



Buckingham Town Council

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Verney Close, Buckingham, MK18 1JP
01280 816426

office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 01 November 2023

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 6th November 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/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 9th October 2023.

[Copy previously circulated](#)

4. Motion:

Proposed by Cllr. Cole:

That Buckingham Town Council's Planning Committee notes with concern that the quarterly Buckinghamshire Council Town & Parish Planning Forum, scheduled for 30th October at The Gateway, was postponed until the new year. The last was on 18th July, which means there will not have been a quarterly (three-monthly) meeting for at least six months. In BMKALC's own



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.

words, "the BC Planning Authority invites Town and Parish Councils to the Forum meeting for the purpose of providing information and system updates, answering of questions and exchange of ideas". The reason given is the lack of a Director of Planning, although we note that there is an interim Director.

This state of affairs is unacceptable. It is increasingly difficult to fulfil our roles as planning consultees without the support of the Shire Council, and these continual postponements goes against that Council's own Town and Parish Charter. I therefore propose that this Committee raises a formal complaint with Democratic Services about this continued lack of liaison with and respect for Town and Parish Councils in Buckinghamshire.

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

To receive any update.

6. **North Bucks Parishes Planning Consortium**

To note the draft minutes of the meeting held on 27th September 2023 and receive any comments from Cllr. Ralph.

[Appendix A](#)

7. **Action reports**

To receive action reports as per the attached list.

[Appendix B](#)

8. **Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 15th November and 20th December 2023 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 23rd November and 21st December 2023 at 2pm.

Additional information provided by the Clerk.

[PL/102/23](#)

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

- | | |
|------------------|--|
| 1. 23/02941/APP | 12 - 13 Market Hill, MK18 1JX
Construction of new mansard roof to form 7 dwellings.
<i>Wong</i> |
| 2. 23/002971/APP | 22 Swithin Lane, <i>[St. Rumbold's Fields]</i> , MK18 1ZJ
Householder application for single storey rear extension.
<i>Abu-Rish</i> |
| 3. 23/03078/APP | Home Appliances, The Old Telephone Exchange, Market Hill MK18 1JT
Two storey roof extension to provide 8no. flats and change of use of the ground floor to provide 1no. residential unit and ancillary residential uses.
<i>Anderyassian</i>
<i>The response and decision (refusal) for the 2021 application can be reached here.</i> |
| 4. 23/03189/APP | 120 Western Avenue, MK18 1LS
Householder application for proposed replacement signage with associated internal and external works.
<i>Philips</i> |
| 5. 23/03270/APP | 13 Cropredy Court, MK18 1UX
Householder application for single storey front extension.
<i>Peace</i> |

Amended plans

6. 23/02212/VRC Oddfellows Hall, 48 Well Street MK18 1EP
Submission of details to enable the variation to a compliance condition of Condition 11 attached to 21/00479/APP (Variation to condition 2 (repositioning of rooflights as approved drawing) relating to application 19/03398/APP - conversion of former meeting place (Class D1) to form 9 no. student apartments (Class C3) with associated communal facilities).

*Teff**Amended document: Waste & Recycling collection*

7. 23/02545/AOP Benthill Farm, London Road
Description has been changed from:
Outline planning application - all matters are reserved save access for erection of 2 dwellings with garages, car parking and landscaping.
To:
The demolition of an agricultural building and an outline Planning Application for the construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm. All matters reserved save access.

*Webb**Amendments reflect compliance with Waste & Recycling requirements, and red line has been altered.***Additional documents****Not in our Parish (Maids Moreton)**

8. 23/01636/ADP Land off Walnut Drive and Fosco Road, MK18 1QQ
Submission of details of siting, design, external appearance, and landscaping for the erection of 163 dwellings pursuant to outline planning permission 16/00151/AOP and discharge of condition 22 (biodiversity net gain) and condition 8 (CEMP) of planning approval 16/00151/AOP.

*61 additional documents, including drawings for the Highway Improvements at Main Street/Walnut Drive, Stratford Road and Church Street, and the Construction Access plan, all of which Members have seen before. The remainder deal with matters internal to the site, such as house designs.***9. Planning decisions**

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

Approved

Application	Site address	Proposal	BTC response
23/01891/AAD	12-13 Market Hill [Loungers]	New fascia signage, projecting sign and menu board	Oppose ¹
23/01938/APP	36 Chandos Road	Conv. 4-bed house into 7 unit HMO with shared facilities ²	Oppose
23/01977/ALB	10 Market Square [banking hub]	New signage and internal alterations	No objections
23/02026/APP	Chandos Road Building car park	Micro energy storage facility ³	No objections
23/02259/APP	12A Cornwall Pl.	Dormer window to match existing	No objections
23/02267/APP	Best Western Hotel, bypass	Use as student accommodation, limited to 5 years	No objections

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Email: office@buckingham-tc.gov.uk

¹ Decision sheet gives condition for illuminated signage, amended drawing shows fascia no longer lit; Planning Clerk checking which is correct

² Altered from original "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" at 9th October meeting when the amended plans were considered; altered to this description on 11th October when another amended plan was submitted removing all the kitchenettes from the individual units, so they were no longer self-sufficient. 6 of the 7 units still have ensuite shower rooms.

³ Members asked that the fence blend in with the surrounding trees as it was in the CA; it will be a natural wood finish. There are also 6 conditions protecting the trees from damage.

Refused

Application	Site address	Proposal	BTC response
23/02456/APP	31 Highlands Rd.	Replacement of front boundary wall (retrospective)	Oppose

Not for consultation

Approved

Application	Site address	Proposal	BTC response
23/02260/ATC ⁴	St Bernardine's Church	Reduce Lime to previous points	No objections
23/02691/ATC	Stoneleigh House, Castle St.	Re-pollard 1 maple to previous points	No Objections
23/02828/ATP	Open space at Bernardines Way	Fell 4 Ash and 1 Hawthorn; crown lift Oak; Pollard Poplar to old tear	No objections

⁴ Decision made 24/8/23 but not posted or advised; added to website on request 6/10/23

10. Buckinghamshire Council matters

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

9.2 (Min. 673/22.3 refers) To receive the decision on the consultation on new (individual) disabled parking bays in Grenville Road and Whitehead Way.

Both applications have been withdrawn.

11. Updates from representatives on outside bodies

To receive verbal updates from Councillors.

12. Buckinghamshire Council Committee meetings

11.1 N. Bucks Area Planning Committee (18th October 2023) *Cancelled*

11.2 Strategic Sites Committee (19th, 23rd & 26th October 2023) *26th Cancelled*

11.3 Growth, Infrastructure and Housing Select Committee (23rd November 2023)

11.4 Transport, Environment & Climate Change Select Committee (9th November 2023)

11.5 Buckinghamshire Council Planning Forum (30th October 2023) *Cancelled*

13. Enforcement

To report any new breaches.

14. Rolling lists – updates

13.1 Tree felling applications.

13.2 Land grab reports – *no change*.

13.3 Call-in requests.

13.4 HMO Licences – *no change*.

[Appendix C](#)
[Appendix D](#)
[Appendix E](#)
[Appendix F](#)

15. Matters to report

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

16. Chair's items for information

17. Date of the next meeting: Monday 27th November 2023, following an Interim meeting of the Full Council

To Planning Committee:

Cllr. M. Cole JP Chairman

Cllr. F. Davies

Cllr. J. Harvey

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

NORTH BUCKS PARISHES PLANNING CONSORTIUM**Minutes of Meeting held via Zoom on Wednesday 27 September 2023 commencing at 19:47 after the AGM.**

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

1	Apologies for absence
	North Marston Parish Council; Caroline Cousin, Gt Horwood PC; Tim Welch Newton Longville PC.
2	Present
	Pat Hardcastle, Maids Moreton PC; David Smedley, Granborough PC; Jo Taylor, Leckhampstead PC; Roy van de Poll, Winslow TC; David Green, Padbury PC; Gill Morgan, Stewkley PC; Ian Whipp, Newton Longville PC; Anthony Ralph, Buckingham TC; Llew Monger, NBPPC Adviser (Winslow); Keith Wallace, Padbury PC; Barbara Wight, Great Brickhill PC; John Gilbey, Great Horwood PC; Graham Stewart, Whaddon PC; Mike Galloway, Newton Longville PC. <i>Gill Morgan left the meeting at 20:49</i>
3	Declarations of Interest
	None
4	Minutes of meeting held on 22ND May 2023 and matters arising – Pat Hardcastle
	Agreed unanimously. Recruitment of new secretary. <ul style="list-style-type: none"> Jacky Dale-Evans has been recruited as the new Minutes Secretary. The position of Membership Secretary is still vacant. Should any member wish to know more or volunteer, please contact Pat Hardcastle or Roy van de Poll. Community Parish Meetings <ul style="list-style-type: none"> It was discussed, and agreed unanimously, to invite any Community Parish Meetings that are eligible to become associate members of the NBPPC. There would be no fee, but associate members would have no right to hold office. There was a query on how many of these parish meetings there were; it was thought there were about 6-8 in the eligible area. It was agreed that those eligible parish meetings would be contacted, where possible, and where no contact details were held, a neighbouring PC would be approached to speak on behalf of the NBPPC.
5	Treasurer's Report – Roy van de Poll
	Treasurer's account as at 27/9/2023 was £7,876.42 <ul style="list-style-type: none"> Since the last meeting interest rates have increased and it was agreed that it made good business sense to move £5,000 of the consortium's funds to a higher interest bank account. It was agreed by all that Roy van de Poll could move £5,000 to a higher interest rate account.
6	Update re Bucks Local Plan, including NBPPC Meeting with BC Planning
6.1	<ul style="list-style-type: none"> Update presented by Pat Hardcastle. BC is hoping to have their next consultation at the end of 2023/beginning of 2024. It is feared that most of the proposed sites for development will be in the north of the county, directly affecting the members of the NBPPC. Members were advised to look at the maps in the BC "Calls for sites" and to see which local sites were acceptable, and under what conditions these would be considered suitable/acceptable by local residents.

	<ul style="list-style-type: none"> • The possibility was raised that BC would use the “Tilted Balance” to push through planning applications until a new Bucks Local Plan is agreed. • The point was raised that BC have not had to do a full housing figure for planning needs for Buckinghamshire County as a whole historically, as the area was divided into separate planning authorities. There was a discussion on how this may impact the north of the county more than the south of the county as planned developments are pushed north. • The fact that BC is not meeting its current housing target was discussed. There were fears that this would again impact the north of the county and the members of the NBPPC. • There was a discussion on how BC “count” houses that are approved, but not built, and this can affect their ability to plan and fulfil their house targets. • The housing supply of different areas within BC was discussed. It was thought that the AVDC area had 5 years of housing supply, whilst other parts of the county only had 3. • Parish councils were advised to think about copying in the chair of the Strategic Sites Committee when commenting on relevant planning applications. • As the BC Local Plan gets nearer to completion, the AVDC Local Plan gets weaker in its legal position, strengthening the ability of BC to use “Tilted Balance” to push applications through.
6.1	New Parliamentary Constituency Boundaries <ul style="list-style-type: none"> • The new parliamentary constituency boundary structure was discussed and how this may influence current planning within BC. It was felt to be having an effect, as both Greg Smith and Iain Stewart realign themselves in preparation for their new ward boundaries.
6.3	CIL/S106 There was a discussion on whether or not S106 would be replaced by CIL within North Bucks. There was no definite conclusion.
7	A421 Corridor Study
	<ul style="list-style-type: none"> • WS Atkins (Engineering and Design company) is carrying out a study of the A421 within Buckinghamshire. • The fact that the study only involved Buckinghamshire, and not the neighbouring counties of Oxfordshire and Northamptonshire through which the A421 runs was brought up. • Whilst the meeting itself was thought to be disappointing, it was felt the main speaker, from BC Transport Strategy Team was a useful contact and several members have approached her independently and found her to be very helpful. • NBPPC members have several issues with the capacity of the A421 in their areas which are not being addressed or dealt with. • Several recent planning proposals that include the A421 have received negative Highways reports from BC officers, which is a positive point .
8	Shenley Park Consultation/Oxford to Cambridge Arc/Milton Keynes Issues/SW Milton Keynes (Salden Chase)
	<ul style="list-style-type: none"> • It was proposed by Pat Hardcastle to hold a separate meeting to discuss these issues as they needed more time that was available at this meeting. • This was agreed. • A meeting will be held in the next 2 weeks to discuss these issues and any points will be brought to the next NBPPC meeting. GS to coordinate with interested parties. • It was highlighted that Graham Stewart was going to be sending out a village letter as well as an online response to the SPD for Shenley Park. This will be forward to Pat Hardcastle and Roy van de Poll.
9	Any Other Business

9.1	Supplementary Planning Documents v Development Planning Documents
	<ul style="list-style-type: none"> • There was a discussion on the legal impact of an SPD v a DPD. • It was highlighted that whilst an SPD is important, it does not hold the legal impact of a DPD. • SPD cannot introduce new policy, whilst a DPD can. • It was feared that BC were using SPD to introduce new policies at Shenley Park. Whilst this was thought to be prohibited, it was felt that challenging an SPD may not be as productive as challenging the DPD. • It was highlighted that authorities should be looking at applications as a whole, including all aspects of the application at a single entity, rather than as separate issues. Issues such as traffic flow are part of the whole application and should be treated as such.
9.2	Strategic Sites Committee
	<ul style="list-style-type: none"> • Pat Hardcastle has attended several Strategic Sites Committee meetings and questioned how strategic the decisions were from this committee as they do not appear to look at the wider planning impact of applications. • Llew Monger advised that whilst they are called the Strategic Sites Committee, they have to take each application on its own merit within current planning law. The applications have to follow the Local Plan of the area and planning officers are responsible for noting relevant adjacent sites in the reports to the Committee.
9.3	EDF Renewables and Rosefield Solar Farm
	<ul style="list-style-type: none"> • There is a planning application in for a large solar farm on the Claydon Estate, taking farming land out of local farmers availability, affecting three farming businesses in the local area. • It was highlighted that this planning application was part of a wider group of applications for sites proposed to be used for renewable energy purposes in that area and that there were other applications in the pipeline for battery installations and other solar farms. • There is a concern that if all applications go through, a triangular area from Claydon Estate to Granborough and Calvert would be moved over to solar power. This would totally surround Botolph Claydon. • David Smedley (Granborough PC) reported that a planning application had been submitted for a massive battery storage facility linked to the solar farm in their parish. • It was highlighted that whilst all of these applications may go through, the NBPPC could only deal with facts and actual applications. • It was felt this needed an extraordinary meeting which will be organised by Pat Hardcastle and invites will go out to all NBPPC members.
10	Date of next meeting: Wednesday 10 January 2024 by Zoom

ACTION LIST

Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
350/23 (11/10/23)	9 via Consultee In-Tray 1 had been decided before the meeting 3 tree applications via comment button			

Other actions

Subject	Minute	Form	Rating √ = done	Response received
Buckinghamshire Council				
Cycleway on Railway Walk	529/22	Cllr. Stuchbury to work with Town Clerk to progress	√	21/08/23 update from Cllr Stuchbury: "Still under discussion in conjunction with Active Travel Plan. BC have received the 3 payments".
Buckinghamshire Local Plan	736/22	Town Clerk letter re BLP subgroup as minuted	√	Town Clerk will chase a response Response awaited
Strategic Sites Committee	736/22 160/23.2	Town Clerk letter re criteria for SSC attention Town Clerk to respond, requesting consultation on constitution review	√ √	See agenda 9.2 deferred to July meeting See agenda 5.2 Response awaited

ACTION LIST

S106 matters	746.2/22	Town Clerk letters per Minute * how negotiated * meet with Shire Cllrs * searchable format	√	849/22 agreed to invite to July meeting; invitations sent
		Re-issue invitation	√	Documents are now searchable!
	460/23.1	Cllrs Cole & Stuchbury to draft a Written Question	√	Cllr. Cornell apologised after the meeting for her non-attendance — See agenda 12.2 for response
	295/23.2	Respond to answer to WQ as minuted Report on progress in (say) 3 months time	√	Response awaited
Cycleway s106 – Moreton Road	291/23	Ask about payments made/used	√	Response awaited
Bucks Council consultation – Shenley Park SPD	294/23.2	'No response' agreed.	√	Internal design matter – no BTC interest, no effects on Buckingham schools or A421
Enforcement reports and queries				
Bourton Road roundabout	165/23	Paragon & Larder Café advertising boards	√	Town Clerk reports not actionable,
Neighbourhood Plan Review				
Other matters				
West End Farm archaeology	532/22.1	Town Clerk to investigate progress and report to future meeting		11/08/23 message from BC: The scope of archaeological post-excavation work for this site has been agreed between Buckinghamshire Council and Network Archaeology. They are now seeking agreement from Places for People, who are working for Brio

ACTION LIST

				(owners of the West End Farm site), that they can move forward with this work.
Care Home access, Cornwalls Meadow	577/22	Respond asking for better markings/colour to highlight the crossing Forwarded to Cllr. Whyte to pursue at his request 7/2/23	√ √	Cllr. Whyte reported verbally on 24/4/23 that this has been passed to the cycling & walking team; Planning Clerk attempting to find a contact and ask for update
Skatepark upgrade	746.2/22 210/23	Town Clerk to monitor and report on any progress Send letter to Cabinet Members asking why work scheduled for August, and for drawing of new layout	√	Work started first week in August Build is now underway; a verbal update will be made at the meeting The layout has been circulated. The end shelter will not be replaced; the centre one has not been touched. Completion estimated November.
Sewage overflow into water courses	852/22.1	Town Clerk: - Letter to Anglian Water re capacity, copy to NBPPC & MP	√	Response awaited
HMO list	111/23.4	Ask about regular updates	√	(7/7/23) Officer is looking into this. 7/9/23 Investigation on-going, and subject to the fusion of the legacy systems.
14 Church Street appeal	293/23.2	Add comments as minuted	√	Inspectorate acknowledged receipt
DHLU&C consultation – Local Plans	294/23.1 352/23	Cllr. Cole to draft responses Committee agreed responses; submitted	√ √	Acknowledgment received

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 6TH NOVEMBER 2023

Contact Officer: Mrs. K. McElligott, Planning Clerk

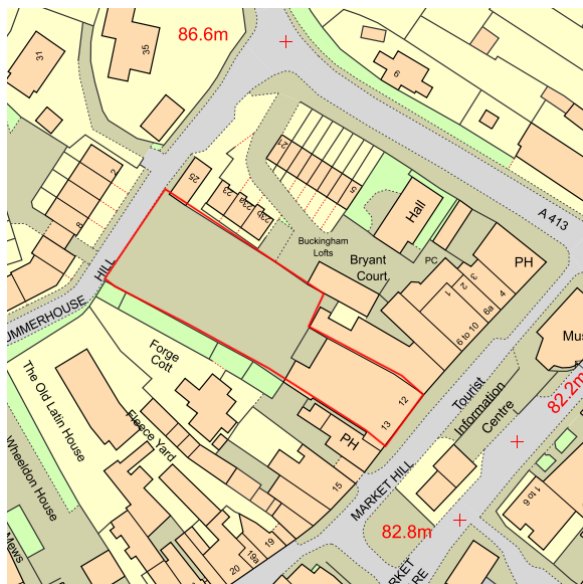
Additional information on Planning Applications

1. 23/02941/APP

12 - 13 Market Hill, MK18 1JX

Construction of new mansard roof to form 7 dwellings

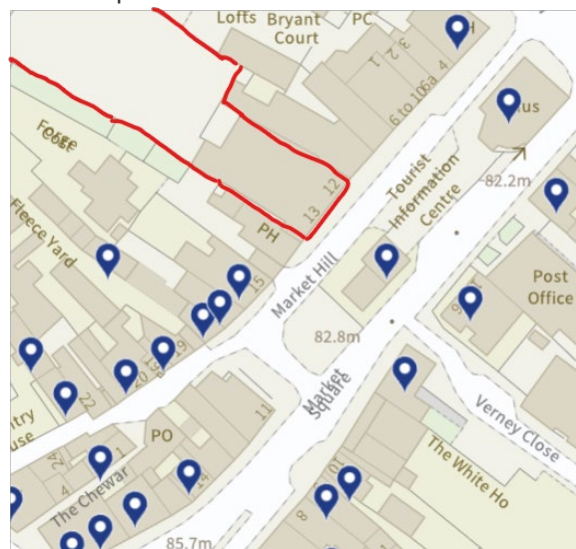
Wong



Location plan



Mock-up of building with proposed additional floor



Listed buildings nearby



The yard at the rear of M&Co and Boots

The site is the upper floors of the M&Co building in the market place; the red line includes the delivery yard at the rear, accessed from Summerhouse Hill. There is an existing consent (22/00848/PAPCR) for turning the first floor into 6 one-bed flatlets (2 doubles overlooking the street, and 4 singles behind) and the second floor into a further two doubles overlooking the street (the building does not extend back over the whole

area at second floor level at present). Access is via a stairwell at the southern end of the Market Hill façade, recently installed, and separate from Loungers ground floor bar/restaurant.

The proposal is to build out an extension to the second floor to accommodate three double flats, each with a balcony on the north-facing wall, and add a third floor with a further four flats (one has two double bedrooms, the rest one double each), making a total over the three floors of 15 flats. The balconies are off the living/dining/kitchen room with a wall on each side, a glass screen wall at the rear, a frosted glass balustrade at the front and a skylight over. Between them will be a V-shaped projection with one solid wall and one window wall “to reduce overlooking”, as they are quite close to Buckingham Lofts (the old auction rooms). Note that ‘Bryant Court’ on the maps is the address of the 3 flats over Boots ↔ Subway. The third floor flats are smaller – stepped in to allow light to the balcony skylights below – and have no balconies. Access to the flats on both floors is via a corridor along the southern side and a new doorway in the main building. The mansard roof is to be behind a slightly raised (4 courses of matching brick) parapet, and will be covered with slates, and the new windows to Market Hill are the same spacing as the existing windows below and the same 3 x 4 small-paned sash design. The windows at the rear are different, see drawings. The building is not Listed, but it is in the Conservation Area. The proposal includes 8 uplighters, above the Loungers fascia board (signage approved 30/10/23) but below windowsill level to “articulate external façade details”. It will be switched off with a timer to match Loungers opening hours. This picture below is included as an example, but I point out that this façade has recessed windows and a good deal of sculptural detail; 12-13 Market Hill has windows only very slightly recessed, and the detailing is provided by the window headers which are also flush with the wall.



Example of uplighting



M&Co front elevation

There is a Design and Access Statement (28pp, not numbered) and the first 17 pages are the entry in the Conservation Area Appraisal; the named Listed Buildings in the vicinity are Browns, the Almshouses and Clays, but not the Gaol or the “Upper & Lower Shop” (barbers and teashop respectively) which is Grade II, plus selected quotes from the NPPF on the need for good planning. P18 lists the relevant VALP Policies. The Neighbourhood Plan is not mentioned, nor the V&D Statement. The Design Appraisal (section 5) states that the building was formerly used as The Whale Hotel and became a shop within Class E. This is not so, and is corrected in 6.6 (the one on p22; there is another different 6.6 and 6.7 on p24, and anyway it is actually 7.6, they have two section 6s and the numbering is out for the rest of the document.)

The only statement about refuse collection is 5.8 – “Bin storage is incorporated to the rear of the development and will have sufficient capacity to address the waste management needs of the development”. Nowhere does it say how the residents are to transport their rubbish to the skips in the bin store, as it looks as though the only access is via the stairwell on to Market Hill, and it’s a long way round the back via the Moreton Road.

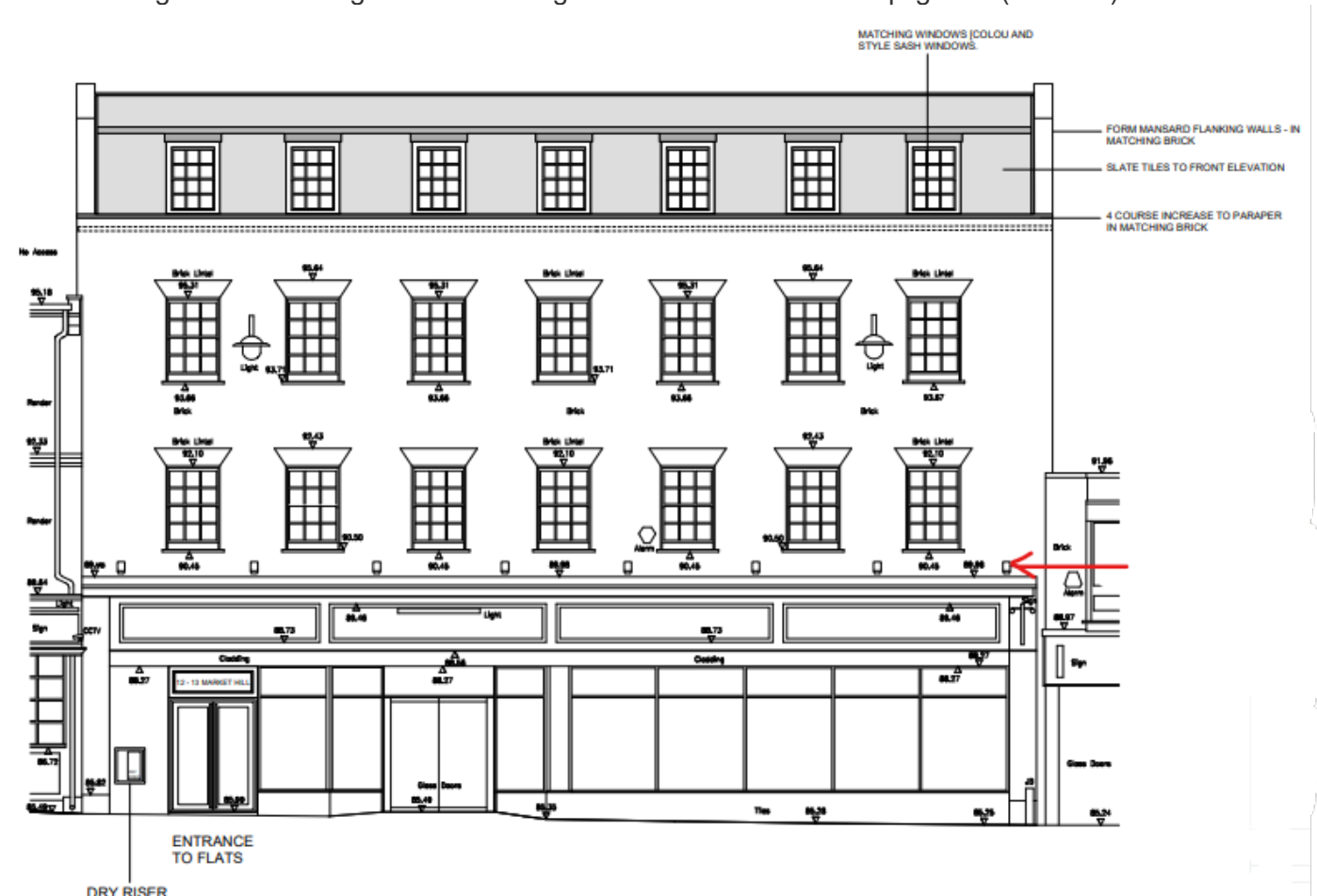
The flats are supposed to be car-free as they are in the town centre; no mention is made of the large yard at the rear, and the Transport Note goes into some details of the walking and cycling distances to town facilities. Nevertheless p15 has a table of 9 streets in the vicinity with parking spaces plus Western Avenue

and Cornwalls Meadow, and there is a map on p16 which has these areas marked; unfortunately, though the colour overlay looks correct, the base map underneath has been printed back to front, so nothing matches. This is followed by the usual accident data and TRICS calculations, and the response from Highways to the previous application requiring parking for one cycle per flat. There is a drawing entitled 'Proposed bin and bike store' but it only shows the bin store (at the rear of the building), so the 'car-free' aim is at best half-hearted. As usual the buses are treated as if they run all day, and every day, and no note is made that the 80 and 83 are school services one in the morning, and one back in the afternoon in termtime only; and in the case of the 134, one into Buckingham and one back *once a week*. The facilities map is as inaccurate as usual – we seem to have a school on Overn Crescent, but not on Brookfield Lane, Verney Park is not only a park, but a community facility as well. Jardine's Pharmacy is 160m away, the same distance as the Community Centre, when they could have listed the one just across the road. The list includes the M&S Food at the BP station, described as a supermarket, but Waitrose is not on the list.

There is an extremely detailed (36pp) illustrated Daylight and Sunlight Report which looks at the effect the extra storey will have on all the windows of all the neighbouring buildings, and what that room is used for. Conclusion – low impact. The consultants seem to be of the opinion that the barbers opposite and the tearooms below are "The Bull Ring".

Proposed Elevations:

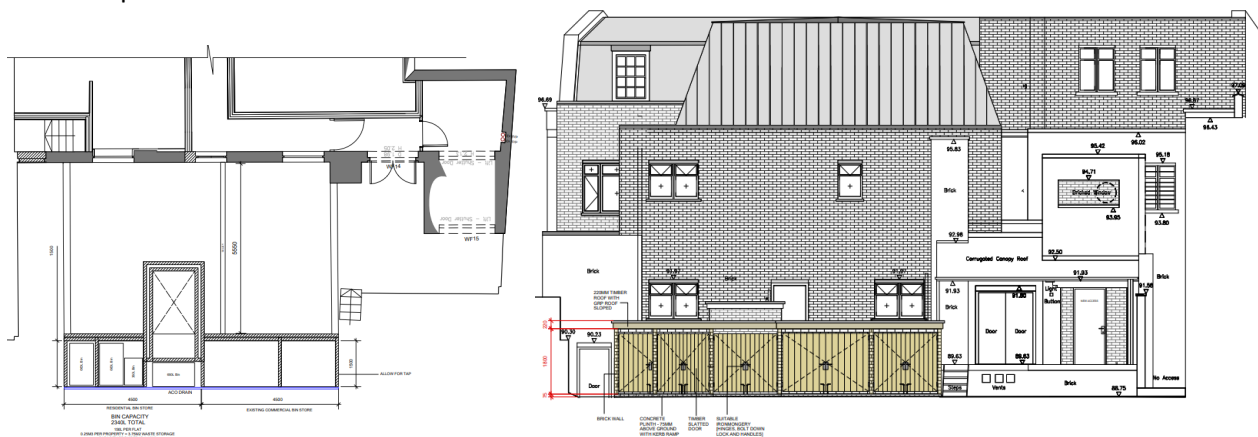
Front: the eight small rectangles above Loungers' fascia board are the uplighters (arrowed)



Rear:



Bin store plan and elevation:



The back of the building (26/10/23)

North side:



The north side of the building from Market Hill (11/7/23) and from the yard (26/10/23)

South side: The railings are outside the new corridor and retained for maintenance purposes





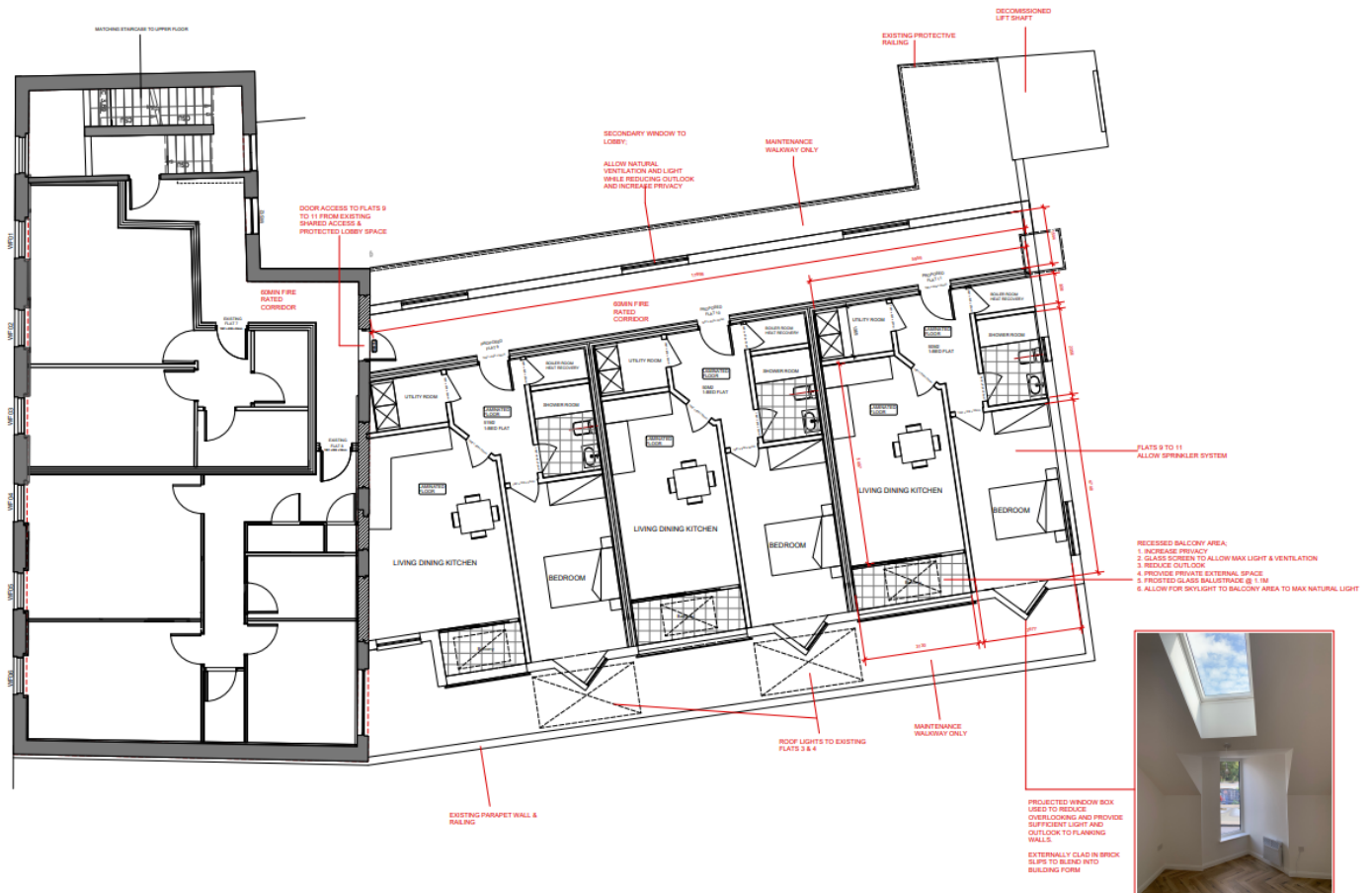
The south side wall from the Forge Cottage access The fig tree is behind The Whale's smoking cabin (right)

Floor plans:

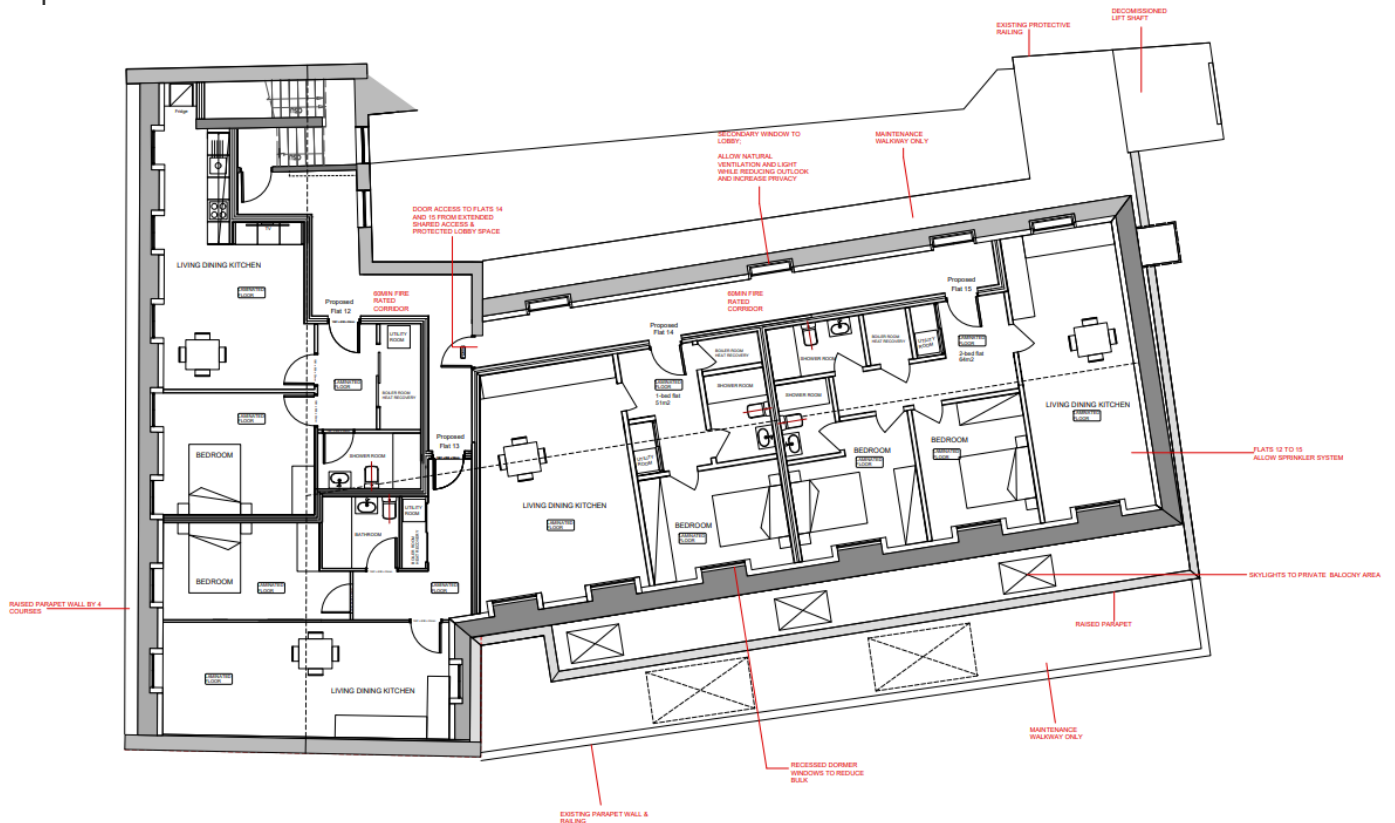
The approved first floor flats:

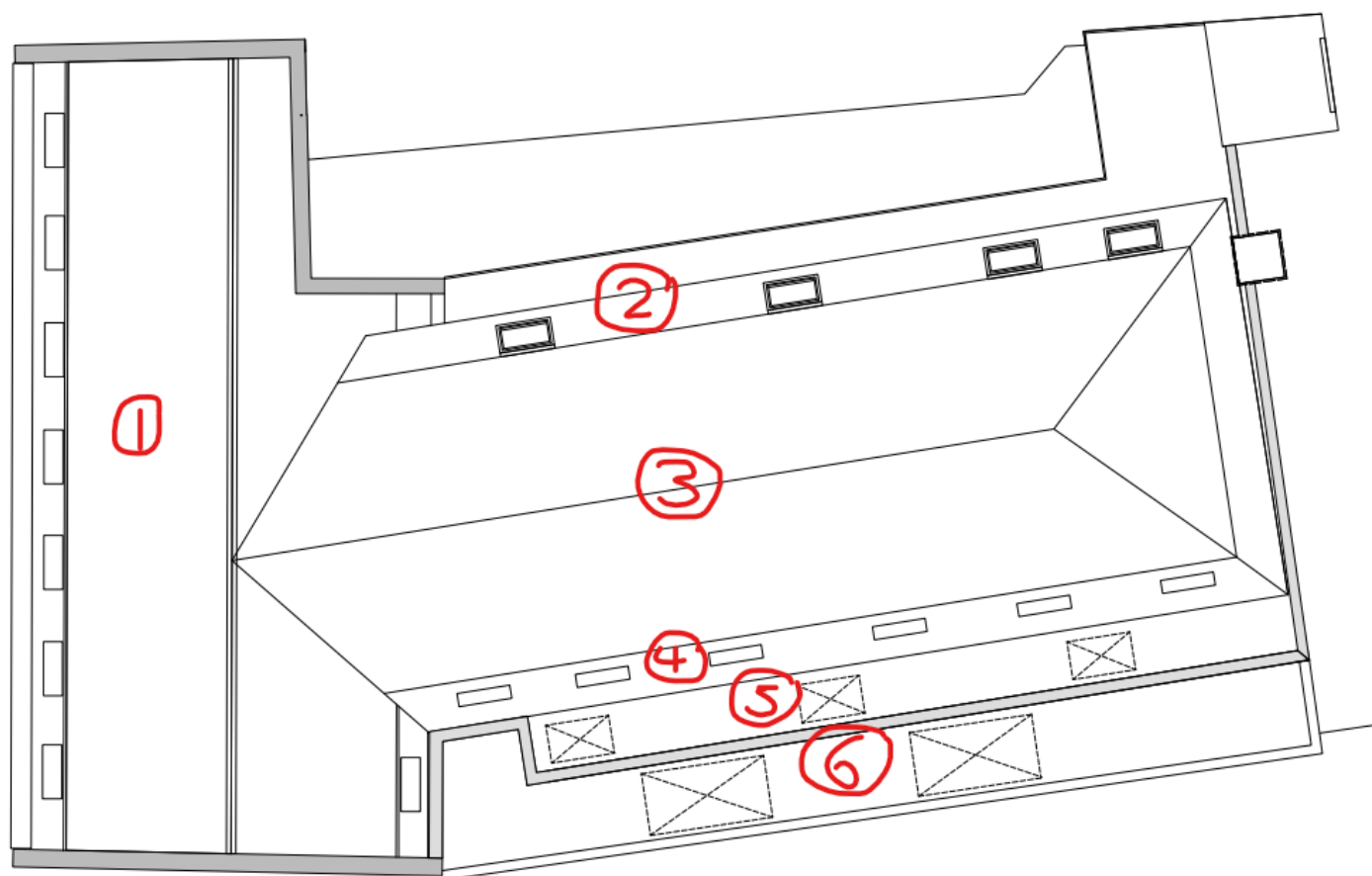


Proposed 2nd floor; the photo bottom right is the V-shaped window and skylight The approved flats are the two in the heavy outline on the left



Proposed 3rd floor:





Proposed roof plan; Market Hill to left, parking yard to right

- (1) New mansard roof with 7 x 3rd storey windows (2) Windows to access corridor, 3rd storey
 (3) New roof to 3rd storey rear (4) windows to 3rd storey flats (5) skylights over 2nd storey balconies
 (6) skylights in approved first floor flats

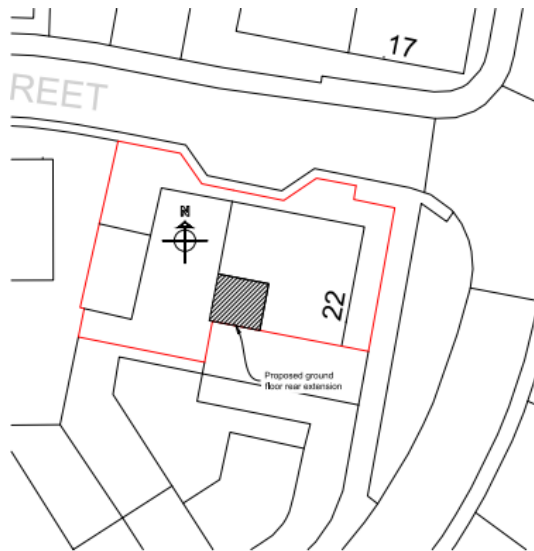
Recent Planning History

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 1 No 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; 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	Refused
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 <u>[Loungers]</u>	Approved 30/10/23
7	23/02078/APP	Proposed alterations to shopfront <u>[Loungers]</u>	Approved
8	23/02941/APP	Construction of new mansard roof to form 7 dwellings	Pending Consideration

2. 23/02971/APP

22 Swithin Lane, [St. Rumbold's Fields], MK18 1ZJ
Householder application for single storey rear extension
Abu-Rish



The front of the house. The extension will be behind the closeboard fence (28/10/23)



The rear of the house; the existing French window can just be seen; the extension will infill this L-shape

The site is a 4-bed detached house, L-shaped in plan, on a corner plot in St. Rumbolds Fields, facing east onto Swithin Lane. There is a detached garage to the rear of the house with its driveway on to Frideswide Street and a nearby parking layby. Confusingly, the house to the rear is 22 Frideswide Street.

A proposal to convert the loft into two further bedrooms and a bathroom with skylight windows in both roof slopes and a large dormer at the rear was considered on 23rd September 2022. Members **OPPOSED**: *Members felt that the very large flat-roofed dormer was contrary to the design policy for the estate, where individual gabled dormer windows were the norm; it was also higher than the subsidiary ridge of the rear wing's roof and made an awkward join with it.*

Amended plans with a very much reduced and gabled dormer and fewer skylights were submitted (but not consulted on) and the application was approved on 7th November. None of these alterations appear on the application drawings for the current proposal, and they have not yet been implemented.

The new proposal is to infill the L-shape (currently a patio with two doors opening on to it and housing a short stair to the garden) with a dining room with a single-pitch roof with two skylights and french doors with narrow glass side panels to the garden replicating the existing ones. There will be no side windows to overlook the neighbouring property. A short staircase will lead from the new doors to the garden, necessary because of the slope of the land. Comparing the two applications shows that the 'study' has been converted to a single bedroom, and the 'reception room' to the right of the front door has become the study. The existing door and side panel apertures will not be filled in so creating a large open-plan lounge/dining-room/kitchen.

Materials to match existing.

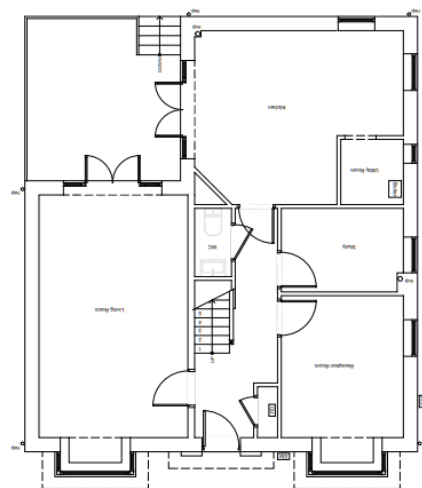
Property History

1	22/03052/APP	Householder application for proposed loft conversion with rear dormer and roof lights	Approved
2	23/02971/APP	Householder application for single storey rear extension	Pending Consideration

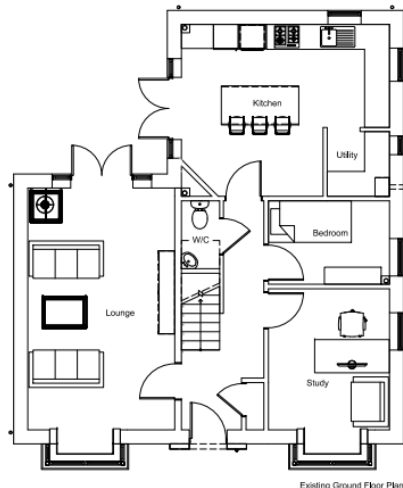
The top row are the elevations approved last November (22/03052/APP Amended):



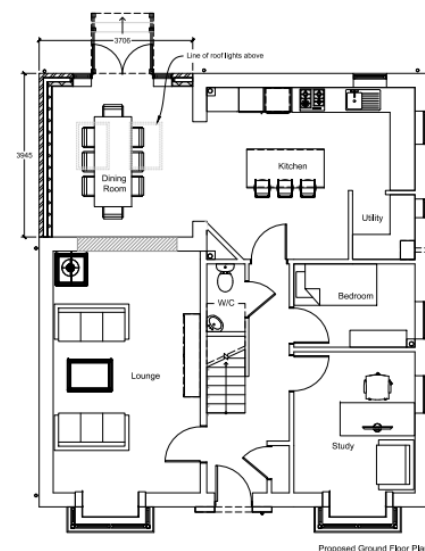
Existing and proposed elevations, this application



Ground floor as built (22/03052)

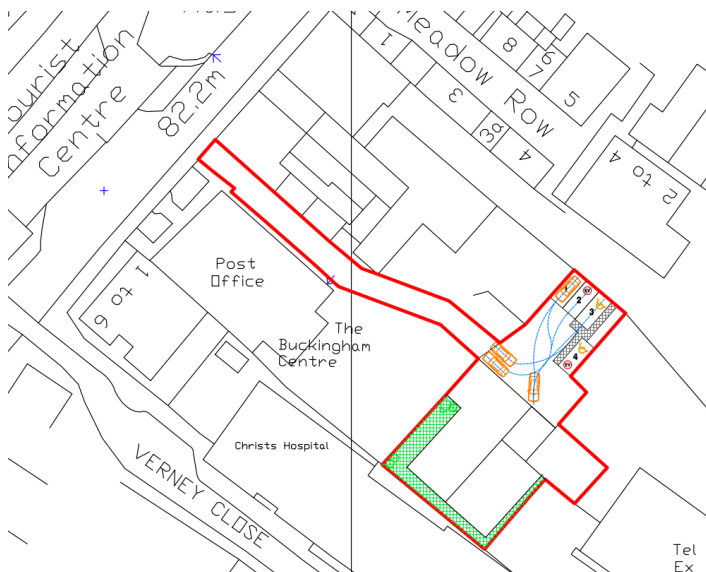


Existing & proposed ground floor plans (this application)

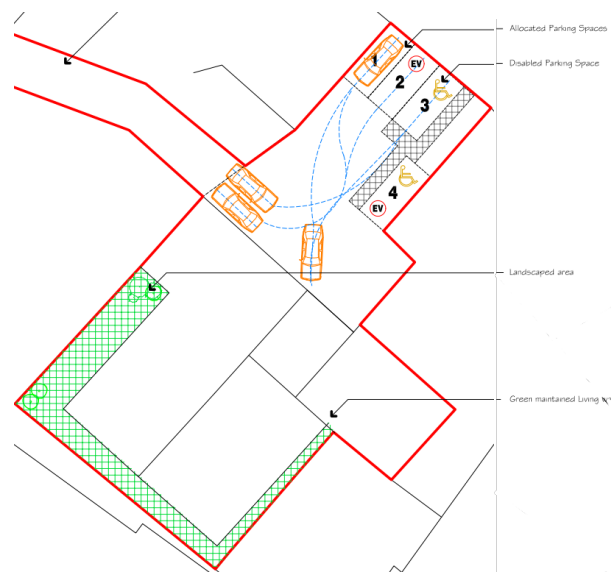


3. 23/03078/APP

Home Appliances, The Old Telephone Exchange, Market Hill MK18 1JT
 Two storey roof extension to provide 8no. flats and change of use of the ground floor to provide 1no. residential unit and ancillary residential uses
Anderyassian



Location and Block plan



Site plan

The site is the Old Telephone Exchange in the yard behind the Royal Mail Sorting Office, formerly the Post Office, both built c.1939. It has been occupied by Home Appliances (electrical goods retail & repairs) since 1997, but has been empty for some time; it received retrospective approval in 2020 for the redistribution of floor area use to B1 workshop (60m²)/A1 retail (60m²)/B8 storage/distribution (159m²) due to changing retail patterns. It is an unassuming single storey brick building with flat roofs with a small parapet edge, formed from two original buildings of slightly differing heights, with the L-shaped gap (see 'existing' ground floor plan below) roofed over to provide a covered loading bay. To the northwest is the Royal Mail's parking area accessed from Market Hill via a single-track alley with a pedestrian path painted to one side, and a gate which is locked out of working hours. It emerges on to Market Hill beside Smith & Clays' butcher's shop and opposite the end of the Old Gaol layby.

At the Public Session on 23rd July 2018, when a presentation was given to the Committee on a rather different proposal for this site, Mr. Grimsdale offered the following details:

Mr. E. Grimsdale gave a brief description of the architectural merits of the Post Office/Old Telephone Exchange site (the last such complex built for the Ministry of Public Works before WWII; architect Frederick Llewellyn). He regretted that the draft plans for the latter (now occupied by Home Appliances) had not made reference to the granite plinth, stone and brick materials and Neo-Georgian openings of the Post Office building. He described the use of hidden downpipes that gave an unbroken façade, and the temperature-controlled equipment room and other parts of the complex; he felt that the building could be saved, keeping the existing footprint and perhaps adding a second storey, and a 'Georgian' doorway matching that of the Post Office.

No subsequent application was received for this proposal, which involved the demolition of the exchange and a courtyard development of 9 flats with no parking provision. Members suggested the applicant consider negotiating access from Cornwalls Meadow for the convenience of residents.

The site has a small car park with 8 spaces against the northern boundary with the delivery yard for Meadow Walk and Clays' rear access. There are no gates in the chain link fence along this boundary, and the height difference between the two areas is 2-3 feet.

The Town Council's response and Buckinghamshire's decision (refusal) for the 2021 application can be reached [here](#).



Old & New Telephone Exchanges from BTC office window



Gap and height difference between the two buildings



Height difference between parking area and Meadow Walk Delivery Yard (photos 21/10/23)

Property History (not signage)

1	97/01711/APP	CHANGE OF USE OF TELEPHONE EXCHANGE, TO CLASS B1 (BUSINESS USE) WITH ANCILLARY STORAGE AND SALES (RETROSPECTIVE)	Approved
2	00/02100/APP	Erection of covered loading bay for use ancillary to existing class B1, business use, storage and sales	Approved
3	99/00525/APP	Continued use of premises for class B1 business use with ancillary storage & sales	Approved

4	10/02379/APP	Change of use from B1 to A5 and Erection of new shop front, extract duct and compressors	Refused
5	20/02488/APP	Change of use from B1 (light industrial) with ancillary storage and sales to mixed B8 (storage), B1 (workshop) and A1 (retail) (retrospective)	Approved
6	21/02518/APP	Part change of use of ground floor from mixed B8 (storage), E(g) (i) (workshop) and E(a) (retail) to 3 no. flats and the extension and alterations to building to provide 7 no. flats	Refused
7	23/03078/APP	Two storey roof extension to provide 8no. flats and change of use of the ground floor to provide 1no. residential unit and ancillary residential uses	Pending Consideration

The proposal is to convert part of the ground floor into an accessible flat with three double bedrooms all with wet-room ensuite shower-rooms, kitchen/diner, utility room, cloakroom and family room. Two bedrooms, the kitchen and the family room have french doors opening into planted areas around the outside. Its main entrance appears to be from the interior courtyard which is reached from the NE side of this covered L-shaped area, via the stairwell, so there are two doors to pass through before the ramped access to the flat. Neither of these doors, or the doors within the flat appear to be any wider than the doors in the rest of the building. The inner courtyard also has a large storage/cycle area, and will be planted with shrubbery and small trees, and there is visitor parking for 5 (drawing) or 3 (Planning Statement) cycles in the stairwell lobby. The original smaller corner building will house 8 secure cycle/storage bays (big enough to take 4 (or 2) cycles each), and an area (diamond cross-hatching on the drawing) marked home office/gym, for residents' use. The small projecting area on the PO yard side (see photo below right) which was the shop entrance and staff cloakroom will house the waste management and recycling room.

According to the Transport Statement (p11) this flat will be an HMO.

The first floor will house 4 flats with accommodation as follows

Flat 1: at the Library end, with a blank side wall; 2 bedrooms, each with en-suite shower-room and French window with Juliet balcony facing the telephone exchange, cloakroom, store, kitchen and lounge/diner with main door to the open communal balcony

Flat 2: 1 bedroom with en-suite shower-room and French window facing the telephone exchange, store, kitchen/diner and lounge with main door to the open communal balcony;

Flat 3: 2 bedrooms, each with en-suite shower-room; one has a French window facing the telephone exchange, the other the communal balcony, cloakroom, store, kitchen/lounge/diner with main door to the open communal balcony

Flat 4: over smaller original building; 1 bedroom with en-suite shower-room and kitchen/lounge/diner each with French window facing the back of the library, storeroom and front door to stairwell. There is a space marked balcony, but there is no apparent means of access to it, so one must assume the rear wall has sliding glass doors.

Flats 5 - 8 on the second floor are identical Flats 1 - 4, including the apparently inaccessible balcony.

The roof will be planted with sedums, creating microhabitats and rainwater run-off control.

There will be bat and bee bricks where feasible, and bird boxes.

The planted areas on three sides will have black metal railings of traditional design.

Rainwater harvesting will be installed, and water butts for watering the landscaped areas.

Each of these 8 flats are shown as having 5 bins outside the front door, intended as temporary receptacles for sorted waste. The residents will have to separate cardboard/paper/plants/flowers, glass/cans/recyclable plastic, compostable food waste and non-compostable food waste from other general waste (including small electrical items, bedding and clothing) and the correct sorting will be monitored by the caretaker. The waste in the containers will be transferred to the Waste & Recycling room on the ground floor from where collection of each sort will be organised by the caretaker as and when required.

Compostable waste will either be treated and used on the landscaped areas, or dried to a powder, compacted, bagged up and disposed of. Estimated volume reduction of volume c. 60%.

Parking – there will be 4 bays only, two for disabled people, and one of each type will have an EV charging point (the Transport Assessment says, p10, that all will have a charging point). However these are 2.4m x 4.8m, not 2.8m x 5m, nor the standard augmented dimensions for disabled and charging bays. Highways

have consequently requested a revised parking diagram, and a Car Park Management Plan. Parking will be allocated on a first-come-first-served basis. Presumably at least one disabled resident (if it is a HMO for three) is expected to use Cornwall's Meadow, and there is no convenient direct route between the two. Access - the Planning Statement says (under **Ownership**, p19) that the appropriate notice has been served on the owner(s) of the shared access, but there is no indication of whether the Royal Mail are happy with its use after their work hours when the gate is locked for security reasons.

The estimated daily vehicle traffic for the previous use was 17 movements for 8 parking bays, so the reduction in parking provision should make for a reduction in the number of vehicles emerging into Market Hill, where the visibility to the north is very restricted.

Materials – the existing building is to be retained. However the likely presence of asbestos in the floor, given its original purpose, is not mentioned, and the installation of new plumbing and other services will require a check on this. The ground floor brickwork will be retained and the new upper storeys will be clad in fire-rated aluminium. (the D&A Statement says 'comprise of' but one hopes they mean 'clad in')

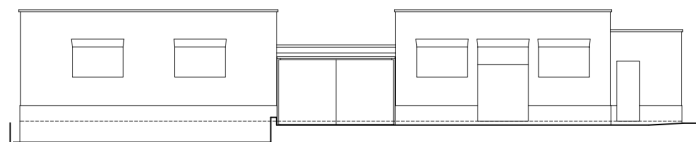
Flood Risk and Drainage – the site itself is above extreme flood levels, but it drains into the car park system, which is of course underwater during flood events. At the time of the last application, the asset map submitted only showed the sewer that runs along the delivery lane/disabled parking bay road by Waitrose; the new asset map shows a spur into the delivery yard adjacent to Waitrose. The document includes:

To say the asset maps do not show nearby infrastructure is incorrect firstly because there is an existing public combined sewer in Cornwall's Meadows/Waitrose car park as shown, but there are also unmapped public sewers which connect into this sewer including those which serve the existing building.

which is a little unfair. One can't be expected to see unmapped utilities.

SuDs have declined to comment on this application.

Rainwater harvesting, water butts and a green roof are proposed. Excess from the butts will drain into the regular sewers.



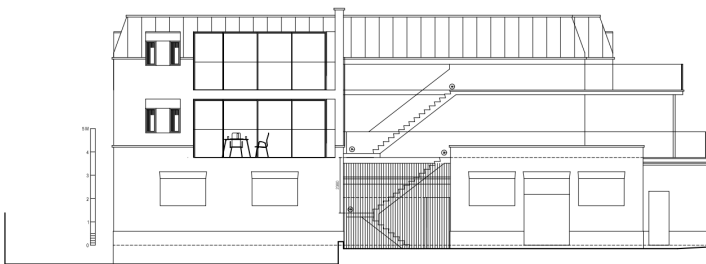
Existing NE elevation – facing into parking area towards Waitrose



Eastern end of front elevation (from delivery yard)



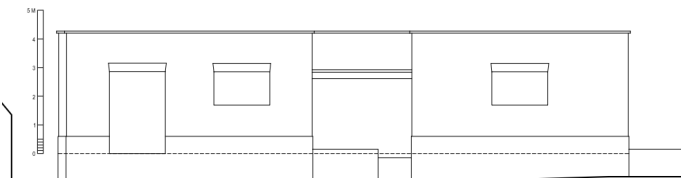
Western end of front elevation (from PO yard)



Proposed NE elevation and artist's impression. The staircase utilises the covered delivery space (00/02100/APP)



NE elevation and projecting part of SE elevation



Existing SE elevation (towards new Telephone Exchange)

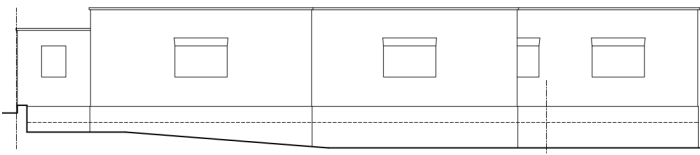


SE elevation from new Telephone Exchange yard. Library wall on left

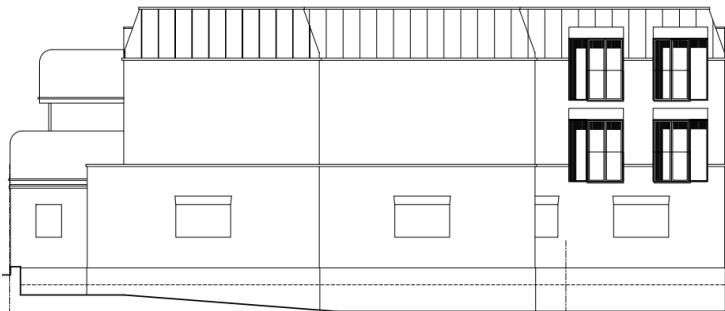


Proposed SE elevation and artist's impression

(SW/SE elevation view) Blank wall at left faces Library



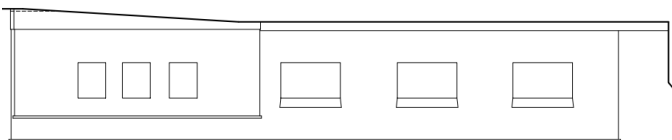
Existing rear (SW) elevation towards Library



Proposed SW elevation and artist's impression (windows on upper storeys are distant view of projecting wing)



NW/SW corner
(PO yard to left, blank wall facing Library)



Existing NW elevation (facing PO parking yard)

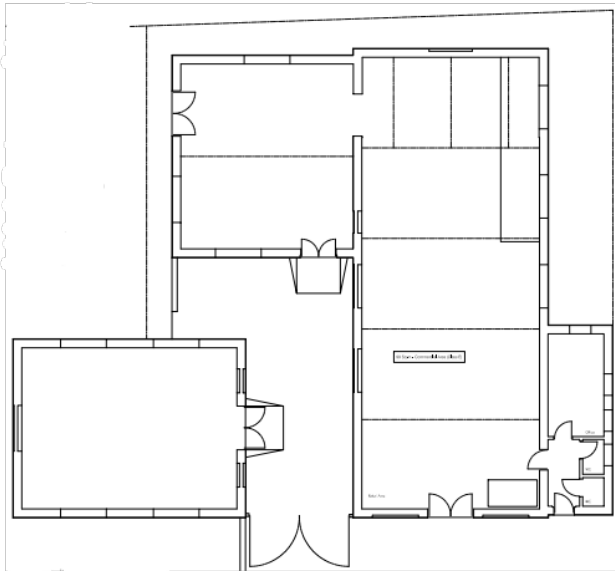


(see also view from office window above for full length)

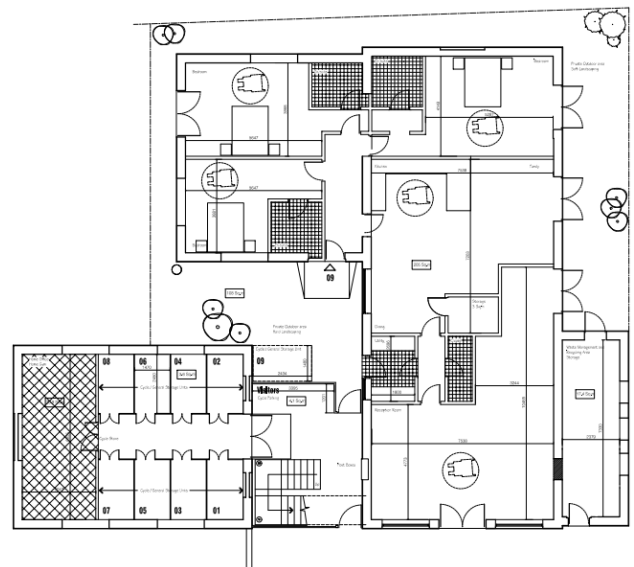


Proposed NW elevation and artist's impression

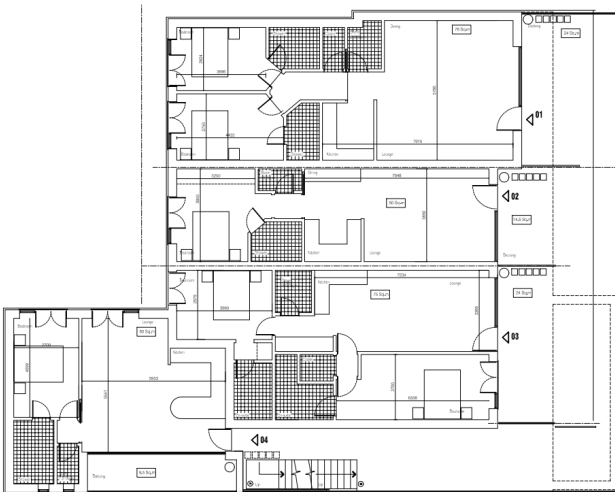




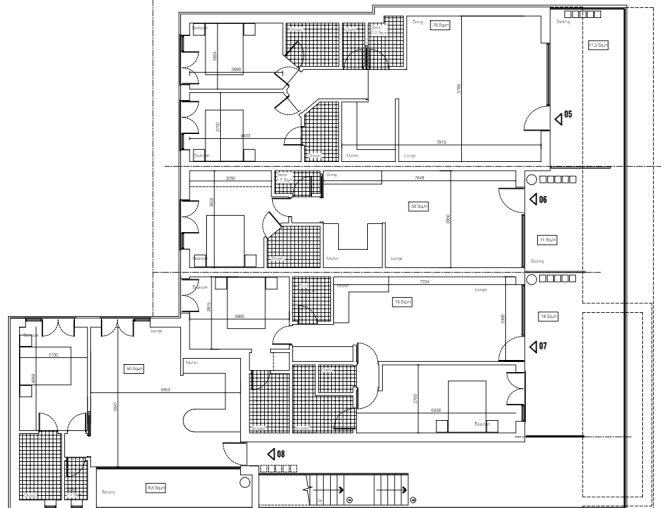
Existing ground floor plan



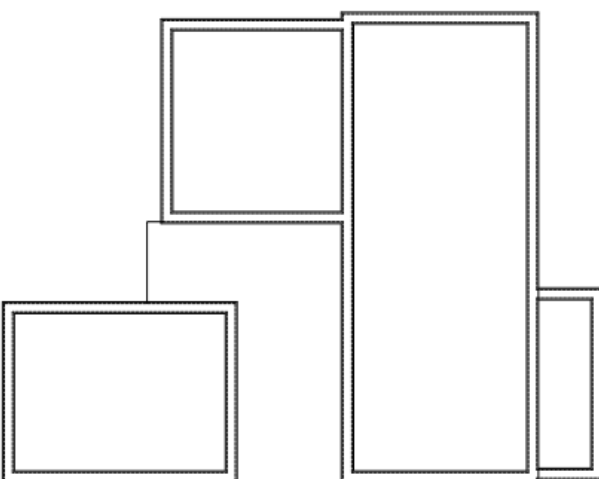
Proposed ground floor plan



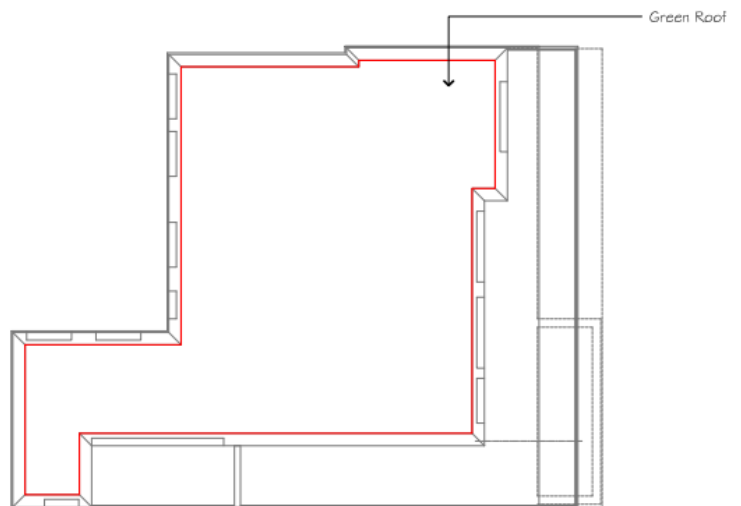
Proposed First floor plan



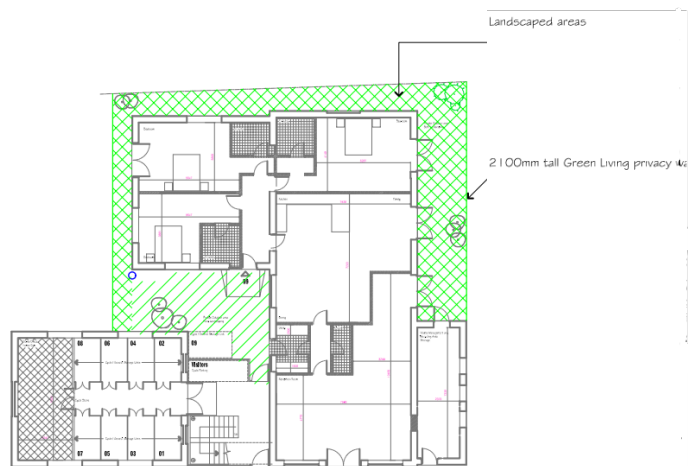
Proposed Second floor plan



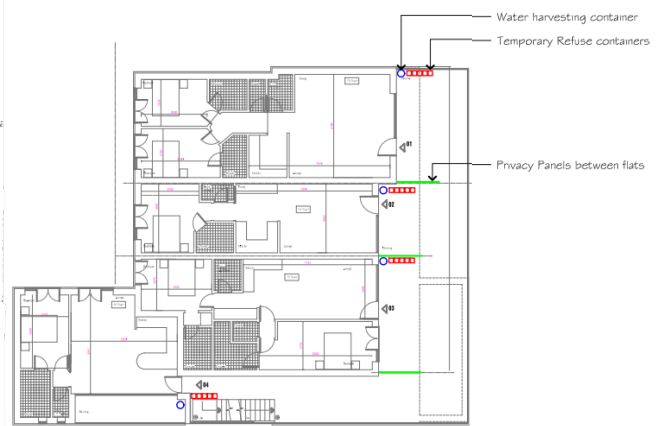
Existing roof plan



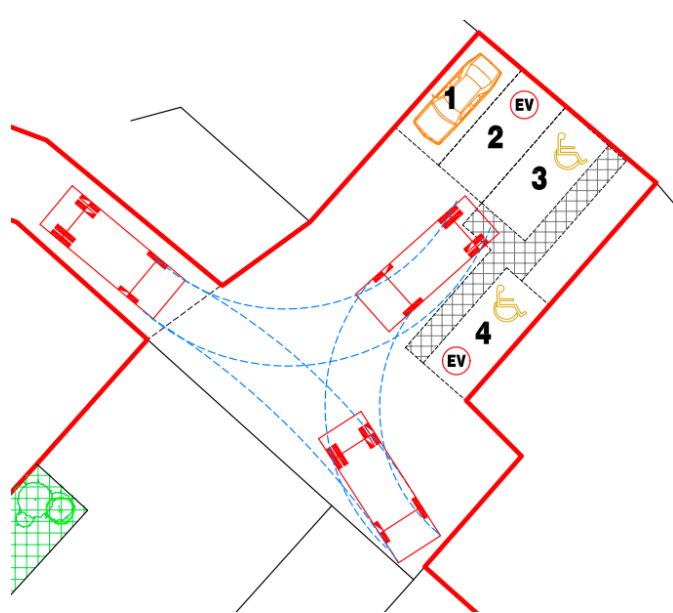
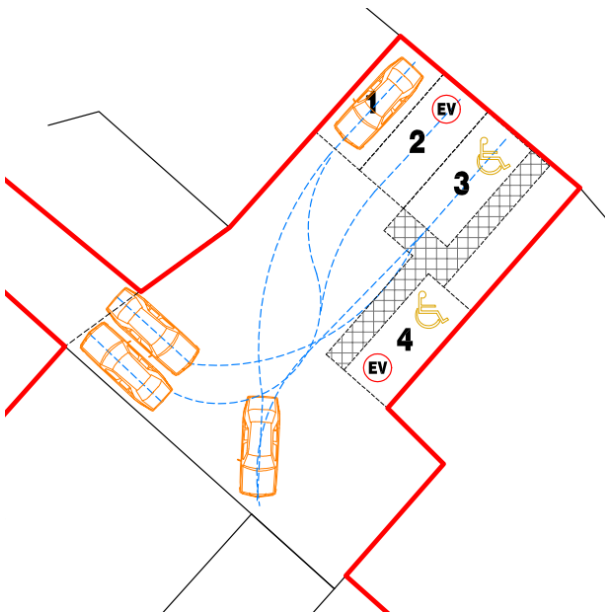
Proposed roof plan



Landscaping



Bin storage (red) and water handling



Tracking diagrams for cars and lorries (up to 7.5t) showing parking bays with EV charging on two.

4. 23/03189/APP

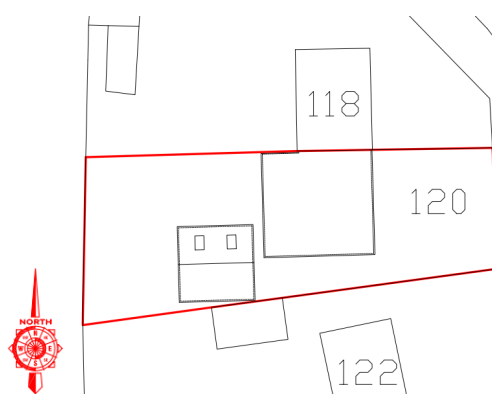
120 Western Avenue, MK18 1LS

Householder application for proposed replacement signage with associated internal and external works

Philips



Location plan



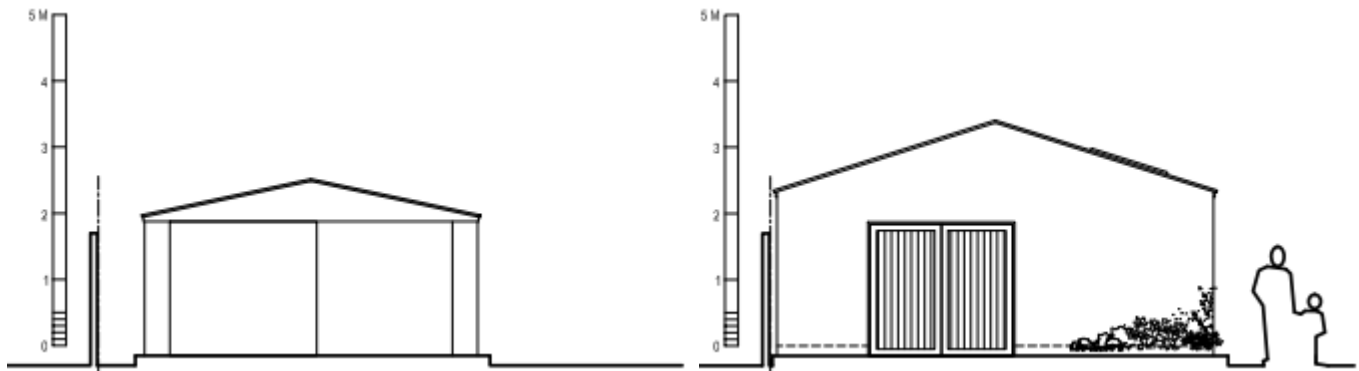
Proposed site plan



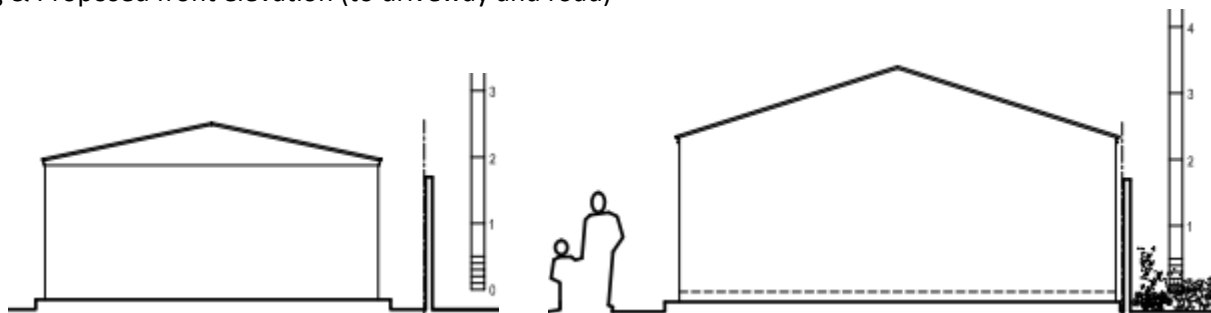
The house and its existing garage (28/10/23)

The site is the more southerly of a pair of semi-detached houses on the west side of Western Avenue at the corner of Grenville Road. The house would originally have been the same depth as Nos 118 and 122, but an extension the full width of the house x 3m deep was approved in 2014. It has a detached double garage set at a slight angle to the rear house wall (according to the 2014 drawings) though only the southern half faces the end of the drive. The rear faces a small green on Grenville Road.

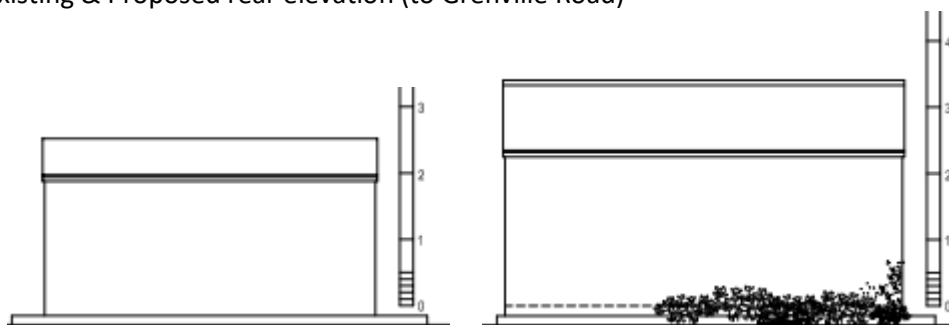
The proposal is to replace the garage, which is 5m square with a larger 6m square building with two skylights in the northern roof slope. The roof ridge will be raised from c2.5m to c.3.3m. A pair of side-hinged doors the same size as the existing will give access to the driveway; a single inward-opening door will be on the garden side, with a small window each side of it, as at present, so there will be no additional overlooking concerns. The south and rear walls will have no openings. The concrete foundation slab will be extended almost to the common boundary fence with No122 and slightly further into the garden. The existing garage has concrete panel walls and corrugated sheeting roof; the replacement would have brick walls and tiled roof.



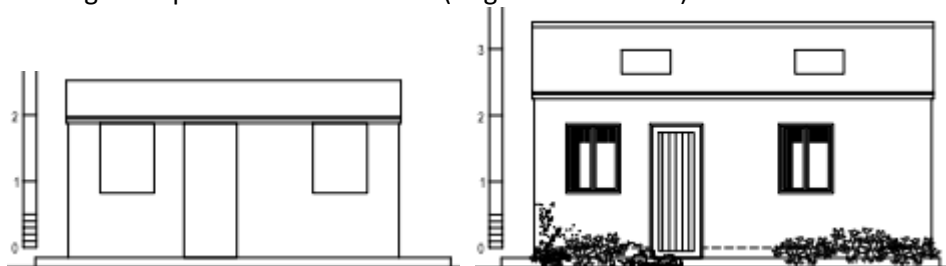
Existing & Proposed front elevation (to driveway and road)



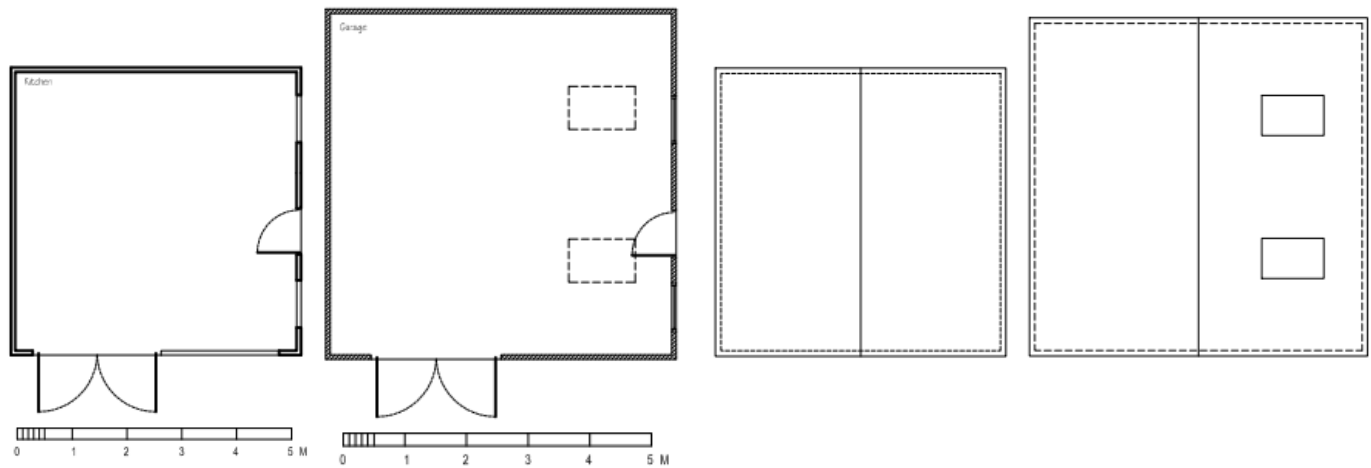
Existing & Proposed rear elevation (to Grenville Road)



Existing & Proposed south elevation (to garden of No122)



Existing & Proposed north elevation (to garden of № 118)



Existing and proposed floor and roof plans

Planning History

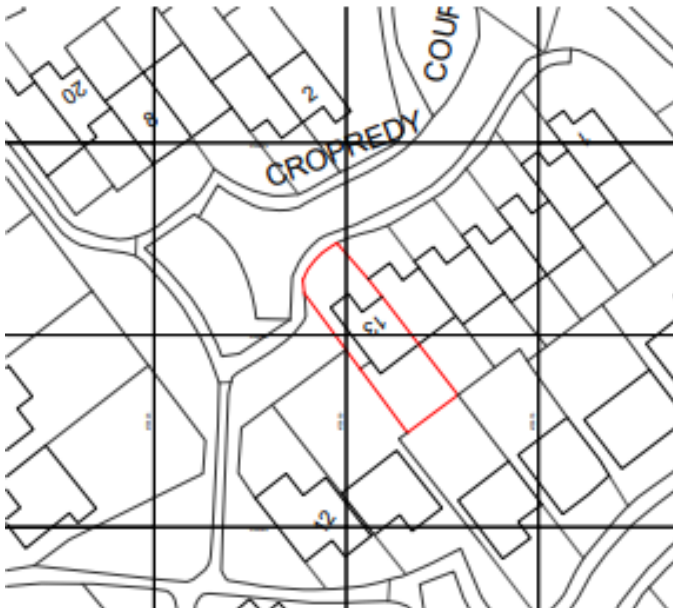
1	14/01578/ACL	Part single, part two storey rear extension	Approved
2	23/03189/APP	Householder application for proposed replacement garage with associated internal and external works	Pending Consideration

5. 23/03270/APP

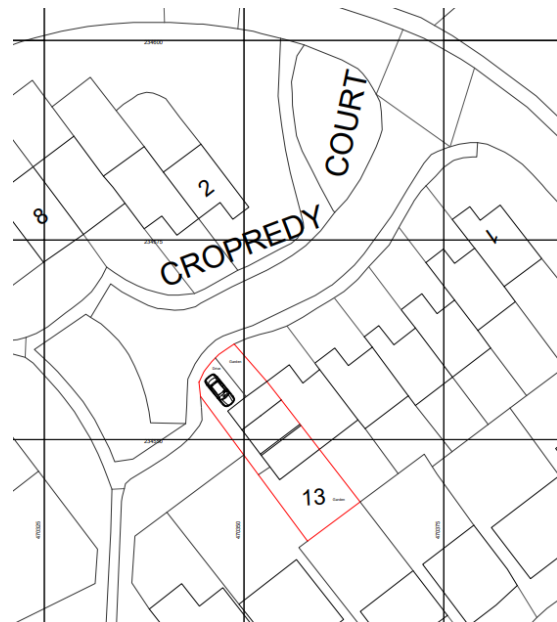
13 Cropredy Court, MK18 1UX

Householder application for single storey front extension

Peace



Location plan



Block plan

The site is the end house of the terrace on the south side of Cropredy Court, off Hilltop Avenue on Page Hill. All eleven houses (there is no №10 or №12) were originally identical, though the building line was staggered to give interest, and all had a single storey flat-roofed garage projecting forward of the house wall. Nos 1, 3 and 13 have turned their garages into habitable rooms without planning permission and Nos 7 and 8 with permission; Nos 6 & 8 have already done a similar single storey infill (with permission) with a continuous single pitch roof over the width of the two houses and a common paved frontage. The conversions all have

a front window, the remainder all retain the appearance of a garage. There is a large open space at the end of the road and a turning head.

The proposal is to infill the space between the garages of № 11 and № 13 to form a dining room with a window in the front wall, and a continuous single pitch sloping roof. The existing front house wall will be demolished to make a large kitchen/dining room, incorporating the hallway. The present dining room, in the converted garage, will be amalgamated with the under-stair cupboard and redesigned to form a snug and utility room, each with sliding doors to the kitchen/diner. It is also intended to remove the airing cupboard in the front bedroom. The rear part of the house will remain unchanged.

The proposed infill will make a difference to the street scene of the south side of the cul-de-sac, which is garage/gap/garage/gap all the way at present; however it will accord with what Nos 6 & 8 have done opposite. Members may want to ask for the new window to match the style of the existing (and those of other conversions). Other materials will match the existing.

It is not clear where the meter cupboards will be relocated.



No 13 front; No 11's garage on left (1/11/23)

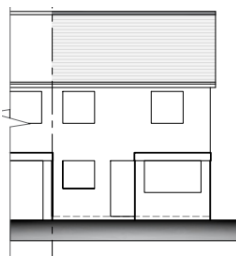


View along the south side of Cropredy Court

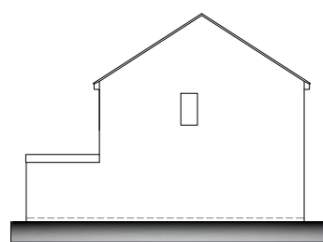


Nos 8 (left) 6 (with car) opposite. (Google*)
The whole frontage is now paved.

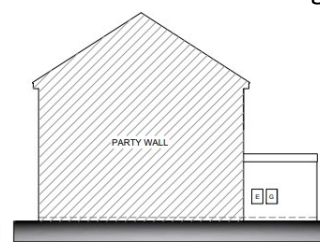
* There was a white van and men working on the forecourt on 1/11/23



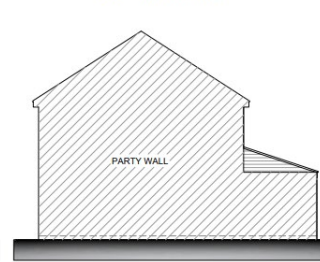
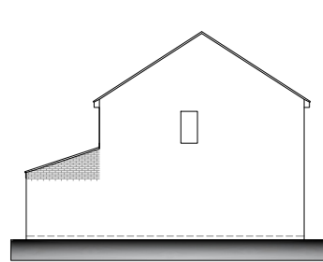
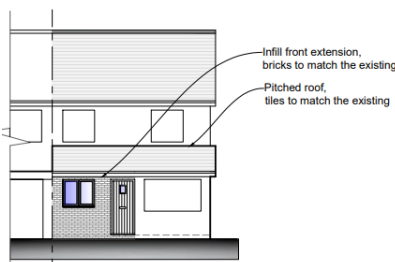
NORTH ELEVATION (Rear)



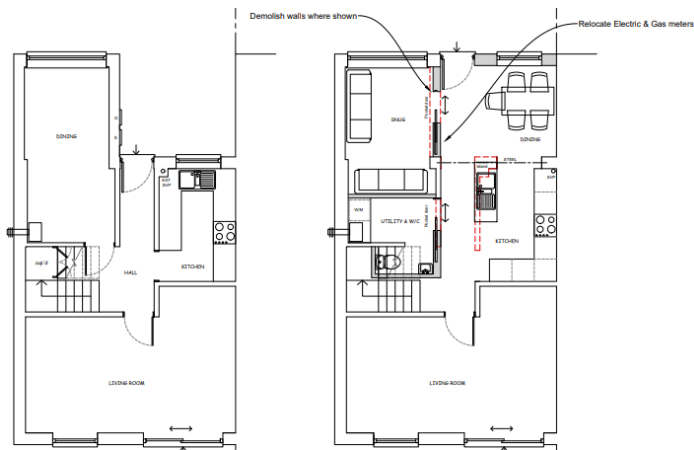
WEST ELEVATION (Side)



EAST ELEVATION (Side)

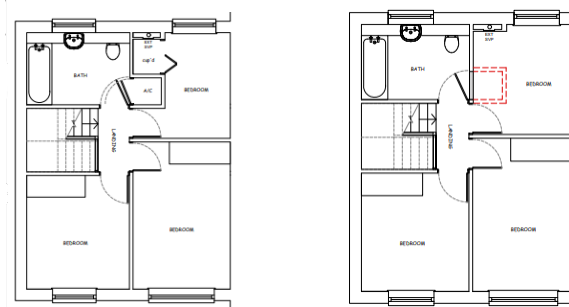


Existing (top) and proposed front, west side (to green space) and east side (to No 11) elevations.



Existing & proposed first floor plan

Walls to be demolished Proposed walls



Existing & proposed ground floor plan

Amended plans

6. 23/02212/VRC

Oddfellows Hall, 48 Well Street MK18 1EP

Submission of details to enable the variation to a compliance condition of Condition 11 attached to 21/00479/APP (Variation to condition 2 (repositioning of rooflights as approved drawing) relating to application 19/03398/APP - conversion of former meeting place (Class D1) to form 9 no. student apartments (Class C3) with associated communal facilities)

Teff

Amended plans: revised waste collection arrangements; the sorted and bagged waste will now be collected by the Council rather than a private waste disposal company. The bags will be kept in the room just inside the front door and put out on the pavement for collection by 5pm the day before the appropriate bin day.

7. 23/02545/AOP

Benthill Farm, London Road

Description has been changed from:

Outline planning application all matters are reserved save access for erection of 2 dwellings with garages car parking and landscaping

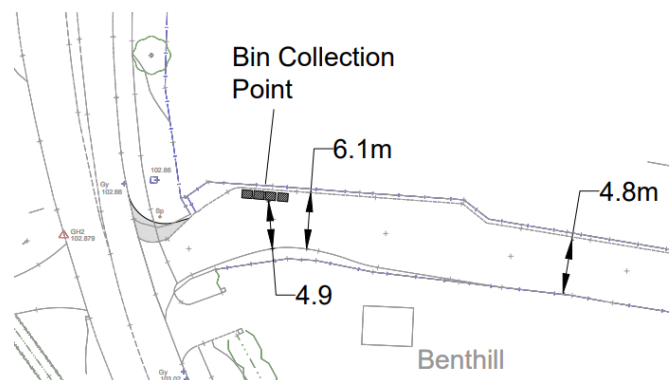
To

The demolition of an agricultural building and an outline Planning Application for the construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm. All matters reserved save access.

Webb



Location plan



Detail of bin layby at access

Members considered this application at the 18th September meeting, responding "NO OBJECTIONS subject to Waste & Recycling's satisfaction":

Members noted that this was an Outline application, and looked forward to receiving the Detail application(s), expressing the hope that the final design will be more adventurous as the houses will be

very visible in such a prominent hilltop site at the entrance to Buckingham. They also commented that the installation of a heat pump does not preclude the addition of solar panels to the roof, that chimneys would add interest to the roofline, and that the position on the edge of a dark area would restrict the amount and brightness of exterior lighting provided.

They noticed that there were no comments from Waste & Recycling on the 150m. long distance from the houses to the gate on London Road (there were none for the previous, withdrawn, application either) as recommended by the Highways Officer, and would like assurance that they have been consulted and are satisfied with this.

A short Technical Note has now been submitted in response to the Highways Officer's comment. The maximum distance that residents should have to haul bins for kerbside collection in *Manual for Streets* is 30m.

There is space for a 9.5m long vehicle to turn in the yard, but the Council's vehicles are 12.2m long with a turning circle of 21.1m; also the time taken for the lorry to enter the yard, empty the two bins, turn and exit, is not considered efficient use of their time. However the haul distance to the road is not much longer than those of the residents of the farmyard dwellings to the west, and the new owners will be aware of the distance when they purchase the house. A bin collection point is therefore proposed, just inside the gate to London Road. The access road is wide enough at this point, and it means the bins will not be left at the roadside, possibly obstructing the footpath.



Original plan of housing area



Amended plan; note extension to front garden of No.1

The blue dots by the garages are EV charging points

The reason for the extension of the front garden of No.1 was requested: the officer responded "the existing barn extends to that point so in order to get a new licence for the demolition the barn need to be included within the red line boundary. That is the reason why the red line has been amended as well as description changed to include demolition of barn as well."

Additional documents - Not in our Parish (Maids Moreton)

8. 23/01636/ADP

Land off Walnut Drive and Foscombe Road, MK18 1QQ

Submission of details of siting, design, external appearance and landscaping for the erection of 163 dwellings pursuant to outline planning permission 16/00151/AOP and discharge of condition 22 (biodiversity net gain) and condition 8 (CEMP) of planning approval 16/00151/AOP

61 additional documents, including drawings for the Highway Improvements at Main Street/Walnut Drive, Stratford Road and Church Street, and the Construction Access plan, all of which Members have seen before. The remainder deal with matters internal to the site, such as house designs.

Members' response to the earlier submission (19th June 2023) was

Members restricted themselves to commenting on the CEMP map and highway improvements plans as they affected this Council.

The map showed that construction traffic would be directed to come in from the north via the A413; Members doubted that this would be rigidly observed, and asked what sort of compliance would be enforced, especially as traffic from the south would undoubtedly take the shortest route, via the town centre or Mill Lane (depending on when the highway improvements were implemented).

It was also felt that colouring each carriageway of the A422 red for 215m up to the Mill Lane junction would have little effect on traffic speeds and would not shorten the time queuing in Mill Lane; and that the narrowing of the top of the lane to 3.5m by the church and the addition of three pedestrian crossings around the Church Street/Mill Lane junction might just deflect traffic on to the Moreton Road and Old Gaol junction which did not have the capacity available.

Members were advised that an additional request for comments was received on Tuesday (13/6/23) but this was for additional plans (6 habitat drawings and a Biodiversity document) which are not within the remit of this Town Council and no comments were made

The nearest to enforcement of the access arrangement is in the CEMP at para. 3.3.3:

“David Wilson Homes will review the construction access route arrangements at the monthly development meetings at which these measures will be discussed and up-dated as necessary”.

The drawings for the junctions at the top and bottom of Mill Lane have not altered.

KM 1/11/23

Applications to fell trees 2020 onwards

Protected trees (ATP)

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

2022	02857	University campus Station Road	T366 Cypress	Storm damage to crown, now compromised; safety risk to car park	Approved (5-day notice)
	02860	University campus Verney Park	T386 Ash T388 Ash T389 Ash	(All) Significant deadwood throughout crown. Remove to ground level	Approved
	03896	Waglands Garden	G1 Cypress	Root plate has failed and tree is leaning on another - fell for safety reasons as is next to visitor parking	Approved (5-day notice)
2023	01605	Maids Moreton Avenue	T1, 2 & 3 Hawthorns	Ivy-covered and leaning on fence of Highlands Road house. Fell to Ground. (Will probably regrow from stump)	Approved
	01608	Watchcroft Drive [Maids Moreton Avenue TPO]	T1 Sycamore	Major deadwood, suffering from sooty bark disease. Fell to ground	Approved
	02476	Maids Moreton Ave.	770108-871 Lime	Raised roots, risk of becoming unstable as it matures	Approved
	02508	4 Villiers Close [Maids Moreton Avenue TPO]	3 Sycamores	Dead	Approved (5-day notice)
	02828	Open space, Bernardines Way	4 x Ash Hawthorn	<div> <div>Ash</div> <div>Fell, has Ash die back</div> <div>Hawthorn</div> <div>Fell to ground, rotten main stem</div> <div>Ash</div> <div>Fell, has Ash die back</div> <div>Ash</div> <div>Clear fell to ground, heavy lean and heaved root plate</div> <div>Oak</div> <div>Crown lift to 3m over footpath</div> <div>Poplar</div> <div>Pollard to 12, has historic tear.</div> <div>Ash</div> <div>Fell, has Ash die back</div> </div>	

Conservation Area trees (ATC)

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

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

2023	02856	Coopers Wharf, Ford Street	Ash Willow	Remove dying Ash tree & Remove the small Willow by the bridge. (amongst other maintenance work)	
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case number	type	reported by	date	address	allegation	report sent to BC	result	photos	notes
00560	OPHH	resident	7/11/22 meeting	rear of 3 King Charles Close	acquisition by moving back fence and gate to the edge of the public footpath	18/11/22 + follow-up 23/11/22		yes	
00591	COU	resident	24/11/22	55 Moorhen Way	new wall enclosing side border	25/11/2022		yes	
		A							

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Call-ins Accepted					Shire Councillors								Notes		
2	Year	Appln	Type	site	Proposal	CC	SC	TM	HM	RS	WW	date of BTC agenda	Later contact if any	Response	Committee Date	Decision
3	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	v	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in Jan. 2021; RS checked again 28/8/23 following amended plans (21/8/23)	Call-in not to be actioned (email 06/09/2023)	
4																
5	Call-ins submitted since Constitution changed July 2021													Notes		
6	Year	Appln	Type	site	Proposal	meeting		date called in		acknowledged		who by	Later contact if any	Response	Committee Date	Decision
7	2021	04886	APP	The Workshop, Tingewick Road	New shed & fence (Retrospect)	24-Jan		26-Jan				WW has called in; BTC request to speak at Committee				withdrawn 14/4/23; replaced by 23/01653/ APP
8	2022	03472	APP	35 Lace Lane	New dormer (Retrospect) and HMO licence for 7	07-Nov		10-Nov				RS	corresp. Officer/RS February 23	call-in refused 7 Feb 23	officer decision	approved 10/2/23

	A	B	C	D	E	F
1	Licence number where available		Address		residents, if stated	date issued
2	LC2020	10-60877	19	Bernardine's Way	5	17/12/2020
3	LC2021	01-62550		Garden House, Castle Street	13	01/04/2021
4	LC2019	05-37137	34	Fishers Field	4	22/02/2019
5	LC2019	01-032210	36	Fishers Field	4	05/02/2019
6	LC2021	11-71789	61	Fishers Field	5	18/08/2022
7	LC2019	013-2119	63	Fishers Field	5	18/01/2018
8	LC2019	01-32204	73	Fishers Field	4	04/02/2019
9	LC2020	01-47788	97	Fishers Field	5	08/07/2020
10	LC2019	01-32131	35	Lace Lane	8	25/02/2019
11	LC2019	10-41903	6	Market Hill	8	27/07/2020
12	LC2019	01-32176	3	Bryant Court, Market Hill	4	04/02/2019
13	LC2020	02-49941	2	Overn Avenue	5	09/11/2020
14	LC2020	05-52139	12	Portfield Close	5	14/07/2020
15	LC2019	01-31882	1	The Moorings, School Lane	3	02/02/2018
16	LC2019	05-37124	4	The Villas, Stratford Road	6	15/08/2019
17	LC2019	05-37139	5	The Villas, Stratford Road	6	15/08/2019
18	LC2019	07-39164		Lockmeadow Farm, Stratford Road		22/01/2020
19	LC2019	06-37669	25	Waine Close	7	12/03/2020
20	LC2019	01-32099	8	Well Street	5	05/02/2018
21	LC2020	07-53689		Ground floor, 25-26 West Street	17	13/10/2020
22	LC2019	07-40292	11	Western Avenue	5	10/11/2019
23						