



# Buckingham Town Council

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Verney Close, Buckingham, MK18 1JP  
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Town Clerk: Claire Molyneux

Wednesday, 13 December 2023

PLANNING  
COMMITTEE

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 18<sup>th</sup> December 2023, following a 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/UC89BUTwVpjAOEIdSIfcZC9Q/>

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 27<sup>th</sup> November 2023 and received at Full Council on 18<sup>th</sup> December 2023. [Copy previously circulated](#)

### 4. DHLUC submission (response deadline 2<sup>nd</sup> January 2024)

As agreed at the last meeting (Min.471/23) the Planning Clerk has collated the responses received from Members and awaits the comments from the Deputy Town Clerk's meetings at the senior schools.



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.

Members are asked to agree the collated result of Member's responses attached, and delegate power to the Deputy Town Clerk to update it with the results from the schools. [Appendix A](#)  
The updated document will be circulated by email as soon as possible for information.

## 5. 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 and 17<sup>th</sup> January 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 15<sup>th</sup> December and 8<sup>th</sup> January 2024 at 2pm.

Additional information provided by the Clerk.

[PL/134/23](#)

*Members are advised that the full site descriptions for applications 10, 12 and 13/14 are to be found in PL/123/23 appended to the 27<sup>th</sup> November 2023 agenda.*

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

1. 23/03496/AAD            6 High Street, MK18 1NT  
Display of 2no. shop signs.  
*Jandrasegarampillai*
2. 23/03590/APP            4 Tingewick Road [*The Workshop*], MK18 1GX  
Removal of existing roof and construction of new upper storey and roof on the existing office building.  
*E.P. Constructions Ltd.*  
[Planning history](#)
3. 23/003607/APP            Land between No38 Moreton Road and the Old Police Station, 50 Moreton Road, MK18 1LA  
Erection of 7No dwellings with access, car parking, landscaping, and associated works.  
*Smith [for Trio Square Ltd]*
4. 23/03620/APP            9 Bushey Close, MK18 7BD  
Householder application for attached granny annexe.  
*Edet*
5. 23/03643/APP            20 Lenborough Road, MK18 1DJ  
Householder application for demolition of conservatory and erection of single storey rear extension.  
*Garrard*
6. 23/03651/VRC            32 Nelson Street, MK18 1DA  
Variation of Condition 3 (description wording) relating to application 21/01491/ALB allowed on appeal 21/00118/REF (internal works and external render and paintwork).  
*Franklin*
7. 23/03723/APP            126 Burleigh Piece, MK18 7HU  
Householder application for single storey front extension.  
*Griffith*
8. 23/03751/APP            24 West Street, MK18 1HE  
Partial change of use from hairdressing salon to residential class C3 to form 1no. one bedroom flat and external works to communal areas.  
*Flockton*

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9. 23/03759/APP 6 Lace Lane, MK18 7RD  
Householder application for first floor rear extension.  
*Bright*
10. 23/03789/APP 10 Toki Road [St Rumbolds Fields North] MK18 1WN  
Householder application for demolition of existing building to rear of kitchen and erection of rear extension.  
*Campbell*
11. 23/03831/AOP Land adj. 33 Hare Close, MK18 7EN  
Outline application with all matters reserved for erection of two storey dwelling.  
*Biggs*
12. 23/03862/AAD 3 Castle Street, MK18 1BS  
Display of 1 x sign 1 – 600x800mm wall mounted  
1 x sign 1 – 600x800mm mounted on a camera column  
3 x sign 2 - 600x800mm mounted on new signage poles  
5 x sign 2 - 600x800mm wall mounted  
1 x sign 3 - 600x600mm wall mounted  
*Laher [ParkingEye Ltd]*

#### Amended plans

13. 23/03405/APP 4 London Road, MK18 1AS  
Proposed first floor rear extension and change of use from dwellinghouse to 7-bed student HMO (7 occupants).  
*Previously described as Conversion from dwellinghouse to 7 person HMO for student accommodation.*  
*Lalek Properties*  
*Amendments: 7<sup>th</sup> unit not now in the garage; a first floor extension over the conservatory is proposed instead.*

The following **Minor Amendment/Additional Information** has been received, for information only:

- 14,15. 23/03498/APP & 23/03499/AAD  
Former Little Chef, [adj.t to Travelodge on the bypass] MK18 1SH  
Erection of proposed signage and installation of HVAC system.  
& 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]*  
*Amendment to redline boundary on Location and Site Plans*

**The following application has not been put forward for consultation, but given the history of the site, I recommend that Members treat it as a formal application.**

16. 23/03669/CPL 33 Willow Drive, MK18 7JH  
Certificate of lawfulness for proposed dropped kerb  
*Morey*

#### Highways' consultation

17. Footpath Diversion: Buckingham FP36  
HIGHWAYS ACT 1980 SECTION 119 PROPOSED DIVERSION OF PUBLIC FOOTPATH NO. 36 (PART) PARISH OF BUCKINGHAM  
The Council has received an application to divert part of Public footpath No. 36 Buckingham as shown on the attached plan.

The route to be extinguished is shown as a solid black line between points A-B. The proposed new route is shown as a dashed black line between points A-C-D-E. The aim of this diversion is to move the Footpath out of the Private Driveway, which hasn't been used for 30+ years and onto a hardcore surface which can be used by users in all weathers. By diverting the path, this will overcome a long standing obstruction issue as well as making the path safer for users when re-entering the driveway.

There will be a Pedestrian Gate at Point C, the width will be 2 metres throughout.

Please let me have any comments on this proposal within 4 weeks of this email.

[1<sup>st</sup> January 2024]

Map is attached.

[Appendix B](#)

### Not for consultation (circulated separately)

18. 23/03755/ATP

11 Moreton Drive MK18 1JG

T1 Lime; Crown reduce by approximately 3.0-4.0 metres in height and laterally to balance, pruning to suitable growth points to retain the flowing lines of the canopy. Works to be carried out to reduce the tree to match the height of similar trees in the area, making it less exposed following numerous recent windthrown trees along the same tree belt.  
 T2 Sycamore; Clear base of ivy and suckers and inspect. Crown reduce large limb growing towards wall at points indicated on attached photo. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to be carried out to reduce lever arm on severely squirrel damaged limb growing towards the protected wall.

Wood

## 6. Planning decisions

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

### Approved

Application	Site address	Proposal	BTC response
22/02784/ALB	28 High Street	Replace rear windows with slimline timber double glazed units (retrosp.)	No objections sub.HBO
23/01415/AAD 23/01418/ALB	New Inn, 18 Bridge Street	Display of illuminated and non-illuminated signs	Oppose Oppose
23/01450/ALB	55 Well Street	Refurbishment of roofs	No objections sub.HBO
23/01451/ALB	55 Well Street	Replacement of polymer double glazing frames with timber hardwood	No objections sub.HBO
23/01452/ALB	55 Well Street	Remove polystyrene insulation and install breathable mineral fibre insulation	No objections sub.HBO
23/01453/ALB	55 Well Street	New stair and partitions; works to existing rooflights	No objections sub.HBO
23/02792/APP	63 Western Ave.	Ch/use garden cabin to dog grooming salon	No objections
23/02912/CPE	Gawcott Hill Farm	Cert/Lawfulness for existing use of outbuilding as granny annexe	No objections
23/02971/APP	22 Swithin Lane	Single storey rear extension	No objections
23/03189/APP	120 Western Ave.	Replacement garage & assoc. works	No objections
23/03270/APP	13 Cropredy Court	Single storey front extension	No objections



### Not in our parish (Biddlesden); Members responded to this West Northants application in June

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

Application	Site address	Proposal	BTC response
23/03078/APP	Old Telephone Exchange, Market Hill	Two storey roof extension & change of use of ground floor to residential	Deferred for further information

### 7. Chair's items for information

8. **Date of the next meeting:** Monday 8<sup>th</sup> January 2024 following the Interim Council meeting

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

The comments noted below are based on the premise of observations and experiences within and around the Buckingham area and are, by their nature, empirical. We do not have examples of researched or published data with which to illustrate the various points made **other than consultation with secondary age pupils, conducted as part of our revision of our Neighbourhood Plan.**

## *Experience of the built environment*

- New developments invariably include play areas – a Local Equipment Area for Play (LEAP) and/or a Neighbourhood Equipped Area for Play (NEAP) and perhaps a football pitch or similar. LEAPs are not always well-sited centrally for ease of access from all parts of a development, and NEAPs need surveillance from housing or passers-by for the safety of the users. There is rarely any provision for bad weather play or social interaction, such as a sports hall/leisure centre/social hub.
- Play areas need to cater for a range of disabilities to enable all children to play together.
- Teenagers have different needs, such as skateparks or BMX tracks, MUGAs with protective fencing, a gathering place in public view to discourage alcohol or drug use.
- Shared surface streets are popular with developers but do not lend themselves to any meaningful play activity, especially if used for parking.
- Dropped kerbs at every junction and where a footpath crosses a road makes circulation easier for prams, wheelchairs and mobility scooters, as well as cycles and scooters.
- Estates should be planned to give easy access to schools, and in rural areas, with sufficient drop-off parking away from the roads.
- Schools should have adequate secure provision for cycles and scooters.
- There are green spaces and parks which are accessible by people of all ages and contain play areas for various age groups and often tables and benches which offer an ad hoc meeting point for groups. Clubs of various kinds; tennis, hockey, football and rugby &c. are available but are not confined to children or young people. They do not always have streetlighting.
- In terms of income, race gender and age, it is difficult to comment, and this question would be better answered by young people themselves, although apart from income, where club fees might have an effect, the other criteria noted do not seem to loom large.
- Although there has been an increase in the provision of safe (off-road) cycle ways, public and council transport provision has been reduced overall, leading to an increase in the use of cars. This is a rural area with sparse facilities and facilities such as skating rinks or cinemas may be 20 miles away or more.
- Town and parish councils know their young people best, and what they really need, but this is often thwarted when planning permissions are granted but insufficient consideration given to children and young people's needs, which could be met through s106 or CIL contributions.

## *The Planning system*

- There is a lack of awareness in transport planning and the consideration of realistic routes to facilities, including up-to-date transport timetables when building new housing developments. This has the effect of journeys being increasingly undertaken by cars. The dual consequences of this means congestion at key points on the roads and a more hostile environment for walking and cycling.
- In terms of children and young people's views and voices heard it is difficult to comment, and this question would be better answered by young people themselves, ideally through youth councils, or in their absence local schools; they should be consulted when any major development is planned, to find out what they want; different areas will have different needs, depending on what local authority infrastructures already exist to meet the desires of young people. We find the LPA reluctant to acknowledge the need for any communal hub facility even on large estates of 400+ houses, leading to dormitory estates, often not contiguous with the existing residential areas.
- In a rural area, schoolfriends may live many miles from each other, without any inter-village transport to enable social activities, which aid mental as well as physical health and lead to well-rounded adults.

*Best practice and evaluation*

- To improve children's and young people's experience, there must be enough provision and support in education to improve outcomes, from nursery schools to sixth form colleges. This can only be done by adequate funding for levelling up between the state provision for the majority of schoolchildren and those with special educational needs and the physically disabled - accessible buildings, specialist and appropriately funded staff, if possible on the same campus. It is inequitable that parents have to find private school fees to ensure their children have education and opportunities equal to their abilities.

*Cross Government working*

- For government to succeed in all aspects of young people's welfare, cross communication between health departments, educational departments, development, planning and mental health support teams would ensure that decisions are part of an integrated system. For best practice, a breadth of experience and responsibility needs to be shared to generate the most effective outcomes from education funding. This means that every pound spent delivers improvement for the well-being of the child, and by doing so boosts the economic prosperity of the country, through healthy young people entering the workforce post education, mentally well, and resilient to changing circumstances.

872 words.

**BUCKINGHAM TOWN COUNCIL  
PLANNING COMMITTEE  
MONDAY 18<sup>TH</sup> DECEMBER 2023**

**Additional information on Planning Applications**

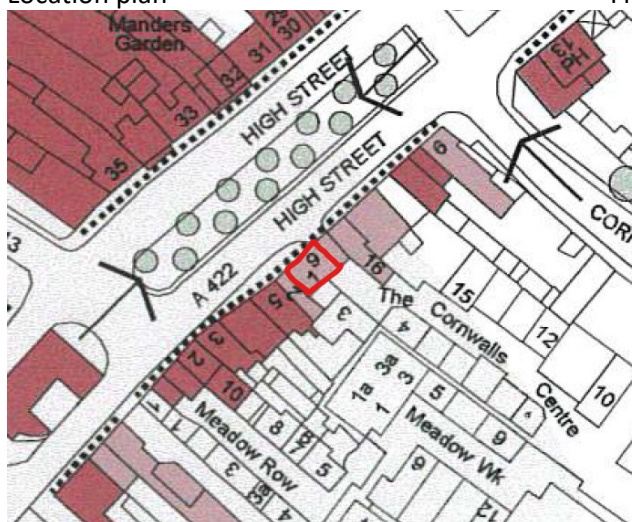
1. **23/03496/AAD** 6 High Street, MK18 1NT  
Display of 2no. shop signs (retrospective)  
*Jandrasegarampillai*



Location plan



Front of shop



Listed (red) and Buildings of Note (pink) nearby



The fascia sign (striplight over) and scrolling panel (over door)

The site is the convenience store next to the archway into Cornwall Place from the High Street, and the application is occasioned by Enforcement Case NC/22/00569/ADV. The building is not Listed (though No 5 is, and there are many more in the area) but it is in the Conservation Area.

The proposal is for the fascia sign, and strip light over it, and the scrolling LED display over the door. The fascia sign is almost identical to that submitted for the 2013 application, except that 'Belci' has been replaced by 'Sabits' and the 'Paypoint' panel updated. The 2013 application also included the window vinyls (which were deemed not to need planning approval) and an internally lit lightbox with the words 'Off



Licence/ OPEN' mounted as a projecting sign (replacing a wooden hanging sign). This application was also the result of an Enforcement case (12/00161/CON3). The Town Council Opposed the application (28/1/13):

*"Members noted that this was a retrospective application, though not so described, and also that it resulted from a report made by this Committee arising from concerns about the harm caused by a multiplicity of signs and noticeboards on a building in the Conservation Area, surrounded by Listed Buildings. It was felt that a site in the Conservation Area and adjacent to Listed Buildings should not have such garish colours, applied vinyls covering every window or a plethora of lit signs. The sign over the door was an inappropriate size for the building. Internally lit signs such as the projecting lightbox were not normally permitted in the town centre."*

resulting in it being taken to Committee on 21<sup>st</sup> March 2013 (this was automatic, in those days, if the BTC response did not match the AVDC officer's recommended decision). The decision was split: the fascia and strip light was approved (the shop hours ran to 11pm, as now, so it was considered acceptable even though it is directly below a street light), but the projecting lightbox was refused:

The internally illuminated projecting box sign, by virtue of its character, materials and illumination, would be out of character with the surrounding Conservation Area and the central shopping area where the predominant character of projecting signage is a non-illuminated, thin panel, hanging style; this would have a detrimental impact on the character and appearance of the Buckingham Conservation Area and Buckingham Central Shopping Area. Furthermore, there is not considered to be a demonstrable necessity for a sign of this nature at this site within an Area of Special Advertisement Control. The sign is therefore contrary to the Aylesbury Vale District Local Plan policy GP57, the Town and Country Planning (Control of Advertisement) Regulations 2007 and the advice in the National Planning Policy Framework.

Property History (signage on this building only)

1	13/00079/AAD	Externally illuminated fascia sign and internally illuminated projecting sign (Retrospective)	Split Decision - part ref/app
2	23/03496/AAD	Display of 2 no shop signs (retrospective)	Pending Consideration

This is the only drawing submitted (apart from the location plan above).



Comparison with the 2013 drawings shows that the fascia is virtually identical to that approved, but the sign over the door is not only internally lit, it is a scrolling sign with two different panels. The signage is not only

under a streetlamp but immediately adjacent to a zebra crossing, so Highways may consider this distracting for drivers.



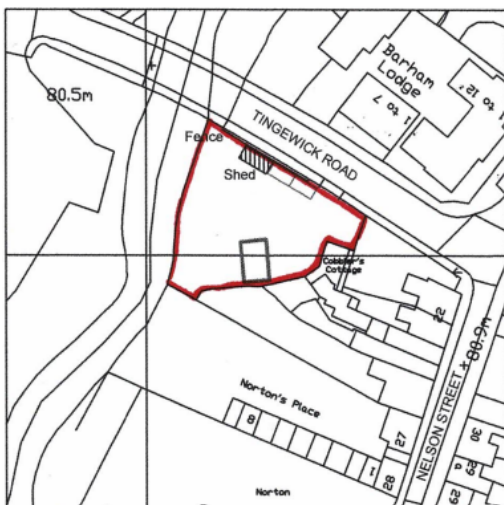
The two signs at night (18.30, 27/11/23); the upper part of the scrolling panel says SABITS MERRY CHRISTMAS [sic] and the lower part TOBACCO ELFBAR LOSTMARY. Elfbar and Lostmary are Vape products.

2. 23/03590/APP

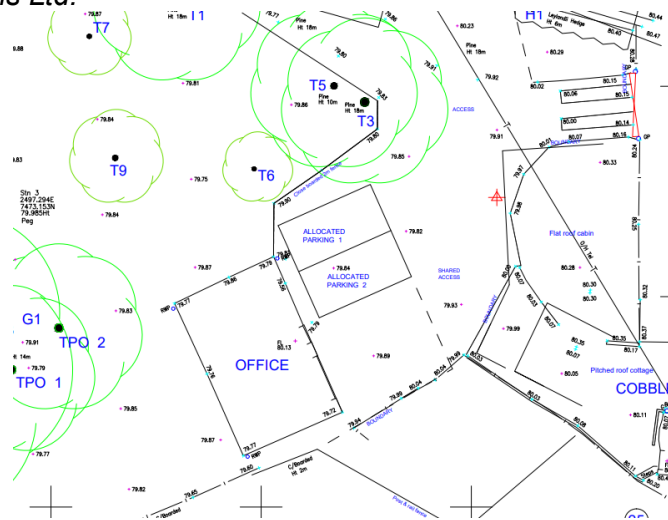
4 Tingewick Road [The Workshop], MK18 1GX

Removal of existing roof and construction of new upper storey and roof on the existing office building

E.P. Constructions Ltd.



Location plan

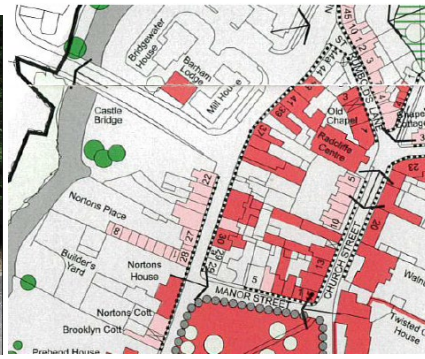


Site plan

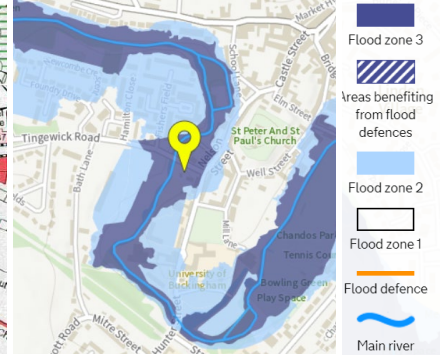




The Workshop and parking from the new access (6/6/23)



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



EA flood map

The site is the detached garage in the former garden land belonging to Cobblers Cottage, south of Tingewick Road and between Nelson Street and the river. It has since been designated The Workshop and is now 4, Tingewick Road. The building has a lengthy history and a matching Enforcement file which can be accessed [here](#). The original entrance to the site was an informal and unapproved breach in the wall forming the bridge approach, close to the bridge. A new entrance has been made opposite Barham Lodge, and the original closed up and made good, incorporating the decorative pier taken from the new gap. The proposal is to add another storey to the timber-weatherboarded building with a more steeply pitched gable roof with two large gabled dormer windows in the rear slope (towards the river) and two small skylights in the side facing into the site. The weatherboarding will be replaced with external insulation applied to the underlying blockwork which will be covered with brick slips (a sort of tile cut from bricks, glued on, and spaced and mortared to look like brickwork). The roof will be artificial slate, as existing, the windows will have PVC frames and the skylights aluminium ones. There are no windows in the south side, facing the Norton's Place buildings, and no additional windows in the east side, facing the rear of the Nelson Street houses.

The existing building is rectangular with a cloakroom built in one corner; the new first floor will have no subdivision, but will have the dormer sides intruding into the space. An L-shaped staircase will be inserted beside the cloakroom. The floor level of the ground floor is given as 80.13m; the 2020 s19 post-flood report indicated a final river level of 82mAOD (estimated from photographs; the gauge at Tingewick Road bridge had been overtopped).

The Flood Risk Assessment document (May 2023) is identical to the one submitted earlier in the year for 23/01653/APP (Erection of shed) and thus has the same errors - it does not refer to the December 2020 flood at all, and seems uncertain about whether the site is in Zone 2 or Zone 3, when its own illustrations show that it is in Zone 3 entirely, with a margin of 20m to the nearest extent of Zone 2. It is therefore classed as 'Medium' Risk. There will be no risk of water 'overtopping the flood defences' as there aren't any, and the "the risk would *appear* to be fluvial from the River Great Ouse which borders the site" (¶5.1, p12, my italics). The August response from the SuDs officer to this application labelled the site as at Minor risk, and thus offered no formal or detailed response.

Existing elevations



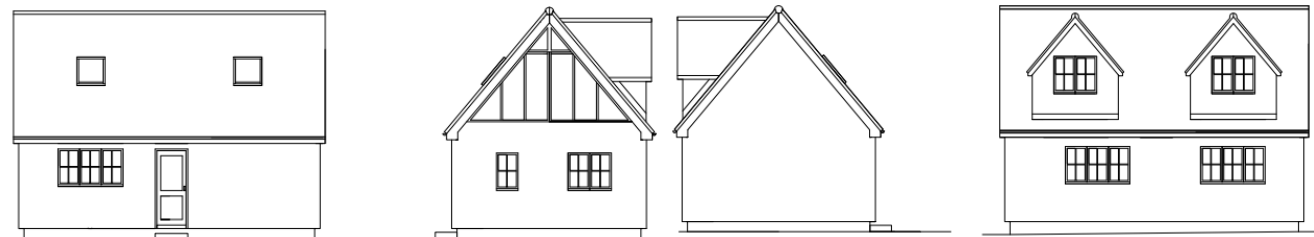
EAST  
Towards parking bays and access

NORTH

SOUTH

WEST  
Towards river

Proposed elevations



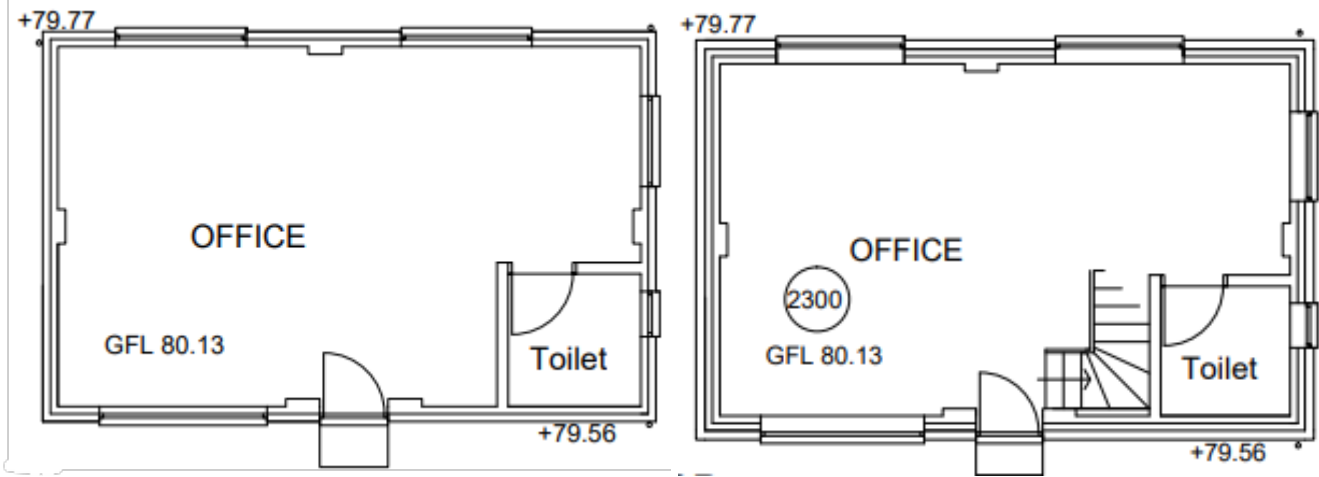
EAST

NORTH

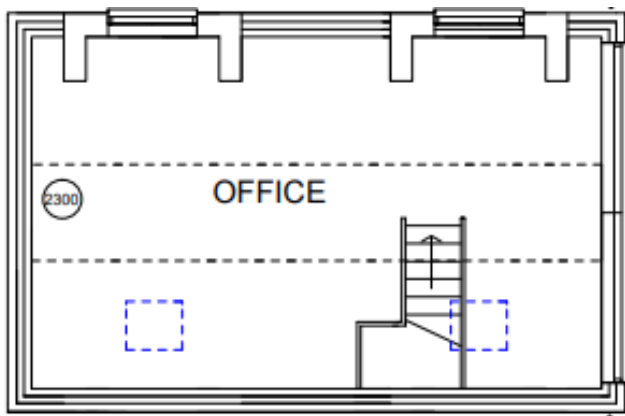
SOUTH

WEST

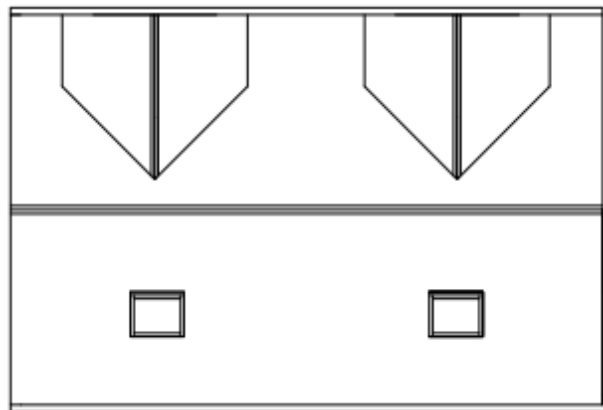




Existing and proposed ground floor layout



Proposed first floor



Proposed roof plan

3. **23/03607/APP**

Land between №38 Moreton Road and the Old Police Station,  
 50 Moreton Road, MK18 1LA  
 Erection of 7№ dwellings with access, car parking, landscaping and  
 associated works  
 Smith [for Trio Square Ltd]



Location plan



Existing access, bench and lamppost from the north  
 Queuing of up to 4 vehicles was observed c9.30am, to allow 2 and then 3 vehicles travelling uphill through.



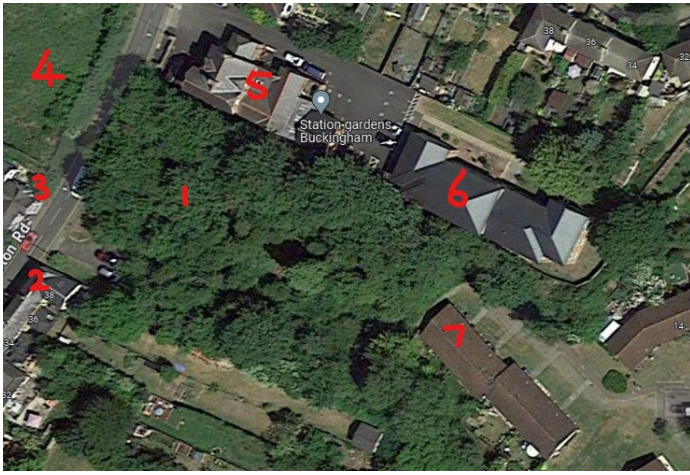
The existing access and hardstanding at the southern end of the frontage. The access is to be moved north to be more central (Photos 8/12/23)



The remnant of wall continuing down from the Police Station is to be retained. The bench and lamppost may have to be moved.

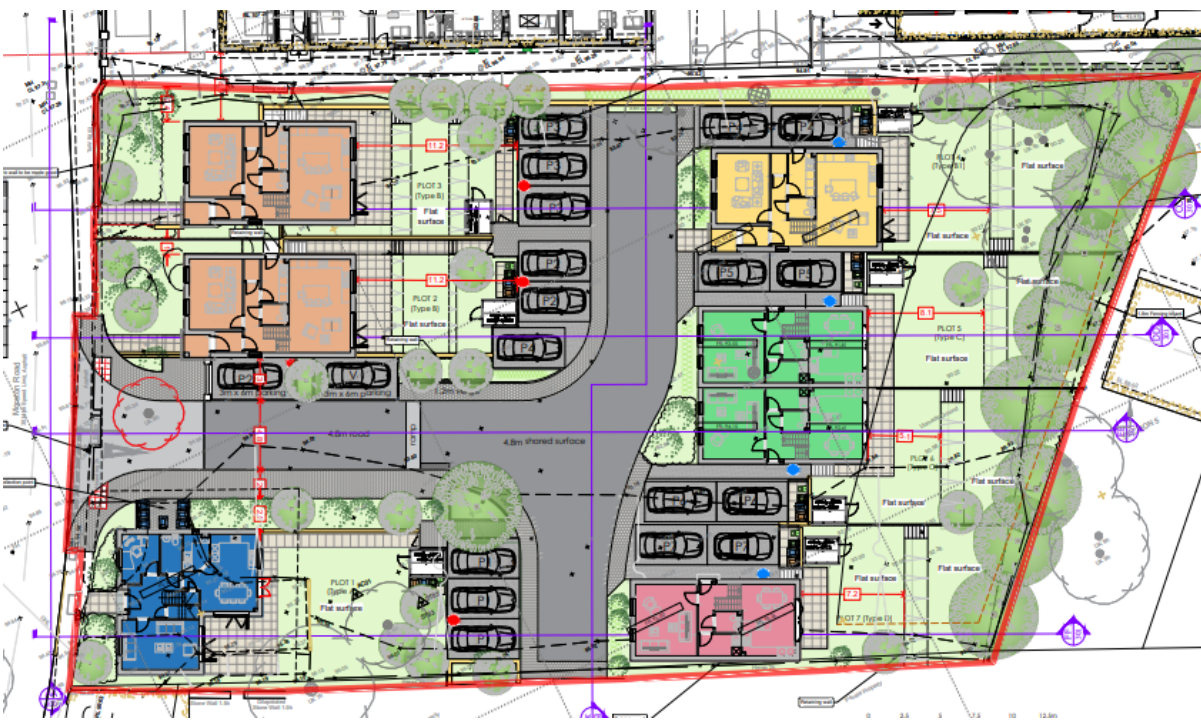
The site is the rough ground between the (Listed) Old Police Station and the row of cottages to the south (Nos 32-38 Moreton Road), which are 'Non-Designated Heritage Assets'. The next nearest Listed Buildings are much lower down the Moreton Road, where it bends towards the Old Gaol roundabout. It is opposite Brae Lodge, No 71, the white building that comes to the road edge, and the site above it which has just received approval for 12 houses with an access onto Moreton Road opposite Addington Terrace. Its eastern end is above Mary MacManus Drive. It is not in the Conservation Area, but is adjacent to it, see map below. The southern part of its road frontage is hardstanding and was leased to No 38 by AVDC for car parking for many years. The lease was not renewed in 2020, but vehicles are still parked there regularly. There is kerbside parking for 6 cars in front of the lower two cottages and Cantell Close. The site slopes down from north to south and from west to east, and has been excavated for sand and gravel, but does not appear to have ever been built on according to the old OS maps. It may have been used as a kitchen garden by the Workhouse that formerly occupied the top end of what is now Mary MacManus Drive.





- 1 Site 2 № 38 & 3 № 71 Moreton Rd.
- 4 Site for 12 houses
- 5 Old Police Station
- 6 Station Gardens (flats)
- 7 24 Mary MacManus Drive

Site Protected trees Conservation Area



Site block plan – current application



The previous site layout which was judged to be cramped and uncharacteristic of the area



This application's view from the street – Old Police Station to the left, cottages to the right



The previous application's view from the street

This is the second application by the same applicant; the previous one was for the same number of dwellings, but of a notably different style, was refused on 9<sup>th</sup> March 2023. The houses were all detached, and tall and narrow, 4 at the Moreton Road end and three in the lower part of the site with a very rectangular T-shaped access road. The officer's reasons for refusal included:

The proposed development by virtue of its layout and the quantum of housing proposed

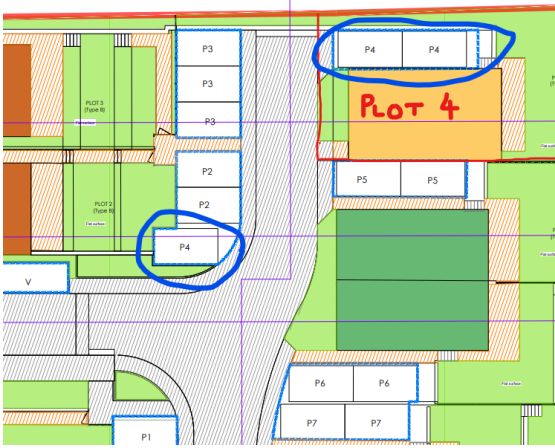
- would result in an uncharacteristic cramped form of development which would cause harm to the character of this part of Moreton Road
- affect the character of the Buckingham Conservation Area and setting of the Grade II listed Old Police House and also to the setting of the non-designated heritage assets (No's 32, 34, 36, 38 and 71 Moreton Road), with no public benefits that would outweigh the less than substantial harm caused.
- due to a lack of meaningful landscaping and cramped layout constitutes poor design and is considered unacceptable in terms of its visual amenity contrary to Policies BE1 and BE2 of VALP, Policy DHE1 of the BNDP2, the Vision and Design Statement for Buckingham SPG (2001) and the Safety Through Design SPG (2001).
- would unreasonably harm the residential amenities of existing nearby residents and would fail to achieve a satisfactory level of amenity for future residents of the development, contrary to Policy BE3 of VALP, Policy DHE6 of the BNDP and guidance contained in the NPPF.

This proposal has three houses facing the road, all 4-bed detached, set back from the site boundary with front gardens. At the bottom end of the site are pair of 3-bed semidetached flanked by a 4-bed detached (uphill) and a 3-bed detached (downhill). Curves have been introduced into the access road to make it less stark, but there is no tracking diagram to show that the normal size bin lorry can turn at the end and emerge forwards onto Moreton Road.

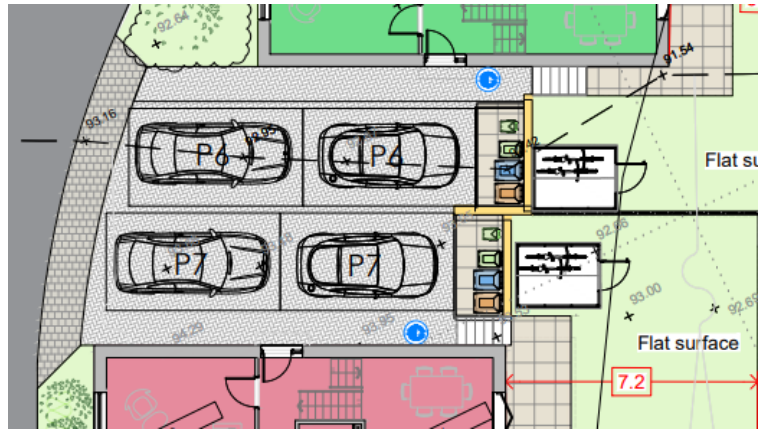
The houses have been designed to fit better with the surroundings, with the roof ridge parallel to the road, and the eaves line on Plot 1 being broken with flat-roofed dormers to reduce the overall height. Its floorplan is L shaped, with the shorter side wall towards the cottage to make it less overbearing, and the space between the house and the end cottage is wider. The slope of the hill means the ridgelines step down across the width of the site, and some houses are split-level and gardens terraced to accommodate the front-to-back slope.

Three 3m x 6m parking bays are provided for the 4-bed houses and two for the 3-bed houses, and there is one visitor space. The third space for Plot 4 is some distance away from the house.





Plot 4's allocated parking



Plots 6/7: driveway parking, bin storage area and cycle shed

Bin storage (three plus the compostibles bin) is at the back of the parking area for each house, so haul distances to the kerb are at most 12m, and inside the rear garden adjacent to this is a shed for two cycles, though all four of the lower houses have a flight of 6 steps to negotiate between it and the roadway. The shed doors are shown as opening onto the lawn area, rather than the garden path or patio. Every house has an EV charger, a paved patio at the rear accessed via bifold doors. They are shown with PV panels on the roof, though the exact size of these is not yet finalised. The roadway is to be block-paved, and the footpaths alongside are to be flagstone. The previous application had a shared-surface street, so this is an improvement.

The site has been cleared by a previous owner, so there are very few trees of note left, Those which are not in the way of construction (6 sycamores and a plum, all Category C) will be retained, but 3 sycamores, a plum and a hawthorn, all Category U (Unclassified) will be felled.. A large Category B hazel growing in Nø38's garden and overhanging the site boundary has its RPA noted, and a no-dig construction will be employed for the area of patio under its canopy. New planting proposed includes Field Maples and Whitebeams, Bird Cherry and Wild Cherry, edible apples, plums and pears, dogwood, holly, yew and beech. The plant list includes shrubs, climbers, meadow wildflowers and bulbs.

The Police Station's front wall will be continued along the boundary towards the new access, and inter-plot boundaries will be vertical close-board panels. Some parts of the Workhouse's wall remain adjacent to the eastern boundary and these will be preserved. The memorial bench, bin, and probably the lamppost, will have to be re-sited.

Materials: red brick with buff brick string and soldier course details, cast stone sills and lintels, grey slate roofs.

Planning history

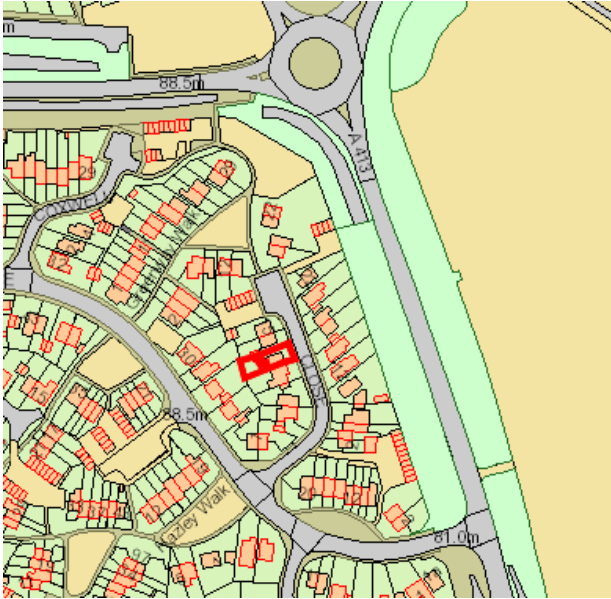
1	03/01289/APP	Creation of new access and two car parking spaces	Approved
2	20/03950/APP	Erection of nine detached dwellings	Refused
3	22/02137/APP	Erection of 7no. detached dwellings with access, car parking, landscaping and associated works	Refused
4	23/03607/APP	Erection of 7no. dwellings with access, car parking, landscaping and associated works	Pending Consideration

## House details

Plot	House type	Ground floor	First floor	Notes	Parking
1	A	Livingroom; Kitchen/dining-room; Utility room; Study; WC; Cloakroom cupboard	4 bedrooms; 2 en-suite bathrooms; 1 family bathroom; Store cupboard	L-shaped plan; lounge & dining room have bifold doors to patio, dining room has French doors to garden; flat-roofed porch over front door, 3 flat-roofed dormers to front and 1 to rear; skylight to master bedroom's bathroom; projecting wing has gable roof	3 bays at foot of garden
2	B	Split level: <u>Upper</u> - Livingroom; Utility room; WC (or future shower); Store <u>Lower (garden):</u> Kitchen/dining-room/ snug	Split level: <u>Upper</u> - 2 bedrooms; 1 ensuite bathroom; 1 family bathroom;  <u>Lower</u> - 2 bedrooms,; 1 ensuite shower room	Rectangular plan; flat roofed porch open on two sides; very large skylight in rear roof slope; bi-fold doors to garden	2 bays at foot of garden, 1 to side on access road
3	B	Split level: <u>Upper</u> - Livingroom; Utility room; WC (or future shower); Store <u>Lower (garden):</u> Kitchen/dining-room/ snug	Split level: <u>Upper</u> - 2 bedrooms; 1 ensuite shower-room; 1 family bathroom;  <u>Lower</u> - 2 bedrooms,; 1 ensuite shower room	Rectangular plan; flat roofed porch open on two sides; solar panels in rear roof slope; bi-fold doors to garden	3 bays at foot of garden
4	B1	As Type B with adaptations to a steeper slope	As Type B with adaptations to a steeper slope	Rectangular plan; flat roofed porch open on two sides; solar panels in rear roof slope; bi-fold doors to garden	Spaces for 2 on side drive, 1 beside Plot 2's pair
5 & 6	C	Split-level semi-detached, one on lower ground: <u>Upper</u> - Livingroom; Utility room/ cloakroom; WC; <u>Lower</u> - Kitchen/dining-room	Split-level: <u>Upper</u> - 2 bedrooms; family bathrooms Lower - master bedroom with ensuite shower-room & large hanging space	Rectangular plan; Flat-roofed porch over side door to central hallway; bifold doors to garden Solar panels on rear roof	Spaces for 2 on side drive, plot 6 shared with 7
7	D	As C but detached		Spaces for 2 on shared side drive	

4. 23/03620/APP

9 Bushey Close, MK18 7BD  
 Householder application for attached granny annexe  
 Edet



Location plan



Block plan

The site is on the western side Bushey Close in the north-east corner of Linden Village, between Burleigh Piece and the bypass roundabout. It is a 3-bed semidetached house separated from its other neighbour (№11) by a twin garage block. №9 has modified their garage with a single door, presumably using it as a store. They also have a conservatory built on the rear wall of the dining room which overlaps the garage by about 1m.

The proposal is to demolish their half of the garage and remove the conservatory, and build a four-room single storey granny annexe in the back garden instead. It will have a shallow pitched roof, no windows in the side walls, and three windows in the rear wall, and be joined to the rear of the house with a narrower flat-roofed passage with floor-to-ceiling windows each side. Materials to match existing.

The house footprint is 8m deep x 5.5m wide (44m<sup>2</sup>); the proposed annexe is 7.7m deep x 7.077m wide (54.5m<sup>2</sup>) – c.25% larger. The glazed link is 1.9m deep x 2.3m wide, and the garden is c12m long, so the gap between the annexe and the back fence is c.2.5m (c.8feet); between the annexe and №11’s garage 0.6m (2 feet), and between the annexe and the boundary with №7’s back garden 0.12m (c.5”)



Satellite view



House front and garage (24/11/23)

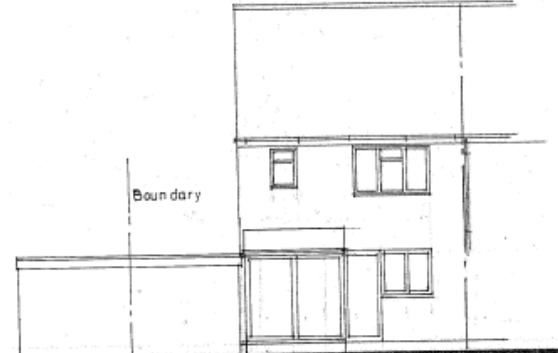




Applicant's photos show drive and modified garage ... and rear view of house, garden and conservatory



Existing front elevation



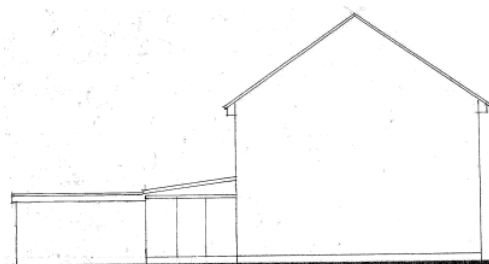
Existing rear elevation



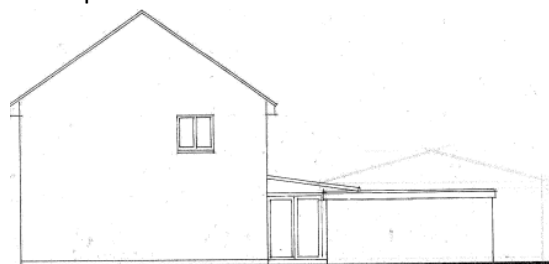
Proposed front elevation



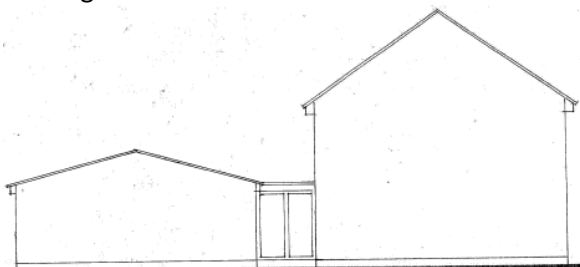
Proposed rear elevation



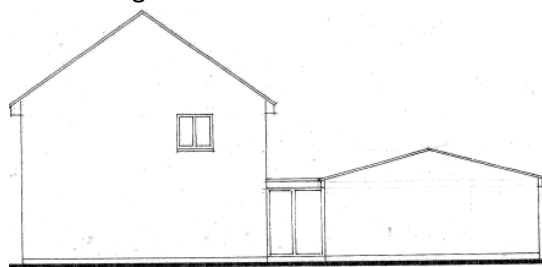
Existing side elevation to No 7



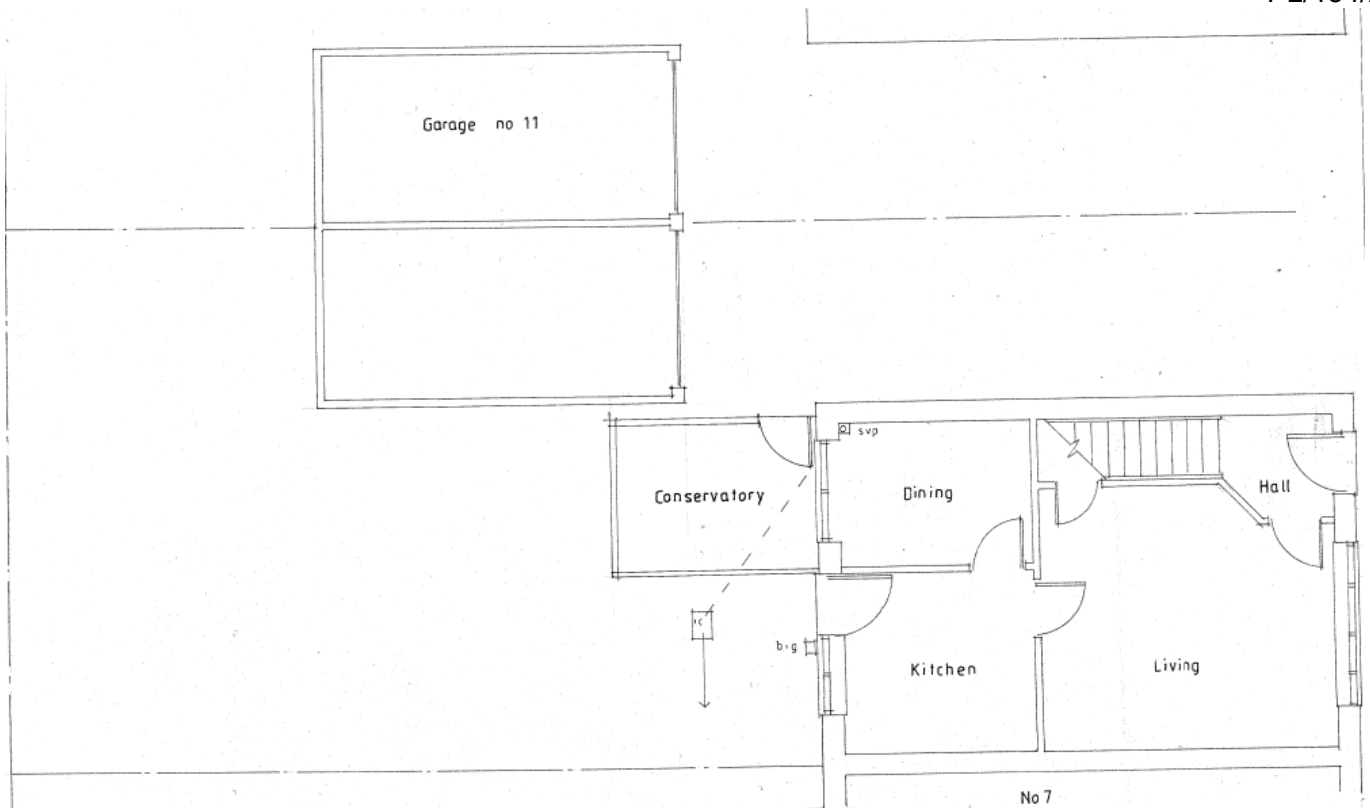
Existing side elevation to No 11



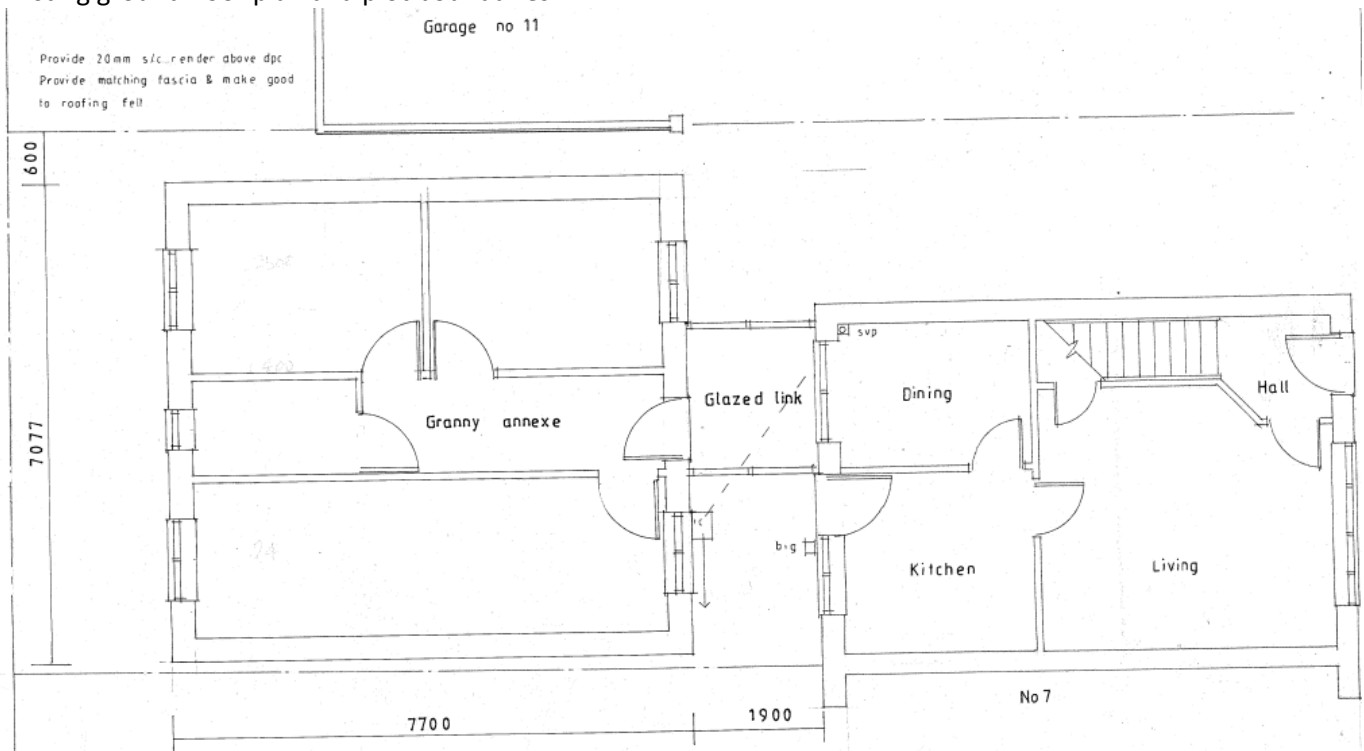
Proposed side elevation to No 7



Proposed side elevation to No 11



Existing ground floor plan and plot boundaries



Proposed ground floor plan and plot boundaries

Planning history

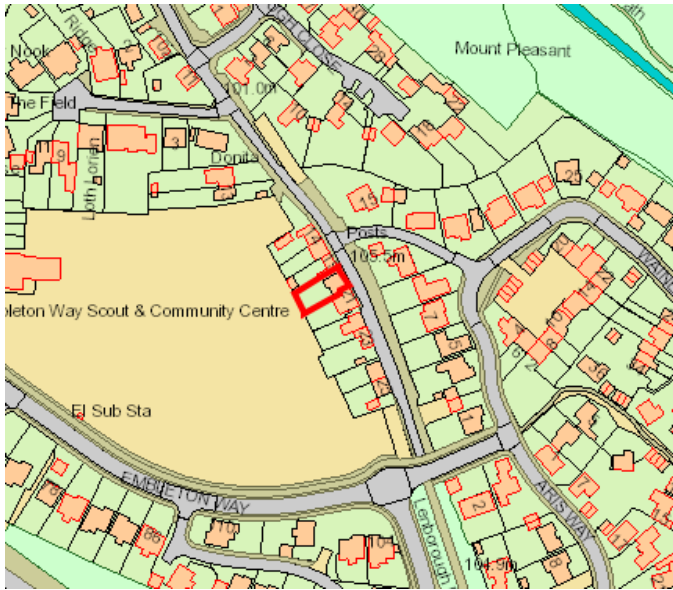
1	00/01442/APP	Conservatory	Approved
2	23/03620/APP	Householder application for attached granny annexe to rear	Pending Consideration

5. 23/03643/APP

20 Lenborough Road, MK18 1DJ

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

Garrard



Wider area plan



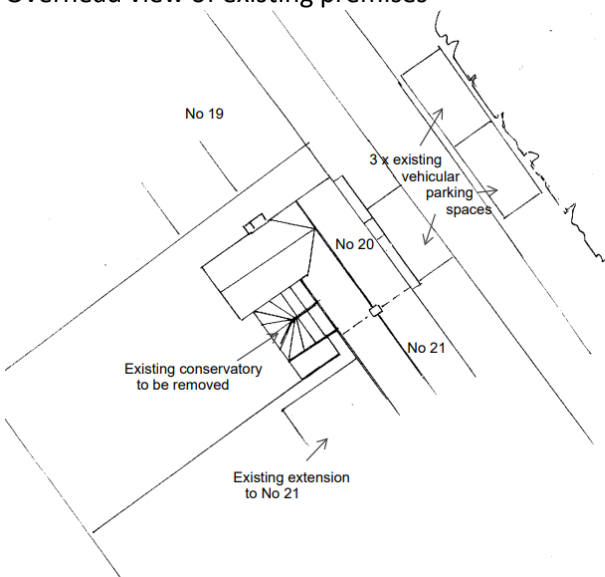
Location plan



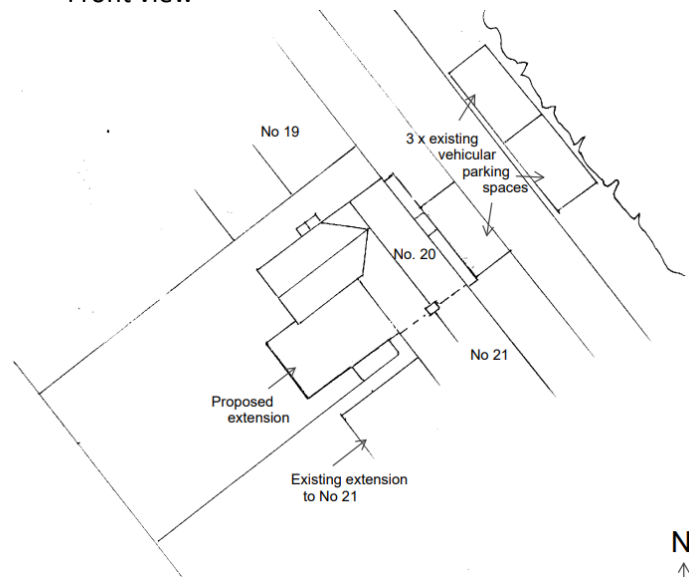
Overhead view of existing premises



Front view



Existing



and proposed layout plans



The site is what appears to be two cottages knocked together on the west side of Lenborough Road south of Mount Pleasant Close and the junction with the link path to Waine Close, and backing onto Embleton Way playing field. It is a 3-bed semi-detached with the main building L-shaped in plan with a conservatory and cloakroom in the angle of the L on the south (party wall) side; the rear wing is likely to be the 1994/5 applications (no drawings on file); The 1998 application added the cloakroom. The neighbour (№21) already has an extension longer than the conservatory. There is a gated access on the north side between №20 & №19, and parking in front of the house and in a layby on the opposite side of the road.

The proposal is to demolish the conservatory and replace it with a rather longer flat-roofed extension with a lantern skylight, to house a lobby (to be used as a home office) and a wheelchair-accessible bedroom with a sliding door to a corridor with French doors to the garden. The rear wall will have a floor-to-ceiling 3 panel window, and the wall towards the neighbour no openings. The cloakroom is to remain, with its small window towards the garden. There is no indication of ensuite facilities so perhaps the existing cloakroom is to be modified for wheelchair accessibility.

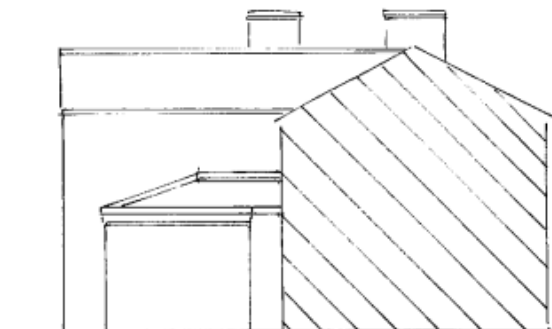
Matching materials except for the flat roof, which will be EDPM membrane (the house roof is slate).



Existing rear elevation

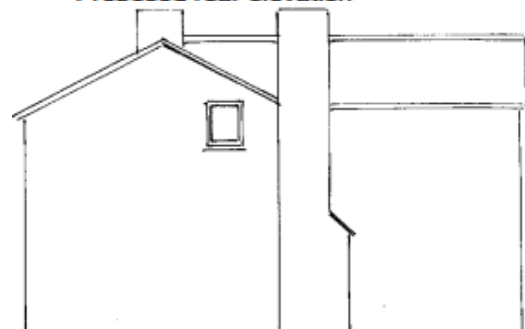


Proposed rear elevation



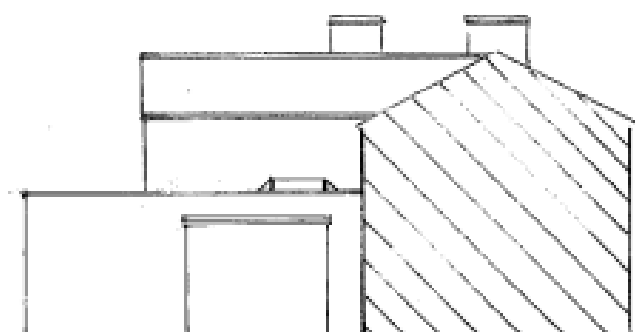
Existing (party wall) side elevation

(towards №21)

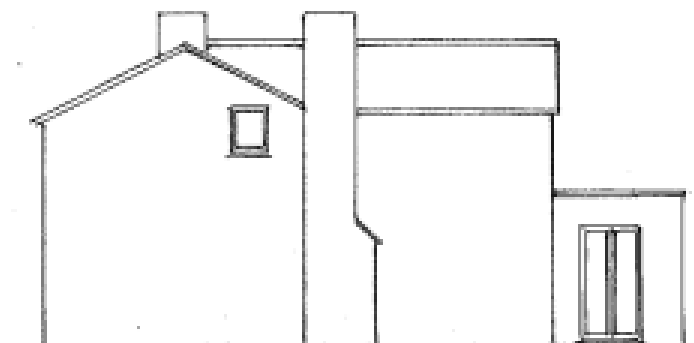


Existing side elevation

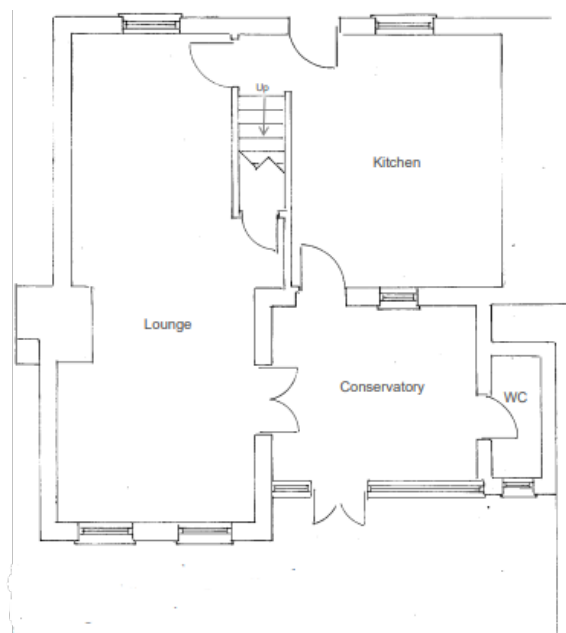
(towards №19)



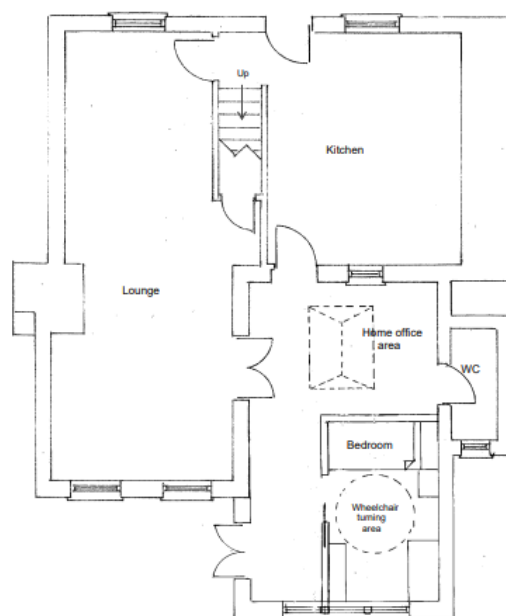
Proposed (party wall) side elevation



Proposed side elevation



Existing ground floor plan



Proposed ground floor plan

1	94/00568/APP	TWO STOREY REAR EXTENSION	APPROV
2	95/00666/APP	TWO STOREY REAR EXTENSION	APPROV
3	98/01926/APP	SINGLE STOREY REAR EXTENSION	Approved
4	04/02308/APP	Single storey and first floor rear extension	Withdrawn
5	05/00636/APP	Single storey and first floor rear extension	Refused
6	23/03643/APP	Householder application for demolition of conservatory and erection of single storey rear extension	Pending Consideration

The previous application (05/00636) was to add a garden room extension projecting 3m from the housewall, the same footprint as this proposal, and partially covered by a 4<sup>th</sup> bedroom with a gable roof. The drawings were blueprints which do not reproduce well, but are available on the Bucks. website.

The reasons for refusing the 2005 application were:

- 1 The proposed first floor rear extension would result in harm to the amenities of the adjacent dwelling, No. 21 Lenborough Road, as it would reduce daylight to, and affect outlook from ground and first floor windows. The proposal would appear as a dominant feature and the reduction in light levels would result in unreasonable harm to the amenities of occupants of No. 21. The proposal would therefore be contrary to policies GP8 and GP9 of the Aylesbury Vale District Local Plan and Design Guide: "Residential Extensions".
- 2 The proposed rear extensions, together with existing extensions, would result in large increase in development onto the original dwelling. They would overwhelm the original dwelling and harm the character of the original and existing dwelling. The proposal would therefore be contrary to policies GP9 and GP34 and GP35 of the Aylesbury Vale District Local Plan and Design Guide "Residential Extensions".

As this proposal is single storey the first no longer applies; however it does increase the footprint to the same extent.

## 6. 23/03651/VRC

32 Nelson Street, MK18 1DA

Variation of Condition 3 (description wording) relating to application 21/01491/ALB allowed on appeal 21/00118/REF (internal works and external render and paintwork)

*Franklin*

Location plan



Front of the house

This is an application required because the Discharge of Condition of the approval was only partial. The four supporting documents submitted are:

- The safety sheet and data sheet for Earthborn Ecopro Primer
- The safety sheet and data sheet for Earthborn Ecopro Paint

It can be assumed that the Heritage Officer has approved the choice, and this is a technicality to change the condition listed in the Appeal document (see below the Table) as the details offered to discharge the condition were not satisfactory.

## Property history

1	90/02029/ALB	REMOVAL OF FRONT DORMER WINDOWS AND SLATE OVER INSTALLATION OF NEW WINDOWS IN REAR ELEVATION	APPROV
2	14/02770/ALB	Removal and replacement of existing single glazing panes with double glazed units.	LB Consent
3	20/04195/ALB	Internal alterations including the demolition of four partitions	LB Refused
4	21/01491/ALB	Internal works and external render and paintwork	Refused but allowed on appeal
4a	21/00118/REF	Appeal against refusal	
4b	21/A1491/DIS *	Application for approval of details subject to condition 3 (colour of paintwork), 4 (details of extractor fan) relating to Listed Building Consent 21/01491/ALB (allowed on appeal 21/00118/REF)	
5	23/03651/VRC	Variation of condition 3 (description wording) relating to application 21/01491/ALB allowed on appeal 21/00118/REF (Internal works and external render and paintwork)	Pending Consideration

\*21/A1491/DIS:

DETAILS REFUSED Condition 3 (colour of paintwork)

3. No work permitted by this consent shall commence until a detailed specification including the colour, texture and finish of the paintwork and render repairs have been submitted to and approved in writing by the Local Planning Authority. The work shall be carried out solely in accordance with the approved specification.

Comments: The Council's Heritage Officer has reviewed the information submitted in respect of condition 3 and provided the following comments:

- The proposed paint and render would be non-breathable paints, masonry fillers and bitumen. This is not normally appropriate for a listed building unless the existing render is cement or there are already successive layers of non-breathable paints on it.
- Normally on a listed building we would require the use of appropriate breathable paints, renders, and fillers on external masonry and timber, which must be cement-free, nonsynthetic products that will not trap moisture and allow the building to breathe.
- No information has been submitted as to the specifications of the existing materials to demonstrate that the proposed render and paint for the repairs would be consistent with the existing. Therefore, detailed information is required as to the existing materials in order to justify the choice of finishes proposed. As such, upon consultation with the Council's Heritage Officer, the details submitted in respect of Condition 3 of listed building consent reference 21/01491/ALB (allowed on appeal 21/00118/REF) are insufficient in order to satisfy the requirements of this condition and I am unable to discharge this condition. More information is required in a new submission before condition 3 can be discharged.

7. **23/03723/APP**

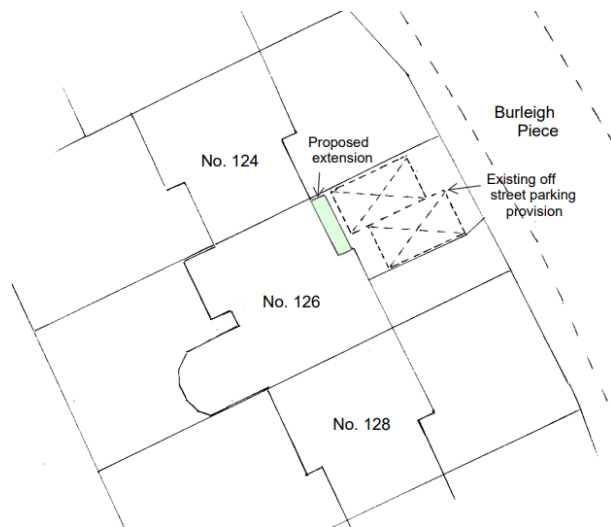
126 Burleigh Piece, MK18 7HU

Householder application for single storey front extension

*Griffith*



Location plan



Proposed site plan



Nos 128 – 126 - 124 Burleigh Piece (with white car)



The angle between house and garage where the extension is proposed (30/11/23)

Nos 122 – 132 Burleigh Piece form a continuous frontage between Bodenhams Close and Campell Close on the western side of Burleigh Piece towards its southern end. The houses are paired 4-bed semidetached linked by their garages, the northernmost house of each pair having a rendered gable front, gabled porch and bow window with a single-pitch tiled roof and the southern one plain brick with a bow window under a



continuous single-pitch roof across it and the front door. Only №126 of the six houses has a planning history, see table below, and although № 122 also has a conservatory neither have any recorded application. The 1996 extension proposed the demolition of the existing garage and rebuilding the extension on a narrower footprint leaving a 1m wide side path between the two properties. The front half of the garage area would become a store and the rear half a WC and a utility room; the new first floor an additional bedroom and an extension to the existing front bedroom, with a shower room between serving both. It is clear that this was not implemented, and the linked garage remains without the side passage; however some remodelling of the inside of the garage took place and a downstairs cloakroom installed next to the up-and-over door (with the small window seen in the photograph) and the rear part divided into two, one side with access to the storeroom, the other open to the family room at the rear of the house (labelled Home Office on the drawings for this application).

#### Property History

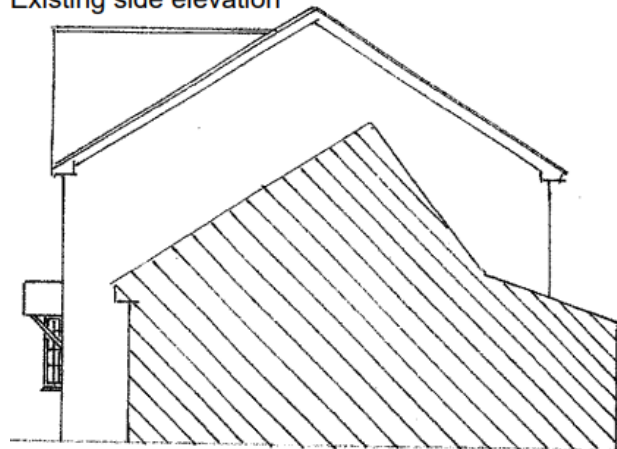
1	96/00673/APP	TWO STOREY SIDE EXTENSION	Approved
2	23/03723/APP	Householder application for single storey front extension	Pending Consideration

The current application is to extend the former garage forwards about 1m, very nearly (but not exactly) as far forward as the house building line, and the cloakroom will be reinstalled at right angles to the existing one inside the new front wall; there will two windows, one to the cloakroom, and one to the remaining space which is labelled Home Office. There are no other new windows. Behind this will be a bed-sitting room with access to the garden with an en-suite shower-room and utility area (labelled but not further described), accommodation for an elderly relative. The front extension will have a gable roof form of the same angle as that of the main house gable, inserted into the original garage roof profile, which will otherwise be unchanged, so the neighbour's garage is not affected. Matching materials will be used.

Existing Front Elevation



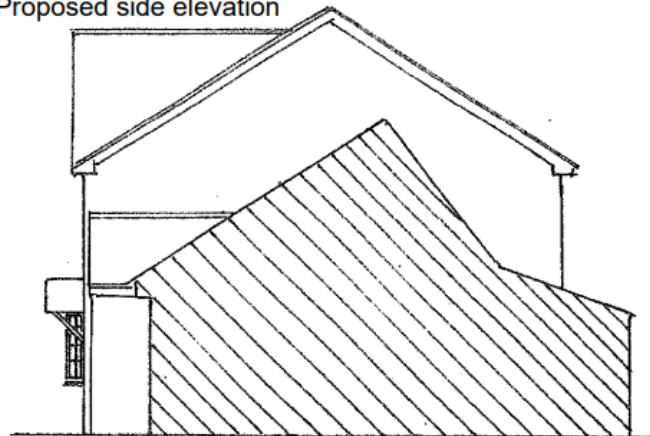
Existing side elevation

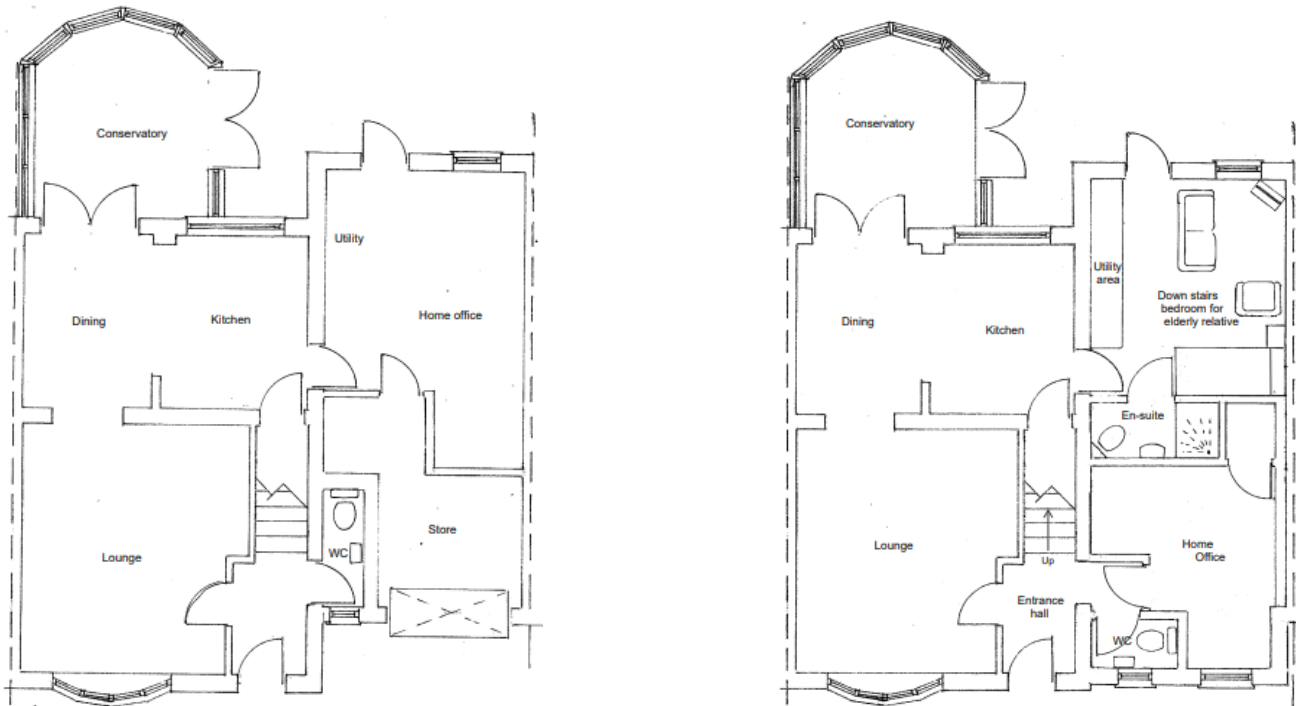


Proposed front elevation



Proposed side elevation



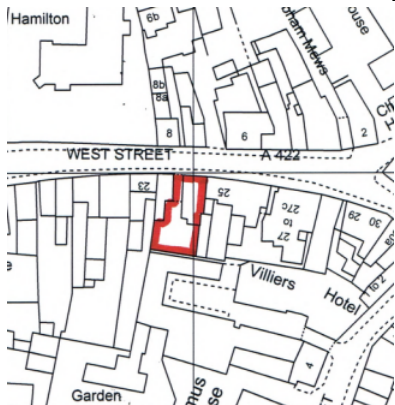


Existing and proposed ground floor plan.

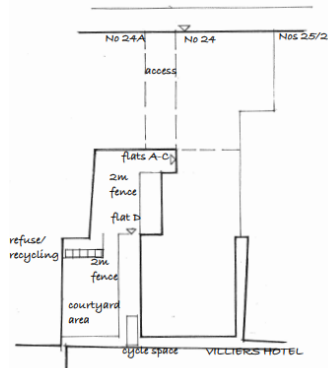
8. 23/03751/APP

24 West Street, MK18 1HE

Partial change of use from hairdressing salon to residential class C3 to form 1no. one bedroom flat and external works to communal areas  
*Flockton*



Location plan



Site plan



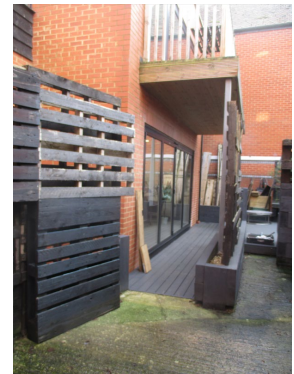
▲ Adjacent Listed Buildings



Shop front and gated passageway



View from arched passage of remains of courtyard with entrance to existing flats A, B & C on left. A new window is proposed in the brick wall



The four-panel door which will be replaced with a front door (nearer end) and three-panel door (11/01/23)

The site is Arthur's Radio, a hairdressing salon on West Street with a yard behind reaching to the boundary with the Villiers Hotel. It has a bow-window shopfront with a single door onto West Street, with Lorimers Solicitors (25-26) to the east of it and a gated archway and Archdeacon Russell Solicitors (24A) to the west of it. The archway gives access to the yard at the rear. The building is not Listed, though Nos 23 & 25/26 on this side of the street are, and Nos 7 and 8 opposite.

It is in the Conservation Area.

The building has been extended back over about half the yard to form a larger salon at ground level, with a one-bed flat over, and at the same time the two floors over the original shop unit on West Street were converted into one-bed flats, one on each floor (2014). The front and rear flats have separate entrances to the remains of the courtyard, which also has an assortment of fencing, see photos above.

#### Property history (not signage or satellite dish)

1	89/02210/APP	<u>ALTERATIONS TO SHOP FRONT TO INCORPORATE CASH DISPENSING MACHINE</u>	Withdrawn
2	06/00839/APP	Erection of 3 storey building for No.3 flats	Refused
3a	06/03254/APP	Erection of No.2 apartments	Refused
3b	07/00035/REF	Appeal: Erection of No.2 apartments	Allowed
4	14/02106/APP	Demolition of existing single storey rear extension and erection of a two storey rear extension for Salon use at ground floor and a new Flat (C) with balconies at first floor. Conversion and change of use of the upper floors of the existing building from A1 Retail to 2 Nos one bedroom Flat (A) and Flat (B) (C3) Residential use	Approved
5	23/00055/APP	<u>Partial change of use from hairdressing salon to residential class C3 to form 1no. one bedroom flat</u>	Refused
6	23/03751/APP	Partial change of use from hairdressing salon to residential class C3 to form 1no. one bedroom flat and external works to communal areas	Pending consideration

The 2006 application was refused because 'it would result in the loss of existing parking facilities and fail to provide on site parking for the proposed development'. It was appealed on the grounds that the archway passage was too narrow for a vehicle, so that the yard was not used for parking anyway. The Planning Inspector agreed, noting that the pavement and West Street were so narrow that any vehicle would be well into the carriageway before any sideways vision was possible, and so parking provision was not to be expected. The Yard before 2014 would have been large enough to turn a vehicle and emerge forwards, if the vehicle could have been got into the yard in the first place. It wouldn't be now, due to the width of the rear extension.

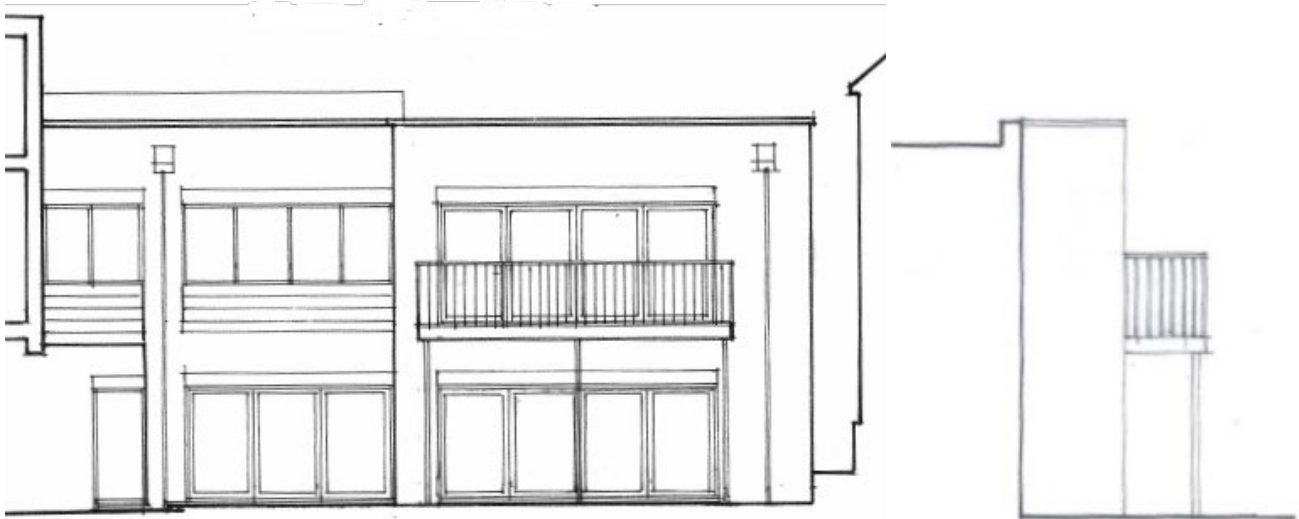
The proposal earlier this year was refused because 'The proposed development would result in a poor quality of living for the future occupiers of the proposed flat due to the cumulative impact of very poor outlook and limited natural light to all of the habitable areas of the proposed flat arising from the close proximity of the sole openings to the proposed 2m high fence, as well as the substandard area of private outdoor space allocated to the proposed flat by virtue of its contrived arrangement and the limited levels of sunlight and daylight this area would receive due to surrounding built form and other features such as the first-floor balcony projecting from the flat above.'

Members had responded 'No Objections' to both these applications.

The 2014 application extended the salon area but the applicant now finds that he only needs the original front salon area for his current staff of two, as business has dropped off post-Covid and many hairdressers are freelancing/working from home. He therefore wishes to partition off the salon area and turn the remainder into a ground floor flat (living-room/kitchen, bedroom and shower-room/WC) with GIFA 61m<sup>2</sup> (the minimum for single-person flats is 37m<sup>2</sup>, two-person flats 50m<sup>2</sup>). The salon will remain as a hairdressers. He has addressed the officer's reasons for refusal by

- Turning one panel of the 4-panel folding door into a solid front door with narrow glazed panel and reducing the size of the remaining panels, to allow a new small window to be inserted into the wall to the south;
- Inserting a new small window into the blank brick wall facing the archway entrance to the yard (both these allowing extra light into the living room)

- Creating a small amenity space beside the bedroom, retaining the standard height closeboard fencing at the archway end, and stepping it down further back to a gate opposite the front door (the pale grey shading across the existing 3-pane (bedroom) window and new front door on the elevation drawing below);
- Privacy to the living room beyond the courtyard fence will be achieved with opaque film applied to the lower half of each window pane;
- A 600mm (2foot) raised planter will be place outside the fence opposite the archway to improve the view.

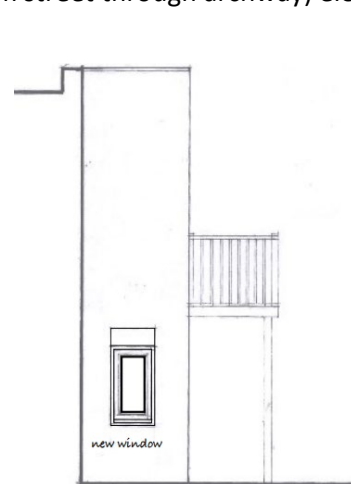


Existing courtyard elevation

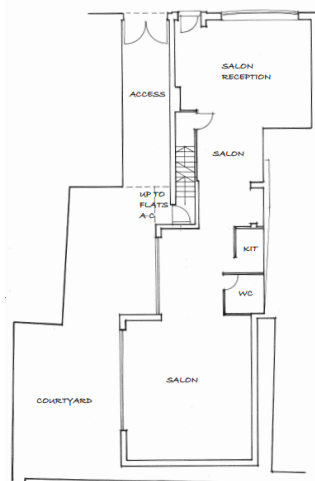
and front-facing (view from street through archway) elevation



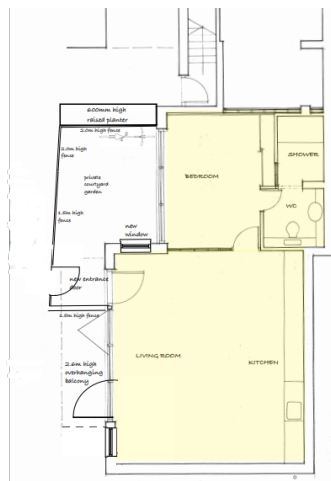
Proposed changes to courtyard elevation



and new window in the front-facing elevation



Whole ground floor plan

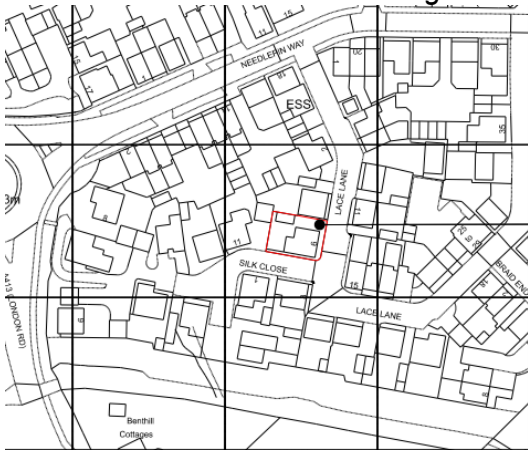


Proposed alterations to southern part (not to same scale)

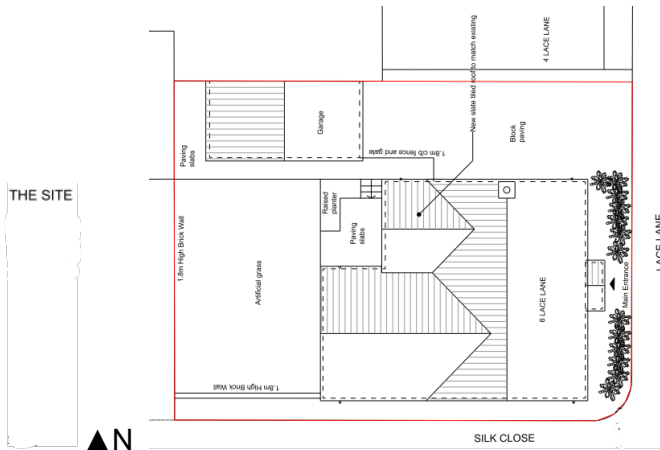


9. 23/03759/APP

6 Lace Lane, MK18 7RD  
 Householder application for first floor rear extension  
 Bright



Location plan



Proposed site plan (rotated to roughly match location plan)



Front and north side of house with drive and garage



Rear of №6 from Silk Close; side of №4 behind (11/12/23)

The site is a 4-bed detached house at the corner of Lace Lane and Silk Close in the southwest part of Lace Hill. It has a detached single garage set back from the house at the end of a driveway on the north side of the house, between it and №4. The rear part of the living room is single storey with a lean-to roof.

The proposal is to remove the lean-to roof and some of the housewall above it and extend Bedroom 4 over this part of the living room, with a gable roof matching the existing one and a window matching the existing one in the gable wall. The existing Bedroom 4 is 2.4m long x 2.2m wide, and the extension will add a rectangle 3.44m x 1.71m, and will have no windows in the side facing the neighbour. The bedroom door will be moved towards the front of the house to give a more usable space, and the staircase wall on this side of the landing will be replaced by a balustrade and handrail.

Materials to match existing.



Front elevation (unchanged)



Elevation on Silk Close (unchanged)



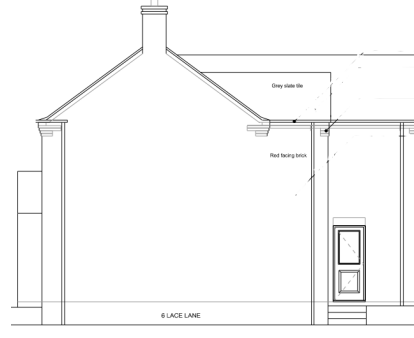
Existing rear elevation



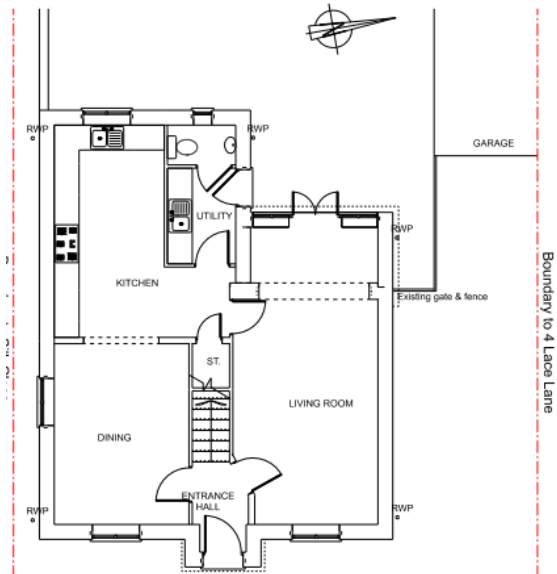
Existing side towards 4 Lace Lane



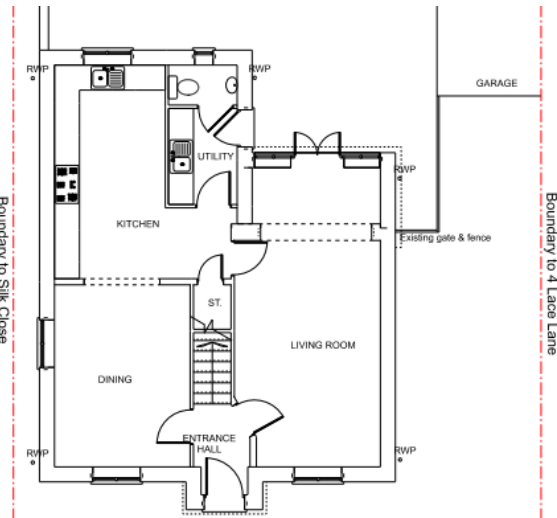
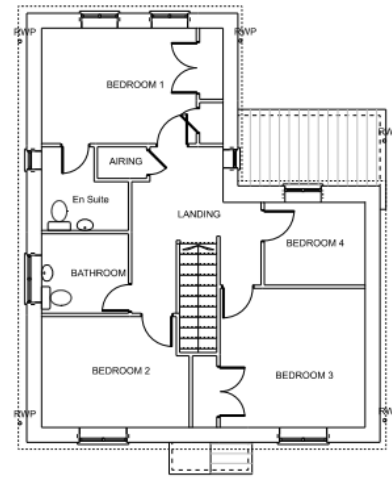
Proposed rear elevation



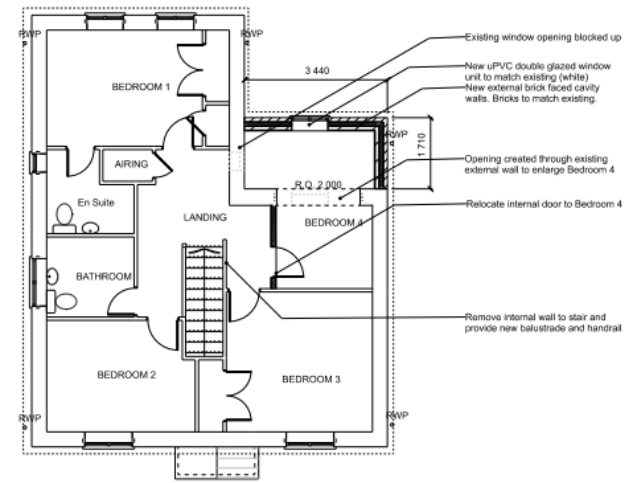
Proposed side towards 4 Lace Lane



Ground and first floors as existing



Ground and first floors as proposed



## 10. 23/03789/APP

10 Toki Road [St Rumbolds Fields North] MK18 1WN

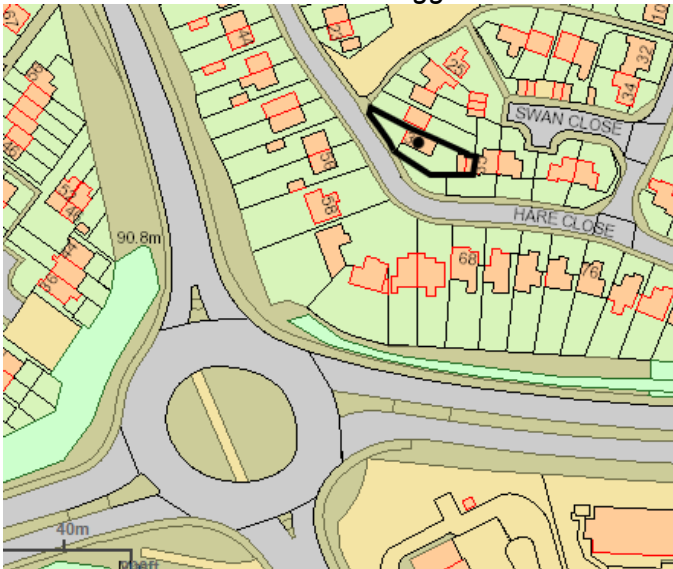
Householder application for demolition of existing building to rear of kitchen and erection of rear extension

Campbell

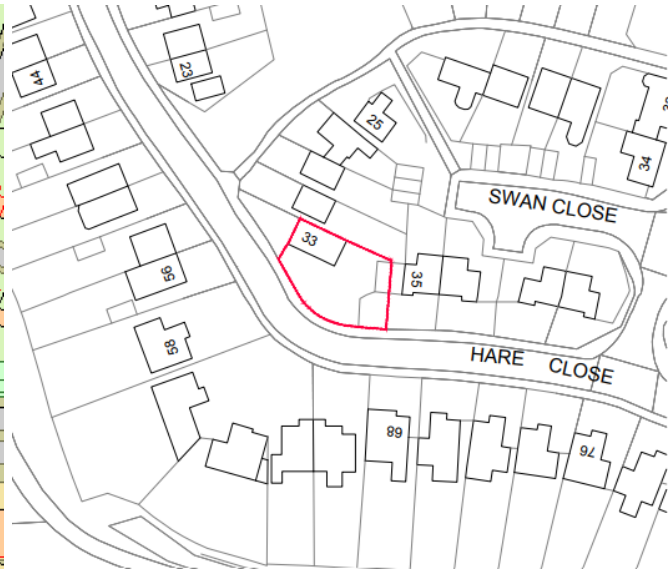
*This application was on the 27<sup>th</sup> November agenda as 23/03477/CPL and withdrawn before the meeting. It has returned with a full application, a Certificate of Lawfulness presumably having been deemed inappropriate to the proposal, with the same plans. Members are referred to the Clerk's report for the last meeting.*

## 11. 23/03831/AOP

Land adj. 33 Hare Close, MK18 7EN

Outline application with all matters reserved for erection of two storey dwelling  
Biggs

Location plan



Site plan



The front view of No 33. The grassed area to the front of the house and closeboard fence is not included in the red line boundary on the drawings, but the grass between the back fence and the driveway is.



The rear of the house. The hedge on the left is the boundary to Hare Close. The fence and gate on the right give access to the garage from the rear garden (11/12/23)

The site is the side garden of a 3-bed detached house at the western (Hare Close) end of a curved row of 5 originally identical houses facing a green. It has a projecting rectangular porch with a lean-to roof at the right-hand side of the front elevation and a full-width single story section with a lean-to roof across the rear elevation. A standard-height closeboard fence surrounds the garden, with a gate at the front, and another at the rear to give access to the garage, one of a row of three attached to No 35, all facing onto Hare Close itself. There is a substantial hedge inside the part of the fence along the boundary with the public domain. According to the Ecology Checklist, this will be unaffected by the proposal.

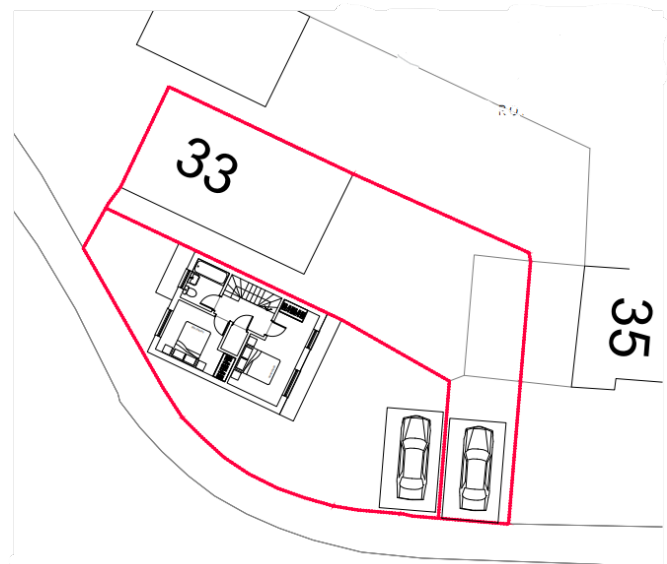
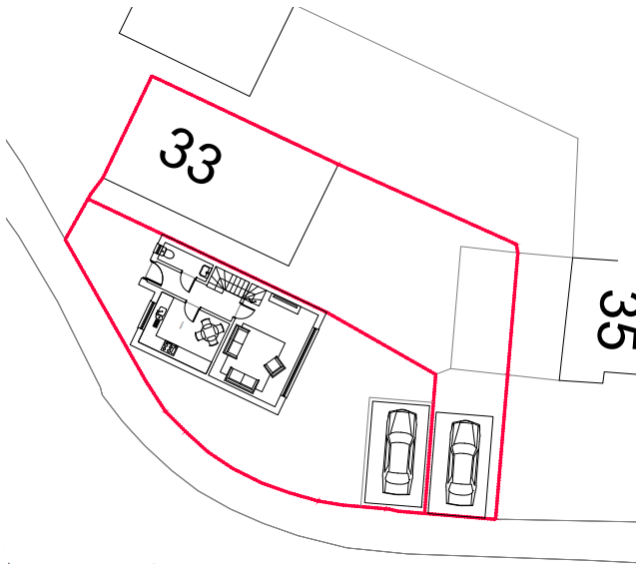


The internal layout is a lounge/diner running front to back on the ground floor, with a kitchen beside the diner and behind the hall and stairs, and three bedrooms and a bathroom on the first floor.

The proposal is an outline application to build a detached house for sale on this side garden land, leaving an adequate garden to the original house. The separation from N<sup>o</sup>33 will be similar to the existing spacing, and the only window in this side of N<sup>o</sup>33 appears to be to a bathroom. The house will have two double bedrooms and a bathroom on the first floor and a lounge across the whole width of the rear part of the ground floor and a kitchen/diner at the front, with the hall and stairs behind the front door. This has a projecting porch with a lean-to roof on the *left* side of the front elevation, but is otherwise not dissimilar to the existing houses, though with a rather smaller footprint. The living room also has a single storey section with a lean-to roof, and sliding door to the garden. It appears (and this is an Outline application only, so not necessarily final) that there will be no side windows either side and the new dwelling is set back from the existing, so no overlooking concerns. It is not clear whether the parking arrangements are hardstanding or garages (the existing garage is probably too small for modern cars). The existing dropped kerb is no wider than the existing driveway, so an extension will be necessary for the second vehicle access. I expect matching materials to be conditioned if the application is approved.



N<sup>os</sup> 25-33 Hare Close follow a curved building line with staggered fronts and are separated by one path width



Proposed ground floor layout

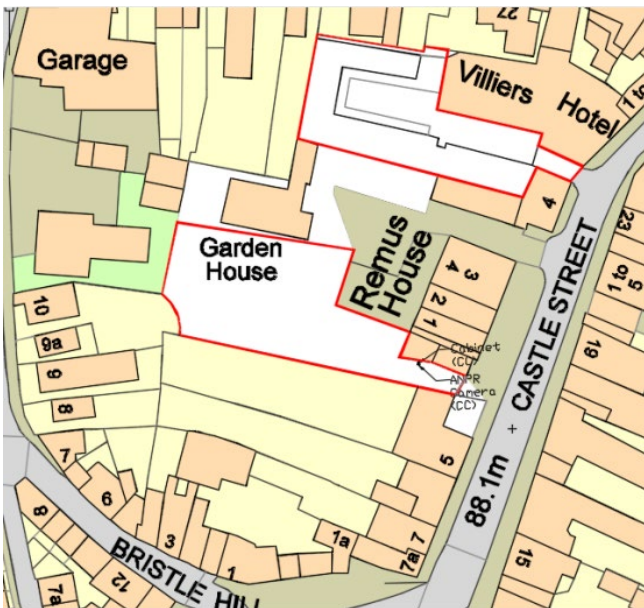
Proposed first floor layout

12. 23/03862/AAD

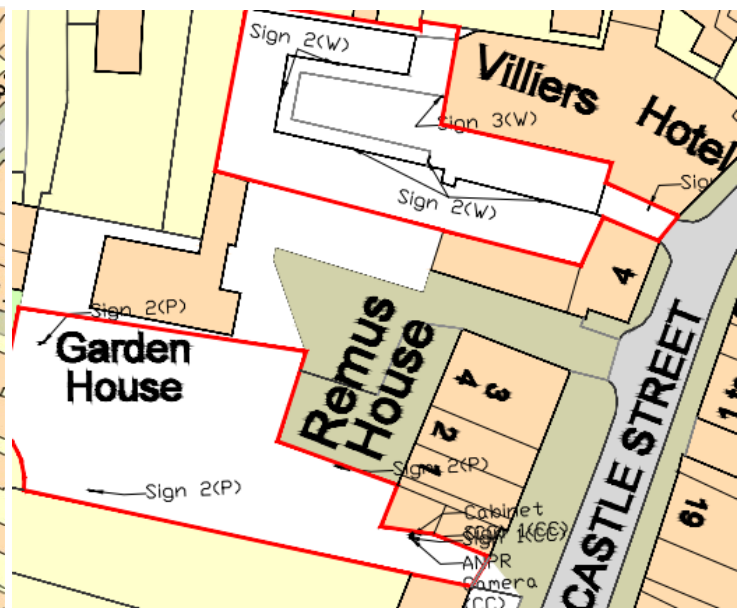
3 Castle Street, MK18 1BS

- Display of 1 x sign 1 – 600x800mm wall mounted,
- 1 x sign 1 – 600x800mm mounted on a camera column,
- 3 x sign 2 - 600x800mm mounted on new signage poles
- 5 x sign 2 - 600x800mm wall mounted
- 1 x sign 3 - 600x600mm wall mounted

Laheer [ParkingEye Ltd]



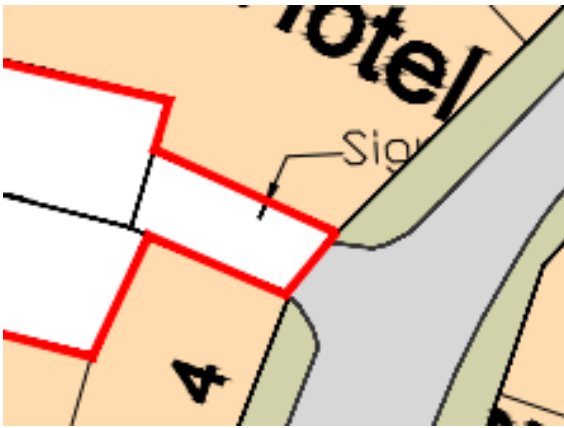
Location plan



Signage locations (W) = wall mounted; (P) = pole mounted (CC) = Camera column mounted

The site is in two parts – the courtyard parking within the Villiers hotel complex, and the car park to the south in from of Garden House. The proposal is to install a new parking management system using ANPR cameras. Apart from the sizes of the three types of sign, and that they will be white with black lettering, there is little further detail. The applicant has not indicated whether any will be lit. There are details of the wall and the pole mountings, and the dimensions of the control cabinet, and a sketch of the sites intended for each (above right), but no acknowledgement that the hotel building is Listed, or any ALB application. The best I can offer at the moment (Devcon have been asked for more information, 12/12/23) is the following (signs in order as described above):

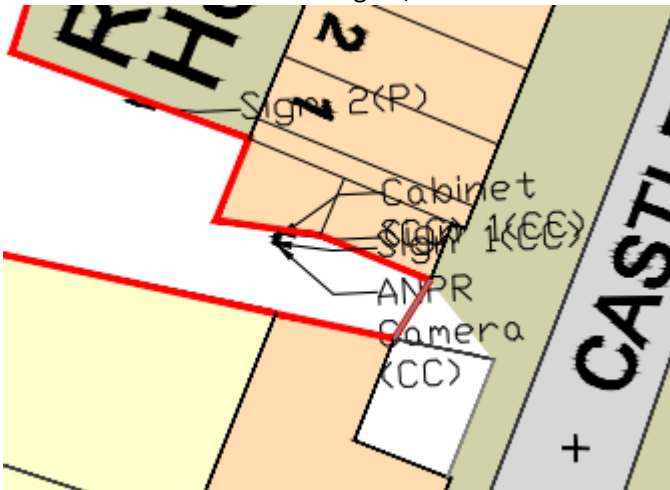




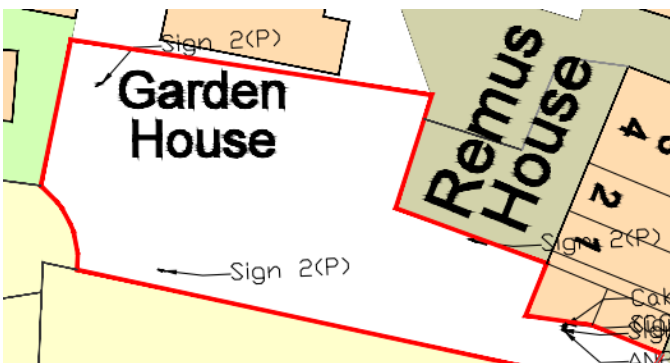
Deduction shows this to be Sign 1, wallmounted



These are the existing signs in the archway



Sign 1, mounted on camera pole, camera and equipment cabinet, presumably by the barrier support



Sign 2, three all pole-mounted (the 3<sup>rd</sup> is on Remus house) NW corner of parking area

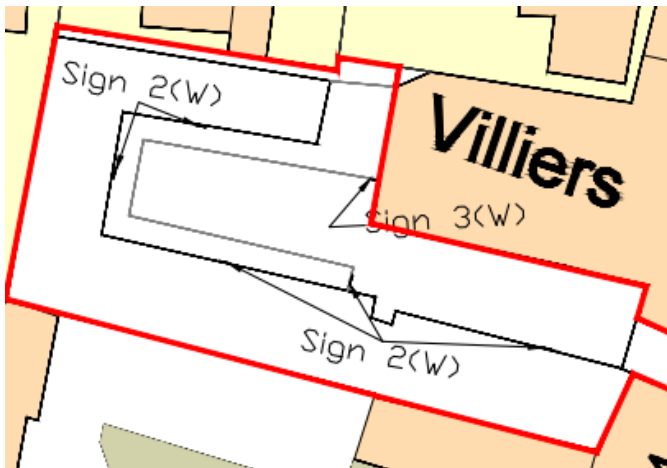


SW corner - possible site of pole mounted sign



The existing sign on the southern wall





Sign 2, five wall mounted; and sign 3, wall mounted ... three along this side of the courtyard



Two in this corner



and sign 3 here

#### Property History (signage and parking applications only)

1	89/00406/AAD	DISPLAY AN INTERNALLY ILLUMINATED SIGN	REFUSE
2	89/01305/APP	USE OF LAND FOR CAR PARKING IN ASSOCIATION WITH VILLIERS HOTEL (FORMER SWAN & CASTLE)	APPROV
3	89/01332/ALB	ILLUMINATED SIGN	REFUSE
4	91/01240/APP	3 STOREY REAR EXTENSION TO HOTEL COVERED PARKING AND FORMATION OF HOTEL CARPARK (RETENTION OF WORKS ALREADY CONSTRUCTED OR UNDER CONSTRUCTION)	Approved
5	23/03862/AAD	Display of 1 x sign 1 - 600x800mm wall mounted, 1 x sign 1 - 600x800mm mounted on a camera column, 3 x sign 2 - 600x800mm mounted on new signage poles, 5 x sign 2 - 600x800mm wall mounted, 1 x sign 3 - 600x600mm wall mounted	Pending Consideration

#### Amended plans

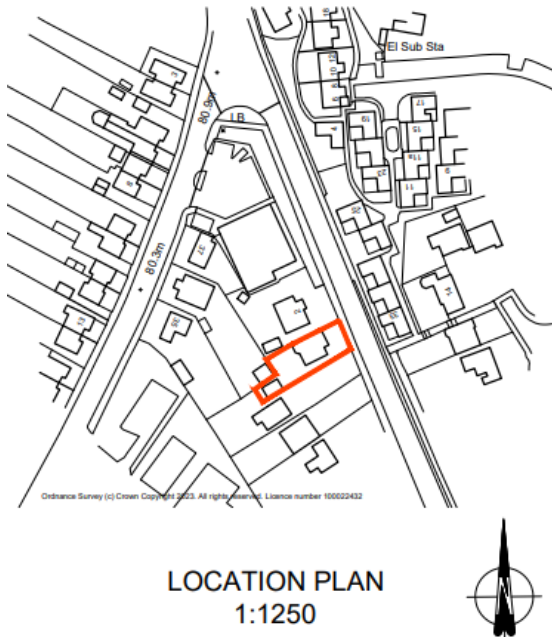
13. 23/03405/APP

4 London Road, MK18 1AS

Proposed first floor rear extension and change of use from dwellinghouse to 7-bed student HMO (7 occupants)

Previously described as

Conversion from dwellinghouse to 7 person HMO for student accommodation  
Lalek Properties



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

This application was on the 27<sup>th</sup> November 2023 agenda, but the amended plan was advised on the morning of the meeting and Members agreed to save discussion of the application to this meeting as there was a major change to the proposal. Members are referred to the entry in the November meeting's Clerk's Report for the description of the property, its planning history and photos. Members interim response to the application was, after the standard no-site-notice paragraph:

*Amended plans had been received that day for this application, and it was decided that a full response would be made at the next meeting, when the effect of the amendments could be considered.*

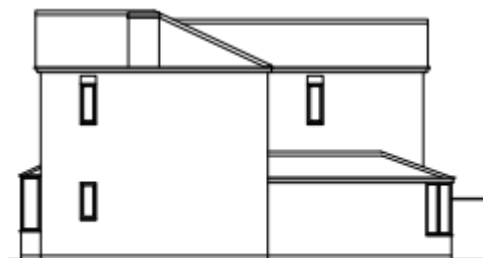
*However, Members point out that it cannot be assumed that the tenants of a HMO are students; many single working people also house-share for economic reasons, and may need a car to travel to work in a rural area with sparse public transport. Students may also keep a vehicle for evening and weekend use, even if they walk to lectures during the week.*

The revised drawings are reproduced below.

The original intention was to change the house to six HMO units, with a 7<sup>th</sup> in the garage at the bottom of the garden. This has been changed to having all 7 proposed units in the house, by extending over two thirds of the single storey conservatory – only its rear wall is glazed - to make a bedroom. The new room will have an en-suite facility formed by reducing the existing bathroom to a shower room, using the remaining space to make a corridor from the room to the landing.



REAR ELEVATION



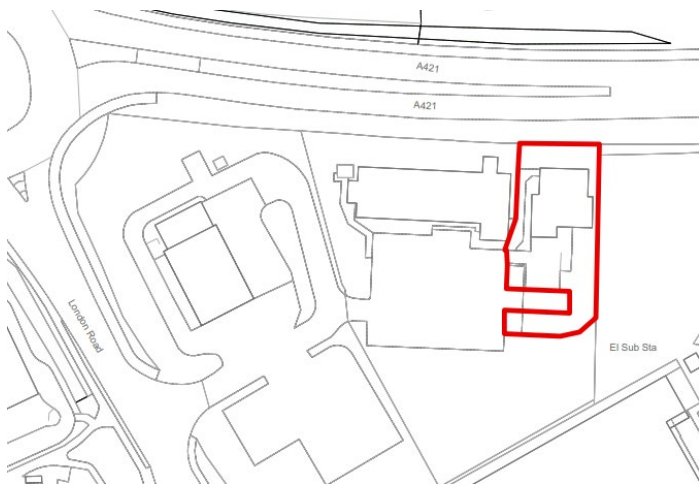
Existing SIDE ELEVATION

Existing

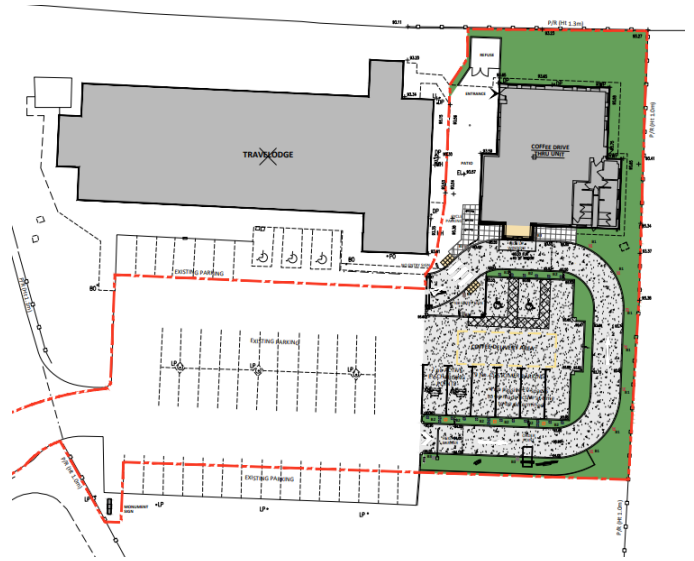




Original submitted:

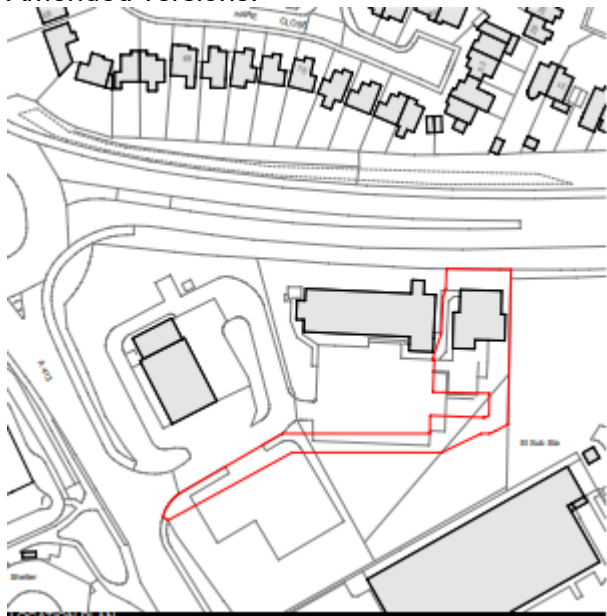


Location plan

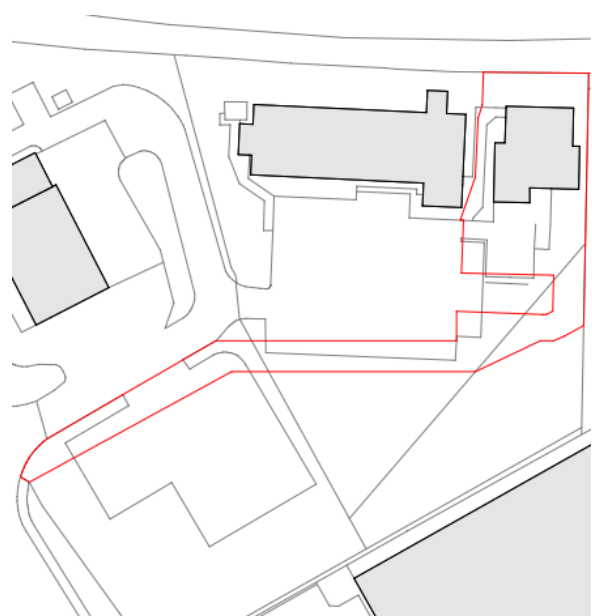


Site plan (with Travelodge)

Amended versions:



Location plan



Site plan (with Travelodge and Shell station)

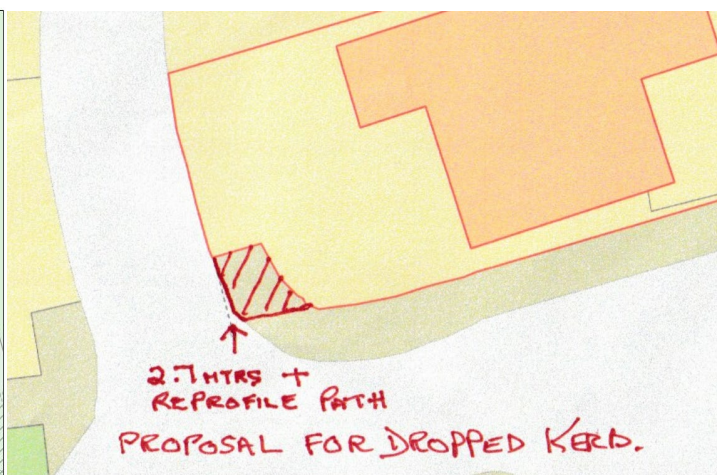
The following application has not been put forward for consultation, but given the history of the site, I recommend that Members treat it as a formal application.

16. 23/03669/CPL

33 Willow Drive, MK18 7JH  
 Certificate of lawfulness for proposed dropped kerb  
 Morey



Location plan



Site plan (applicant's annotation)



Photo taken for the previous application



Applicant's photo and numbering

Property history

1	97/00652/APP	TWO STOREY REAR EXTENSION	Approved
2	22/02389/CPL	Certificate of lawfulness for proposed to extend vehicle access by approx 5m2	Refused
2a	22/00109/REF	Appeal against Refusal	Dismissed
3	23/02783/CPL	Certificate of lawfulness for proposed extension of dropped kerb by 2.7 metres.	Refused
4	23/03669/CPL	Certificate of lawfulness for proposed dropped kerb	Pending Consideration

The reasons given by the Planning Inspector for dismissing the appeal (7/7/22) were:

9. The driveway extension would take place on land which presently forms part of the public footpath. The land sits outside of the red line boundary of the appeal property as depicted on the submitted plans. Whilst there is no demarcation or enclosure between the front driveway and the footpath, the land functionally and physically is separable from the dwellinghouse. Moreover, the appellants submitted plans point towards the land being outside their ownership. As a result, I consider the land upon which it is proposed to construct an extended driveway does not fall within the curtilage of the dwellinghouse.



10. Consequently, the proposed hard surface would not be permitted development under Class B of Part 1. Subsequent to that, the access would not be required in connection with development permitted by any Class in Schedule 2. The means of access would not, therefore, be permitted development under Class B of Part 2 of Schedule 2.

11. In conclusion, the development would not have been granted planning permission by Article 3(1) of the GPDO. In the absence of any evidence that any other planning permission was granted for the development, the development would not have been lawful at the date of the LDC application.

Application 23/02783/CPL was submitted to the LPA and validated on 14<sup>th</sup> September, and would have gone to our 9<sup>th</sup> October meeting had the Bucks. case officer not refused it on 29<sup>th</sup> September:

1. The proposal as shown on drawing numbers TQRQM23253142951809 Block Plan and TQRQM23253141407660 Location Plan received by the Local Planning Authority on 14 September 2023, does not accord with Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order (Amended) 2015 for reason that the development would not comply with all of the relevant criteria.

More informative drawings have been submitted for this new application (see above) but the details of the application have not changed in any way, nor has the reason given for requiring the dropped kerb (direct access to the southerly part of the paved frontage).

#### 17. Footpath Diversion: Buckingham FP36

HIGHWAYS ACT 1980 SECTION 119 PROPOSED DIVERSION OF PUBLIC FOOTPATH NO. 36 (PART) PARISH OF BUCKINGHAM

*Details are on agenda*

#### ***Circulated separately due to time constraints***

#### 18. 23/03755/ATP

11 Moreton Drive MK18 1JG

T1 Lime; Crown reduce by approximately 3.0-4.0 metres in height and laterally to balance, pruning to suitable growth points to retain the flowing lines of the canopy. Works to be carried out to reduce the tree to match the height of similar trees in the area, making it less exposed following numerous recent windthrown trees along the same tree belt.

T2 Sycamore; Clear base of ivy and suckers and inspect. Crown reduce large limb growing towards wall at points indicated on attached photo. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches. Works to be carried out to reduce lever arm on severely squirrel damaged limb growing towards the protected wall.

**Wood**



Applicant's submission

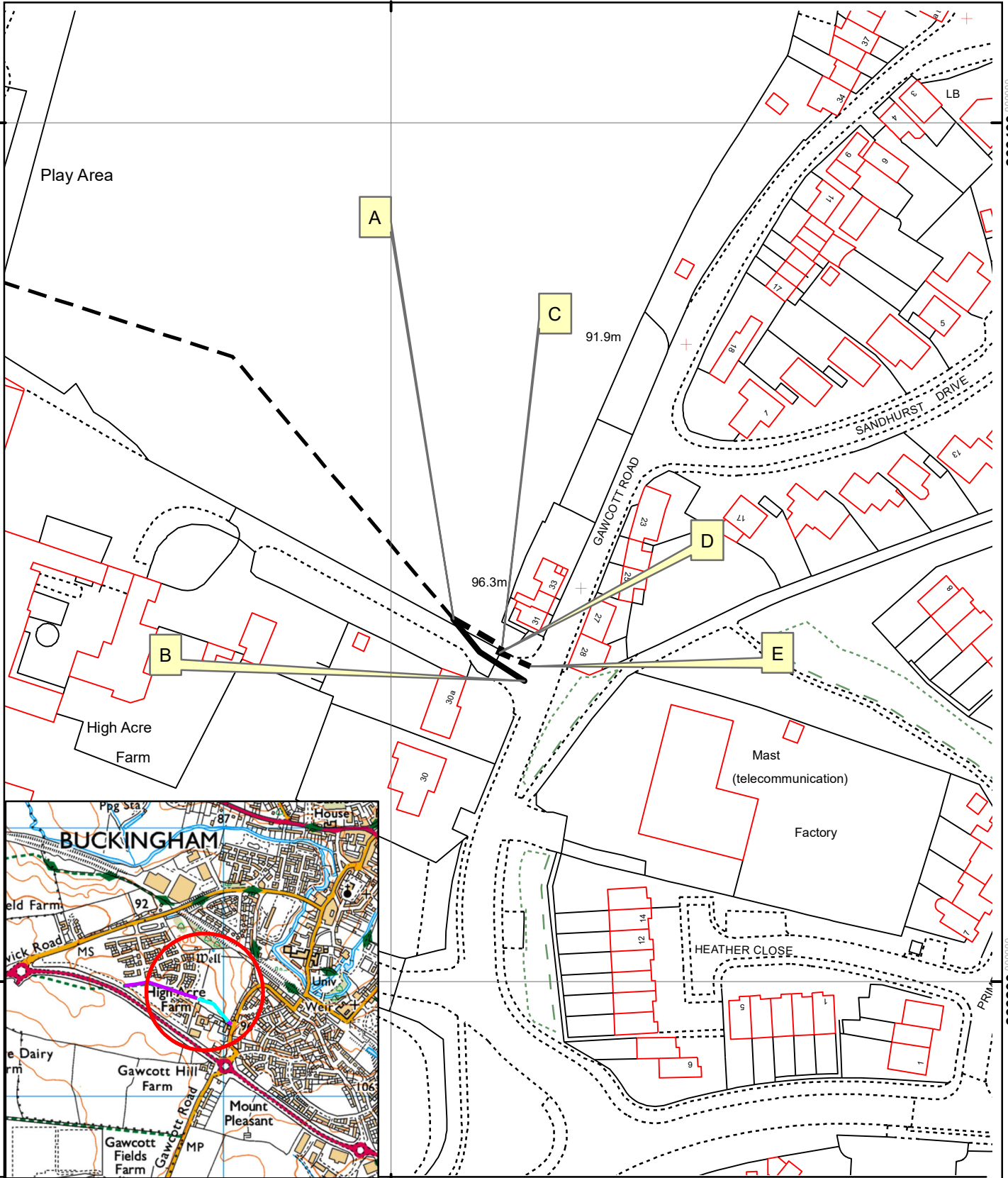


# Highways Act 1980 Section 119 Diversion of Public Footpath No.36 (Part) Parish of Buckingham

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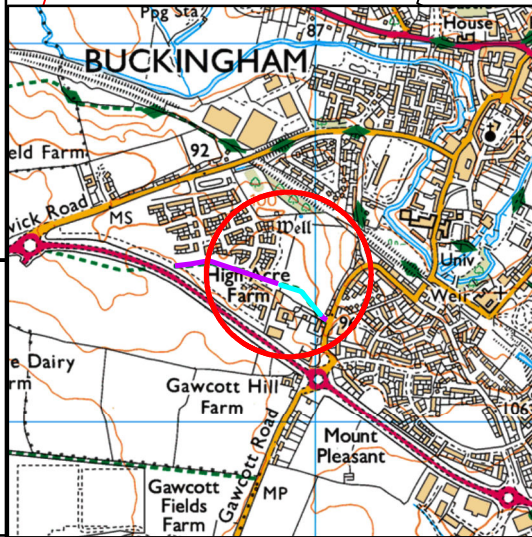
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


### Public Rights of Way

-  Route to be deleted:  
A-B
-  Route to be added:  
A-C-D-E
-  PARISH BOUNDARY

### Grid references

- Point A: SP69014-33284
- Point B: SP69031-33270
- Point C: SP69025-33278
- Point D: SP69025-33276
- Point E: SP69032-33273

 other FP



1:1,250