unit of residential accommodation in its own right.

Amended description and plans

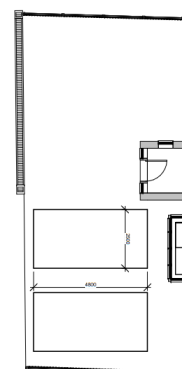
8. 23/01938/APP 36 Chandos Road,
Description has been changed from
 Conversion of 4-bedroom house into 8 HMO self-contained units with shared facilities
To Conversion of 4-bedroom house into 7 HMO self-contained units with shared facilities
 Olatunde



Location plan



Existing site plan



Frontage parking (not to scale)

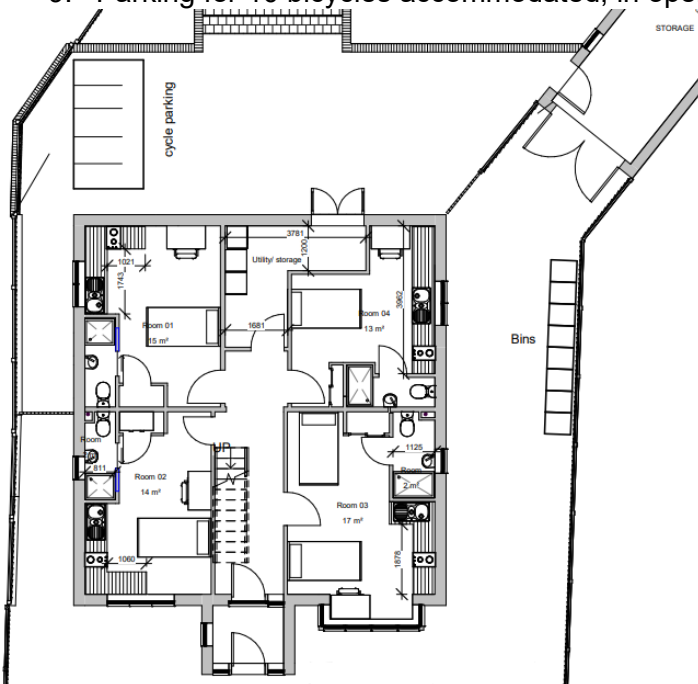
Members reviewed the original application on 17th July, responding *OPPOSE for the following reasons:*

- *The conversion to housing for 8/9 residents was considered to be overdevelopment of the premises, and two parking bays inadequate in a road with two schools on it. Any roadside parking would be a blockage in the already difficult traffic at school times and Sainsbury's car park had surveillance to discourage non-customer parking. Students may keep a car for evening and weekend use, and non-students may need a car to get to and from work.*
- *The needless loss of both chimneys; chimneys are featured as characteristic in the Buckingham Vision & Design SPD and though the chimney breasts seem to be retained to form storage cupboards this would not preclude their retention.*
- *8 units implies storage for 16 bins; only 8 are shown. Even if divided between the driveway and the front garden, this is detrimental to the setting of the Conservation Area on the other side of the road.*
- *With a kitchen and bathroom in each unit there will be a condensation problem; no extractor units are shown.*
- *There is no indication in the documents of upgrading the insulation, installation of EV charging points or grey water recycling, even though this is effectively a new development.*

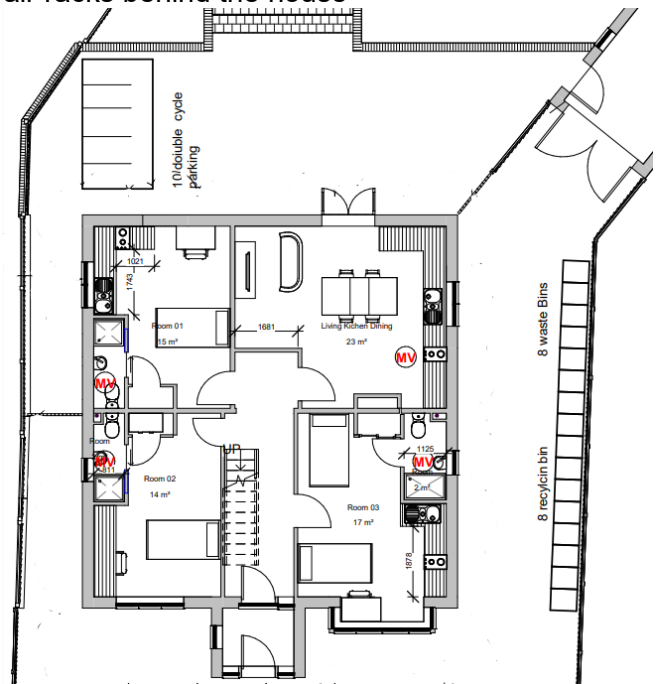
14 Neighbour comments, all objecting to the proposal, plus an objection from the Buckingham Society, were submitted up between 24th July and 19th August; no new objections have been submitted since the amended plans were posted.

The following amendments have been made to the original plans:

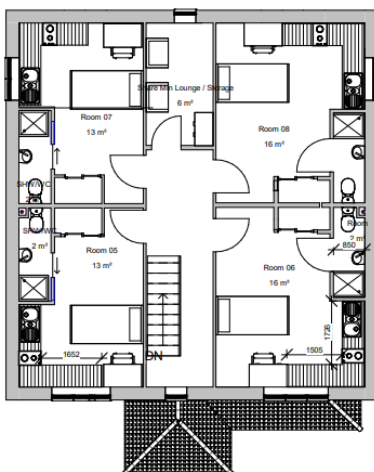
1. Both chimneys have been retained
2. 8 x 2 bins are shown in the driveway in front of the garage
3. Ventilators have been added to shower rooms and over the kitchenette in the common room
4. Room 4 & proposed new utility room – now a common living room with kitchenette and dining table
5. Room 2 – kitchenette has been removed – tenant will have to use the one in the common-room
6. Proposed first floor lounge lounge deleted, retained as bathroom
7. Room 7 (previously room 8) - kitchenette, shower room & cupboard removed; tenant will have to use adjacent existing bathroom (see 6 above) and ground-floor kitchenette in common-room
8. Cupboard in room 6 reduced in depth (previously utilised space left by demolished chimney breast)
9. Parking for 10 bicycles accommodated, in open-air racks behind the house



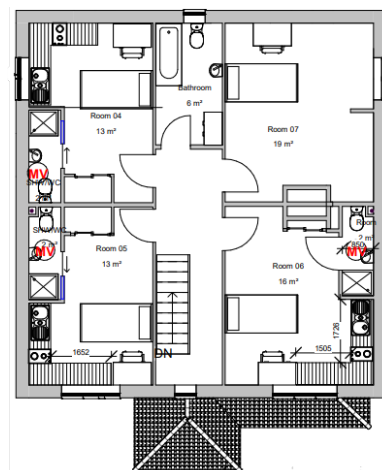
Previous ground floor plan



New ground floor plan



Previous first floor plan



New first floor plan

Property history

1	85/00756/AV	USE AS STUDENT RESIDENCE AS LONG AS THESE PREMISES ARE OCCUPIED BY THE UNIVERSITY OF BUCKINGHAM OF SOME OTHER BODY ASSOCIATED WITH THE UNIVERSITY FOR THE PROVISION OF STUDENTS LIVING ACCOMMODATION	APPROV
2	88/00481/APP	STUDENT RESIDENCE SO LONG AS THESE PREMISES ARE OCCUPIED BY THE UNIVERSITY OF BUCKINGHAM OR SOME OTHER BODY ASSOCIATED WITH THE UNIVERSITY FOR THE PROVISION OF STUDENT LIVING ACCOMMODATION	APPROV
3	91/00715/APP	CONTINUED USE AS STUDENTS RESIDENCE (RENEWAL OF APP/0481/88)	APPROV
4	92/00855/APP	CHANGE OF USE FROM MULTIPLE STUDENT ACCOMMODATION TO CHURCH MEETING ROOMS WITH SELF CONTAINED FLAT OVER	REFUSE
5	08/00888/APP	Single storey front extension	Approved
6	23/01938/APP	Conversion of 4-bedroom house into 7 HMO self contained units with shared facilities	Pending Consideration

Amended plans (Major Application)

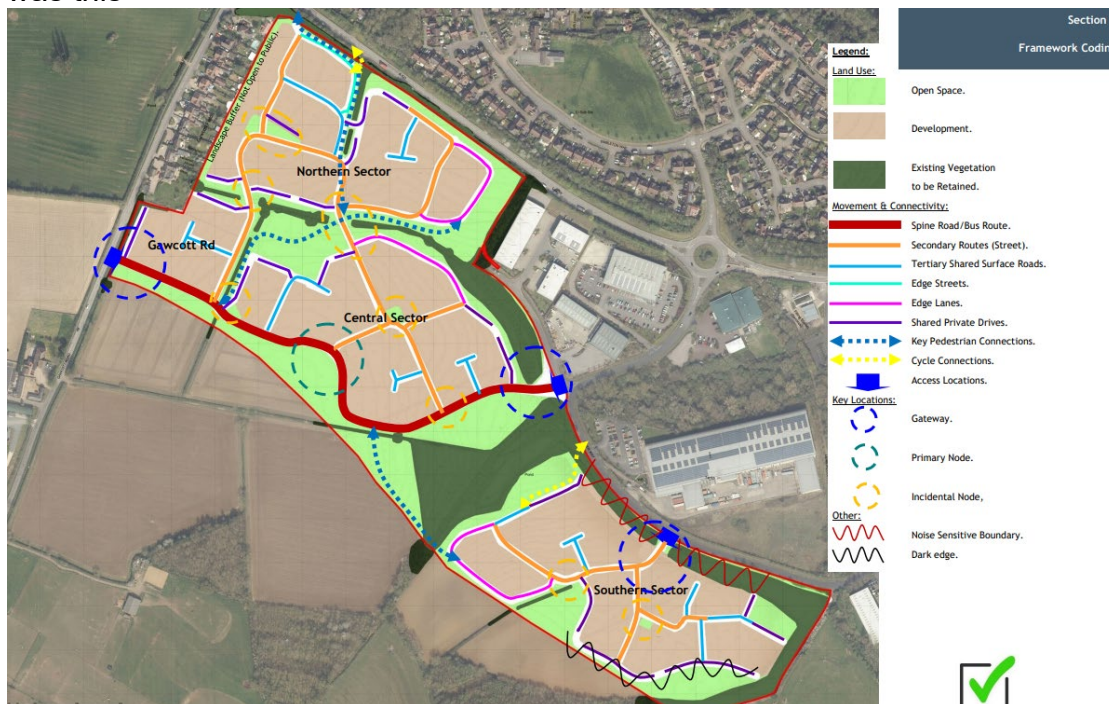
9. 22/02689/ADP

Land at Osier Way, MK18 1TG

Erection of 121 dwellings along with landscaping, garages, roads and all ancillary works (Phase 1) following Outline permission 19/00148/AOP
Vistry Wates (Buckingham) LLP

The Design Code (Revision D) for the whole of Osier Way (19/00148/AOP) was approved on 11th September, and compliance has given rise to a number of amended plans, notably the road layout. There are a couple of minor changes to house types as well. The changes from the previous version of the Design Code respond to the requests for a prescriptive, rather than a descriptive, Code.

E.g. the 'Framework Parameter Plan' in Rev. B - June 2023 (Rev.C isn't on the website) which was this



had become this in July: “Gateways” and “Nodes” are now “Focal Spaces”, and which roads are to be adopted is made clear:

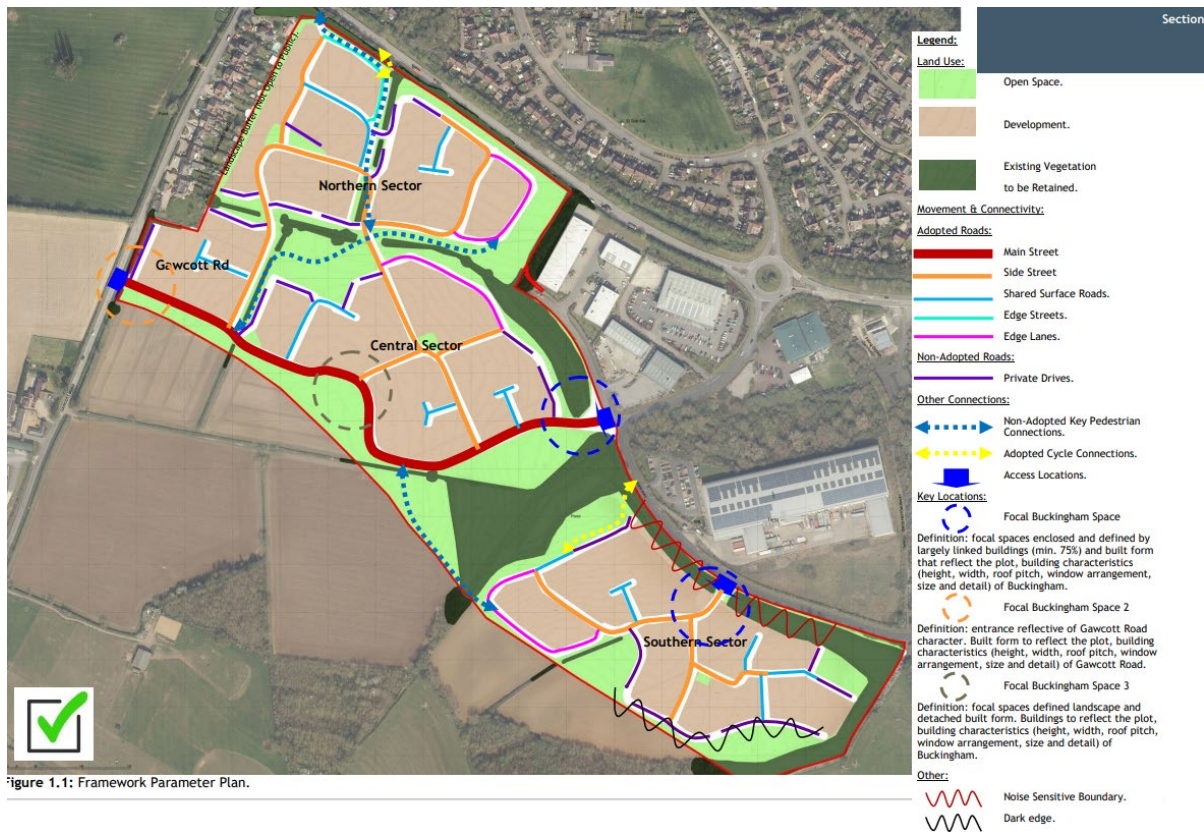
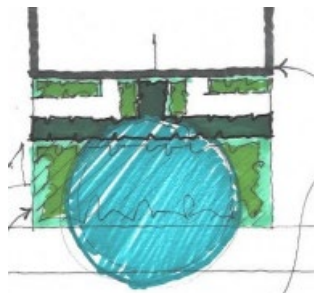


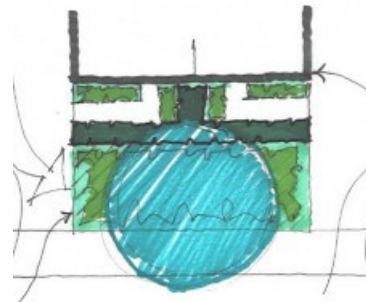
Figure 1.1: Framework Parameter Plan.

Additionally:

- The street hierarchy is no longer diagrammatic and is a table of information and measurements
- The illustrations of ‘enhanced detailing’ are the same, and still unlabelled, but the ‘Carriage Arches’ have been removed from the bullet points, though the photo of the one by Masonic House has been retained; the Compliance document explains: “As detailed in the R[eserved]M[atters] submission package, the Key Location within the Southern Sector has been afforded an uplift in character and quality. A stronger Buckingham Character has been delivered in the following way; • An uplift in facing material; • The inclusion of Chimneys, with particular reference in vista locations; • Enhanced detailing by way of wet verges, projecting string courses and quoins, where appropriate for the dwelling typology; • A richer landscape setting by way of the streetscape opening up to afford space for verdant understorey planting beneath more significant street tree planting.” At least 25% of houses are to have chimneys.
- There is a lot more detailing of the Built Form including paint colours and placement of ‘furniture’ like flues and utility cupboards
- Street trees must be planted every 40m minimum, and trees in open spaces every 20m minimum
- Verges will have high kerbs to prevent them being used for parking (and getting churned up and looking messy).
- Shared surface streets will have a contrasting blockwork demarcation to indicate change of priority
- Visitor parking spaces will be marked ‘to avoid uncontrolled parking’.
- New notes and labels are in print not ‘handwriting’ as in the original (p16)



(Rev B) ———



(Rev D) ———

- On the shared private drives, the paragraph about the frontages “must be a hedgerow with lawn or shrubs behind’ has had the remainder – ‘with ornamental tree planting located in deeper front gardens’ removed
- Corner houses must have windows to habitable rooms facing both streets; no blank side walls
- Only one side of a street can be ‘inactive’ with a garden wall boundary, maximum length 8m
- The materials section is much improved, listing acceptable brands of bricks and tiles, and five render colours (a minimum of 5% of plots will be rendered) and several options for front door paint colours, though garage doors will still be black
- There will be some parking in courtyards, including rear courtyards, and tandem drive parking, but no triple parking
- Benches will provided throughout open spaces and along all paths, ideally at every 100m, or at least every 200m.
- The woodland areas will be managed for dormice, and the garden fences will have hedgehog holes 13cm x 13cm with a label on –



Figure 2.17: Hedgehog Hole.

The following drawings are included with the Design Code/Design Compliance Code:

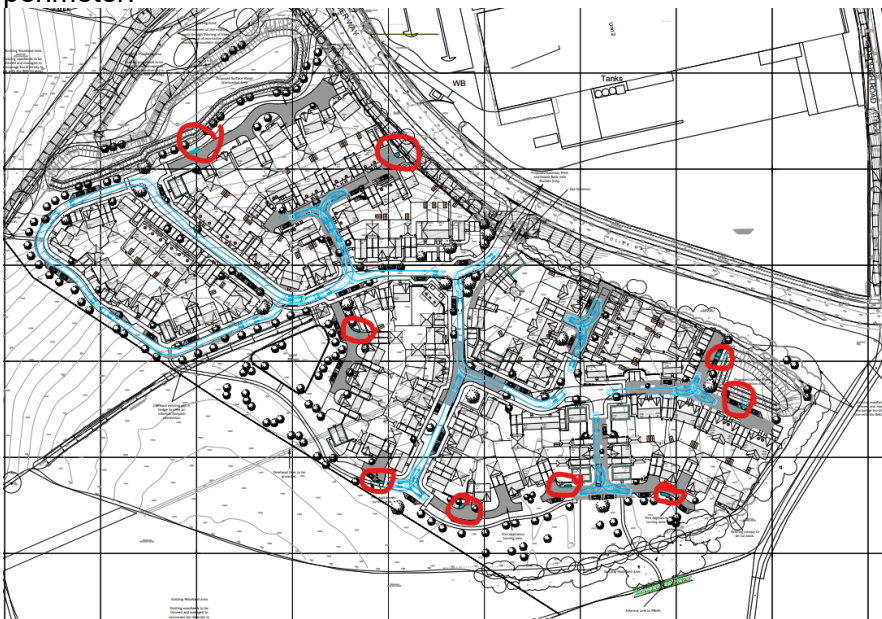
Document number	Revision	Title	Reason for update
18833-OSWA-5-SK012	E	Levels & Drainage Strategy	To match revised site plan
18833-OSWA-5-SK013	E	Flood routing plan	To match revised site plan
19035/1002	S	Planning Layout, Southern Parcel	To fit revised Waste & Recycling layout
19035/1003	F	Waste & Recycling Strategy ⁽²⁾	Updated to latest requirements

19035/1004	F	Car Parking Strategy	To fit revised Waste & Recycling layout
19035/1006	E	Boundary Treatment Layout ⁽¹⁾	To fit revised Waste & Recycling layout
19035/1022	(new)	Street Scenes A – C ⁽⁴⁾	
19035/1023	(new)	Street Scenes D – F ⁽⁴⁾	
19035/105	E	House type X308 plans, elevations and plot numbers ⁽³⁾	Side door to be omitted on Plot 55
19035/111	D	House type X414 plans, elevations and plot numbers ⁽³⁾	Plot 54 , now X414 has been added to plot numbers

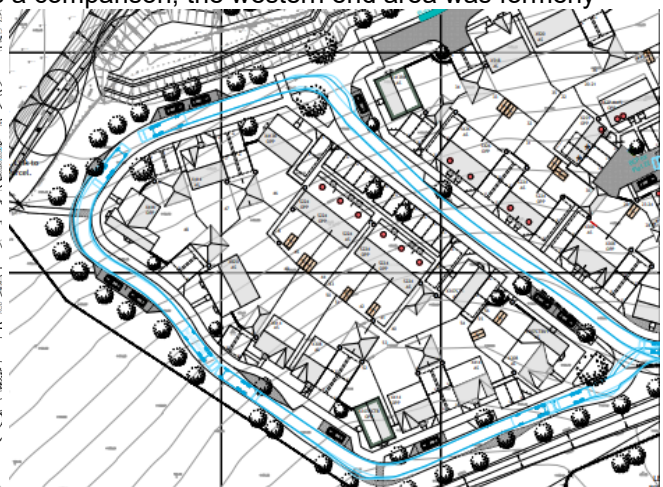
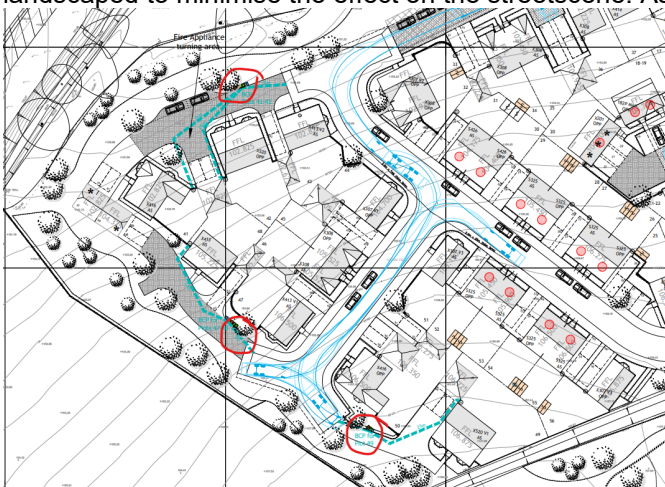
(1) Boundary treatments

- 1.8m brick wall where a garden boundary is beside a road
- 1.8m close-board fence away from roads and between gardens
- 0.9m hoop top railings round the play area
- 1.2m high 5-bar estate railings along the Osier Way frontage, interspersed with –
- 2m high timber acoustic fencing beside gardens
- 1.5m high timber post and rail stock metal stock fence

(2) The street plan has been changed and there is now bin lorry access to many more houses though there are still 9 Bin Collection Points (red rings), all on block-paved 'Private Drives' and mostly around the perimeter:



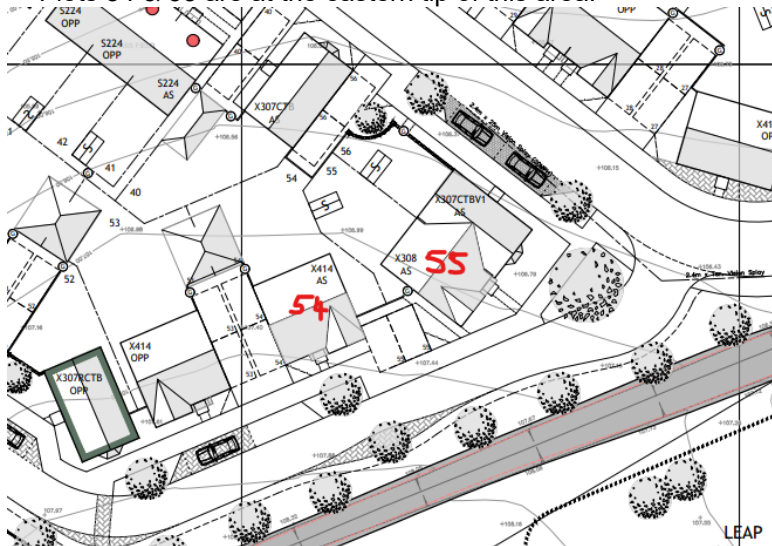
However, the bin men will not have to haul bins for emptying more than the maximum of 15m. Collection Points will be landscaped to minimise the effect on the streetscene. As a comparison, the western end area was formerly



like this: with residents having to haul bins up to 25m to their Collection Point (heavy blue dashed lines)

... and is now this: blue lines = tracking route of lorry

(3) Plots 54 & 55 are at the eastern tip of this area:



Plot 54 is a 4-bed detached, Plot 55 is 3-bed semi-detached, part of a corner unit; the other half faces the other street.

As examples of the detailing added to the front elevations these are from the new drawings submitted
Plot 54



Plot 55:



(4) Typical street scenes have been provided, reproduced below for Members' interest:



NB: The following are not all to the same scale



A – A wraps around the corner facing the main entrance from Osier Way



B – B street scene on western side of main entrance



C – C wraps around curve on left (east) side of main entrance



D – D continuation of C – C. The white rendered house on the left is the same one as that on the righthand end of C and has a side street next to it



E – E – Called 'Mews Scene' – all these are Affordable Housing



F – F Housing on the Private Drive facing the field to the south-east of the site. The gap between the two rendered houses is a side street.

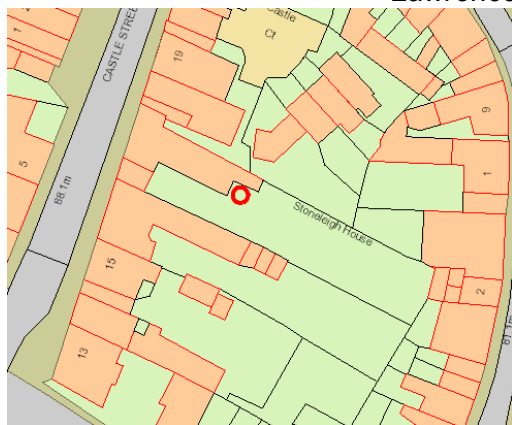
Not in our parish (Maids Moreton)

10. 23/02826/ADP Land off Walnut Drive and Foscoate Road, MK18 1QQ
 Reserved matters being sought for appearance, landscaping, layout and scale for 163 dwellings and discharge of condition 22 (biodiversity net gain) and condition 8 (CEMP) of outline approval 16/00151/AOP
Shah [David Wilson Homes, South Midlands]

This application deals entirely with matters internal to the site, MMPC not BTC business.

Not for consultation (trees)

11. 23/02691/ATC Stoneleigh House Boutique Hotel Limited, Stoneleigh House, 17 Castle Street MK18 1BP
 Works to trees: Maple tree - Re-pollard to previous points
Lawrence



Location plan

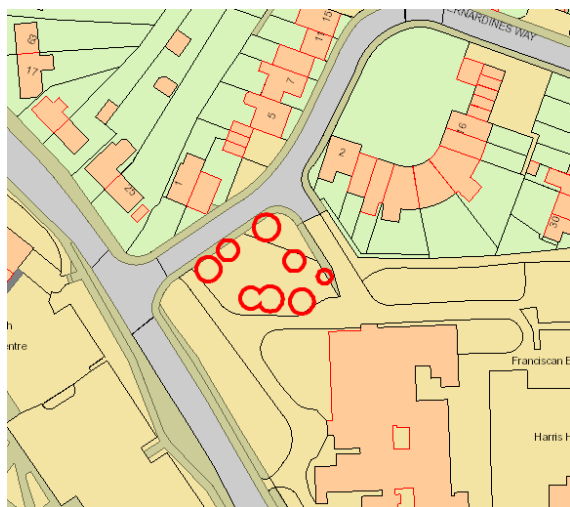


Satellite view

12. 23/02828/ATP Open Space opposite 3 Bernardine's Way, London Road
 Works to trees:

T25	Ash	Fell; has Ash die-back
T26	Hawthorn	Fell to ground; has rotten main stem
T46	Ash	Fell; has Ash die-back
T48	Ash	Clear fell to ground; heavy lean and heaved root plate
T51	Oak	Crown lift to 3m over footpath
T54	Poplar	Pollard to 12m; has historic tear
T55	Ash	Fell; has Ash die-back

Pasmore [Buckinghamshire Council]



Location plan

13. 23/02858/ATC

Coopers Wharf, Ford Street, MK18 1UP

G1 - Light reduction on all Hornbeams in the front car park by 1-2ft.

T2-3 - Re-pollard two Willows back to previous points.

T4-5 - Re-reduce Sycamores back to previous points.

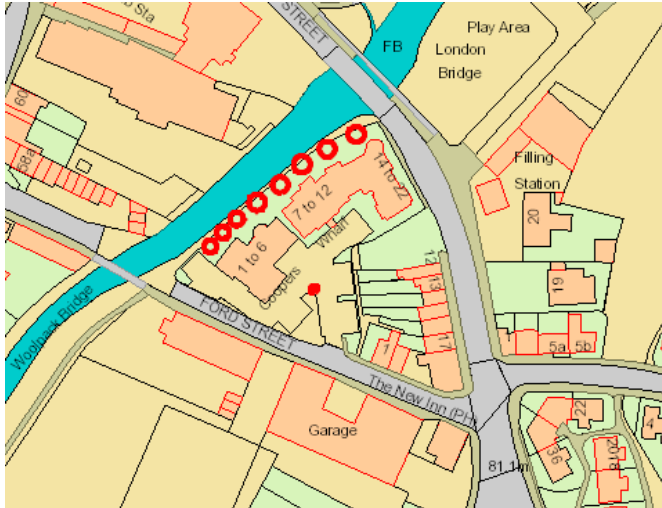
T6-7 Re-reduce healthier Ash trees back to previous points.

T8 - Remove dying Ash tree.

T9 - Remove the small Willow by the bridge.

All works are in line with an ongoing management plan.

Parmenter



Location plan



Hornbeams in parking court

KM
2/10/23

Department of Levelling Up, Housing & Communities

Consultation - 12 weeks from 25 July to 18 October 2023.

Topic of this consultation:

This consultation seeks views on our proposals to implement the parts of the Levelling Up and Regeneration Bill which relate to plan-making, to make plans simpler, faster to prepare and more accessible.

Scope of this consultation:

Our vision is for local plans (and minerals and waste plans) to be simpler to understand and use, and positively shaped by the views of communities about how their area should evolve. We want them to clearly show what is planned in a local area – so that communities and other users of the plan can engage with them more easily, especially while they are being drawn up. We want them to be prepared more quickly and updated more frequently to ensure more authorities have up-to-date plans that reflect local needs. And we want them to make the best use of new digital technology, so that people can get involved without having to go through hundreds of pages of documents at council offices and to drive improved productivity and efficiency in the plan-making process.

Aims:

Making the role and content of plans clearer

We propose to make it clearer what the role of plans should be, and what they should or might contain. This will allow them to be simpler, shorter and more visual, showing more clearly what is planned in local areas so that local communities and other users of the plan can engage more easily.

Rather than planning authorities splitting their local plan across multiple documents, in the future they will have a single local plan to help make it clear which planning policies will be considered when planning applications are considered. Additionally, minerals and waste plans (which set the planning policy for minerals extraction, waste and recycling facilities and so on) will either sit separately or – depending on which body is responsible for preparing it – could be incorporated into the local plan.

One other important way to make plans simpler will be for policies to focus only on locally important matters. We will be introducing a set of ‘national development management policies’, which will cover many of the ‘general’ policies typically found in plans. New plans will therefore not repeat the national development management policies, reducing duplication across the country. We have [previously consulted](#) on our initial thinking on the scope and content of these new national policies, and there will be further opportunities to share your views on them in the future.

Speeding up the process for preparing a plan

We propose to set a timeframe of 30 months (two and half years) to prepare and put in place (adopt) a plan. That is much faster than currently. The process will become more standard for planning authorities to follow. Before the timeframe begins, planning authorities will be able to undertake preparation to be in the best position to start their plan, and will be required to announce when the formal plan preparation process will start.

When producing a plan, we will expect planning authorities to do the following:

- define the scope of the plan and prepare a programme for how they are going to develop the local plan (through the Project Initiation Document) including when they will consult with the public
- through close working with local communities and stakeholders, prepare a vision for how the area could change and develop, and how progress towards meeting this vision will be delivered and monitored, giving communities a genuine opportunity to shape, from the earliest stages, how their area meets its needs and evolves over time
- prepare the right amount of evidence to test and underpin the proposals in the plan, so that there is transparency and confidence in the plan
- invite early participation and hold different stages of consultation with local communities, stakeholders and statutory bodies along the process, to make sure the plan takes account of a wide range of views
- ensure that the plan is maximising opportunities to protect the environment and human health, and deliver on the government's environmental targets and commitments, informed by relevant environmental policy including strategies for water, flood risk management, air quality and landscapes, and Local Nature Recovery Strategies, as well as the processes of Strategic Environmental Assessment, and its eventual replacement Environmental Outcomes Reports
- have the plan assessed by a Planning Inspector at public examination, which should take no longer than 6 months (plus an additional three months if further consultation is needed)

Questions:

Chapter 1: Plan content			
Q.no	Paras	Question	Response
1	19-24	Do you agree with the core principles for plan content? Do you think there are other principles that could be included?	Yes, provided local communities are involved and all their concerns are taken into account
2	25-29	Do you agree that plans should contain a vision, and with our proposed principles preparing the vision? Do you think there are other principles that could be included?	Yes, there must be a vision, or else there is nothing to work towards
3	30-32	Do you agree with the proposed framework for local development management policies?	Very much so
4	33-37	Would templates make it easier for local planning authorities to prepare local plans? Which parts of the local plan would benefit from consistency?	Yes for a Local Plan, but Neighbourhood Plans still need to retain the individuality pertinent to their community
5		Do you think templates for new style minerals and waste plans would need to differ from local plans? If so, how?	Not qualified to answer

Chapter 2: The new 30 month plan timeframe			
6	38-46	Do you agree with the proposal to set out in policy that planning authorities should adopt their plan, at the latest, 30 months after the plan preparation process begins?	No – 24 months would be a better proposal in these fast-moving times
7	47-53	Do you agree that a Project Initiation Document will help define the scope of the plan and be a useful tool throughout the plan making process?	Yes
<i>NB</i>	<i>54-65</i>	<i>have no questions appended</i>	
Chapter 3: Digital plans			
8	66-70	What information produced during plan-making do you think would most benefit from data standardisation, and/or being openly published?	Not qualified to answer
9	71	Do you recognise and agree that these are some of the challenges faced as part of plan preparation which could benefit from digitalisation? Are there any others you would like to add and tell us about?	Not qualified to answer
10	72-74	Do you agree with the opportunities identified? Can you tell us about other examples of digital innovation or best practice that should also be considered?	Not qualified to answer
11		What innovations or changes would you like to see prioritised to deliver efficiencies in how plans are prepared and used, both now and in the future?	Not qualified to answer
Chapter 4: The local plan timetable			
12	75-83	Do you agree with our proposals on the milestones to be reported on in the local plan timetable and minerals and waste timetable, and our proposals surrounding when timetables must be updated?	No, suggest 24 months as above
13		Are there any key milestones that you think should automatically trigger a review of the local plan timetable and/or minerals and waste plan timetable?	Not qualified to answer
Chapter 5: Evidence and the tests of soundness			
14	84-91	Do you think this direction of travel for national policy and guidance set out in this chapter would provide more clarity on what evidence is expected? Are there other changes you would like to see?	The reduction of evidence should allow the time frame to be shortened to 24 months.

15	92-96	Do you support the standardisation of evidence requirements for certain topics? What evidence topics do you think would be particularly important or beneficial to standardise and/or have more readily available baseline data?	Yes
16	97-98	Do you support the freezing of data or evidence at certain points of the process? If so which approach(es) do you favour?	Yes, otherwise the time frame will never be met
17	99-100	Do you support this proposal to require local planning authorities to submit only supporting documents that are related to the soundness of the plan?	Yes
Chapter 6: Gateway assessments during plan-making			
18	101-103	Do you agree that these should be the overarching purposes of gateway assessments? Are there other purposes we should consider alongside those set out above?	Yes, an excellent idea
19	104-111	Do you agree with these proposals around the frequency and timing of gateways and who is responsible?	Yes
20	112-114	Do you agree with our proposals for the gateway assessment process, and the scope of the key topics? Are there any other topics we should consider?	Yes
21	115	Do you agree with our proposal to charge planning authorities for gateway assessments?	No, this should be financed by Government, not by council taxpayers
Chapter 7: Plan examination			
22	116-120	Do you agree with our proposals to speed up plan examinations? Are there additional changes that we should be considering to enable faster examinations?	Yes
23	121-124	Do you agree that six months is an adequate time for the pause period, and with the government's expectations around how this would operate?	Yes, as long as it fits within a 24-month timeframe
Chapter 8: Community engagement and consultation			
24	125-141	Do you agree with our proposal that planning authorities should set out their overall approach to engagement as part of their Project Initiation Document? What should this contain?	Yes, and local communities must be fully engaged in it
25		Do you support our proposal to require planning authorities to notify relevant persons and/or bodies and invite participation, prior to commencement of the 30 month process?	Yes, but during a 24-month process

26	142-148	Should early participation inform the Project Initiation Document? What sorts of approaches might help to facilitate positive early participation in plan-preparation?	Yes, plenty of public advance notice
27	149-157	Do you agree with our proposal to define more clearly what the role and purpose of the two mandatory consultation windows should be?	Yes
28		Do you agree with our proposal to use templates to guide the form in which representations are submitted?	Yes
Chapter 9: Requirement to assist with certain plan-making			
29	158-159	Do you have any comments on the proposed list of prescribed public bodies?	Where are the town and parish councils? They should be on this list. Also, you mention on County Councils; there are unitary and city councils too
30	160-162	Do you agree with the proposed approach? If not, please comment on whether the alternative approach or another approach is preferable and why.	Again, 30 months is too long; I have suggested 24 months
Chapter 10: Monitoring of plans			
31	163-174	Do you agree with the proposed requirements for monitoring?	Yes
32		Do you agree with the proposed metrics? Do you think there are any other metrics which planning authorities should be required to report on?	(Question not understood).
Chapter 11: Supplementary plans			
33	175-189	Do you agree with the suggested factors which could be taken into consideration when assessing whether two or more sites are 'nearby' to each other? Are there any other factors that would indicate whether two or more sites are 'nearby' to each other?	Yes
34	190-191	What preparation procedures would be helpful, or unhelpful, to prescribe for supplementary plans? e.g. Design: design review and engagement event; large sites: masterplan engagement, etc.	Not qualified to answer
35	192-194	Do you agree that a single formal stage of consultation is considered sufficient for a supplementary plan? If not, in what circumstances would more formal consultation stages be required?	N/A
36	195-199	Should government set thresholds to guide the decision that authorities make about the choice of supplementary plan examination routes? If so, what thresholds would be most helpful? For example, minimum size of development planned for, which could be	N/A

		quantitative both in terms of land use and spatial coverage; level of interaction of proposal with sensitive designations, such as environmental or heritage.	
37	200-205	Do you agree that the approach set out above provides a proportionate basis for the independent examination of supplementary plans? If not, what policy or regulatory measures would ensure this?	N/A
Chapter 12: Minerals and waste plans			
38	206-210	Are there any unique challenges facing the preparation of minerals and waste plans which we should consider in developing the approach to implement the new plan-making system?	Not that I am aware of
Chapter 13: Community Land Auctions			
39		Do you have any views on how we envisage the Community Land Auctions process would operate?	Through an Infrastructure Levy
40	211-231	To what extent should financial considerations be taken into account by local planning authorities in Community Land Auction pilots, when deciding to allocate sites in the local plan, and how should this be balanced against other factors?	Ditto
Chapter 14: Approach to roll out and transition			
41	232-251	Which of these options should be implemented, and why? Are there any alternative options that we should be considering?	The June 2025 deadlines are obviously unrealistic for Buckinghamshire Council, which has already indicated it cannot meet it, so these options need rethinking
NB	252-258	<i>have no questions appended</i>	
Chapter 15: Saving existing plans and planning documents			
42	259-265	Do you agree with our proposals for saving existing plans and planning documents? If not, why?	Yes
43	266	Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010? Please provide a free text response to explain your answer where necessary. Is there anything that could be done to mitigate any impacts identified?	No