



# Buckingham Town Council

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

[office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk)

Town Clerk: Claire Molyneux

PLANNING  
COMMITTEE

Wednesday, 22 November 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 27<sup>th</sup> November 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](mailto:committeeclerk@buckingham-tc.gov.uk) or call 01280 816426 for details.

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

<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Claire Molyneux  
Town Clerk

## AGENDA

### 1. Apologies for absence

Members are asked to receive apologies for absence.

### 2. Declarations of interest

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

### 3. Minutes

To agree the minutes of the Planning Committee Meeting held on 6<sup>th</sup> November 2023 to be put before Full Council on 18<sup>th</sup> December 2023. [Copy previously circulated](#)



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't. All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports, or other information. To do this, send a request using the contact details set out above.

#### 4. Budget

4.1 To receive a report from the Town Clerk

[PL/122/23](#)

4.2 To agree to recommend the Budget for 2024-25 to Full Council.

#### 5. DHLUC Inquiry – Children and Young People and Planning/Built Environment

This is a Call for Evidence not a survey, and it will link in with the Neighbourhood Plan. The Deputy Town Clerk is visiting the two senior schools on 13<sup>th</sup> December for discussions with the pupils. The results will be collated with Member's comments into a 3000-word submission.

Members are therefore requested to note the attached Terms of Reference and send their comments to the Planning Clerk by Monday 11<sup>th</sup> December 2023 and the collated draft will be emailed to the Committee as soon as possible after the 13<sup>th</sup> December and brought to the December 18<sup>th</sup> meeting for agreement. The cut-off date for the submission is 2<sup>nd</sup> January 2024.

[Appendix A](#)

The base document can be found here:

[Children, young people and the built environment - Levelling Up Committee launches inquiry - Committees - UK Parliament](#)

#### 6. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 20<sup>th</sup> December 2023 and 17<sup>th</sup> January 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 21<sup>st</sup> December 2023 and 8<sup>th</sup> January 2024 at 2pm.

Additional information provided by the Clerk.

[PL/123/23](#)

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

- |                 |  |
|-----------------|--|
| 1. 23/02396/APP | 4 Nursery Place [ <i>West Street</i> ] MK18 1WL<br>Householder application for installation of free standing hot tub on concrete base at lower garden level. Construct a wall around two sides of the hot tub to match existing terrace height to allow access from terrace into sunken hot tub from terrace level. Existing terrace steps adjusted to suit. (Retrospective)<br><i>Ward</i>  |
| 2. 23/03327/AAD | 10 Cornwall Place, MK18 1SB<br>Display of aluminium composite sign and 3 laminated/printed graphics. (retrospective)<br><i>Farid</i>   |
| 3. 23/03351/APP | 12 Valley Road, MK18 7BW<br>Householder application for first floor side extension over garage.<br><i>Kettley</i>  |
| 4. 23/03356/ALB | Cross Keys House, 21 West Street MK18 1HE<br>Listed building consent to replace 20th century rear elevation softwood timber windows and French doors (beyond repair) with timber slimline double-glazed windows and French doors. Remove small area of cement based render on rear elevation and replace with lime render. Lime render ground floor of rear elevation to hide 20th century brickwork. Limewash render white.<br><i>O'Byrne</i> |

5. 23/03396/APP 12 – 13 Market Hill, MK18 1JX *[ex-M&Co]*  
Erection of a terrace/balcony and change of fenestration on the first floor southwest elevation.  
*Wong*
6. 23/03405/APP 4 London Road, MK18 1AS  
Conversion from dwellinghouse to 7 person HMO for student accommodation.  
*Lalek Properties*
7. 23/03456/APP 43 Treefields, MK18 1GP  
Householder application for replacement of conservatory (amendment to approval 23/01825/APP).  
*Rowley*

*The following two applications may be considered together:*

8. 23/03498/APP Former Little Chef, *[adj.t to Travelodge on the bypass]* MK18 1SH  
Erection of proposed signage and installation of HVAC system.
9. 23/03499/AAD Display of 1) Projecting Sign; 2) Monument Sign; 3) Monument Sign; 4) DT Directions; 5) Height Restrictor; 6) Preview Menu Board; 7) Speaker Canopy; 8) 5 panel menu; 9) No Entry/Thank you Directional; 10) 255mm Wordmark 11) Directional Sign.  
*Hepburn [for Starbucks]*
10. 23/03538/ALB 7 West Street, MK18 1HL  
Listed building application for part-removal of non-structural wall on ground floor and lining of cellar walls and new floor. (Retrospective)  
*Henderson*
11. 23/03584/ALB Christs Hospital Alms Houses, Market Hill, MK18 1JN  
Listed building application for balcony remedial works.  
*Buckingham Almshouses & Welfare Charity*

**Not for consultation|**

12. 23/03373/CPL 54 Overn Crescent MK18 1LZ  
Certificate of lawfulness for proposed drop kerb.  
*Johnson*
13. 23/03477/CPL 10 Toki Road *[St.Rumbolds Fields (North)]* MK18 1WN  
Certificate of lawfulness for proposed demolition of existing rear building to the rear of kitchen and proposed enlarged rear extension on a similar footprint.  
*Campbell*

**Not in our parish (Maids Moreton)**

14. 23/03284/APP Vitalograph Ltd, Vitalograph Building, Walnut Drive, Maids Moreton MK18 1SW  
Erection of office (Use Class E(g)(i)) and warehouse (Use Class E(g)(iii)) building with associated car parking and landscaping.  
*Garbe*

**Tree application (circulated separately due to time constraints) This application was approved on 21<sup>st</sup> November 2023**

15. 23/03383/ATP                      20 Waglands Garden MK18 1EA  
G1 - Re-reduce Lawsons Cypress hedge to previous points (approx. 1m) This hedge has been managed every few years at this height to maintain it.  
Cove

## 7. 7.1 Planning decisions

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

### Approved

Application	Site address	Proposal	BTC response
19/00902/ADP	Land adj. 73 Moreton Road	Reserved Matters for 12 dwellings approved as 15/04106/AOP	Oppose
23/00869/APP 23/00870/ALB	White Hart Hotel Market Square	Replacement fire escape staircase, alterations to garden and parking area	No objections
23/02204/APP	Brethren Meeting Hall, Mallard Drive	S/st side extension, toilet & septic tank	Oppose (call-in refused)
23/02212/VRC	Oddfellows Hall	Variation of Condition 11 of 21/00479/APP	Oppose
23/02721/APP	7 Portfield Way	Single storey rear extension	No objections
23/02749/APP	Unit D Tingewick Rd.Ind.Estate	Two storey front extension	No objections
23/02771/APP	29 Aris Way	Repl. conservatory with s/st extension	No objections
23/02786/APP	43 Lime Avenue	S/st. front and rear extensions	No objections

### Refused

Application	Site address	Proposal	BTC response
23/02843/CPE	12 Brackley Rd	Cert/Lawfulness for Existing use of land as residential, and a landing deck	No objections

### Not for consultation

### Approved

Application	Site address	Proposal	BTC response
23/02856/ATC	Coopers Wharf	Works to trees (regular maintenance)	No objections
23/03383/ATP	20 Waglands Garden	Re-re4duce Cypress hedge to previous points (approx. 1m)	No objections

## 7.2 Planning Inspectorate

7.2.1 **22/02988/APP**                      Land off Foundry Drive; ch/use from employment to residential & erection of 16 houses. (*W.E.Black*). Appeal against refusal.  
Inspector has dismissed the appeal.

7.2.2 **23/01280/APP**                      31 Highlands Road; raising roof to form a 1½ storey dwelling & replacing conservatory with a 1½ storey rear extension (*Sanders*)  
Appeal against refusal.  
Inspector has dismissed the appeal.

## 8. Response to written question – Drainage and flooding

To receive for information the [response](#) from Cllr. Broadbent to Cllr. Stuchbury's question.

**9. Matters to report**

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

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

**11. Date of the next meeting:** Monday 18<sup>th</sup> December 2023, following a meeting of the Full Council

**To Planning Committee:**

Cllr. M. Cole JP            Chairman

Cllr. F. Davies

Cllr. L. Draper

Cllr. J. Harvey

Cllr. A. Mahi

Cllr. J. Mordue

Cllr. L. O'Donoghue

Cllr. A. Ralph

Cllr. A. Schaefer

Cllr. R. Stuchbury

Cllr. M. Try

Cllr. R. Willett

Mrs. C. Cumming

Vice Chairman

Town Mayor

co-opted member

**Buckingham Town Council**  
**Planning Committee**  
**Monday 27th November 2023.**

Contact Officer: Town Clerk

**Budget 2024-2025**

**1. Recommendations**

- 1.1. It is recommended that Members review, discuss and agree to send the attached Planning budget 2024-2025 to the Precept Meeting via the Resources Committee.

**2. Background**

- 2.1. Each committee has been asked to review and submit a budget to the Precept Meeting via the Resources Committee. The Planning budget is relatively small and consists mostly of staffing costs.
- 2.2. Aside from staffing costs the only other cost is for the neighbourhood plan where a slight increase has been requested.
- 2.3. The wages, pensions and NI budgets are subject to change as the Resources Committee have primacy on matters of staffing.
- 2.4. All grants have been claimed therefore no income is budgeted.

Budget Code	Cost Centre	Name	Description	Budgeted Expenditure 2023 - 2024	Predicted Expenditure 2023 - 2024	Budgeted Income 2023 - 2024	Predicted income 2023 - 2024	Recommended budgeted expenditure 2024 - 2025	Recommended budgeted income 2024 - 2025	Reason
1073	601	Neighbourhood Plan income	Locality Grant			£0.00	£8,000.00		£0.00	To be removed as claimed in the 2022-2023 year.
3992	601	Salaries Planning		£36,458.00	£36,458.00			£40,000.00		To be confirmed after consultation with Resources
3993	601	NI Planning		£2,750.00	£2,750.00			£3,000.00		To be confirmed after consultation with Resources
3994	601	Pensions ERS Planning		£3,520.00	£3,520.00			£2,800.00		To be confirmed after consultation with Resources
4624	601	Neighbourhood Plan		£2,190.00	£10,190.00			£2,510.00		Slight increase to cover the event cancelled during purdah
TOTALS				£44,918.00	£52,918.00	£0.00	£8,000.00	£48,310.00	£0.00	
		Budget 2023 - 2024		£44,918.00						
		Effective actual spend 2023 - 2024		£44,918.00			effective budget 2024 - 2025	£48,310.00		
		<b>ACTUAL UNDER/OVERSPEND</b>		<b>£0.00</b>			BUDGET increase/decrease	£3,392.00		
								<b>7.55%</b>		

## Children, young people and the built environment

### Inquiry

This inquiry is looking at how better planning and building and urban design in England could enhance the health and well-being of children and young people, while also benefitting the population as a whole. It will look at how children and young people can use outside public spaces and move around their neighbourhoods: how they can be active and visibly part of their communities – whether it is their street, housing development, estate, town centre, village, public square or park. And it will look at what role the Government may have in making the built environment work in the best way possible.

### Call for Evidence

#### Terms of Reference

The Committee is seeking evidence on the following points:

#### The experiences of children and young people of their built environment

- How do children and young people experience outdoor spaces in towns, cities and rural areas across the country? For example, their streets, estates, villages, neighbourhoods and parks?
- How do these experiences vary across income, race, gender, age?
- How easily can children and young people travel to outdoor spaces and schools? How has this changed over the years?

#### The planning system

- How well are children and young people's needs currently met by the planning process in terms of policy and guidance?
- How are children and young people's views and voices heard, considered and acted upon in the planning system if at all?

#### Best practice and evaluation

- Where are the examples of policy and good practice that are improving children and young people's experiences in the built environment, either directly or indirectly, in the UK or internationally?
- How are these outcomes measured? For example, through economic or health and wellbeing indicators?

#### Cross Government working

- How does the relationship of children and young people with the built environment overlap with policy areas beyond the work of DLUHC, such as public health, transport, policing and net zero?
- Are government departments working together to address children and young people's needs in this respect?

Submissions should not be longer than 3000 words where possible.

Written evidence must address the terms of reference as set out above, but please note that submissions do not have to address every point.

The Committee will decide whether to accept each submission. If your submission is accepted by the Committee, it will usually be published online. It will then be available permanently for anyone to view. It can't be changed or removed.



## BUCKINGHAM TOWN COUNCIL

## PLANNING COMMITTEE

MONDAY 27<sup>TH</sup> NOVEMBER 2023

## Additional information on Planning Applications

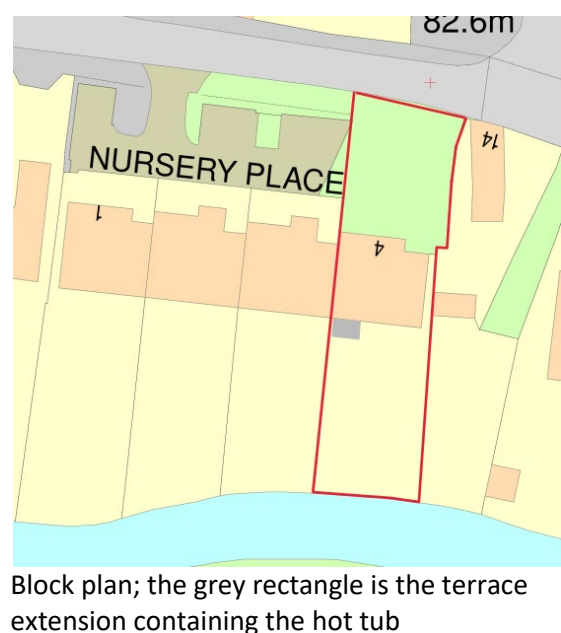
Contact Officer: Mrs. K. McElligott, Planning Clerk

1. 23/02396/APP

4 Nursery Place [West Street] MK18 1WL

Householder application for installation of free standing hot tub on concrete base at lower garden level. Construct a wall around two sides of the hot tub to match existing terrace height to allow access from terrace into sunken hot tub from terrace level. Existing terrace steps adjusted to suit. (Retrospective)

Ward



Nursery Place is the cul-de-sac of 4 almost identical link-detached houses developed on the market garden land belonging to the now-demolished Nursery Bungalow, south of West Street between its junctions with Stowe Avenue and Western Avenue. It is almost hidden from the road by a mature hedgerow. The site is the 4-bed detached house at the easternmost end of the cul-de-sac, with an attached single storey garage on its eastern wall, and No3's garage on its western wall. The site slopes steeply to the river to the south, and there is a paved terrace with steps down to the lawned riverside level (see photos below). The four houses are built with a void underneath to accommodate floodwater if needs be, to minimise the effect of the new buildings on the flood plain. East of the development is Nursery Cottage (14 West Street), a Grade II Listed 18<sup>th</sup> century thatched house end-on to the road, and north of the main road is the 19<sup>th</sup> century Barracks House, also Grade II Listed. To the west are two detached houses and Glynswood Road.

The application is for retrospective approval of the extension of the original terrace on the western side of the steps to the garden, and the extension of the glass balustrade, retaining wall and paving in matching materials (blue-grey bricks and grey tiles). The extension houses the tub itself so that its top is level with the terrace (the photos show the insulated cover). The steps have also been opened out to the east of their existing straight edge.

Planning permission is required for any extension of the footprint; Condition 8 of 16/00991/APP states:

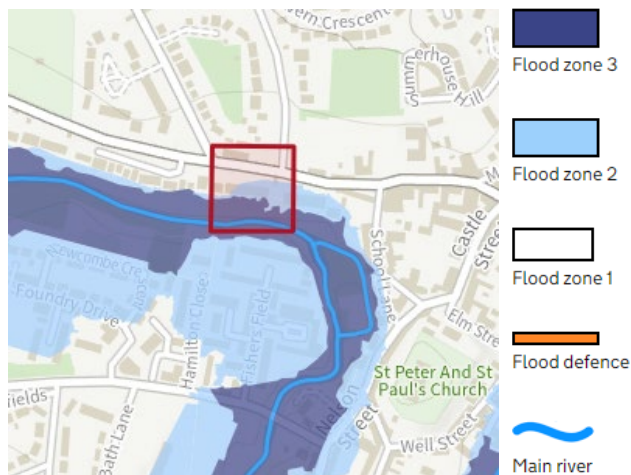
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage, out building, means of enclosure or non-porous

hardstanding shall be carried out within the curtilage of any dwelling the subject of this permission, other than those expressly authorised by this permission.

- 8 Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for enlargement of the dwelling or erection of a garage or other works having regard for the particular layout and design of the development and the impact on the flood zone in accordance with policy GP8 and GP35 of Aylesbury Vale District Local Plan and the NPPF.

According to the application form the work was started on 30<sup>th</sup> June and completed on 7<sup>th</sup> August; Buckinghamshire received the application on 9<sup>th</sup> August, (hence the out-of-sequence application number) but it wasn't validated and sent to us until 2<sup>nd</sup> November.

The 2016 Flood Risk Assessment has been resubmitted (unrevised) and contains drawings from the 2016 application, some of which are reproduced below for information. The terraced area is above flood level.

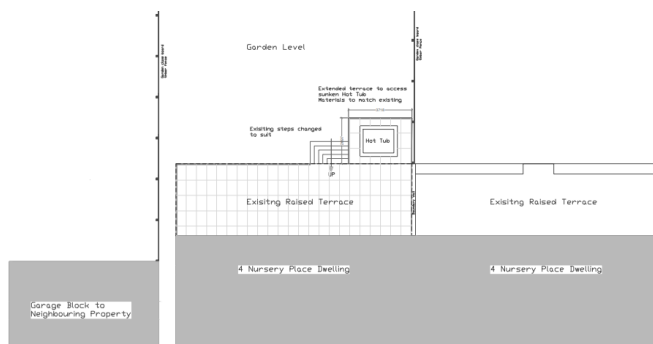


River flood areas



Surface water flood areas

Photos and drawing submitted with this application (tub is under grey cover):

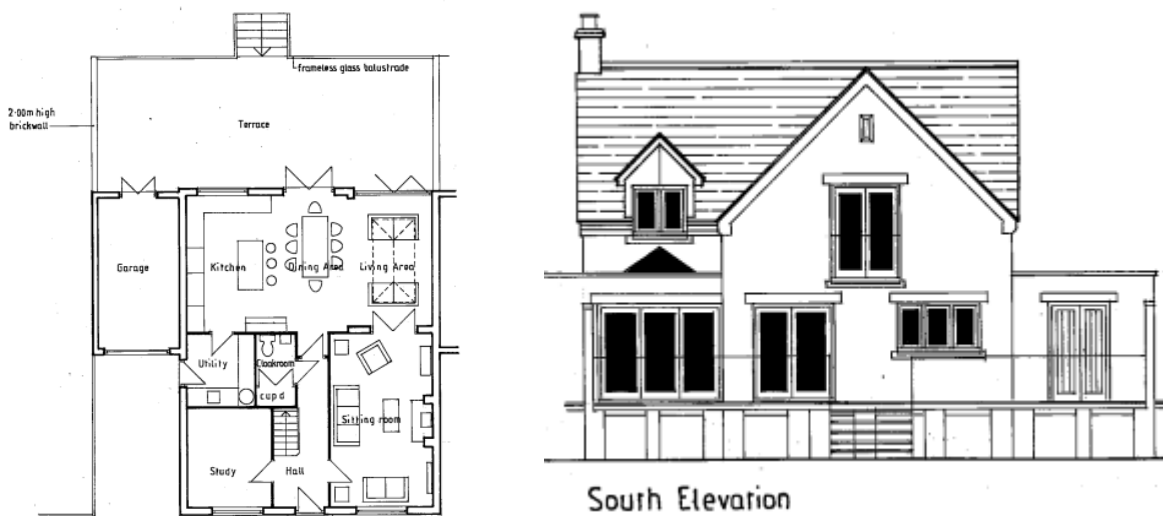


Section across plot

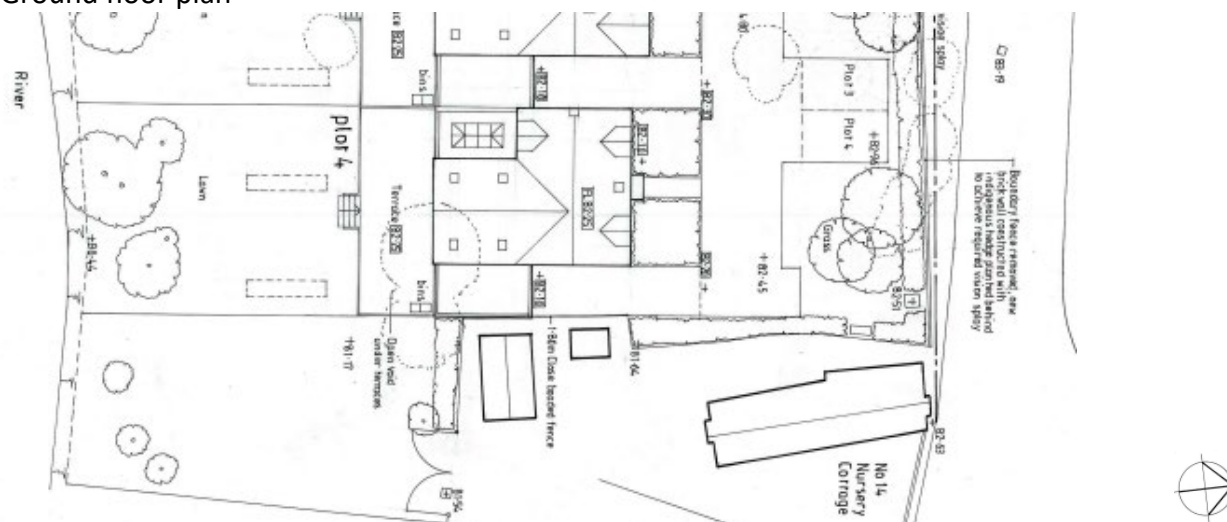
Planning History of site from 2015 onward

1	15/03372/APP	Demolition of bungalow and former nursery buildings, construction of four detached houses with single garages and associated works, including a new access onto West Street.	Withdrawn
2	16/00991/APP	Demolition of bungalow and former nursery buildings, construction of four dwellings with attached single garages and associated works, including new access onto West Street.	Approved
3	23/02396/APP	Householder application for installation of free standing hot tub on concrete base at lower garden level. Construct a wall around two sides of the hot tub to match existing terrace height to allow access from terrace into sunken hot tub from terrace level. Existing terrace steps adjusted to suit. (Retrospective)	Pending consideration

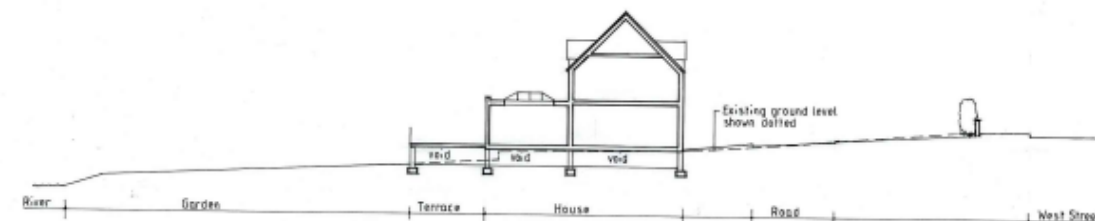
The following drawings were submitted with the 2016 application:



Ground floor plan



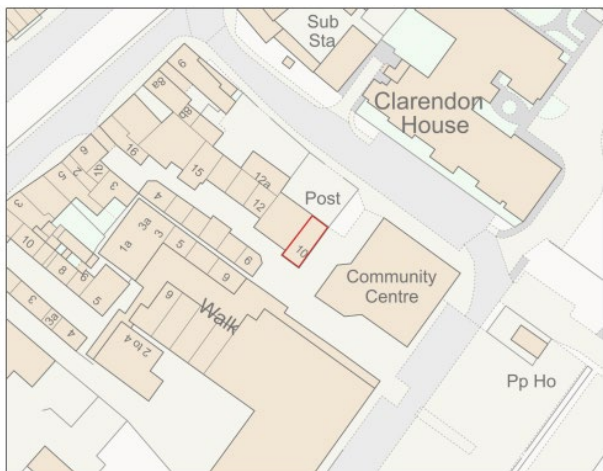
Layout Plan of site and neighbouring properties, rotated to match section below



Section through site (the lantern roof is to the 'living area' of the kitchen/diner, see floor plans above)

2. 23/03327/AAD

10 Cornwall Place, MK18 1SB  
Display of aluminium composite sign and 3 laminated/printed graphics  
(retrospective)  
Farid



Location plan



This photo was taken 23/4/21 for the report to Enforcement

The site is the drycleaners in Cornwall Place, facing towards Waitrose with a side wall facing the Community Centre. This is a retrospective application for signage installed in 2021 and reported to Enforcement on 23<sup>rd</sup> April 2021 (Case number 21/00219/CONA). A note on my file generated by the January 2022 annual request for the status of open Enforcement cases says that a signage application had been requested. This would appear to be it. The 'new' signage is printed/laminated graphics applied to the existing wooden boards, and is not internally lit.



Photos provided by the applicant – previous fascia sign and side boards



Current signage



Photos provided by the applicant – previous side wall sign



Current signage

Signage details: Fascia board



Side wall board

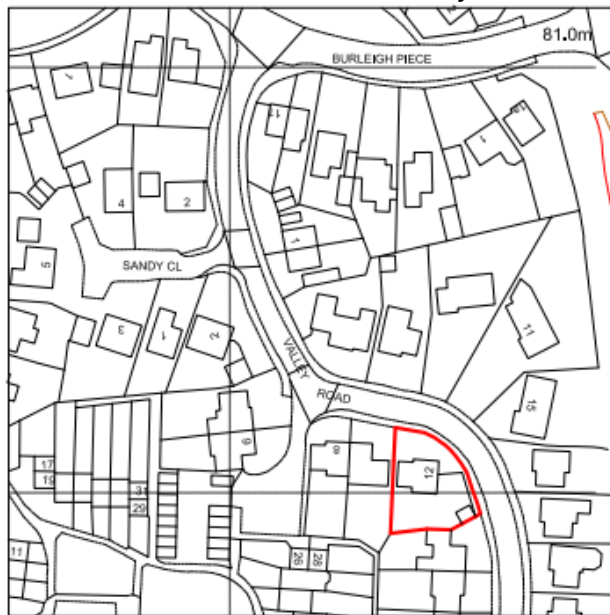


Front elevation boards beside door (left) and window (right)

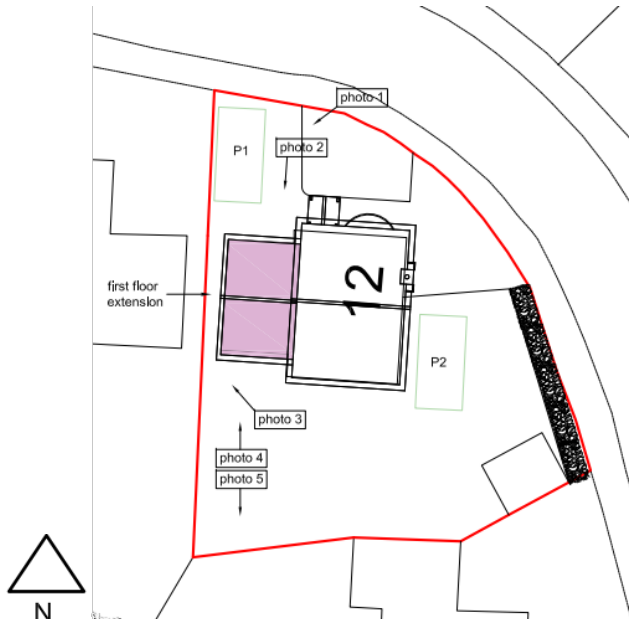
3. 23/03351/APP

12 Valley Road, MK18 7BW

Householder application for first floor side extension over garage  
Kettley



Location plan



Block plan

The site is a 4-bed detached house on a corner plot on the west side of Valley Road on Linden Village. It faces north and has an attached single storey garage shorter than the house depth with an asymmetric

gable roof with a skylight in its rear slope. There is a single driveway, a front lawn and side and rear gardens.

The 4<sup>th</sup> bedroom is set over the garage and has a reduced floor area with storage cupboards under the eaves.

The proposal is to continue this bedroom's walls up to match the main house, and add a new symmetrical roof, with a slope the same as, but subsidiary to, the existing main house roof; this will enable the installation of an en-suite bathroom at the rear end. There is no window in the side elevation proposed, and the new windows front and back will be of the existing small-pane style and size. The footprint and number of bedrooms will remain the same.

Matching bricks, tiles and window materials are proposed.



Existing front elevation

Existing rear elevation

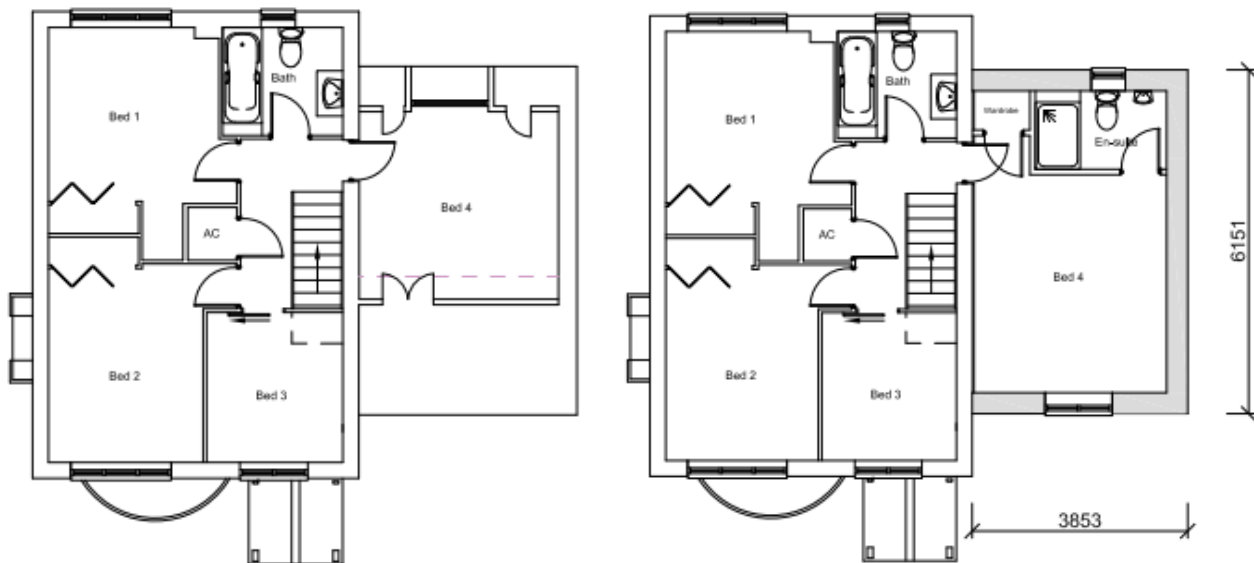
Existing west side elevation (to №10)



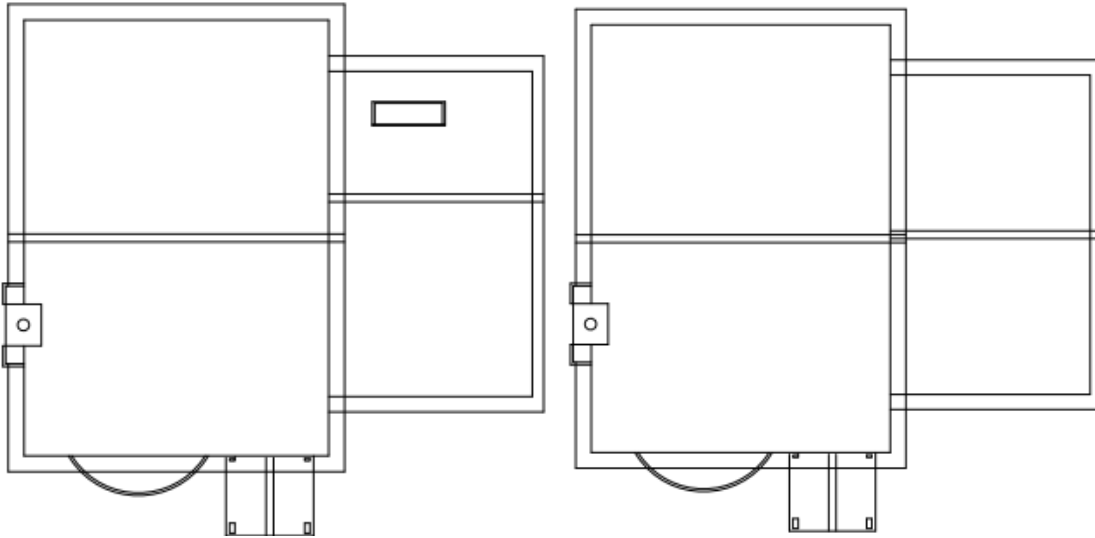
Proposed front elevation

Proposed rear elevation

Proposed west side elevation (to №10)



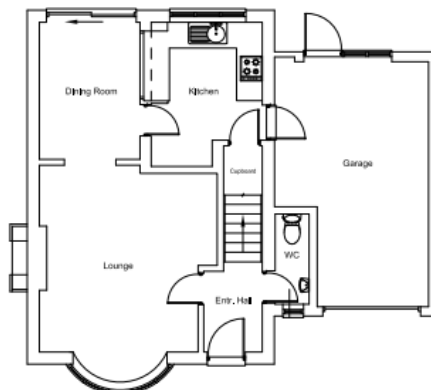
Existing and proposed first floor plans (not to same scale as elevation drawings)



Existing and proposed roof plans



Existing and Proposed south side elevation



Existing and Proposed ground floor plan

The applicant has provided photographs (see Block Plan for details):



Front (north) elevation



(Photo 1) Existing garage- front



(Photo 2) Proximity to neighbour



(Photo 3) Existing garage- rear



(Photo 4) Existing garage roof- rear



(Photo 5) rear garden

4. 23/03356/ALB

Cross Keys House, 21 West Street MK18 1HE

Listed building consent to replace 20th century rear elevation softwood timber windows and French doors (beyond repair) with timber slimline double-glazed windows and French doors. Remove small area of cement based render on rear elevation and replace with lime render. Lime render ground floor of rear elevation to hide 20th century brickwork. Limewash render white.

O'Byrne



Location map



Overhead view



Front of building 11/11/23

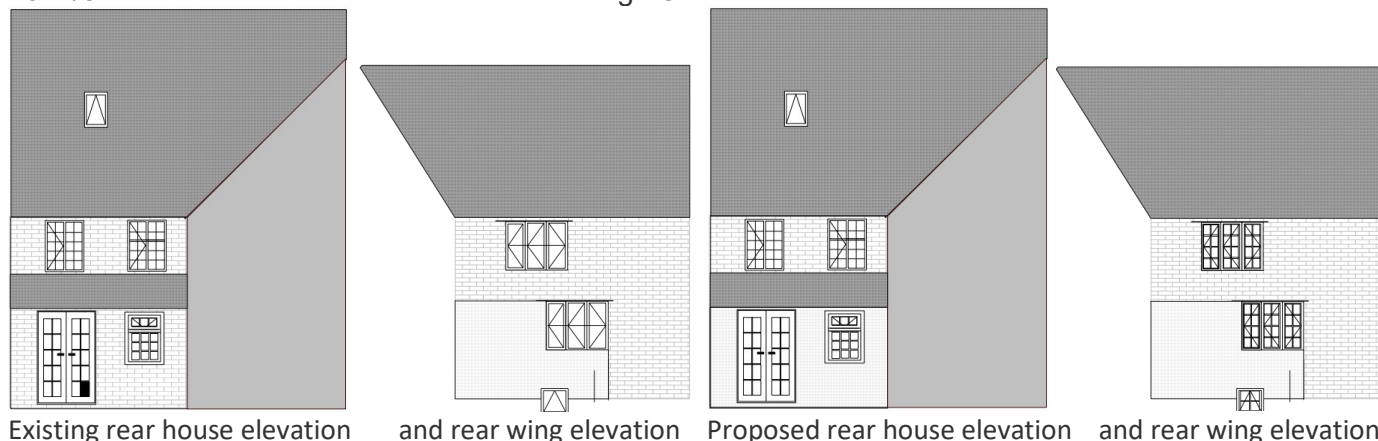
The site is a double-fronted three-storey Grade II Listed Building in the Conservation Area opposite Hamilton House on West Street.

It is L-shaped in plan, the wing stretching south of the east side of the main building. To the south, some distance away, is Garden House behind Castle Street and it is flanked to the west by No 20 and to the east by No 22, both buildings of a similar depth with narrower wings projecting south of the main building. The rear wall of the house is only two storeys high, but there is a skylight in the roof which is longer than the front roof. The rear wing of the house is given as 20th century, but is old enough to feature in the 1973 Listing description. The rear house wall is rendered and houses three small-paned windows and a French door, and the west-facing wing wall is brick with two three-panel casement windows at room height and a small single-pane one so low down it must serve the cellar mentioned in the Listing. The existing windows and doors are painted timber and single-glazed and beyond repair (and one panel of the doors is a broken cat-flap).

The proposal is to replace these windows and doors with painted timber heritage style (slimline) double-glazed units; the wing windows will be small-paned to match the ones on the house, but the same overall size, so if they do face any in the rear of No 20, there is no increase in overlooking. The supplier's brochure with illustrations and technical details has been submitted together with a drawing of the door and window sections and measurements; this is information the Heritage Officer will require.

There is also a proposal to remove some cement render and replace it with lime render, and lime-wash it white.

Members registered No Objections when the applicant replaced the shop windows in the street elevation in 2014/5 to the satisfaction of the Historic Buildings Officer.



Existing rear house elevation

and rear wing elevation

Proposed rear house elevation

and rear wing elevation



Available property history

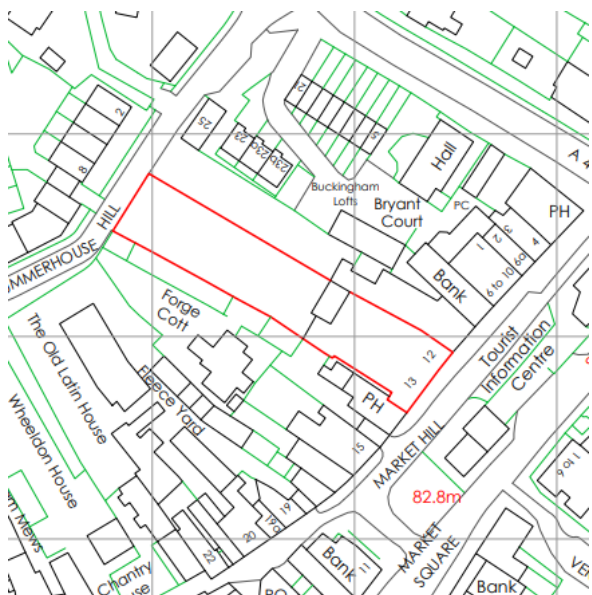
1	76/00301/AV	Change from residential to office accommodation	Approved
2	77/00040/AV	CHANGE OF USE FROM PRIVATE DWELLING TO GUESTHOUSE	APPROV
3	95/00575/APP	CHANGE OF USE OF GROUND AND FIRST FLOORS FROM RETAIL TO RESIDENTIAL	REFUSE
4	95/01159/APP	CHANGE OF USE FROM RETAIL TO RESIDENTIAL	APPROV
5	96/01813/ALB	REMOVE SHOP WINDOWS & REPLACE USING TIMBER BOX SASH WINDOWS TO MATCH EXISTING	LB Consent
6	14/02550/ALB	Replace shop windows with tripartite timber sash windows.	LB Consent
7	23/03356/ALB	Listed building consent to replace 20th century rear elevation softwood timber windows and French doors (beyond repair) with timber slimline double-glazed windows and French doors. Remove small area of cement based render on rear elevation and replace with lime render. Lime render ground floor of rear elevation to hide 20th century brickwork. Limewash render white.	Pending Consideration

5. 23/03396/APP

12 – 13 Market Hill, MK18 1JX [ex-M&Co]

Erection of a terrace/balcony and change of fenestration on the first floor southwest elevation

Wong

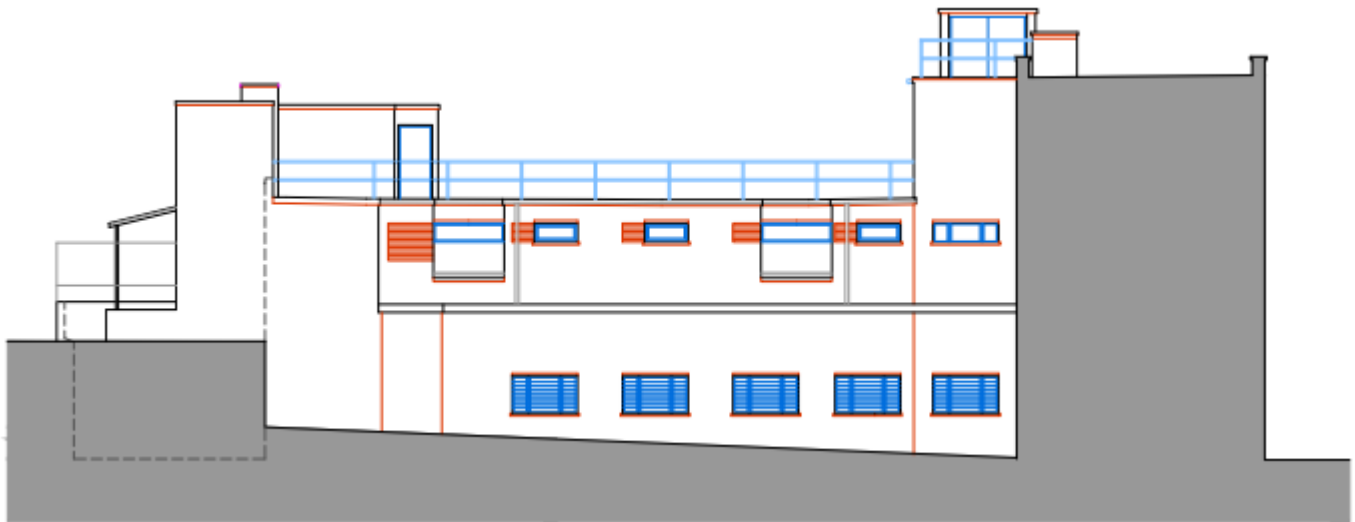


Location plan

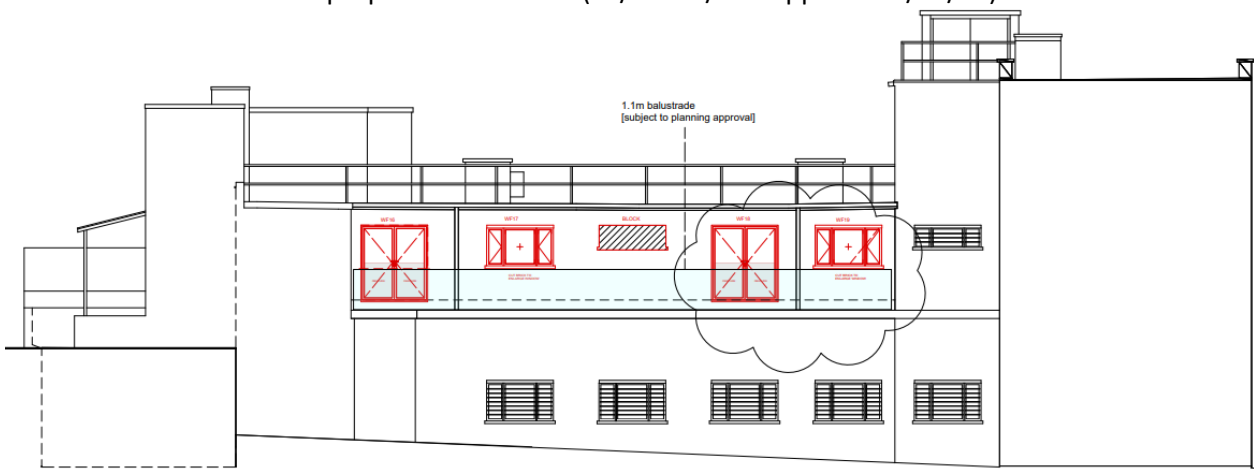
Site plan

The site is the south side of the first floor of the M&Co building facing the lane that goes through the arch up to Forge Cottage. Members looked at an application to add a third floor to this building at the last meeting.

The drawings are the same, with the exception of the inclusion of the approved proposal from last year's application to alter the windows (22/00812/APP).



South side wall with window proposed alterations (22/00812/APP approved 9/12/22)



New windows proposed (as seen in previous application)



The south side wall from the Forge Cottage access. (taken 26/10/23 for the previous application)



(17/11/23)

Recent Planning History

1	19/01564/APP	Formation of new entrance to upper floors over existing shop off Market Hill; in-fill and cover of rear yard to form delivery area at first floor and staff and stock facilities to ground floor; to create 8 No, 1 bed flats and 1No 2 bed flat to second floor and additional floor over existing shop; to create 23 No 1 bed flats to the rear of 12-13 Market Hill on vacant land with access off Summer Hill;	Refused
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		provision of parking spaces, turning area for deliveries and new ramp to first floor of existing building at rear. Demolish the existing flue and lift to the rear of the existing building together with 2 No roof maintenance cupboards and extract pods located on the roofs of the existing building	
2	20/02752/APP	Alterations to the ground floor retail unit and change of use of upper storeys to 9 flats	Refused
3	21/03419/APP	Part rear extension to provide storage area to ground floor	Approved
4	22/00812/APP	External alterations to form new doors and windows to front, side and rear elevations	Approved
5	22/00848/PAPCR	Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the change of use of upper floors from retail storage (class E) to 8 dwellings	Deemed consent (Out of time to determine)
6	23/01891/AAD	Display of new fascia signage, 1No new projection sign and 1No menu board [Loungers]	Approved 30/10/23
7	23/02078/APP	Proposed alterations to shopfront [Loungers]	Approved
8	23/02941/APP	Construction of new mansard roof to form 7 dwellings	Pending Consideration

6. **23/03405/APP**

4 London Road, MK18 1AS

Conversion from dwelling house to 7 person HMO for student accommodation

Lalek Properties



LOCATION PLAN  
1:1250



The front of the house (15/11/23)

The site is the double-fronted 4-bed detached house next but one to Sainsbury's on London Road. The ground floor is rather below street level, and its frontage is paved at the higher level with steps down to the front door which is in a gabled front projection. The original house seems to have been the front part with the bay window, the 1994 extension formed the kitchen at the rear with a master bedroom with en-suite over it, and the L-shape thus formed was filled in with the conservatory in 2000.

There is a hedge along the street and south side boundaries, and the house appears to have been empty for a while, judging from the state of the vegetation. A gap in the north side hedge connects with the paved frontage of No2 London Road (see photo below left). A narrow side driveway leads (via a gate) to a detached garage some way to the rear of the house, in a narrow bay at the end of the garden. There is no parking layout submitted, and the applicant has ticked 'No' for 'existing parking spaces', though it looks as if the paved front could accommodate two vehicles in front of the house and the driveway area another one in

front of the gate with possibly a motorbike space to the left of the front door (note that this area slopes away from the low retaining wall in both directions, see photo below right – it measures about 3m wide x 2m deep). Five bins are shown against the house wall on this side as well. There is cycle parking shed proposed on the drive just behind the rear house building line with 6 stands in it.



Parking area to front of house



Small bay to left of front door



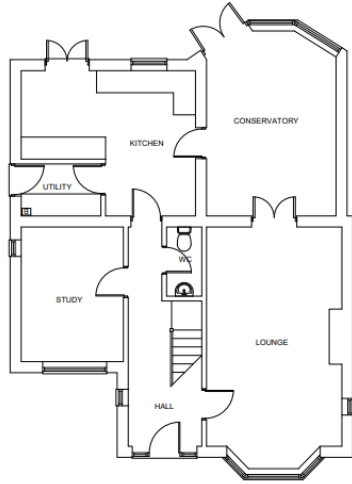
Side driveway



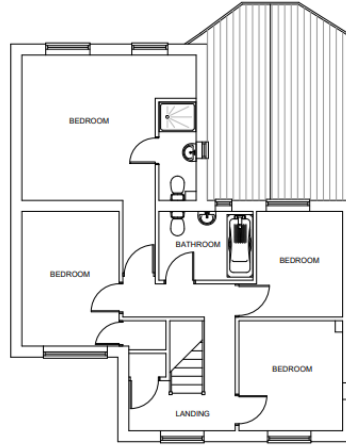
Garage to rear of house

The proposal is to turn the house into a 6 bed HMO with a seventh unit in the garage. Each unit will be provided with an en-suite shower room and the conservatory will become a kitchen/dining-room. The existing lounge, study, kitchen and utility room will become bedrooms 1-3, and there will be a laundry room opening off the hallway formed from part of the cloakroom. It looks as though the outside door to the utility room will be replaced by a window to the Bedroom 2 shower-room, and this is the only new window proposed. Bedroom 3's shower-room has no outside wall, so will need venting of some sort. On the first floor, the two existing bedrooms on the north side will be amalgamated into one room, remodelling part of the existing family bathroom into its shower-room (the remaining part will become part of the landing

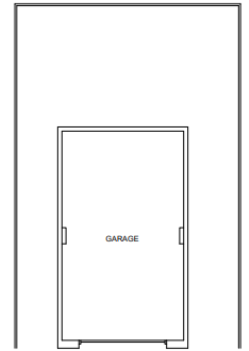
corridor), and the master bedroom will retain its en-suite shower-room but lose space to allow the remaining bedroom to acquire its own shower-room, which has no window, unlike the other two on this floor. There are elevation drawings of each side of the garage, but none of the main house. The garage, which is some way away from the house and actually abuts the building at the end of the garden of 36 Chandos Road, also now a HMO, will have insulation installed and its up-and-over door replaced by a single hinged door and a window. There will be a shower room across the back wall with a small double-glazed (presumably frosted glass) window and a kitchenette under the front window. There is no indication of any sort of heating.



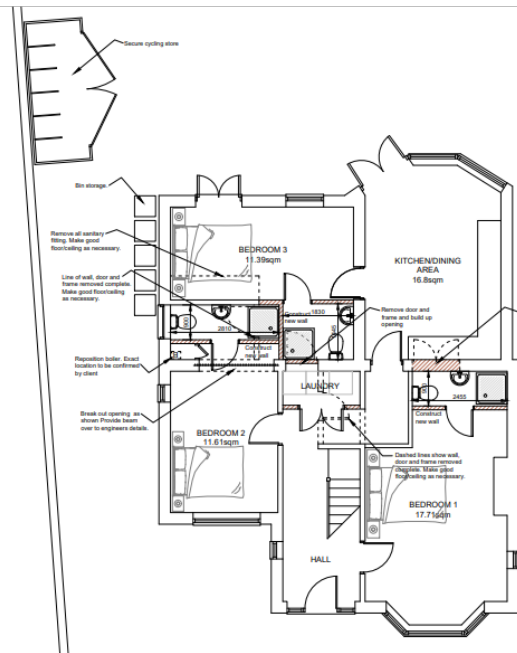
GROUND FLOOR PLAN



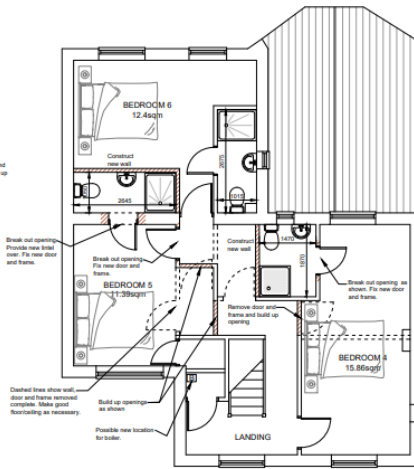
FIRST FLOOR PLAN



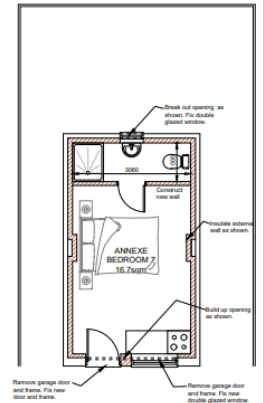
GROUND FLOOR PLAN  
Garage



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN  
Proposed Annexe



SIDE ELEVATION  
Garage



SIDE ELEVATION  
Garage



FRONT ELEVATION  
Garage



REAR ELEVATION  
Garage



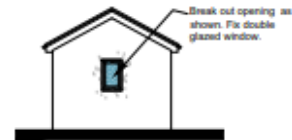
SIDE ELEVATION  
Proposed Annexe



SIDE ELEVATION  
Proposed Annexe



FRONT ELEVATION  
Proposed Annexe



REAR ELEVATION  
Proposed Annexe

Property history

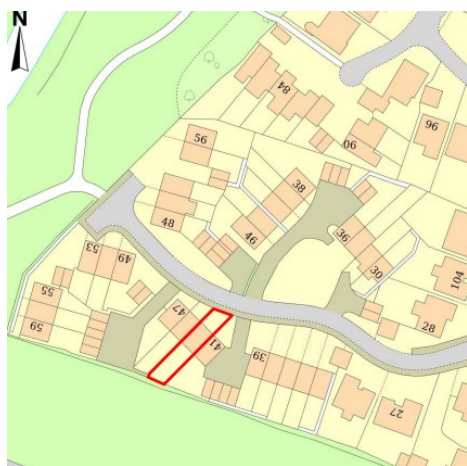
1	94/01640/APP	EXTENSIONS AND ALTERATIONS	APPROV
2	00/02362/APP	Conservatory	Approved
3	23/03405/APP	Conversion from dwellinghouse to 7 person HMO for student accommodation	Pending Consideration

7. 23/03456/APP

43 Treefields, MK18 1GP

Householder application for replacement of conservatory (amendment to approval 23/01825/APP)

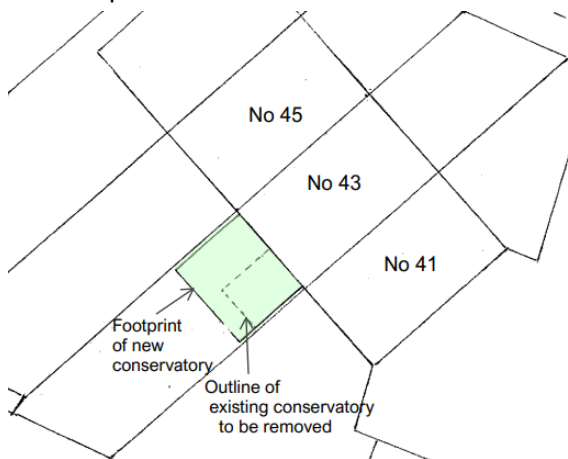
Rowley



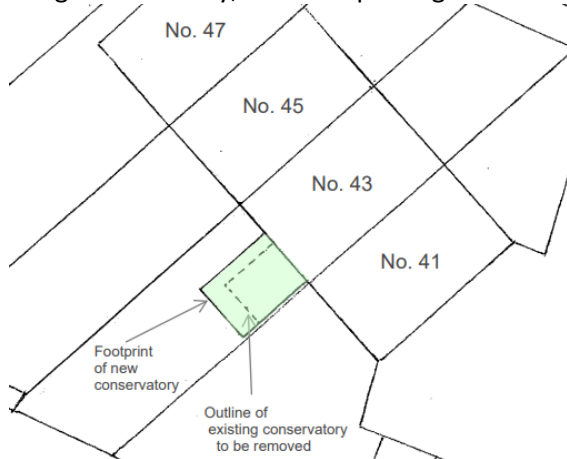
Location plan



The existing conservatory, from the parking court beside No.47 (9/6/23)



Approved site plan



New proposed site plan

The site is a terraced house on the new part of Treefields not far from the path access from the skatepark.

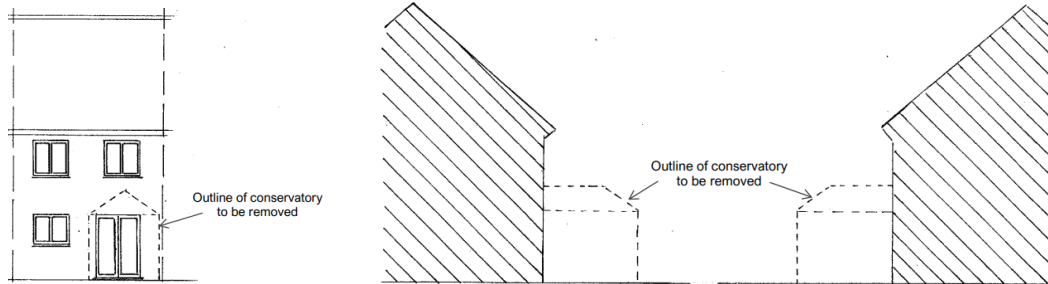
The proposal is to replace the existing conservatory, which occupies approximately half of the rear house wall, with a brick extension rather larger and deeper; they have approval for a conservatory almost the full width of the house (with a gap of c.20cm. between it and each side fence) and projecting approx. 1m further into the rear garden than the existing conservatory. Members had opposed this application (23/01825/APP) on 17<sup>th</sup> July 2023:

Members felt that the 20cm gap each side of the proposed conservatory would be awkward to keep clear of weeds and leaf litter, leading to damp problems, and also make it difficult to maintain whichever side fence was in their ownership.

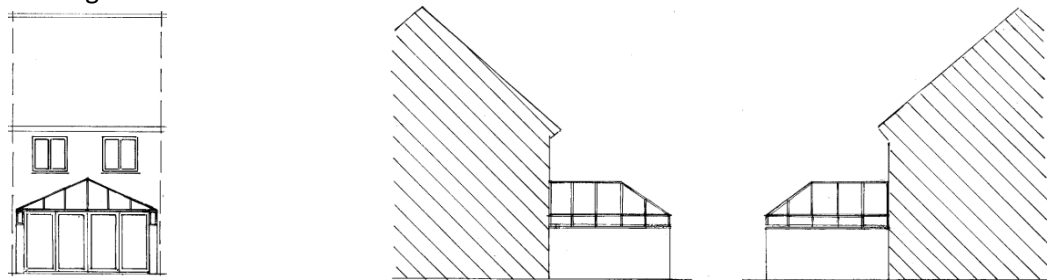
This proposal keeps approximately the same depth but reduces the width to about 2/3 of the house wall. There will be a four-panel door in the side wall to the garden and a skylight in each roof slope. The other side is blank, and the rear wall will have two windows. Matching brick and tile, and uPVC windows.

Planning history

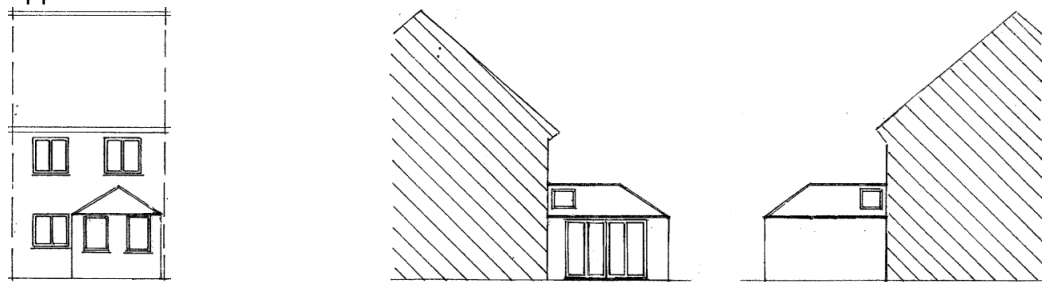
1	23/01755/HPDE	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.2m and for which the height of the eaves would be maximum 2.1m	Withdrawn
2	23/01825/APP	Householder application for erection of rear conservatory	Approved
3	23/03456/APP	Householder application for replacement of conservatory (amendment to approval 23/01825/APP)	Pending Consideration



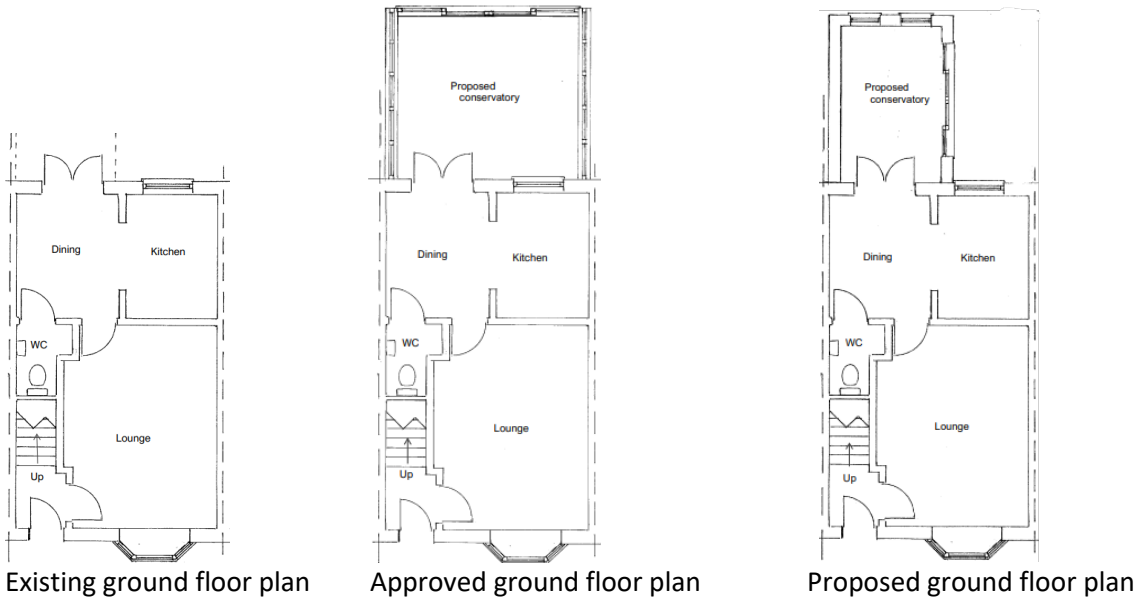
Existing rear and side views



Approved rear and side views

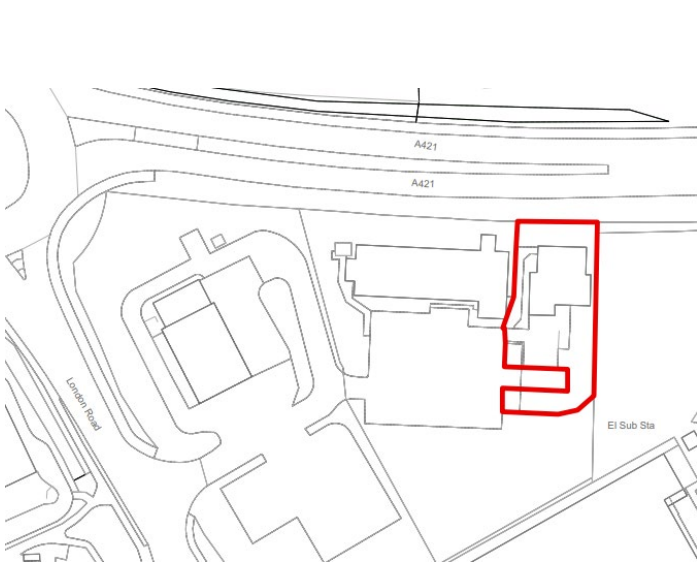


Proposed rear and side views

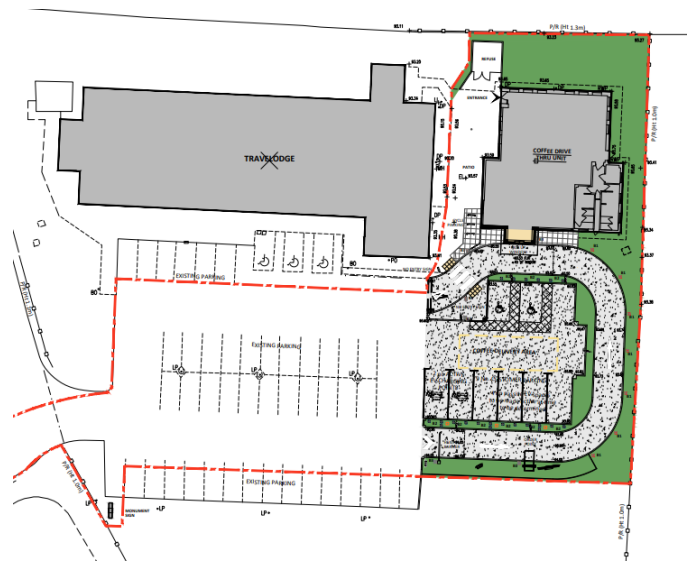


The following two applications may be considered together:

- 8. **23/03498/APP** Former Little Chef, [adj.t to Travelodge on the bypass] MK18 1SH  
Erection of proposed signage and installation of HVAC system
- 9. **23/03499/AAD** Display of 1) Projecting Sign; 2) Monument Sign; 3) Monument Sign;  
4) DT Directions; 5) Height Restrictor; 6) Preview Menu Board;  
7) Speaker Canopy; 8) 5 panel menu; 9) No Entry/Thank you Directional; 10)  
255mm Wordmark 11) Directional Sign  
*Hepburn [for Starbucks]*

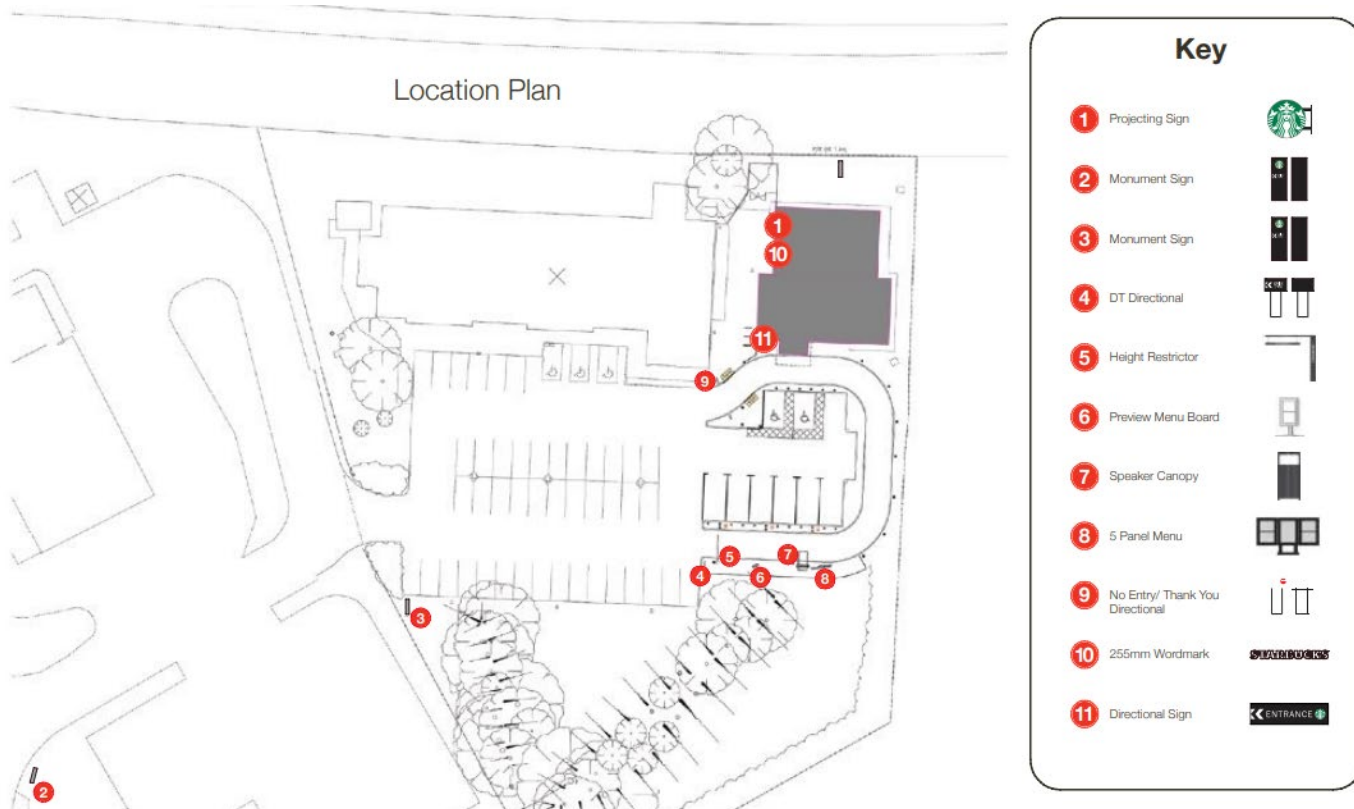


Location plan



Site plan (with Travelodge)

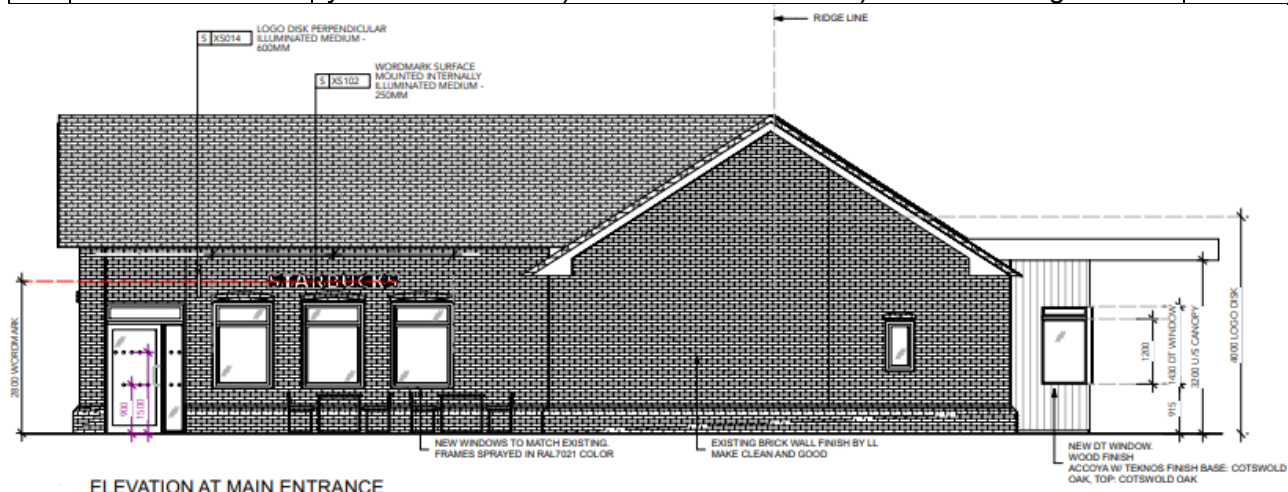




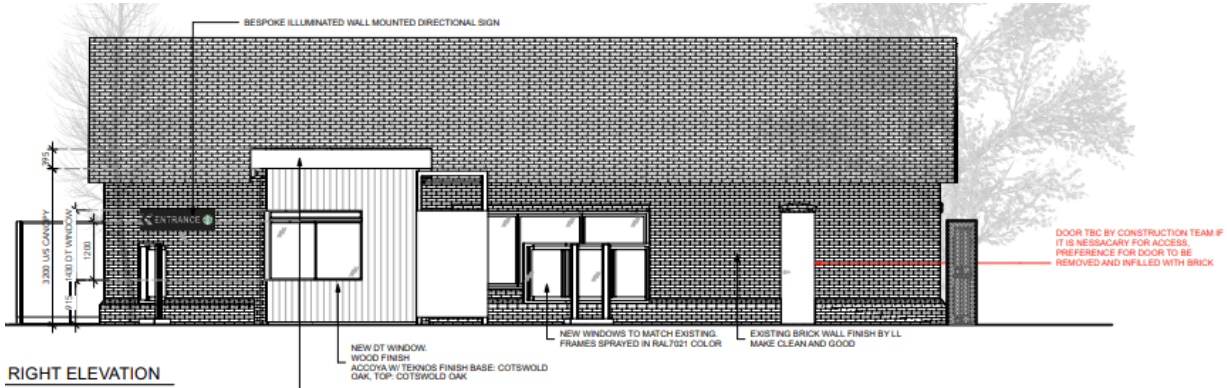
For a full description of the signage, with dimensions, see [23-240 - STBX - Buckingham - Rev 2 \(aylesburyvaldc.gov.uk\)](http://23-240-STBX-Buckingham-Rev2(aylesburyvaldc.gov.uk))

Recent planning history

1	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	Approved
2a	23/03498/APP	Erection of proposed signage and installation of Heating, Ventilation and Air Conditioning (HVAC) system	Pending Consideration
2b	23/03499/AAD	Display of 1) Projecting Sign 2) Monument Sign 3) Monument Sign 4) DT Directional 5) Height Restrictor 6) Preview Menu Board 7) Speaker Canopy 8) 5 Panel Menu 9) No entry/Thank you Directional 10) 255mm Wordmark 11) Directional Sign	Pending Consideration

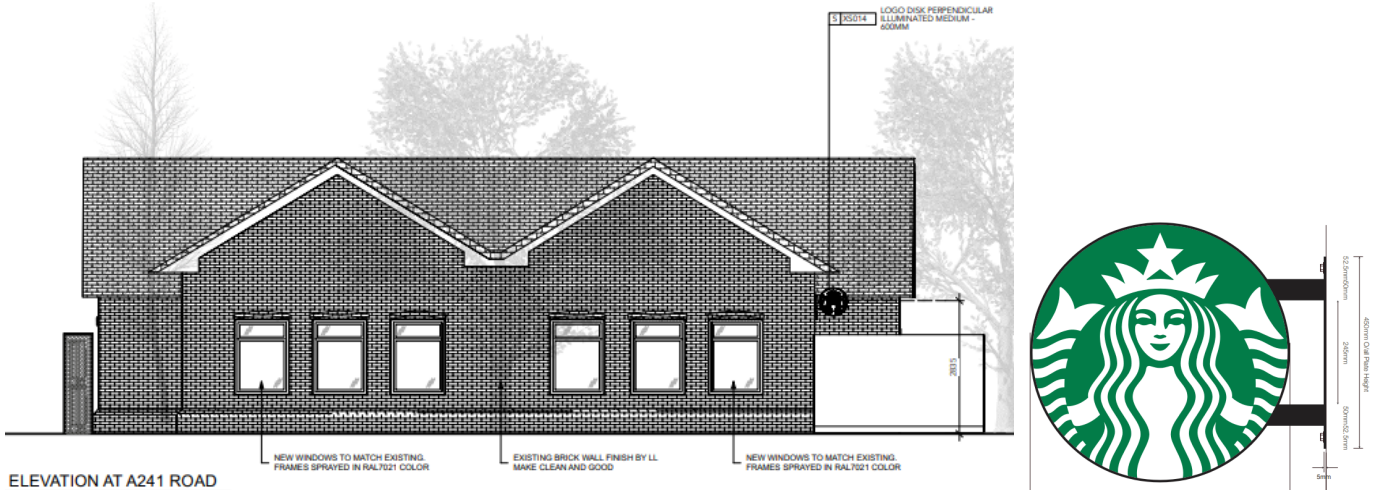


(west facing towards Travelodge)



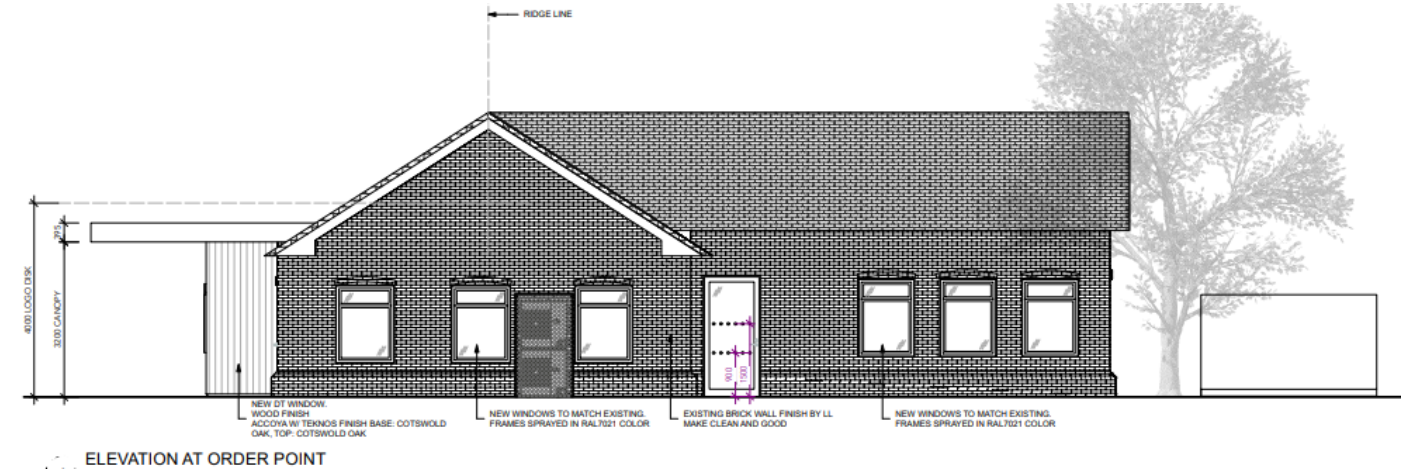
**RIGHT ELEVATION**

(south-facing, towards car park)



**ELEVATION AT A241 ROAD**

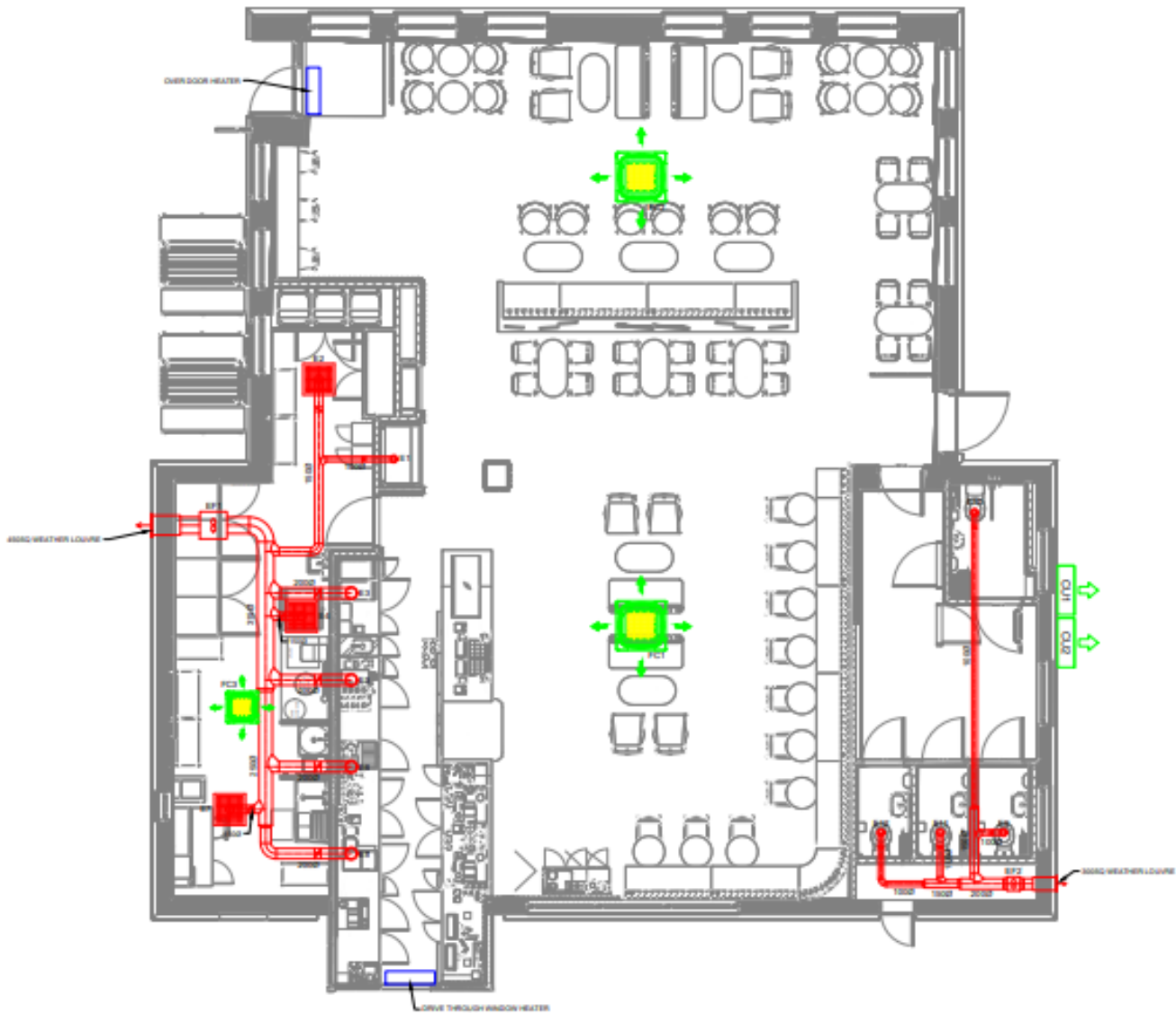
The only signage visible from the bypass will be this projecting logo



**ELEVATION AT ORDER POINT**

(East-facing)

Heating and air-conditioning layout:



10. **23/03538/ALB**

7 West Street, MK18 1HL

Listed building application for part-removal of non-structural wall on ground floor and lining of cellar walls and new floor (retrospective)

*Henderson*



Location plan



№7 West Street (21/11/23) (№8 on the left)



Front (note basement window)



Rear from parking bay



Listed Buildings in the area

The site is a Grade II Listed 4-bed brick cottage on West Street at the corner with the access to Reynolds Yard. It is 3 -storeys high (the 3<sup>rd</sup> is the converted roof space) and has an extensive basement with a pavement-level window . There is a small courtyard garden and parking at the rear. It is adjacent to №8, the former *Buckingham Advertiser* building, now flats, which is a storey higher. Nos 3-8 are all Listed as are most of the buildings opposite. The owner believed that only external alterations required planning approval, and has made some internal alterations without seeking permission, and this has only come to light since he decided to sell, hence the retrospective application.

These are (as listed in the document submitted):

- **Part-removal of non-structural wall on ground floor in 2001**

The purpose was to provide a larger and more fluid living space, with dramatically improved natural light for both the dining area and living room, and much better ventilation. This leads to a more family-suitable area whilst still keeping the feel of the original space.

All picture rails are retained, as are alcoves, all original doors, the stair bulkhead-type structure, and the high ceilings. No false ceiling or spotlights were considered.

- **Lining of cellar walls and new floor in 2011**

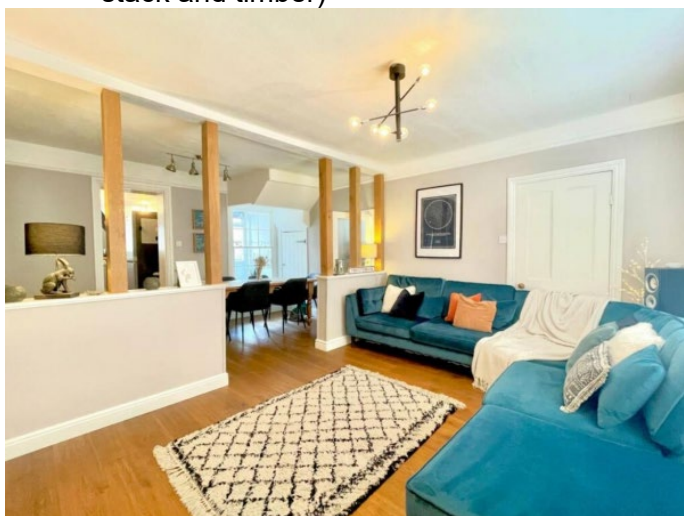
The purpose was to upgrade the downstairs games and crafts area to a smarter and more comfortable space. The natural light from the existing basement window and the ventilation were retained.

The previous structure was stone / brick walls with rendering, which was painted white.

A trickle membrane was laid against the walls as a damp-proofing precaution. This was secured with a timber frame, to which plasterboard was fixed – which was then skimmed and painted. A new floor was laid, incorporating 30cm square natural slate tiles throughout.

The smaller side-room in the cellar was not appropriate for membrane plus plasterboard due to its shape, and so a cement tanking was applied as a precaution.

Key features were retained, such as the original window, alcoves, and support structures (brick stack and timber)



The combined sitting room and dining room



The basement room (applicant's photos)

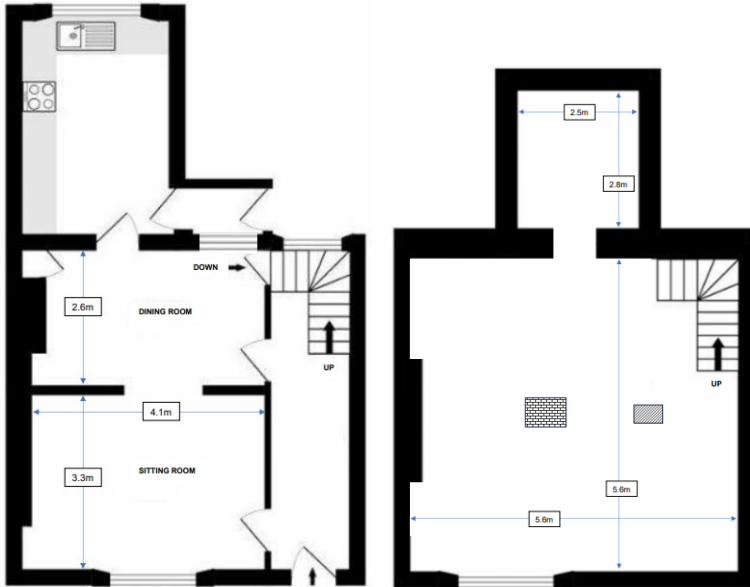
The Official Listing includes none of the interior features:

Cottage. Early C19. Red brick in Flemish bond, slate roof, brick end stack. 2-unit plan. 2-storeys and attic. 2-window range. C19 four-panel, part-glazed door to right with blocked overlight, panelled reveals and reeded wood surround with paterae, approached by one stone step. 16-pane sash window to ground floor and 12-pane sashes to 1st floor, all with flat-arched heads. Cellar windows with wood lintel, dentilled brick eaves and 2 gabled dormer windows. INTERIOR not inspected.

1	88/01025/APP	ALTERATIONS OF GROUND FLOOR TO OFFICES FIRST AND SECOND FLOOR TO REMAIN AS RESIDENTIAL	APPROV
2	:88/01026/ALB		
3	99/01564/ALB	Internal alterations & insertion of rooflight in rear slope	Approved
4	11/01247/APP	Change of use of meeting room to residential	Approved
5	23/03538/ALB	Listed building application for Part-removal of non-structural wall on ground floor and lining of cellar walls and new floor (retrospective)	Pending Consideration

The applicant has also submitted a Heritage Statement including a Justification of the works, and profound apologies for carrying out the alterations in ignorance.

It appears that Heritage are not happy about some of the alterations, but there is no comment from them on the website at date of creation of this report. The applicant has no pictures of what the demolished walls were made of.

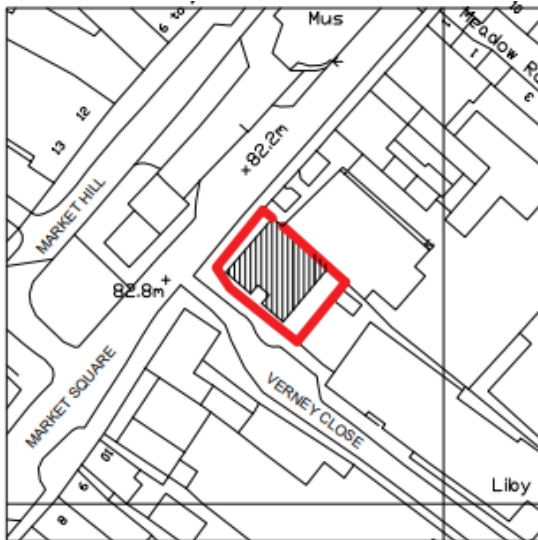


Ground floor plan

Basement plan

11. **23/03584/ALB**

Christ's Hospital Almshouses, Market Hill, MK18 1JN  
 Listed building application for balcony remedial works  
*Buckingham Almshouses & Welfare Charity*



Location plan



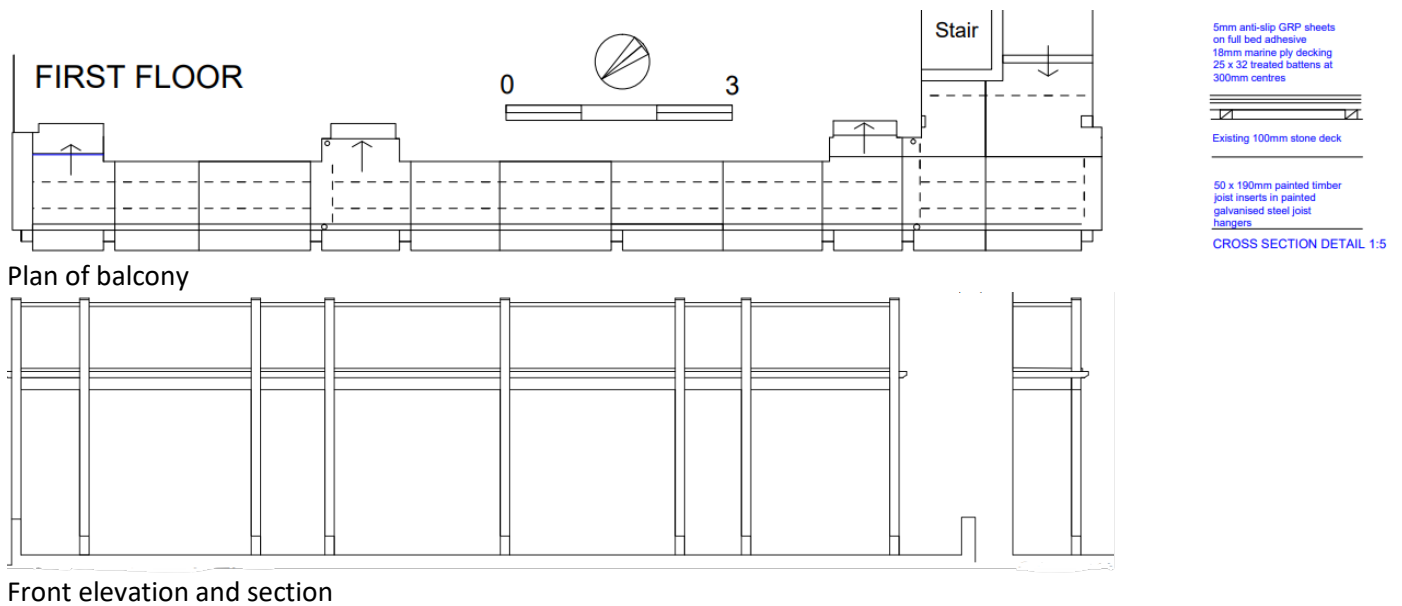
Front of Almshouses (22/11/23)

The site is the Grade II Listed building between the Sorting Office and Verney Close, which houses 6 flats on two floors. The upper flats are accessed via a staircase at the southern end and a balcony running the length of the building, and these features are part of the Official Listing.

The proposal aims to preserve the Listed Building fabric and character 'to sustain the distinctive and comfortable residences'. Conventional and appropriate materials and fitting will be used.



Detail of balcony (with Christmas Lights)



### THE DESIGN PROPOSALS

- The main requirement is for the maintenance of the existing, exposed structure and provision of safe access for all occupants and visitors.
- The exposed stone slabs are to be reinforced by the installation of new, treated joists into the existing soffits of the first floor balcony.
- A new, ventilated, access decking is to be laid over the existing balcony slabs to provide safe, non-slip access to residents and visitors in the upper flats.
- Lead cappings are to be fixed to the existing, open grain heads of the existing, timber posts carrying the front balcony.

### JUSTIFICATION

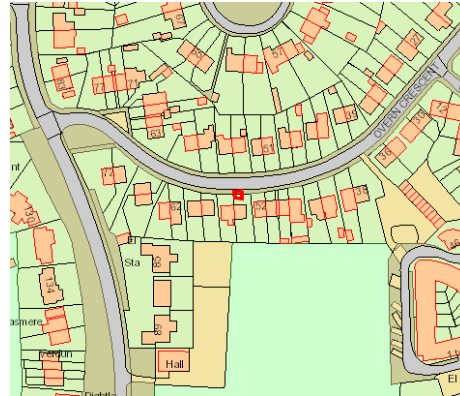
- The proposed works are all justifiable for the purpose of preserving the existing fabric and features.
- Decking to the exposed sandstone slabs is to arrest the decay due to exposure and repeated cycles of wetting and freezing. The joists are to reduce the spans and stresses in the exposed and weathered stone slabs and counter the impact of potential failure.
- The vented decking is to maintain safe pedestrian access and allow drying out of the slabs and protecting them from further saturation.
- The lead cappings are to protect the exposed end grain of the posts and allow ventilation to the square timbers that have opened shakes.

**Not for consultation**12. **23/03373/CPL**

54 Overn Crescent MK18 1LZ  
 Certificate of lawfulness for proposed drop kerb  
*Johnson*



Location plan as submitted



Wider context



Applicant's photo of new parking space



Previous appearance (Google; July 2018)

The site is on the south side of Overn Crescent, between the access road to the garage court where Fairhive are proposing 2 houses and a bungalow (23/01593/APP; undecided) and the junction with Western Avenue. It is a semi-detached house rather lower than street level and backs onto the woodlands behind Castle House east of Western Avenue car park. There is no grass verge on this part of the Crescent, and the path is dimensioned as 2m wide on the photo supplied.

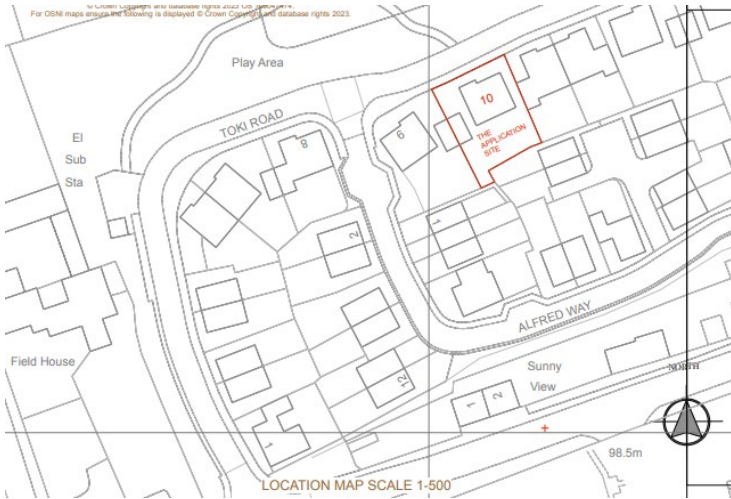
The applicant has already demolished a brick front boundary wall and built a paved parking area level with the road over the sloping front garden, see the photo above (no planning application traced) and now wants a dropped kerb to provide easier access. The given width of the area - 5.7m - is slightly larger than two standard parking bays of 2.8m. and equals the house width so a side path is still available to the rear, and, presumably, to access the front door. The documents do not say how deep the parking area is, but scaling off from the map gives only 5m from the pavement to the house wall, so it is unlikely that the bays are 4.8m deep (a path to the front door would need to be c.1m wide).

However, it does remove the need for kerbside parking on a fairly narrow road, even if the bumpers do overhang the footpath somewhat.

13. **23/03477/CPL**

10 Toki Road [St.Rumbolds Fields (North)] MK18 1WN  
 Certificate of lawfulness for proposed demolition of existing rear building to the rear of kitchen and proposed enlarged rear extension on a similar foot print.  
*Campbell*





Location plan



Proposed block plan



Existing projection at rear of kitchen



Nearest house to south (applicant's photos)

The site is a 1½ storey 3-bed detached house on the northern side of the section of St Rumbolds Fields north of Tingewick Road, and faces out over the play area and fields. The ground dips slightly from west to east. There are two bedrooms and a bathroom in the roof, and one bedroom with en-suite on the ground floor at the rear. It has a detached double garage block to the west, an integral single garage to the east, and the garden and blank gable end of 19 Alfred Way to the south. The kitchen at the rear has a small single-storey flat-roofed glazed projection, like a tiny conservatory, and the proposal is to demolish this and replace it with a larger gable-roofed extension (double the depth and about half the width of the house with its east wall flush with the housewall) with a skylight in each roof slope, to make a dining room. There will be a three-fold glass door to the garden and no windows in the side walls.



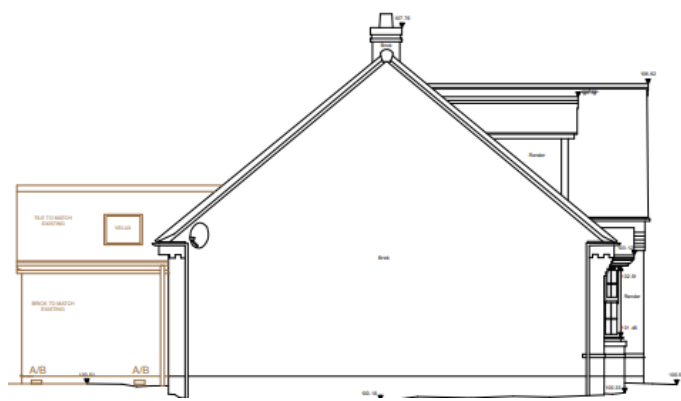
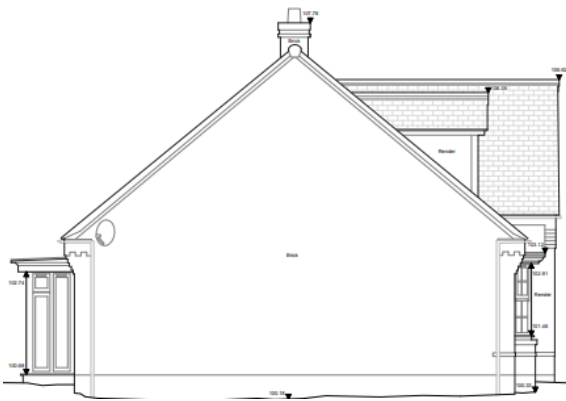
Front view of house and neighbouring garages



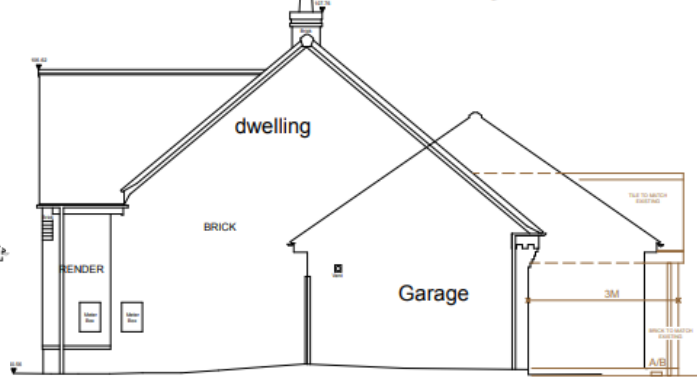
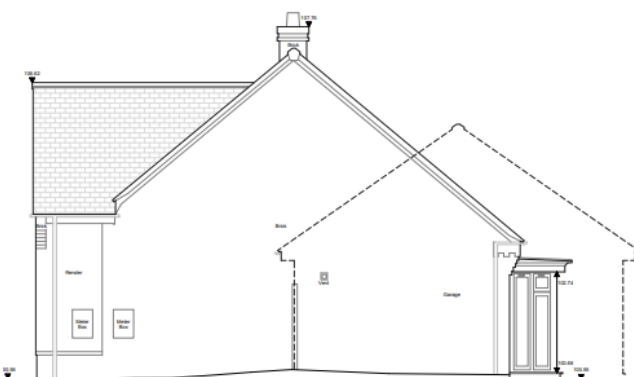
Existing rear elevation and neighbouring garages



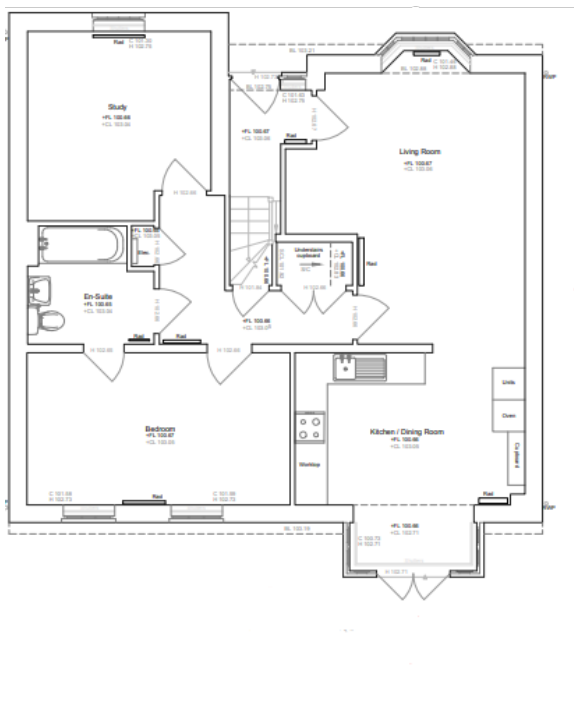
Proposed rear elevation



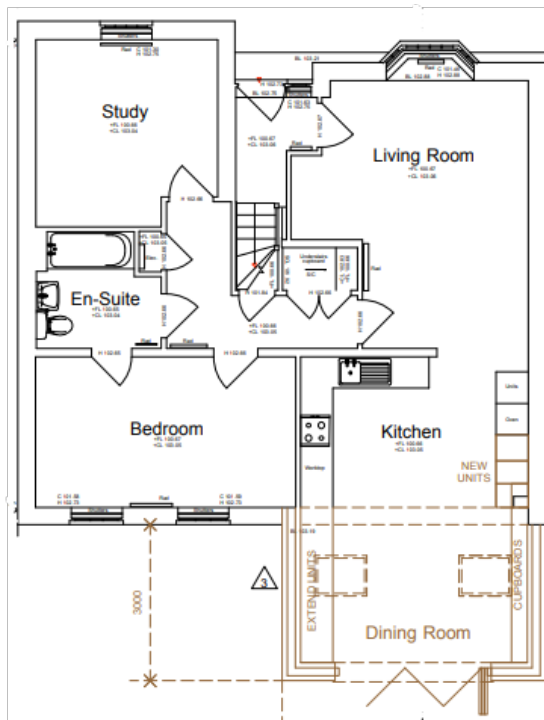
Existing and Proposed side view from the east



Existing and Proposed side view from the west



Existing ground floor layout

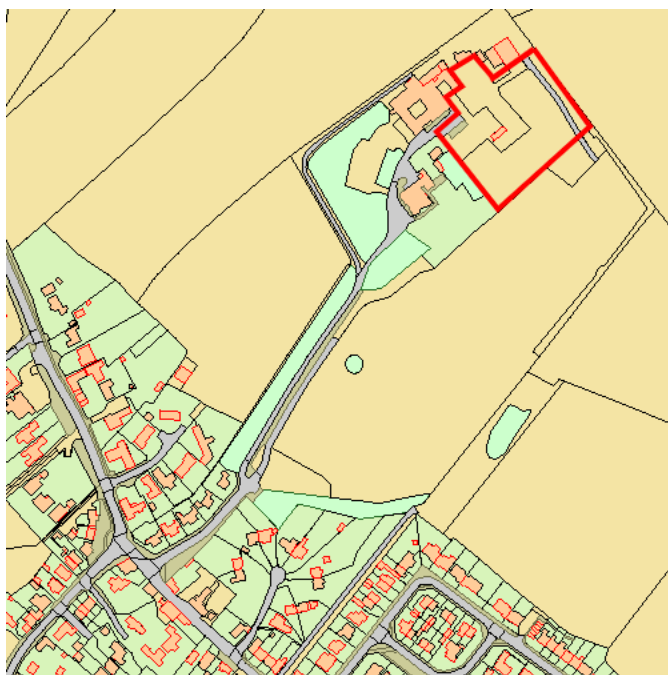
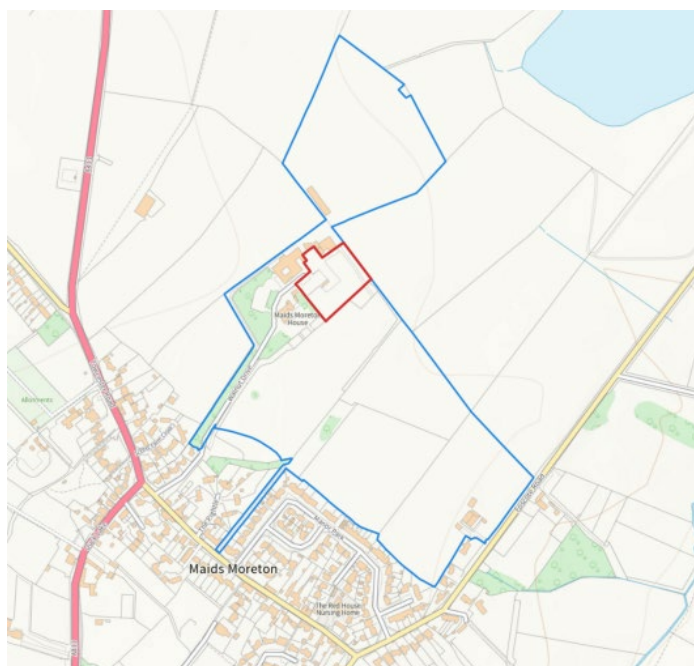


Proposed ground floor layout

**Not in our parish (Maids Moreton)**

14. **23/03284/APP**

Vitalograph Ltd, Vitalograph Building, Walnut Drive,  
 Maids Moreton MK18 1SW  
 Erection of office (Use Class E(g)(i)) and warehouse (Use Class E(g)(iii))  
 building with associated car parking and landscaping.  
*Garbe*



Location plan; blue line indicates land in Vitalograph's ownership Access is via Walnut Drive, from Main Street

The site is some distance to the north of Maids Moreton Main Street and reached via Walnut Drive. The field to the south of the site and extending south-east to the Foscoote Road has planning permission for up to 170 houses and it is estimated that 60% of the traffic from this estate will use the Walnut Drive access,

and 40% will use the Foscoote Road access; highway works to discourage use of Mill Lane are included in its s106, which may mean that traffic volumes on the Moreton Road will not reflect this distribution. A mini-roundabout at the Walnut Drive/Main Street junction is also proposed.

There is room to turn within the site so that large vehicles can emerge forwards on to Main Street.

The Transport Assessment includes (pp13-14) a section which starts with

***Buckingham Neighbourhood Development Plan (BNDP)***

3.3.13 The Buckingham Neighbourhood Development Plan (BNDP) recently went through referendum and is now effectively Policy and has status according to the Local Planning Authority.

And ends with:

3.3.20 The proposals already link to the pedestrian network via Walnut Drive and cyclists could be encouraged to utilise Scotts Lane, located to the south of the site off Main Street as a traffic free route for staff to cycle to work, thus complying with the aims and aspirations of the BNDP.

And at no point indicates that Maids Moreton is a separate parish, has an emerging NP of its own, and is not within our boundary. I would also quibble with 'recently' for a Plan made in 2015.

It also advocates – as usual – the use of walking, cycling and car-sharing as means to travel to and from the site. The bus service table (p22) is well out of date:

Service No	Route	Monday – Friday Frequency per hour				Sat	Sun
		AM Peak	Midday	PM Peak	Eve		
60/X60	Aylesbury – Whitchurch – Winslow – Milton Keynes	1	1	1	0	0.5	0
80	Maids Moreton – Buckingham – Gawcott – Brackley	1 AM Jrny (0734)	0	1 Jrny (1631)	0	0	0

**Table 5.2 - Existing Bus Services Operating Past the Site**

As the 60/X60 does not go to Maids Moreton at all, and hasn't for some time, and the 80 is a schooldays-only service. The bus service that does run through Maids Moreton on weekdays (151) comes southbound from Akeley at 9am and returns from Buckingham, does a loop round the village, and returns to Buckingham at around midday. This makes the statement (p23) nonsensical

5.4.4 It is noted that the above services provide a choice of how people travel with the bus services operating from 0610 in the morning, making travel by public transport a real alternative to travelling by car for commuting trips.

A calculation based on Bucks' Car Parking standards gives 69 car parking spaces + 5 for warehouse workers; 60 will be provided. I could not locate, in the time available, any figures for new jobs created by the proposal.

It is calculated that the development will generate c.40 trips in the morning peak and 33 in the afternoon peak, and the conclusion is (p31. ¶6.8.2):

**It is therefore concluded that the traffic impact analysis section of this report has shown that the proposals can be accommodated on the local highway network and will not have a material impact.**

Construction traffic for the development will be assumed to use the Towcester Road/Main Street route.

### Tree application (circulated separately) (already approved)

15. 23/03383/ATP

20 Waglands Garden Buckingham Buckinghamshire MK18 1EA

G1 - Re-reduce Lawsons Cypress hedge to previous points (approx. 1m)

.This hedge has been managed every few years at this height to maintain it.

Cove



Location plan



Satellite photo submitted by applicant

G1 forms a side hedge between No20 Waglands Garden and the back gardens of Chandos Close. This application is for regular maintenance work as can be seen from the table, and consultees had no objections:

#### Planning History (G1 trees only)

1	08/00508/ATP	Works to No.1 Lime and 12 conifers	Split Decision - part ref/app *
2	13/03049/ATP	Thuja and Lawson Cypress hedge reduce height by up to 1.5m	Consent Granted
3	20/03495/ATP	G1 - Thuja hedge - Re-reduce group to previous points. Approx. 1m off the top and trim the sides.	Consent Granted
4	22/00070/ATP	G1 - Thuja hedge - Re-reduce group to previous points. Approx. 1m off the top and trim the sides.	Consent Granted
5	23/00181/ATP	G1 – Reduce group of Lawsons Cypress by 2-3m in height by the visitor car parking spaces. Residents would like peace of mind as there has been recent storm damage	Refused
6	23/03383/ATP	G1 - Re-reduce Lawsons Cypress hedge to previous points (approx. 1m) This hedge has been managed every few years at this height to maintain it.	Pending Consideration

\*Lime refused; conifers approved