



# Buckingham Town Council

Town Council Office, Buckingham Centre,  
Verney Close, Buckingham, MK18 1JP  
01280 816426  
[office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk)

Town Clerk: Claire Molyneux

Wednesday, 31 January 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 5<sup>th</sup> February 2024 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/UC89BUTwVpjAOEldSlfcZC9Q/>

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 18<sup>th</sup> December 2023 and 8<sup>th</sup> January 2024.

[Copy previously circulated](#)

[Copy previously circulated](#)

### 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

To receive any update.

### 5. North Bucks Parishes Planning Consortium

To receive and discuss a verbal report from Cllr. Ralph on the recent meeting.



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



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

## 6. Action List

- 6.1 To receive action reports as per the attached list.
- 6.2 Response from DLUH&C on sewage capacity.

[Appendix A](#)  
[Appendix B](#)

## 7. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 14<sup>th</sup> February and 13<sup>th</sup> March 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 15<sup>th</sup> February and 14<sup>th</sup> March at 2pm.

Additional information provided by the Clerk.

[PL/134/23](#)

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

1. 23/03907/APP      36 Chandos Road, MK18 1AP  
Existing HMO extension to create 5 rooms with shared facilities and utility/storage.  
*Olatunde [Pavilion Point Ltd.]*
2. 24/00021/APP      43 Lime Avenue, MK18 7JJ  
Householder application for proposed single storey rear extension and front porch extension.  
*Sawyer*
3. 24/00085/APP      7 Krohn Close, MK18 7HS  
Householder application for single storey side extension and two storey side/rear extension (amendment to approval 20/01018/APP) to include annexe accommodation (retrospective).  
*Terkelson*
4. 24/00147/APP      106 Pillow Way, MK18 7RQ  
Householder application for single storey rear extension.  
*Fletcher*
5. 24/00227/ALB      55 Well Street MK18 1EP  
Listed building application for insertion of partitions and cellar vents.  
*Olex*
6. 24/00243/APP      Alder House, Verney Close, MK18 1JP  
Convert existing undercroft to 1N<sup>e</sup> 1 bed ground floor residential unit.  
*Morrison Property Consultants Ltd.*

## 8. Pre-application feedback (Tingewick) *Not in our parish*

To consider the implications for Buckingham of the attached publicity material and agree any comments to be sent.

[Appendix C](#)

## 9. Planning decisions

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

### Approved

Application	Site address	Proposal	BTC response
23/00870/ALB	White Hart Hotel	Internal alterations and refurbishment, and new fire escape <sup>(1)</sup>	No objections subj. Env. Health
23/03405/APP	4 London Road	Ch/use to HMO for 7 & first floor rear extension	Oppose & call-in <sup>(2)</sup>
23/03456/APP	43 Treefields	Replacement conservatory (amend <sup>t</sup> to approval 23/01825/APP)	No objections
23/03643/APP	20 Lenborough Rd.	Single storey rear extension	No objections
23/03498/APP 23/03499/AAD	Former Little Chef (now Starbucks)	Signage and Heating, Ventilation, Air Conditioning system	No objections
23/03538/ALB	7 West Street	Restoration of ground floor partition wall, lining of cellar walls and new floor (part retrospective)	No objections subj. Heritage Officer
23/03651/VRC	32 Nelson Street	Variation of wording on decision sheet for 21/01491/ALB (Materials)	No objections subj. Heritage Officer
23/03723/APP	126 Burleigh Piece	Single storey front extension	No objections
23/03759/APP	6 Lace Lane	First floor rear extension	No objections
23/03789/APP	10 Toki Road	Demolish existing extension and erect new rear extension	No objections
23/03914/APP	122 Moreton Road	1 <sup>st</sup> fl. side & rear extn, alts to front, render whole house	No objections

(1) Official confirmation of decision made on 17/11/23; the outdoor works, including the TV screens, have been removed from the application due to objections from the Heritage Officer.

(2) Call-in refused 10/1/24.

### Refused

Application	Site address	Proposal	BTC response
23/03496/AAD	6 High Street	2 illuminated shop signs	Oppose

### Withdrawn

Application	Site address	Proposal	BTC response
26/03620/APP	9 Bushey Close	Demolish conservatory & garage; replace with granny annexe	Oppose

### Not for consultation

### Approved

Application	Site address	Proposal	BTC response
23/03755/ATP	11 Moreton Drive	Maintenance work on 1 Lime & 1 Sycamore following storm damage	No objections

### Refused

Application	Site address	Proposal	BTC response
23/03373/CPL	54 Overn Cresc.	Cert/Lawfulness for dropped kerb	Oppose
23/03669/CPL	33 Willow Drive	Cert/Lawfulness for dropped kerb	Oppose

9.2.1 An appeal was lodged against the refusal of  
**23/00942/APP** Stoneleigh House, 17 Castle Street, MK18 1BP  
Change of use from boutique hotel to private residence

On 9<sup>th</sup> January 2024, and withdrawn on 29<sup>th</sup> January 2024 as another appeal has been submitted relating to 23/02120/APP; if official notification arrives of the details and start date of the later appeal before the meeting of the later appeal, Members will be advised verbally and can discuss whether there is anything to add to their previous comments. The Clerk's Report has been updated to reflect this change.

9.2.2 An appeal has been lodged against the refusal of  
**23/02456/APP** 31 Highlands Road, MK18 1PN  
Replacement front boundary wall (retrospective)

This is a Fast-Track Household Appeal, so there is no opportunity to submit additional comments, but existing comments may be withdrawn before 8<sup>th</sup> February 2024.  
The Town Council's responses and related information are in the Clerk's Report.

## 10. Buckinghamshire Council matters

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

10.1 **A421 study**: To receive verbal comments from the Chairman on the letter from Cllr.

Broadbent circulated to all Members on Tuesday 30<sup>th</sup> January and discuss and agree any action.

10.2 **Consultation on proposed alterations to parking hours and charges**

To discuss and agree a draft response to the consultation for recommendation to Full Council (26<sup>th</sup> February), details as applicable to Buckingham attached. [Appendix D](#)

## 11. Updates from representatives on outside bodies

To receive verbal updates from Councillors.

## 12. Buckinghamshire Council Committee meetings

12.1 N. Bucks Area Planning Committee (17<sup>th</sup> January 2024) *No Buckingham applications*  
(14<sup>th</sup> February 2024)

12.2 Strategic Sites Committee (18<sup>th</sup> January 2024) *Cancelled*  
(15<sup>th</sup> February 2024)

*The next GIH Select Committee date is:*

12.3 Growth, Infrastructure and Housing Select Committee (15<sup>th</sup> February 2024)

12.4 Transport, Environment & Climate Change Select Committee (1<sup>st</sup> February 2024)

To receive a verbal report from the Planning Clerk on anything of note raised at this meeting.

## 13. Enforcement

To report any new breaches.

## 14. Rolling lists – updates

14.1 Tree felling applications (*no change from last time*)

14.2 Land grab reports (*No change from last time*)

14.3 Call-in requests – updated and revised format

14.4 HMO Licences – January 2024 update

[Appendix E](#)

[Appendix F](#)

[Appendix G](#)

[Appendix H](#)

## 15. Matters to report

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

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

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

**17. Date of the next meeting:** Monday 26<sup>th</sup> February 2024 following an Interim meeting of the Full Council

**To Planning Committee:**

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

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

## ACTION LIST

## Regular actions

Minute	File application responses	Minute	News Releases	Date of appearance
392/23 (10/11/23)	7 via Consultee In-Tray 1 via email (no longer in In-Tray)			
472/23 (28/11/23)	11 via Consultee In-Tray 1 via comments button (CPL) 1 via comments button (tree application) 1 via email (not in our Parish, so not in In-Tray)			
527 & 528/23 (20/12/23)	16 via Consultee in-tray 2 via Comments button (CPL & ATP) 1 response on Footpath 36 to Highways Officer			
536/23 (10/1/24)	9 via Consultee In-Tray 1 via email (revised Dec.'Deferred' response)			

## Other actions

Subject	Minute	Form	Rating √ = done	Response received
<b>Buckinghamshire Council</b>				
Cycleway on Railway Walk	529/22	<b>Cllr. Stuchbury</b> to work with <b>Town Clerk</b> to progress	√	21/08/23 update from Cllr Stuchbury: "Still under discussion in conjunction with Active Travel Plan. BC have received the 3 payments". <b>Active Travel Plan to be discussed at TECC Select Committee on 1/2/24; see Agenda 12.4</b>
Buckinghamshire Local Plan	736/22	<b>Town Clerk</b> letter re BLP subgroup as minuted	√	Town Clerk will chase a response Response awaited
Strategic Sites Committee	736/22	<del><b>Town Clerk</b> letter re criteria for SSC attention</del>	√	<del>See agenda 9.2 deferred to July meeting See agenda 5.2</del>

## ACTION LIST

	160/23.2	<b>Town Clerk</b> to respond, requesting consultation on constitution review	√	Response awaited
S106 matters	539/23	Request total spend on skatepark (£240,036 allocated)	√	Response awaited
		Request use of balance for Clarence Park (£272,044)	√	
Cycleway s106 – Moreton Road	291/23	Ask about payments made/used	√	Response awaited
	539/23	Prompt sent 7/12/23 Reminder sent 10/1/24	√	Officer unable to locate Phase I s106; copy emailed 13/12/23
Growth & Infrastructure Select Committee	<del>388/23</del>	<del>Submit Written Public Question for 23<sup>rd</sup> November meeting</del>	√	<del>Part only aired in meeting; Written Response received 6/12/23 → 8<sup>th</sup> January agenda</del>
	538/23 (1)	Town Clerk to respond as minuted <b>Cllr. Ralph</b> to take 'timely advice' response to NBPPC meeting	√	
	538/23 (2)	Follow-up question on site notices	√	
	538/23 (3)	Send information on site notices not posted	√	

## ACTION LIST

Streetlighting, speed limit, Tingewick Road	541/23	Discuss whether 'gap' in streetlighting should be filled to be continuous into town, and speed limit reduced further	√	<b>Cllr. Draper to meet with officers to discuss options for motion wording.</b>
<b>Enforcement reports and queries</b>				
The Courtyard, Bridge Street	540/23	Check lit signage	√	<b>Nothing to report; lit "OPEN" signs are permissible inside the window, and are not lit when shop is closed.</b>
House on Heartlands	540/23	<b>Cllr. Cole</b> to refer complainant to Environmental Health		
Undecided cases	540/23	Request progress reports	√	<b>Enforcement admin officer has this in hand (23/1/24)</b>
<b>Neighbourhood Plan Review</b>				
Developers Roadshow	535/23	<b>Deputy Town Clerk</b> to add date to website	√	
<b>Other matters</b>				
West End Farm archaeology	532/22.1	<b>Town Clerk</b> 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 (owners of the West End Farm site), that they can move forward with this work.
Skatepark upgrade	<del>746.2/22</del>	<del>Town Clerk to monitor and report on any progress</del> <del>Send letter to Cabinet Members asking why work</del>	√	<del>Work started first week in August</del> <del>Build is now underway; a verbal update will be made at the meeting</del> <del>The layout has been circulated.</del>



## ACTION LIST

	210/23  391/23	<del>scheduled for August, and for drawing of new layout</del>  <b>Deputy Town Clerk</b> Request 'before' and 'after plans'	√	<del>The end shelter will not be replaced; the centre one has not been touched. Completion estimated November.</del>  'Before' not available; 'after' has already been circulated
Sewage overflow into water courses	852/22.1  391/23	Town Clerk: - Letter to Anglian Water re capacity, copy to NBPPC & MP  <b>Town Clerk</b> requested to chase response	√  √	  MP passed letter to DLH&C; response re-sent on request, received 16/1/24 <b>see agenda 6.3</b>  17/1/24 Holding response received from Anglian Water
HMO list	111/23.4 472/23  527/23	Ask about regular updates  Investigate whether Licensing and Planning liaise over HMOs  <b>Town Clerk</b> to produce short report on what sort of HMO policy may be possible	√ √	<del>(7/7/23) Officer is looking into this.</del> 7/9/23 Investigation on-going, and subject to the fusion of the legacy systems.
Planning responses	472/23	Report on the feasibility of adding a standard paragraph to appropriate responses re. solar panels/grey water etc.	√	<b>Agenda item for 27<sup>th</sup> March 2024</b>
St Rumbolds Fields access	475/23	Planning Clerk to photo vision each way Tingewick Road and report	√	
23/03607/APP	528/23	Planning Clerk to check if light spillage had been considered	√	<b>BC Ecologist requires conditions based on the Ecology Report which contains</b> "Whilst the proposals are for a small-scale residential development, with no requirement for major new lighting,

ACTION LIST

				it is recommended that any lights used for illuminating driveways are bollard lights on a motion sensor. These are designed to direct the light down on to a path or driveway with no light spill to the surrounding habitats.”
23/03831/AOP	528/23	Planning Clerk to check accuracy of property boundary	√	<b>15/1/24 Case Officer checking with applicant</b>
Faulty drainage	541/23	Report as minuted	√	<b>Response from fix-my-street (23/1/24):</b> If the flooding is caused by a water leak we will report it to the relevant utility company to repair.



Department for Levelling Up,  
Housing & Communities

*Department for Levelling Up, Housing and  
Communities*  
2 Marsham Street  
London  
SW1P 4DF

Claire Molyneux  
Buckingham Town Council  
Verney Close  
Buckingham  
MK18 1JP

Email: [correspondence@levellingup.gov.uk](mailto:correspondence@levellingup.gov.uk)

[www.gov.uk/dluhc](http://www.gov.uk/dluhc)

Our Ref: 31601400

Date: **24 October 2023**

Dear Claire Molyneux,

Thank you for your letter of 08 September to the Rt Hon Michael Gove MP about the introduction of legislation regarding sewage and drainage capacity. The Secretary of State receives a very large amount of correspondence so unfortunately it is not possible for the Secretary of State to personally reply to everyone. Your correspondence has instead been passed to the relevant policy teams to reply. I apologise for the delay in responding.

Please be assured that Government is aware of this issue, the challenges it poses to local planning authorities, and the impacts of this on development and the local economy as well as our waterways.

Addressing and upgrading wastewater treatment works is a priority for the Government. As you address in your letter sewage treatment capacity must match the housing supply demand. Therefore, through the Levelling Up and Regeneration Bill, the Government is legislating to require the upgrade of wastewater treatment works in designated catchments by 1 April 2030.

We estimate that this will lead to significant improvements – around a 69% reduction in phosphorus loads and around a 57% reduction in nitrogen loads in total from wastewater treatment works, although this will vary between individual catchments. These upgrades will benefit existing homes, not just new homes, providing an effective approach to reducing wastewater nutrient pollution. This action will reduce a significant source of nutrient pollution to Habitats Sites and builds on the wider measures outlined in the Plan for Water to transform and integrate our water system through more investment, tighter regulation, and more effective enforcement.

I hope, this demonstrates the Government is working hard to address this important issue. I thank you again for your letter.

Yours sincerely,

Correspondence

**BUCKINGHAM TOWN COUNCIL**

**PLANNING COMMITTEE**

**MONDAY 5<sup>TH</sup> FEBRUARY 2024**

**Additional information on Planning Applications**

- 1. 23/03907/APP      36 Chandos Road, MK18 1AP  
Existing HMO extension to create 5 rooms with shared facilities and utility/storage  
Olatunde [Pavilion Point Ltd.]



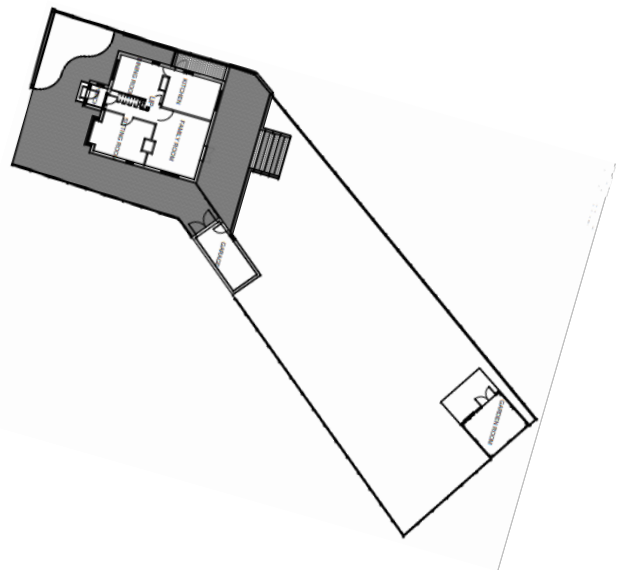
Nos 37 – 36 – 35 Chandos Road & the school fence



The house and garage (22/1/24)



Location plan



Site plan rotated to match



The site is the middle house of the three on the east side of Chandos Road, between Sainsbury's and the George Grenville Academy. It is a double-fronted 4-bed detached house with a large front porch, and a square bay window to the right of it; the porch and bay have tiled sloping roofs. There is a large rear garden set at an angle to the house, with a garden building at the far end, and a detached garage behind at an angle to the house. (The garden backs on to that of 4 London Road, also recently approved as an HMO for 7 people). The majority of the front garden is paved, and there is driveway parking beside the house. Parking for 3 vehicles is therefore possible, though the applicant states that there are only two spaces, which will be allocated on a first-come-first-served basis, and occupants will

be informed of this. The garage is to be used for storage. Cycle parking was proposed at the rear of the house, but the current application will build over this area, see below.

The footprint of the house is square, with two rooms at each level on each side wall and a central hall/stairway and landing.

You will see from the Property History that the house was a student residence for many years.

It is not in the Conservation Area (the boundary runs down Chandos Road) and the nearest Listed Building is the New Inn.

Approval was granted on 13<sup>th</sup> October 2023 (23/01938/APP) to convert the house for 7 (originally 8) occupants; all bedrooms have en-suite shower-rooms and there is communal kitchen and living room created from the eighth unit, on the ground floor rear. The original plans (17<sup>th</sup> July 2023 meeting) showed eight units, four on each floor, each with a kitchenette; the amended plans (9<sup>th</sup> October meeting) deleted the kitchenettes and showed details of the extraction/ventilation system, and the required number of wheelie bins (2 per unit). A bedroom/bathroom/kitchen unit is a bedsit; HMOs must have communal kitchen etc facilities to qualify.

The new proposal is to extend the house backwards into the garden, part single storey, part two-storey, to provide an additional 5 rooms, 3 on the ground floor and two on the first floor and a staircase. The room which was to be the kitchen/common room in the previous application is now to be a bedroom, so reverting to 8 in the existing building, and there will be a new kitchen/common room on the ground floor of the extension. The other rooms will be bedrooms with ensuite facilities. The 10 cycle racks will become 16, and re-sited in the front garden, which is not as secure as the rear gated and fenced area previously approved. The number of refuse bins seems to have decreased to 6 blue and 6 green without explanation.

There will be new windows in the side elevations, but only in the ground floor, so overlooking will be obstructed by the standard height closeboard boundary fence.

Materials to be brick and render as existing. The extension roof has a complex geometry.

Members should note that the Design and Access Statement is the one provided for the previous application, so paragraphs 3-7 are not applicable.

Members Opposed the previous application for the following reasons (July 17<sup>th</sup> 2023):

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

Adding, for the amended plans (9<sup>th</sup> October 2023):

*Members noted that their previous comments had resulted in the retention of the chimneys and provision of bins and extractor units. However their objections on the following grounds remained, and there had been 16 objections (including one from the Buckingham Society) since the Committee considered it on 17th July before the statutory site notice was posted:*

- *four parking bays (per Highways' August comments) for 7 residents is inadequate in a road with two schools on it. Any roadside parking would be a blockage in the already difficult traffic at school times (which includes school buses) and Sainsbury's car park has surveillance to discourage non-customer parking. The houses opposite were built before parking was a consideration, and therefore are obliged to park their vehicles at the kerbside, narrowing the road to a single carriageway at this point. Students*

may keep a car for evening and weekend use, and non-students may need a car to get to and from work. There is no evidence that the University has been approached for adding the premises to its Approved Accommodation list, so student tenants cannot be assumed.

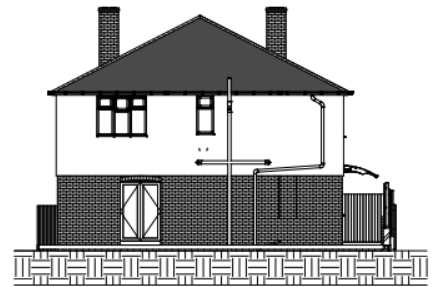
- There is no indication in the documents of upgrading the insulation, installation of EV charging points or grey water recycling, even though this is effectively a new development.

Furthermore, Room 7 now has neither kitchenette nor bathroom, so cannot be described as self-contained, and though Room 2 has retained its en-suite shower-room, it no longer has a kitchenette, so 'self-contained' is a dubious description.

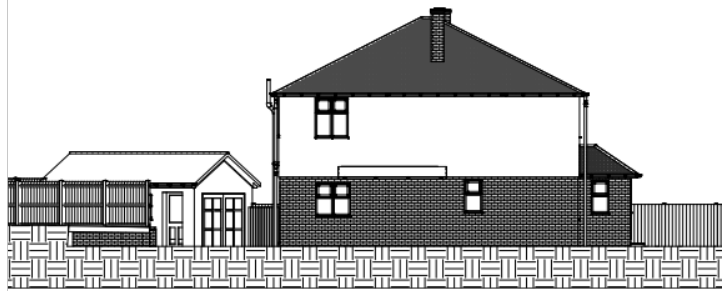
The garage is labelled 'storage' on the drawings, though the D&A Statement (not updated to the new plans) says it is to be converted into an office. If this is not for one of the tenants (use by the landlord was surmised), it will presumably need an allocation of one parking space, leaving only 3 for 7 tenants.



5 FRONT SIDE ELEVATION EXISTING  
1:100

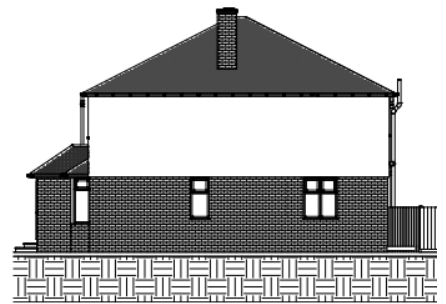


6 BACK SIDE ELEVATION EXISTING  
1:100



7 LEFT SIDE ELEVATION EXISTING

Existing north side elevation (facing Nø37)



8 RIGHT SIDE ELEVATION EXISTING

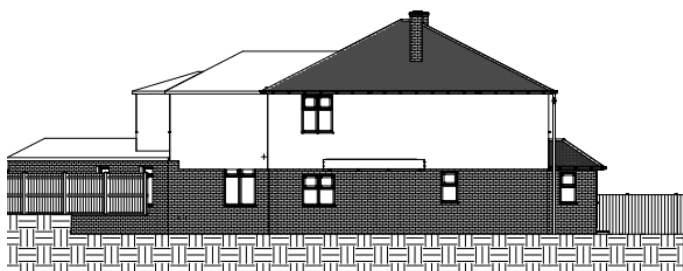
Existing south side elevation (facing Nø35)



Proposed front elevation



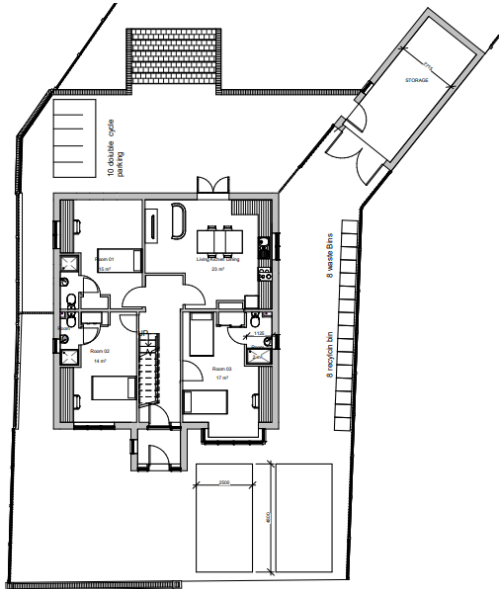
Proposed rear elevation



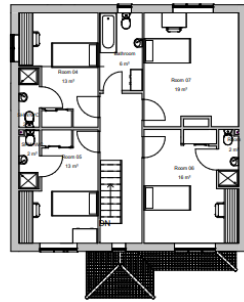
Proposed north elevation



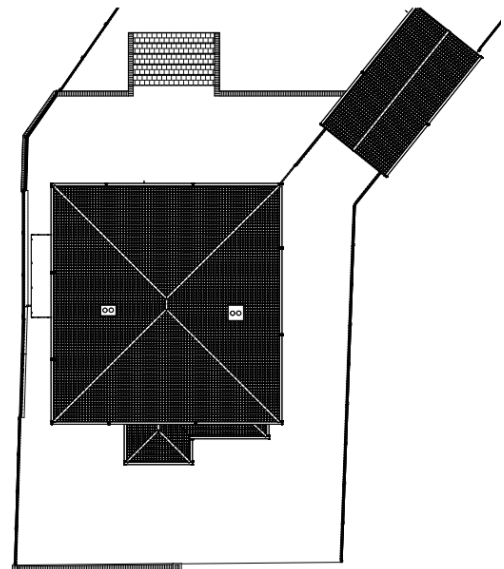
Proposed south elevation



Approved ground floor plan

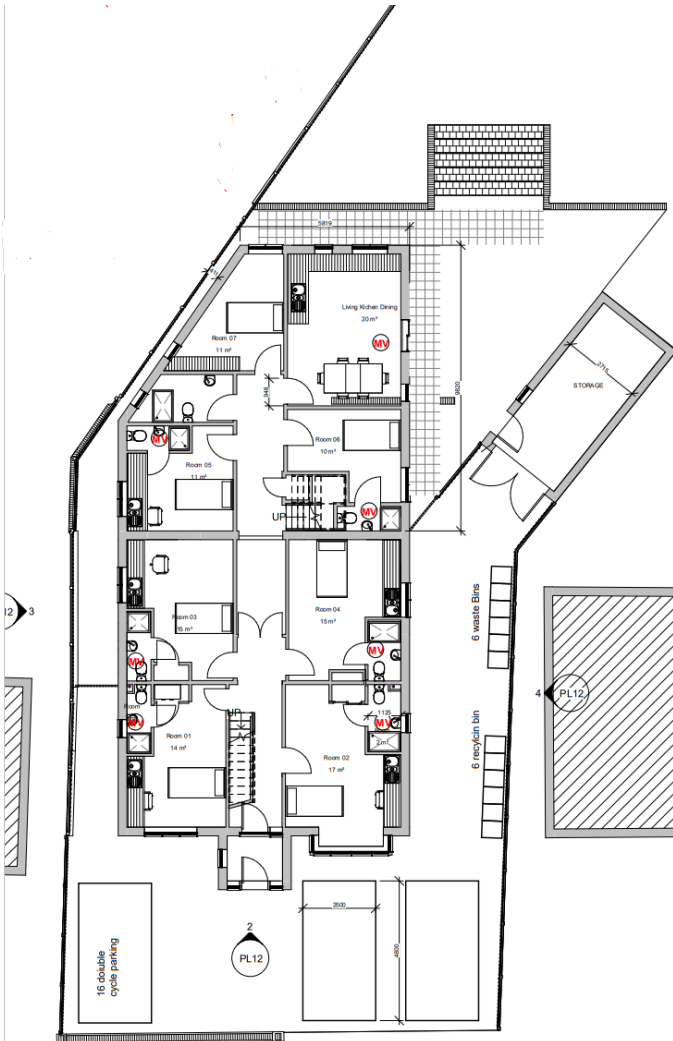


Approved first floor plan

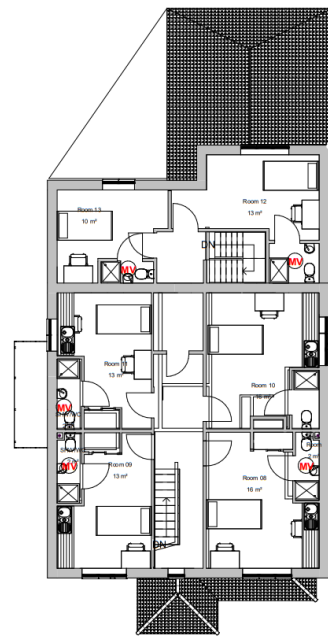


Existing roof plan (with retained chimneys)

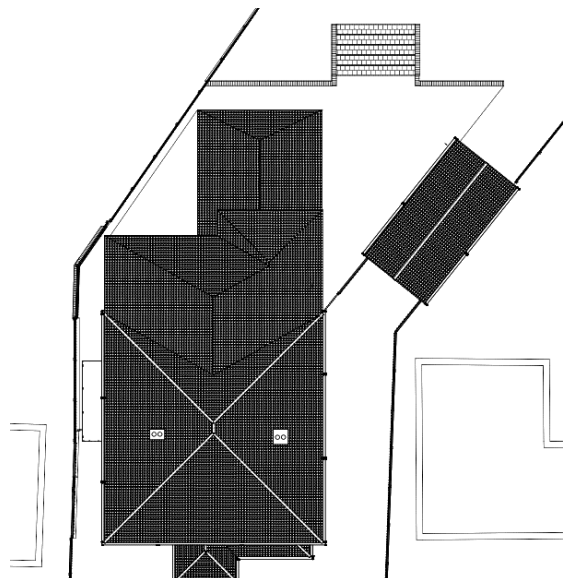
NB: Not to same scale as the plans below.



Proposed ground floor plan



Proposed first floor plan



Proposed roof plan



The front garden as existing (22/1/24). Presumably the rest will be paved to access the proposed cycle racks(drawing above left)

## Planning History

1	85/00756/AV	USE AS STUDENT RESIDENCE AS LONG AS THESE PREMISES ARE OCCUPIED BY THE UNIVERSITY OF BUCKINGHAM OF SOME OTHER BODY ASSOCIATED WITH THE UNIVERSITY FOR THE PROVISION OF STUDENTS LIVING ACCOMMODATION	APPROV
2	88/00481/APP	STUDENT RESIDENCE SO LONG AS THESE PREMISES ARE OCCUPIED BY THE UNIVERSITY OF BUCKINGHAM OR SOME OTHER BODY ASSOCIATED WITH THE UNIVERSITY FOR THE PROVISION OF STUDENT LIVING ACCOMMODATION	APPROV
3	91/00715/APP	CONTINUED USE AS STUDENTS RESIDENCE (RENEWAL OF APP/0481/88)	APPROV
4	92/00855/APP	CHANGE OF USE FROM MULTIPLE STUDENT ACCOMMODATION TO CHURCH MEETING ROOMS WITH SELF CONTAINED FLAT OVER	REFUSE
5	08/00888/APP	Single storey front extension	Approved
6	23/01938/APP	Conversion of 4-bedroom house into 7 HMO units with shared facilities at 36 Chandos Road Buckingham	Approved
7	23/03907/APP	Existing HMO extension to create an additional 5 rooms with shared facilities and utility/storage	Pending Consideration



2. 24/00021/APP

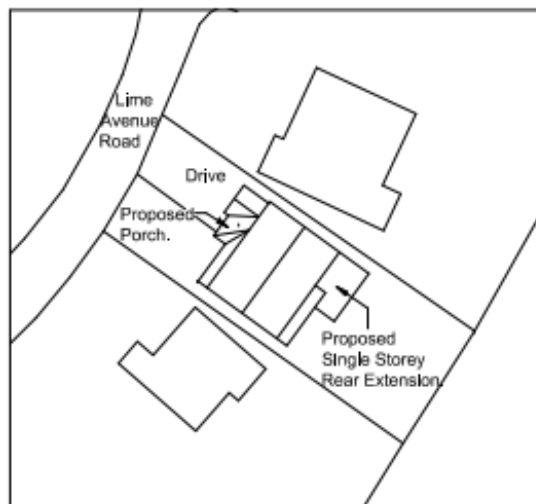
43 Lime Avenue, MK18 7JJ

Householder application for proposed single storey rear extension and front porch extension

Sawyer



Location plan



Site plan with proposals



Front view of house



Existing former garage/porch/bay window

Planning history

1	86/00515/AV	Residential development with 111 dwellings	Approved
2	23/02786/APP	Householder application for single storey rear extension. Single storey front extension to existing entrance hall/porch.	Approved
3	24/00021/APP	Householder application for proposed single storey rear extension and front porch extension	Pending Consideration

The site is a 4-bed detached house (Plot 76, "Viscount" type) at the south-east corner of Badgers backing on to the bypass just south of the Bletchley Road roundabout. The rectangular porch projects about as far forward as the angled bay window, and the former garage, now utility room and office (no application found for the conversion, and the only one of the six houses on this side of the road not to have a garage door), projects even further forward than that. The porch has a small side window facing the bay window, and barely visible in a side view. At the rear the dining room projects further into the garden than the kitchen and has a double sliding panel patio door. Members had No Objections to the previous application (9<sup>th</sup> October 2023 meeting).

This application differs from the previous approved proposal as follows:

1. The rear extension is as deep as before but now the width of the kitchen only, not the whole house;
2. The patio doors from the dining room to the garden are now a simple bifold design;
3. The extension will have a flat roof;
4. There are no new windows in the side walls
5. The new porch will not come as far forward as the former garage front wall, and will not have a side window; and will have a sloping tiled roof rather than the combined gable roof previously proposed.

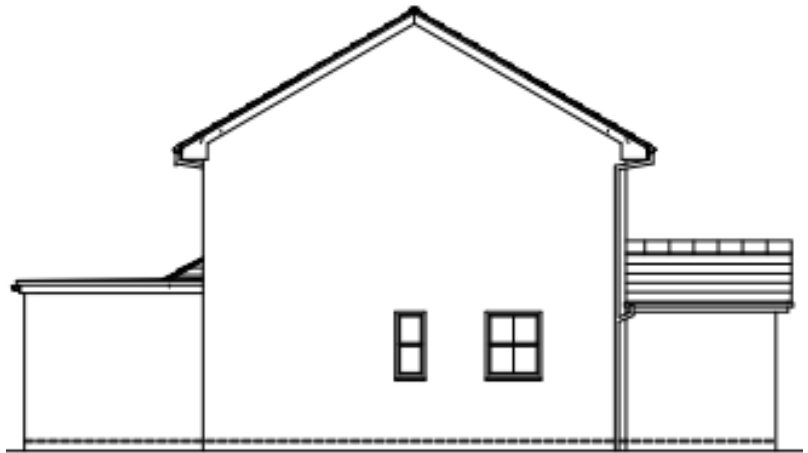
This makes the join between the flat roof and the existing lean-to roof at the rear, and the new porch roof and the existing gable, more complex.



Existing and previously proposed and approved front – north side – rear – south side elevations



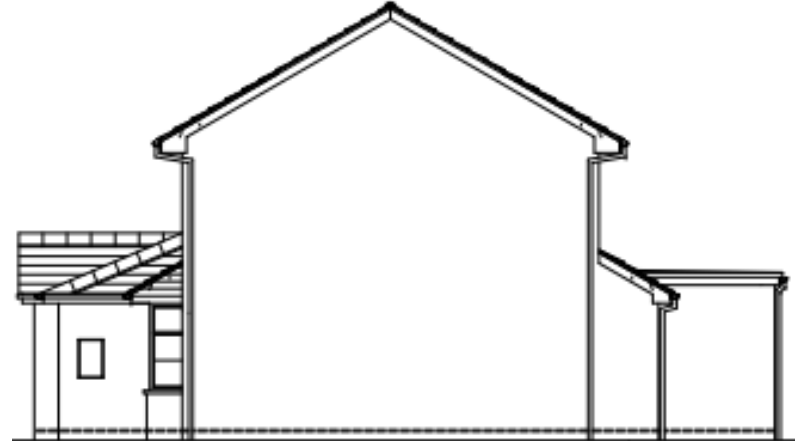
Current proposal – front elevation



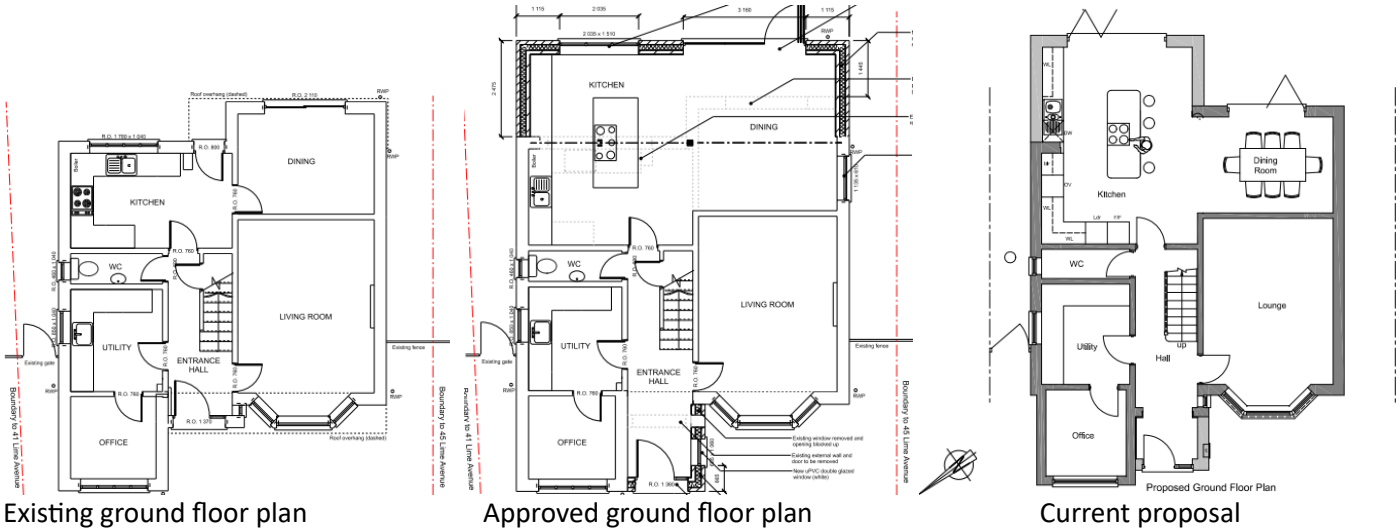
North side elevation (towards №41)



Current proposal – rear elevation



South side elevation (towards №45)



Existing ground floor plan

Approved ground floor plan

Current proposal

Matching bricks and tiles are specified, and the flat roof will be a single-ply membrane.

3. **24/00085/APP**

7 Krohn Close, MK18 7HS

Householder application for single storey side extension and two storey side/rear extension (amendment to approval 20/01018/APP) to include annexe accommodation (retrospective)

*Terkelson*



Location plan



The original No 7 ↑

and Nos 9 ↑ & 11 ↑



The new extension and the side wall of the original house (22/1/24) Front view of extension (left) and original No 7





The parking court (№7 owns the last garage on the left)



The rear view from the public path. The fence dividing the two garden areas can just be seen in the centre

Krohn Close is U-shaped cul-de-sac around a green on Linden Village between the southern part of Burleigh Piece and Bourton Park. The site is the last house before the entrance to a garage court and had a large side and rear garden, set at an angle to the house, with a standard wooden closeboard boundary fence. It was a 2-bed house with a lounge/diner occupying the whole width of the front with a projecting porch housing the partially glazed front door, and a kitchen across the rear, and is semi-detached with №9, which is a mirror image and shares a single pitched porch roof over their front doors. Nos 11 & 15 are a similar pair to the west, stepped forward of Nos 7 & 9, and differing only in that their porch roofs are separate and extend over the lounge window. There is visitor parking to the front of №7's fence and a garage court beyond where the applicant owns a garage (blue outline on location plan) and its frontage to the halfway line. A pathway runs along the side and rear fence giving access to the backs of Nos 7-15 Krohn Close, Nos 7, 11 & 15 Akister Close.

An application in 2019 proposed a side extension beside and to the rear of the house; its (brick) front and side walls replaced the wooden boundary fence and it extended 4.5m beyond the rear house wall. The front door was to be bricked up and a window inserted in its place, and the new front door would have been in a single-storey flat-roofed projection on the extension, giving straight onto the paved communal parking area. The side wall of the extension at the rear would have had a bifold patio door facing the boundary with №9's garden. The two-storey part would have been wider than the original house, although its ridgeline would have been lower. The site plan indicated that there was an existing parking place on the front lawn, though there was no indication that this was to be paved over, and this area remains lawn.

This was refused on 20/11/19 – reasons (1) not subordinate, too big, & detrimental to the street scene, and (2) insufficient parking.

A new and revised application 20/01018/APP was submitted in March 2020 which reduced the side extension to a rectangular shape and deleted the first floor study and the ground floor separate dining room. However it appeared that the extension roof ridge was less obviously subsidiary than the previous proposal's. There was no longer a reference to parking on the front garden.

The proposal added a large kitchen on the ground floor with bifold doors to the garden as before, and turned the existing kitchen into a WC and utility room, retaining the existing back door. The extension housed a 3<sup>rd</sup> bedroom and bathroom on the first floor, and a new, flat-roofed, single storey hall with front door (the existing porch was to be retained but the front door was still to be bricked up with a window inserted). The original staircase (which went up from the living room) was to be removed and replaced with one from the hallway of the extension, turning a right-angle at the top to the landing which served both new and original bedrooms and bathroom. The two-storey extension was 3.3m wide and 7m long, set back 4.8m from the front wall of the existing house and projected beyond the rear wall of the existing house by 4m. The new porch was 1.7m deep on the front of this, and 0.5m deeper than the existing porch.

Members reviewed this revised application on 20<sup>th</sup> April and commented (**OPPOSE & ATTEND**): *“The feeling was that this extension was still too big for the site, and overbearing in a tight area; the roofline was barely subsidiary and the bricking-in of the front door was detrimental to the appearance of the front elevation and street scene. A false door panel would be preferable. It was also noted that the proposed ground floor rear window/door (AB3281-05) was shown unchanged from existing, whereas the plan drawing (AB3281-02) showed that the centre panel was to be bricked*

in and the end panels replaced with single panels to match existing, one with frosted glass. It seemed likely that the former was the error but clarification would be appreciated.”

The drawings were corrected and the amended plans eventually re-submitted for consultation, see below. The application was listed among those offered to the Shire Councillors by AVDC for call-in on Unification, (the original Constitution did not permit permit call-in by parishes) but there were no volunteers.

Subsequently 2 complete sets of amended drawings were submitted, on 19-22 May and 28 June, neither of which were notified to BTC. The office was alerted to their existence by a neighbour who queried the accumulation of new yellow notices posted at the site after the scheduled decision date. Following a query to Bucks. Council a request for comments was received on 23<sup>rd</sup> July.

Members Opposed these on 17<sup>th</sup> August 2020:

“Notwithstanding the amendments made and unmade in May and June, Members felt that the proposed extension was too large and constituted overdevelopment of the plot.

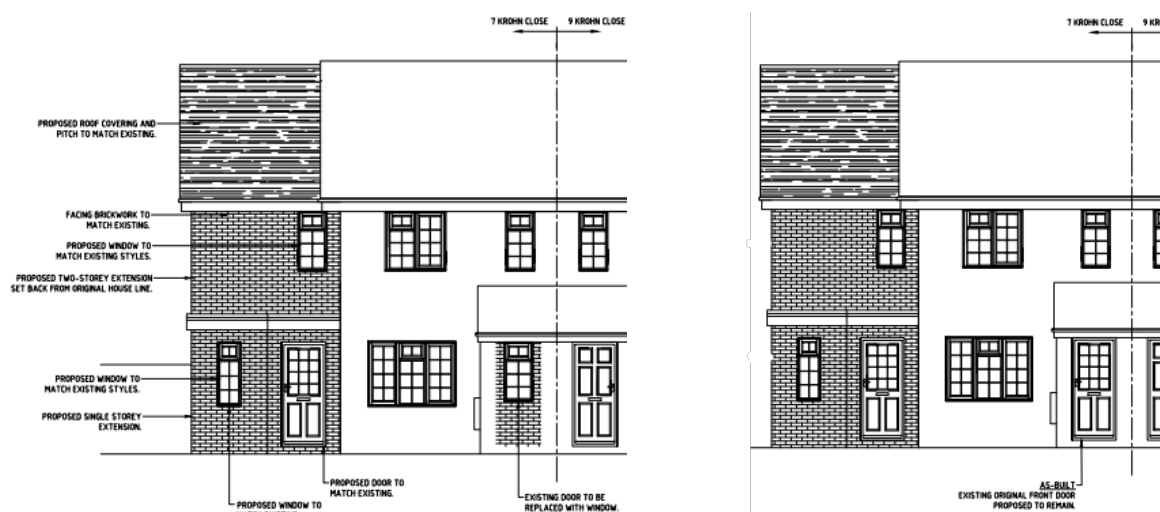
It was also noted that one of the neighbour comments (posted on 20<sup>th</sup> July) had been mis-attributed as ‘Neutral’ when it clearly stated “Although amendments have been made to the second planning proposal I still object to the proposal in full” (This was remedied in the pre-decision Officer’s Report).

The Report also contained “Against the VALP optimum parking standards the application would result in a shortfall of 1.5 parking spaces, however at present the property already has a shortfall of 1 space. On this basis and having regard to the weight which can be currently afforded to VALP Policy T6/Appendix B, it is not considered that this shortfall of parking would justify a reason for refusal”. The application was approved on 3/9/20.

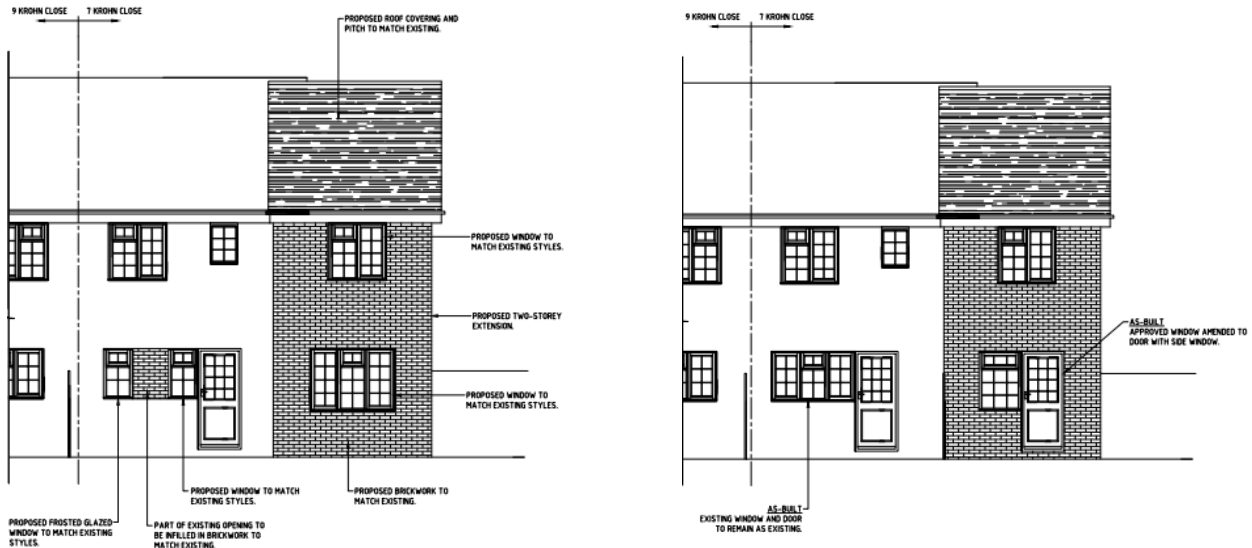
1	19/03640/APP	Single storey side extension and two storey side/rear extension	Refused
2	20/01018/APP	Householder Single storey side extension and two storey side/rear extension	Approved
3	24/00085/APP	Householder application for single storey side extension and two storey side/rear extension (amendment to approval 20/01018/APP) to include annexe accommodation (Retrospective)	Pending Consideration

The building works were conducted sporadically until neighbours noticed in June 2023 that the extension was now labelled 7A, that it had a separate straight staircase behind its front door, that the original staircase was still in situ, that the communicating doorway had been blocked up, but the original front door had not, and that various utilities were installing separate supplies and meters to the “extension”. A fence was erected in the rear garden separating it into two. This was all reported to Enforcement, who would not open a case file until it was provably a separate dwelling, which was done on 15<sup>th</sup> September when it appeared for rental on Rightmove (Enforcement case no. NC/23/000374/COU). Subsequently work was done to remake a communicating doorway as approved, and on 11<sup>th</sup> January 2024 this application was received, having been submitted 5 days before Enforcement Notice action was scheduled.

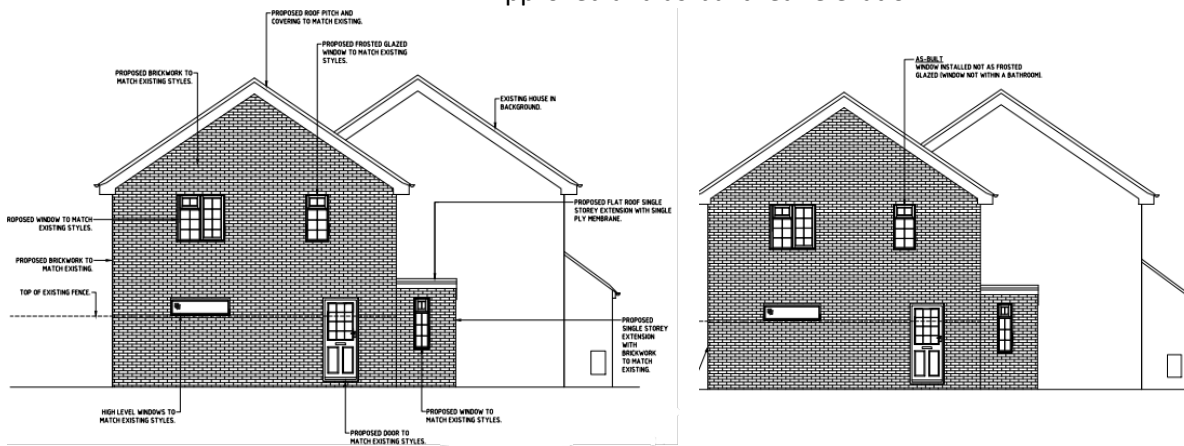
Comparison of the Approved and As-built plans shows



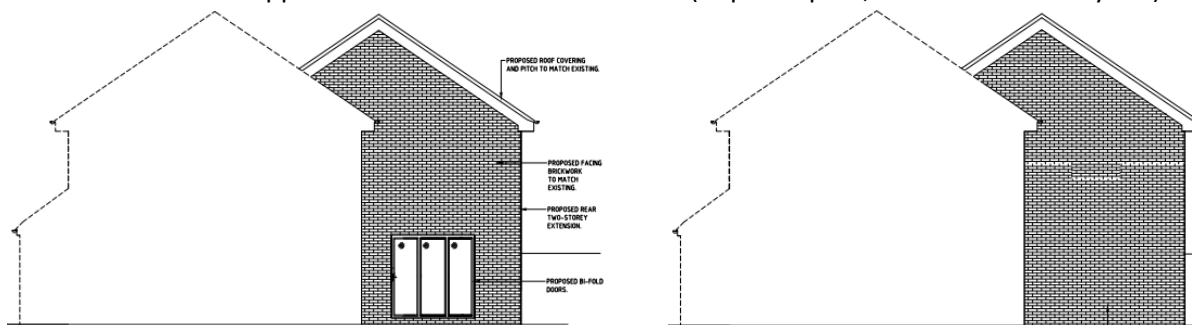
Approved and as-built front elevation



Approved and as-built rear elevation



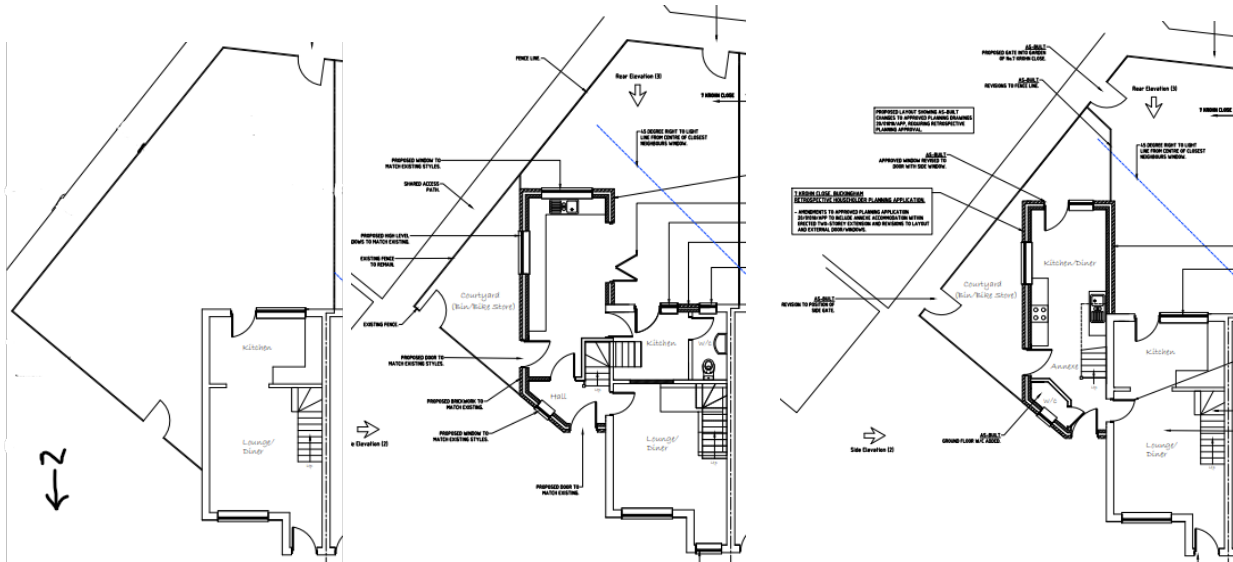
Approved and as-built side elevation (to public path; №11 in outline beyond)



Approved and as-built side elevation (№11 in outline in foreground)

(Ground floor)

- Cloakroom added to extension; cloakroom not added to house (taking part of original kitchen and adding a window)
- Extension kitchen redesigned with rear door and window to smaller courtyard and sink under stairs rather than under rear window and no bifold doors to house garden
- New straight staircase in extension; original dogleg staircase retained
- New door into original kitchen from extension kitchen not installed
- Opening between original lounge to kitchen not bricked up
- Original front door not bricked up and window installed
- Garden gates repositioned in both courtyard and house garden
- New fence in the garden to divide it into separate amenity areas for the original and extension



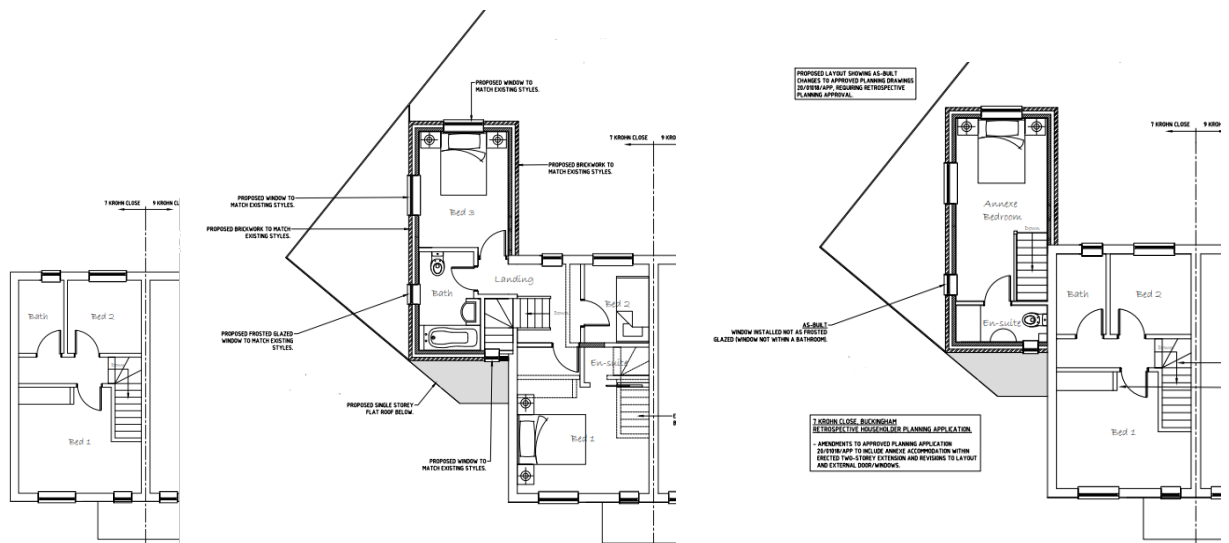
Original

Approved

as built

(First floor)

- No communication between extension and house at first floor level
- Extension bedroom has en-suite shower room (approved plans had smaller bedroom, part of the new landing, and family bathroom, with frosted glass window)
- The original two bedrooms, bathroom and landing are unchanged



Original

Approved

as built

**4. 24/00147/APP**

106 Pillow Way, MK18 7RQ

Householder application for single storey rear extension

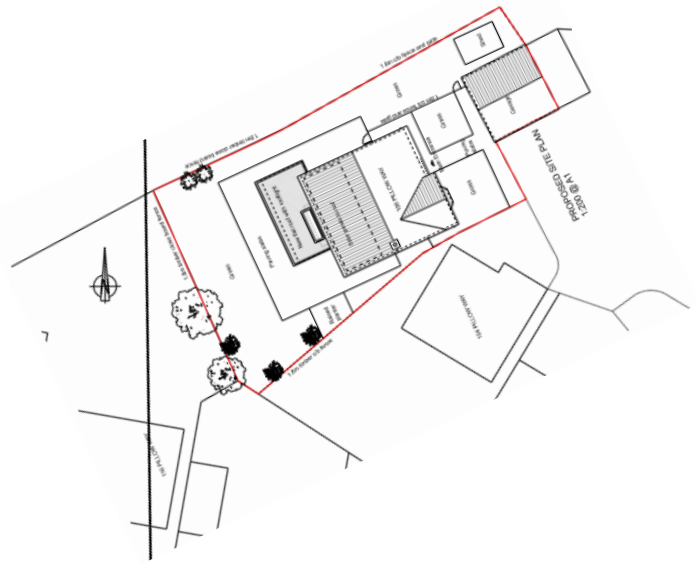
*Fletcher*

The site is Plot 126 of 12/02558/ADP (Lace Hill Phases 1J & 1K), house type H469, a detached 4-bedroom house with a 2/3 of a triple detached double garage (the other 1/3 is Plot 125's) on the northern edge of Lace Hill close to the eastern end of the balancing pond, at the end of a short private cul-de-sac off Pillow Way. To the east is the pumping station and its access road, to the north the landscaped buffer area, attenuation pond and the bypass.

Amended red-line plans including the jointly owned roadway were notified on 19/1/24 and the location plan is used below. The original version of the site plan has been retained as it shows the proposed extension's relationship to the boundary.



Location plan



Proposed site plan (rotated to match location plan)



The cul-de-sac from the public part of Pillow Way



The house and garage (22/1/24)

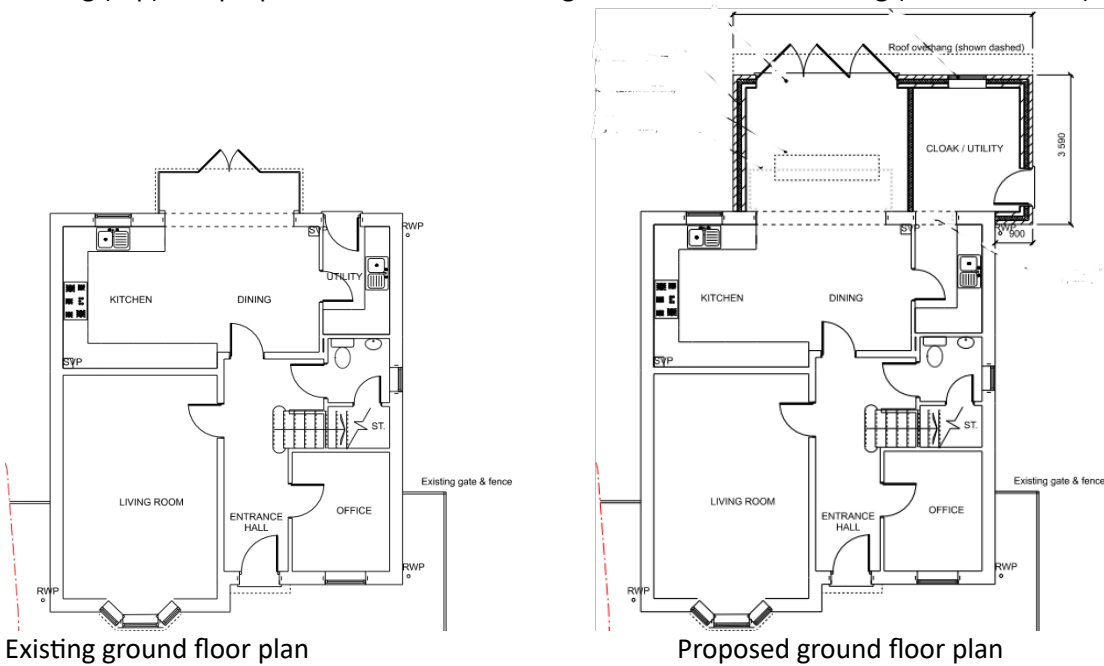
The proposal is to replace the small sunporch on the rear wall of the kitchen/diner with a flat-roofed 7.2m x 3.6m rectangular extension projecting 90cm beyond the house wall on the northern side, but not extending as far as the house side wall on the south, in order to retain the existing window over the kitchen sink. The extension will be an extended cloaks/utility room, and a larger kitchen/diner; there will a skylight over the latter area, and the flat roof will be deeper than the rooms, projecting 50cm from the wall to give some shade to the room. A triple panel patio door will give access to the garden. The existing door to the utility room will become an internal opening and the room will have an external door on the side wall. There are no new windows facing the neighbour to the south.

Materials to match existing, and a membrane covering for the flat roof. The rear house roof already has solar panels over much of its area (dotted line on the drawing below).



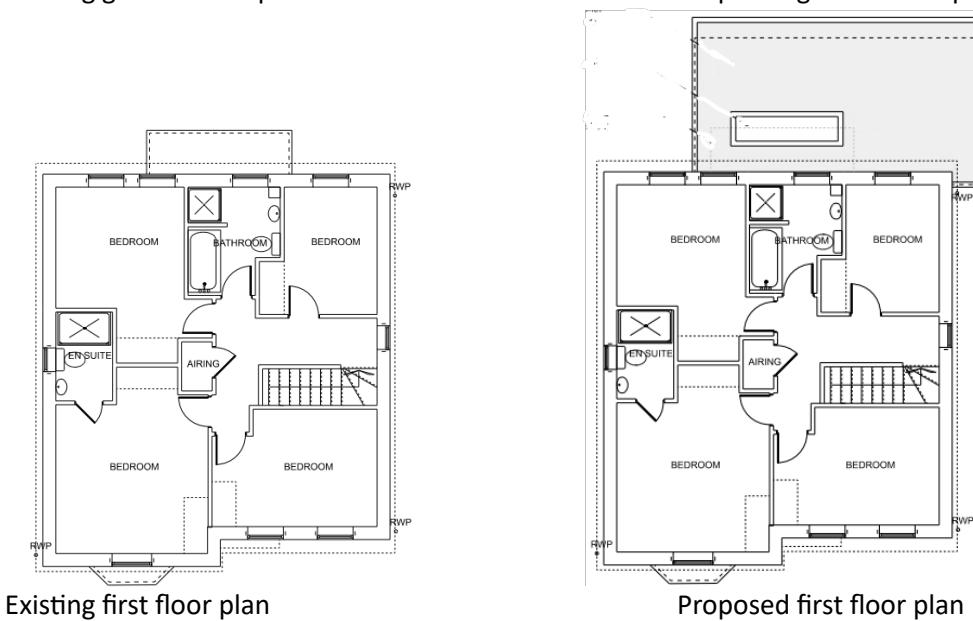


Existing (top) and proposed Front – north-facing side – rear – south-facing (towards №104) side elevations



Existing ground floor plan

Proposed ground floor plan



Existing first floor plan

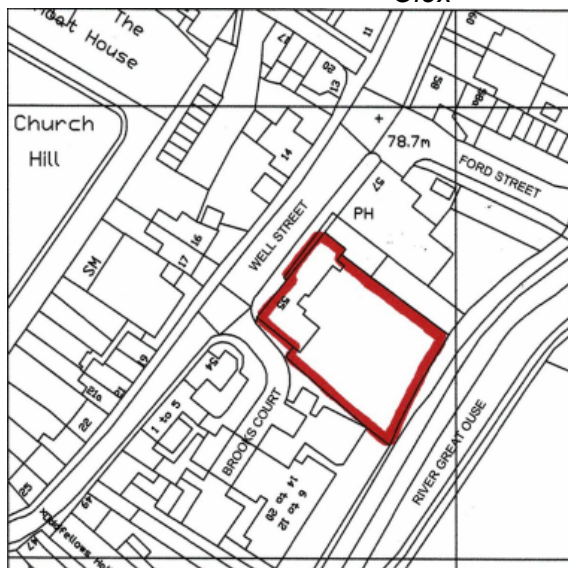
Proposed first floor plan

## 5. 24/00227/ALB

55 Well Street MK18 1EP

Listed building application for insertion of partitions and cellar vents

Olex



Location plan



№.55 Well Street - house and outbuildings



№. 56 (left) and № 55; Window W50 is beneath the sash window between the two front doors, at pavement level

The site is a large 2½ storey house with outbuildings on the eastern side of Well Street, flanked by Brooks Court to the south, №56 (formerly part of the property) and The Woolpack to the north, with a garden running down to the river. It is Grade II Listed (dating from the early/mid 18<sup>th</sup> Century) and in the Conservation Area. Part of the first floor of №.55 overlaps the ground floor of №.56, and it appears the dividing walls creating the two properties are flimsy partitions.

The new owner has embarked on an extensive renovation of the house and garden (applications 4 - 11 below) and this includes the routing out of the modern mortar in the 2010 brickwork repair and replacement with a more appropriate colour.

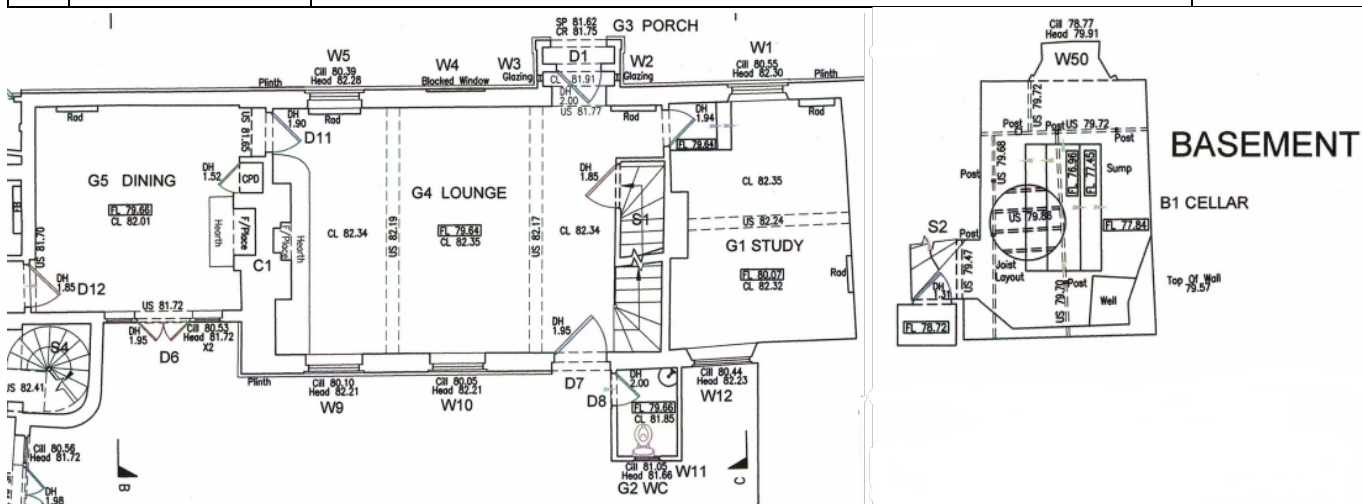
The current application proposes the addition of fire-resistant insulation/acoustic panels to the party walls; these will be free standing 'furniture' and not fixed to the wall.

The existing makeshift cellar openings will be cleared and new grilles and supporting brickwork installed.

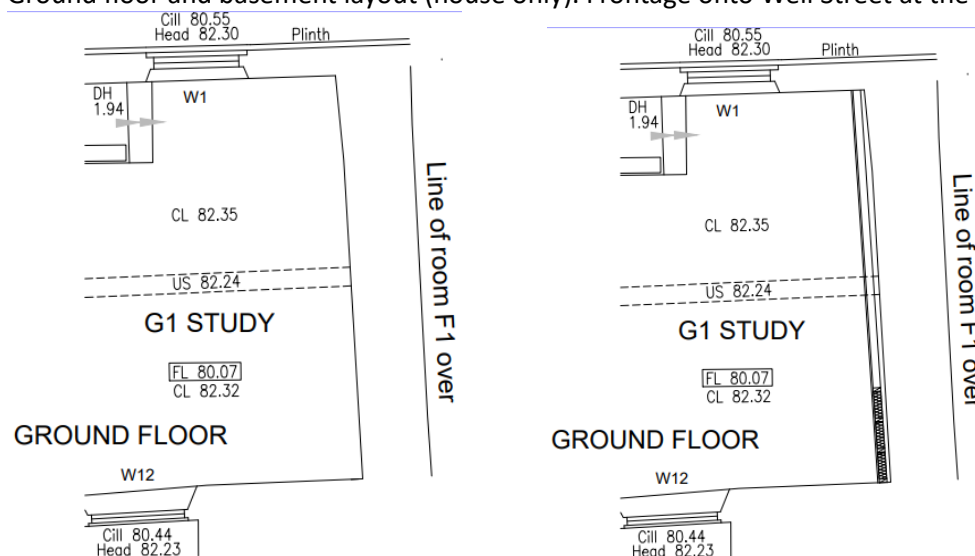
## Planning History (not trees)

1	76/00430/AV	Extension and general alterations	Approved
2	77/00997/AV	ERECTION OF A CHIMNEY STACK TO SERVE GAS FIXED CENTRAL HEATING BOILER	APPROV
3	10/02375/ALB	Repair damage to North West corner of property. Replace failing Oak Beam with Oak and steel beams rebuild in lime mortar	LB Consent

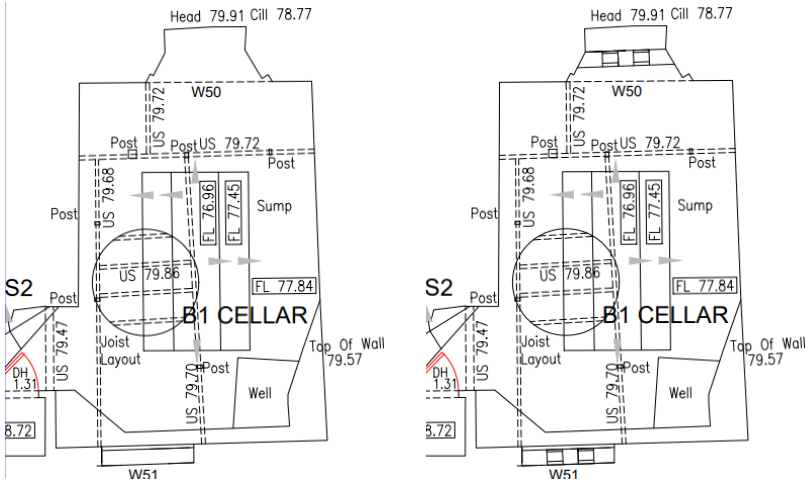
4	22/01692/APP	Householder & Listed Building application for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier Appeals against refusal	Refused
5	22/01693/ALB		In Progress
4a	23/00009/REF		
5a	23/00010/REF		
6	23/00946/ALB		Listed building application for removal of existing cupboards from upper rooms and reinstate of walls
7	23/00964/ALB	Listed building application for construction of flood barrier	LB Consent
8	23/01450/ALB	Listed building application for refurbishment of roofs	LB Consent
9	23/01451/ALB	Listed building application for removal of existing double glazed polymer frames and installation of new double glazed hardwood frames in the rear elevations and front dormer	LB Consent
10	23/01452/ALB	Listed building application for removal of existing polystyrene insulation and installation of new breathable insulation and render. Installation of new mineral fibre insulation in existing floors	LB Consent
11	23/01453/ALB	Listed building application for erection of new stair and partitions and works to existing rooflights	LB Consent
12	24/00227/ALB	Listed building application for Insertion of partitions and cellar vents	Pending Consideration



Ground floor and basement layout (house only). Frontage onto Well Street at the top.



Existing and Proposed ground floor room – additional acoustic insulation panel



Existing and Proposed basement room – additional ventilation grilles to windows W50 (Well Street) and W51 (Rear) and heritage-style grille proposed.



the existing W50 'makeshift' arrangement to be replaced

6. **24/00243/APP**

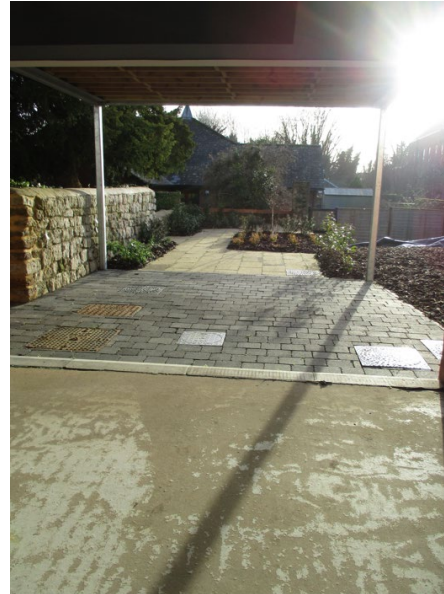
Alder House, Verney Close MK18 1JX  
 Convert existing undercroft to 1No 1-bed ground floor residential unit  
 Morrison Property Consultants Ltd.



Location plan



The block from Verney Close (25/1/24)



The undercroft area (left) and the existing view to the garden. The columns support the first floor terrace/balcony

The site is the block of flats built on the garden to the rear of the old NatWest Bank (2 Market Hill) opposite the Town Council office in Verney Close. Members may like to note that the postcode (on the application form) is incorrect: according to Royal Mail Postcodes, the correct code is MK18 1JP, the same as ours. It isn't even the Bank's postcode, which was 1JS – 1JX is the Old Gaol and the part of Market Hill between the King's Head and West Street.

The building at present comprises 8 x 1-bed flats over three floors. The eastern end is currently a large open area at ground floor level with flats over, with a terrace at first floor level projecting from it; its designated use (20/00483/APP) is as a bin and cycle store, and plant room. It is shown as housing 8 skip bins (4 blue-lid and 4 green) and 8 cycle stands, and there is a bin collection area on the access. This was confirmed in the drawings for the later application to turn the 2-bed duplex apartment over the void into two 1-bed flats (see Waste & Recycling below, p22). However in May 2023 work was started on creating a timber fenced permanent bin enclosure in the access and an Enforcement case (NC/23/00203/NAPP) was opened, resulting in the removal of the timber panels (but not the concrete posts – see photos below).



Existing ↑ and Proposed ↓ street elevation



Existing historic stone wall (burgage plot boundary)

Proposed timber bin store

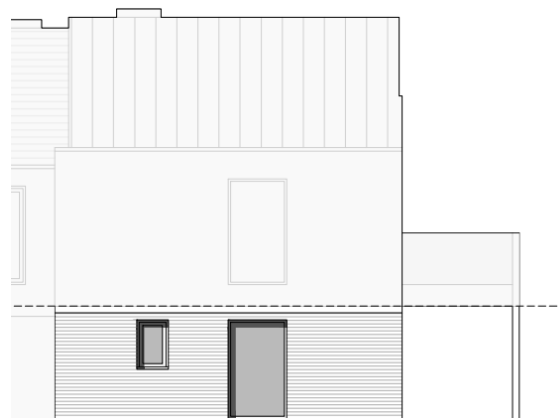
1.8m high brick wall

The proposal is to turn this 'undercroft' into another 1-bed flat, and build a cycle store for 10 at the far end of the garden area, and a bin store in the entrance.

The flat has a Gross Internal Area of 57.9m<sup>2</sup> with 2.1m<sup>2</sup> storage (minimum GIA for a ground-floor 1-bed/2 person flat is 50m<sup>2</sup> with 1.5m<sup>2</sup> storage) and appears to have a front door with a glazed side panel, and a small window to the right of it, both aligned with the ones in the storey above; a sliding patio door from the kitchen/dining/living room to the area under the first-floor terrace and a bedroom window in the side elevation; and a small bathroom window and a door or door-sized window to the bedroom at the rear.



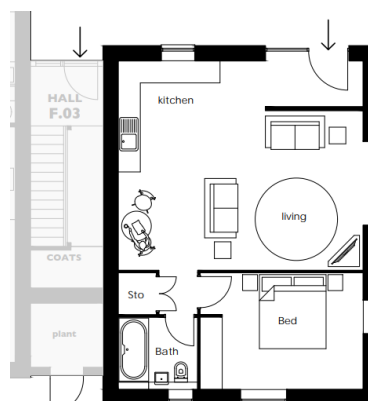
Changed part of front elevation



Changed part of rear elevation

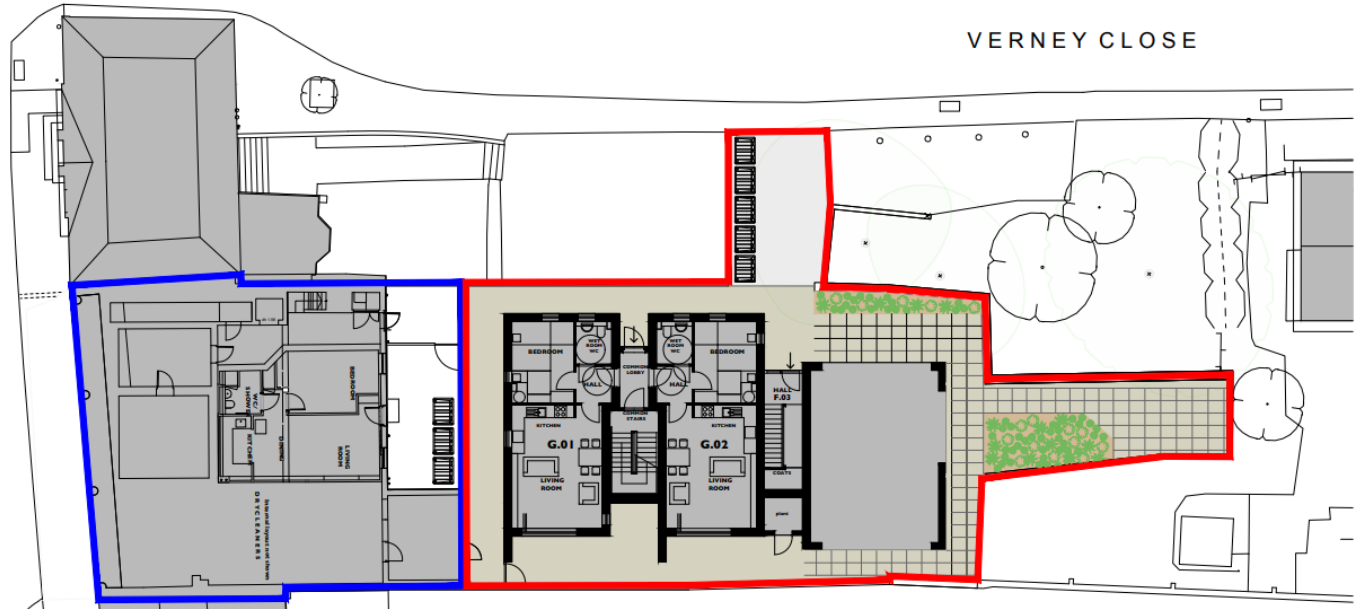


Changed part of east side elevation



Changed part of ground floor plan

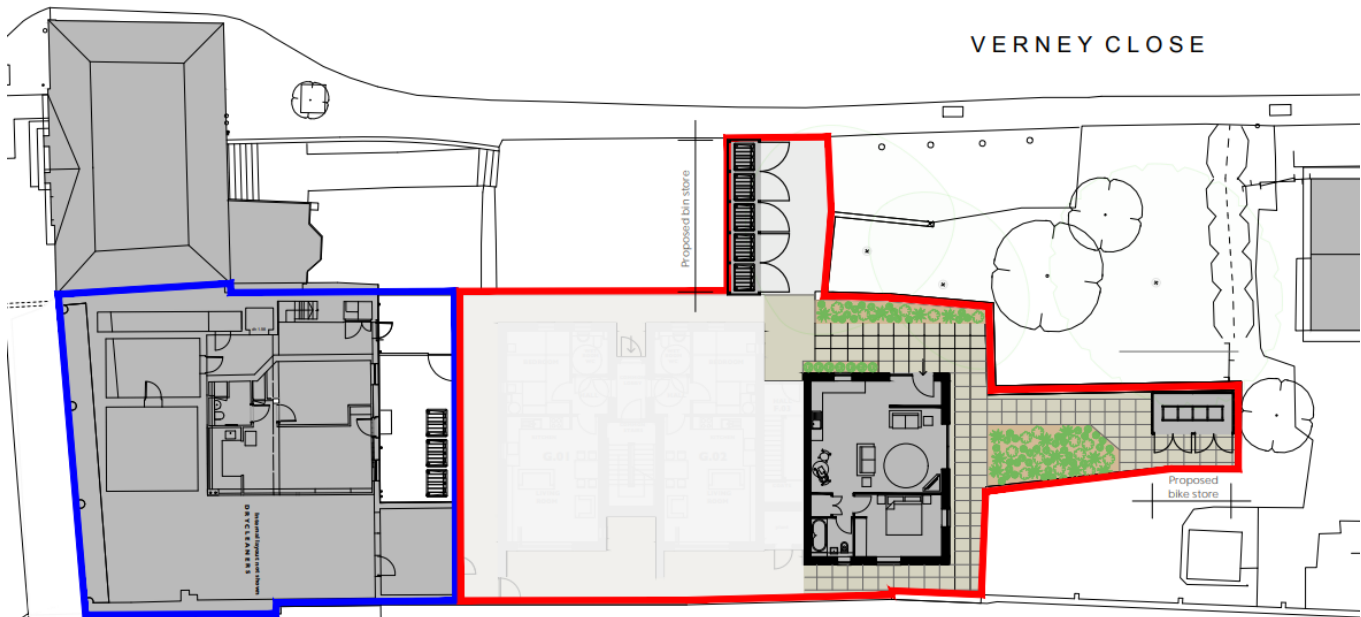
VERNEY CLOSE



Existing ground floor/site plan

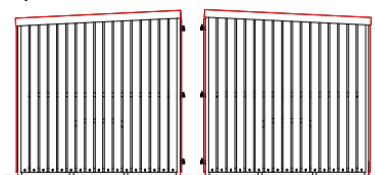
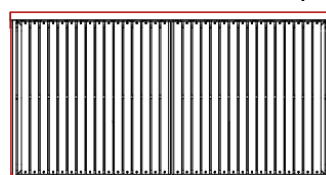
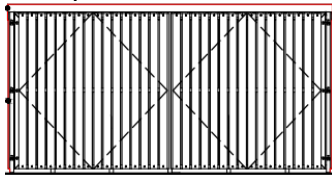
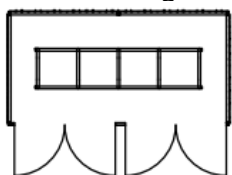
Note that the bin & cycle storage and plant beds as approved are not shown

VERNEY CLOSE



Proposed ground floor/site plan

The cycle shed has a frame of 5 racks (Sheffield racks – like those at Waitrose - for one cycle each side are presumed – there is no existing rack in the undercroft to compare with, or to be re-sited) and it has two pairs of outward opening doors. It will be of vertical timber cladding with a slightly sloping grey roof (no indication of drainpipes or gutters) and measures 4m wide x 2m deep x 2m high. Hopefully the doors will open the whole 180° because there isn't much manoeuvring room in front if they only open as shown (and there is an unguarded drop to the the area south of the the red line at this point).



Floorplan

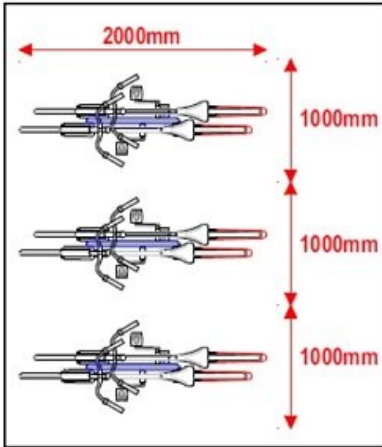
Front elevation

Rear elevation

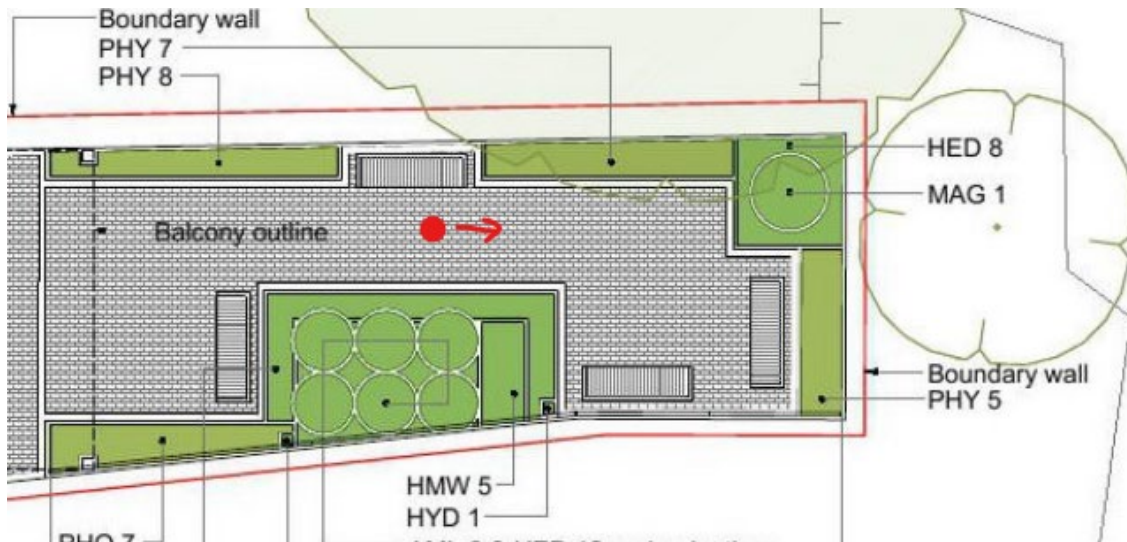
Sides facing flats & facing SE

Buckinghamshire's dimensions for cycle parking provision are as below; note that this is for 6 cycles on 3 racks – 5 racks pro rata will need a 5m shed width. The area of the garden intended for the shed is that in

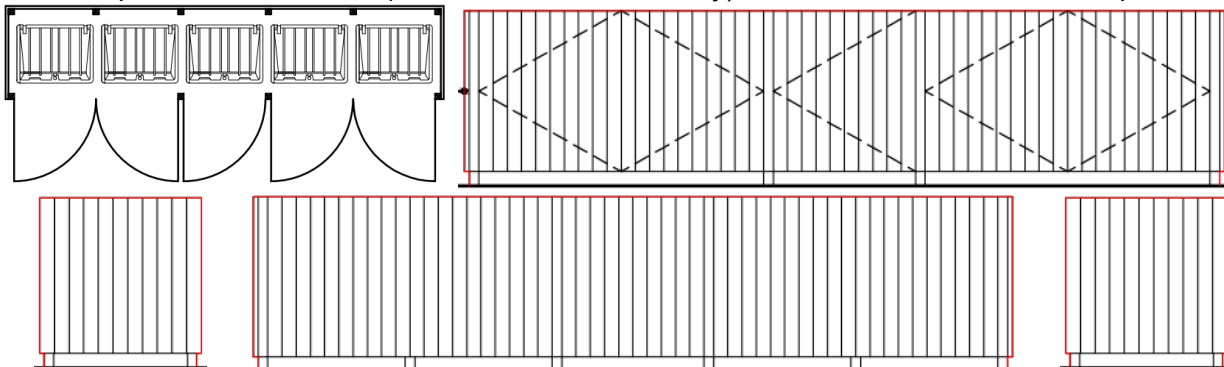
the photo below (taken 25/1/24) and comparison with the site plans above shows that the plant bed on the left is to be lost.



This drawing below is taken from the approved Discharge of Conditions – Landscape for 20/00483/APP. Neither plant in the corner bed is a tree (HED = a groundcover ivy, MAG = Magnolia stellata, a slow-growing shrub). However it does show that the planting scheme was installed as approved, but this bed is not included on the 'Existing' site plan. The red dot shows where I took the photo from and in which direction.



The bin enclosure has two double doors and a single and is c.8m wide, 1.5m deep and 1.8m high and houses 5 skips. There are a further 3 skip bins marked in the garden of the basement flat on both the existing and proposed plans, but these do not exist so far as I can see, and getting them in and out of the gate in the picket fence would be impossible. It seems likely that the standard timber fence panels retained from the previous installation (in the undercroft currently) will be used with a new front piece with doors.



Floor plan, front, rear and (identical) side elevations



The current situation with bins – which are supposed to be kept in the undercroft between collection days – is this



(24/1/24)



(15/5/23)

Bin day was 23<sup>rd</sup> January 2024. The wheelie bins and the skip behind do not belong to the flats (they are clearly marked for Coffee#1 only). It is not clear whose the green skip behind the cars belongs to (there is a red one further along for The White House, which is emptied by a commercial firm). The concrete posts are the remains of the previous bin enclosure (see the introduction on p18) which was intended as a collection point on bin-days only for the appropriate 4 of the 8 bins housed in the undercroft. If they were kept here permanently the two middle ones would have been inaccessible for anyone not tall enough to reach over the lower fence to open them.

The approved use of the undercroft is shown below:



20/00483/APP (amended plan).



22/01173/APP

The labels on this amended plan said:  
Waste and re-cycling storage

A bin store enclosure is proposed 18.0m from the entrance to the staircase within the proposed apartment building. The maximum distance that residents will be required to carry waste is less than 30m, allowing for the additional walk within the upper floors of the building to the entrance doors of the apartments. The enclosure will accommodate 8no. 1100 litre bins. This capacity is considered to be in excess of what is appropriate for up to 20 dwellings.

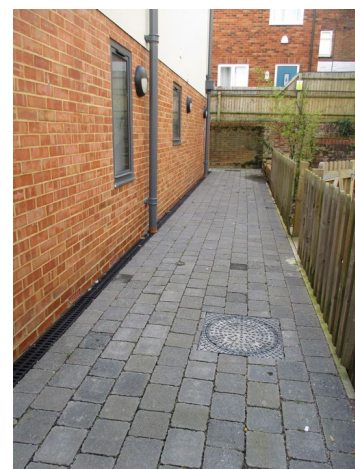
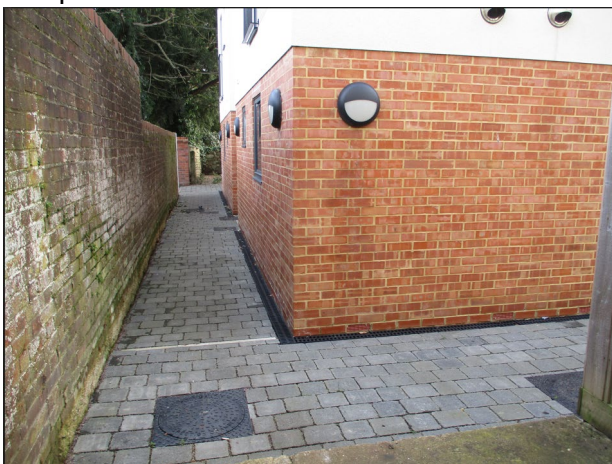
(30m is the maximum a resident is expected to carry their refuse bags, and these skips are used by the occupant of the basement flat in 2 Market Hill as well. There are two staircases, but the door to the further one is still within 30m, though the carry distance from the upper storey flats may be more)

and  
Refuse collection

Refuse vehicles will pick-up from the public highway therefore access for these vehicles onto the site is not proposed. The bins will be taken by the applicant’s personnel to a bin collection area on the specified pick-up day. It is envisaged that the maximum number of bins to be collected on a given day will be 4no.

Observation has shown that it is often the binmen who fetch the bins from within the site (if they have been put away on the previous collection day) for emptying, and they may or may not put them away again.

If it is proposed, as the site plans must be assumed to mean, to put the other three of the eight bins in the side passage by the basement flat, then someone will have to haul them along this route and back – a distance of 35m. It won’t be Buckinghamshire’s binmen – I asked Waste & Recycling for the maximum distance a binman was expected shift a skip bin and got the reply “Collection crews should not have to push/pull 4 wheeled bins for more than 10 metres”.



From the access to the back of the NatWest building and round this corner.....to the side passage



(all photos on this page 24/1/24)

The basement flat’s garden; the 3 additional bins are shown as being behind this fence. Gate near the far end.

Property History of whole site (since NatWest’s departure). Shaded cells are Coffee#1 applications.

1	17/01985/APP	Remove existing NatWest brand signage, ATM and night safe. Infill existing ATM and Night Safe apertures with new stainless steel blanking plate.	Approved
2	18/00328/APP	Conversion, alterations and roof extension to create eight new 1 bedroom dwellings. Reconstructed and remodelled elevation facade facing Market Hill including new shop fronts.- Infilling of covered front arcade on ground floor to create increased retail	Approved

		area.- Conversion of retail space involving alterations to the external envelope of the building.	
3	18/02554/ACL	Application for a Lawful Development Certificate for an existing use (A1)	Certificate Issued
4	18/03140/APP	Conversion of part of the lower ground floor to provide a one-bedroom flat within the lower ground level of former NatWest Bank building, including associated external works.	Approved
5	18/03474/APP	Change of use of the above property from a Class A1 (retail) use to a mixed Class A1/A3 use (coffee shop), together with external shop front alterations and the implementation of 2 No. air conditioning condenser units and 4 No. replacement windows to the rear of the property.	Approved
6	18/03475/APP	Change of use of land from public highway to an outdoor seating area	Approved
7	18/03476/AAD	1 No. illuminated fascia sign and 2 No. illuminated projecting signs	Approved
8	19/00511/APP	Proposed new detached building comprising 10 apartment dwellings, and associated external works, bin/cycle store and alterations to access.	Withdrawn
9	20/00483/APP	Proposed new detached building comprising 7 apartment dwellings, and associated external works, bin/cycle store and alterations to access.	Approved
10	22/01173/APP	Convert existing duplex apartment dwelling to 2no. flat apartment dwellings	Approved
11	24/00243/APP	Convert existing undercroft to 1no. 1 bed ground floor residential unit	Pending Consideration

## 9.2 Planning Inspectorate

9.2.1 An appeal has been lodged against the refusal of

**23/00942/APP** Stoneleigh House, 17 Castle Street, MK18 1BP  
Change of use from boutique hotel to private residence  
Closing date for any additional response is 13<sup>th</sup> February 2024.

Members' response (24<sup>th</sup> April 2023) was

*Members noted the comments from Economic Development, but would prefer this important listed building to be occupied as a residence rather than have it empty. They also noted the current difficulty in recruiting staff for the hospitality sector. They point out that the town has hotel accommodation at the Villiers, the White Hart, the Premier Inn, the Travelodge, plus the Hilton Garden at Silverstone Circuit (197 rooms) a little out of town, and doubtless the Best Western will return to public use in due course after the Government requisition for asylum seekers expires.*

The officer's reason for refusal was:

The proposed development leads to the loss of a 6-bedroomed tourist hotel. However, no justification has been provided to demonstrate that the tourist function of this building is no longer viable and there is no longer a market for this tourist accommodation in the area. Therefore, the proposal is contrary to Policy E8 of the Vale of Aylesbury Local Plan, which seeks to protect the retention of tourist accommodation in the district and the aims of Section 6 and 7 of the National Planning Policy Framework.

This was withdrawn on 29<sup>th</sup> January and a new appeal against the refusal of **23/02120/APP** (same description and applicant) is expected:

Members' response (21/8/23) was

*Members maintained their view that it was better to have the Listed Building occupied than empty for the next two years while it was advertised for sale.*

The officer's reason for refusal was

The proposed development leads to the loss of a 6-bedroomed tourist hotel. The requisite 12-month marketing period as set out in policy E8 of the Vale of Aylesbury Local Plan (September 2021) has not been undertaken. As such, insufficient information/evidence has been submitted to support this application. Therefore, the proposal is contrary to policy E8 of the Vale of Aylesbury Local Plan (2021), which seeks to protect the retention of tourist accommodation in the district and Sections 6 and 7 of the National Planning Policy Framework

9.2.2 An appeal has been lodged against the refusal of

**23/02456/APP** 31 Highlands Road, MK18 1PN  
Replacement front boundary wall (retrospective)

This is a Fast-Track Household Appeal, so there is no opportunity to submit additional comments, but existing comments may be withdrawn before 8<sup>th</sup> February 2024

Members' response (21/8/23) was

*Members had raised No Objections to the previous application (23/01280, refused on 17<sup>th</sup> July) partly on the grounds that the proposed extension was largely hidden by the tall evergreen hedge, and thus deplored the complete loss of the hedge and trees in front of the dwelling, contrary to the statement on the previous application form, and the replacement with a stark brick wall completely out of keeping with the street scene, where a low brick wall is the norm.*

*Should the LPA be minded to approve the proposal, Members asked that the wall be reduced to a height and style matching the front garden walls of the rest of the street.*

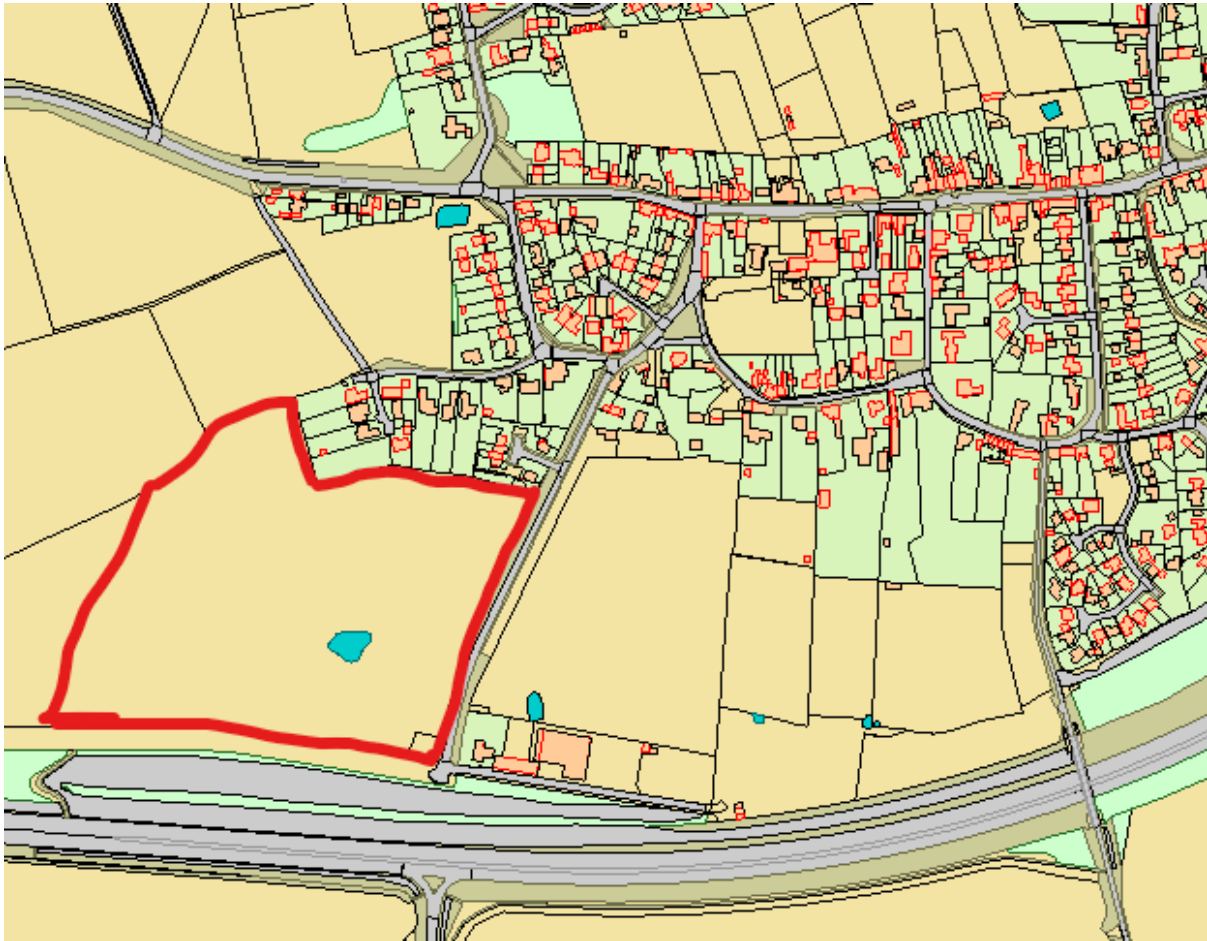
The officer's reason for refusal was

Highlands Road is characterised by low boundary treatments and soft landscaping to the fronts of properties, contributing to a sense of spaciousness and verdant character of the locality. The boundary wall, by virtue of its

height, scale, design, and prominent position to the front of the site, fails to respect the existing prevalent forms of boundary treatment within the street scene and detracts from the character and appearance of the area. The boundary wall would appear unduly prominent and as an incongruous feature within the street scene, undermining the general character of Highlands Road. This has resulted in harm to the character and appearance of the area and therefore the proposal is contrary to policy BE2 of the Vale of Aylesbury Local Plan (2021), principle DES39 of the Vale of Aylesbury Local Plan Design Supplementary Planning Document (2023), section C1 and I1 of the National Design Guide, and Section 12 of the National Planning Policy Framework (2023).

## Agenda 8 – Proposal for development at Tingewick

## Site location plan



West of Barton Road and north of the bypass

[Information circulated to residents.](#)

## Off-street parking (car parks)

The effect of The Buckinghamshire Council (Off-Street Parking Places) Order 2021 (Amendment No 2) Order 2024 is to:

### Buckingham car parks:

Location & Site No.	Existing	Proposed
Swan Pool Leisure Centre, Aylesbury (Site 14)	<ol style="list-style-type: none"> <li>1. Class 3, 6 &amp; 8.</li> <li>2. Monday – Friday inclusive Between 08:00 and 17:00 hours</li> <li>3. Saturdays, Sundays and Bank Holidays</li> </ol> <ul style="list-style-type: none"> <li>• All day - FOC</li> </ul>	<ol style="list-style-type: none"> <li>1. Class 6, 7 &amp; 8.</li> <li>2. Chargeable between 07:00 and 19:00 hours</li> <li>3. Sundays and Bank Holiday</li> </ol> <ul style="list-style-type: none"> <li>• All day - £1.70</li> </ul>
Cornwall's Meadow, Buckingham (Site 15)	<ol style="list-style-type: none"> <li>1. Class 7 &amp; 9</li> <li>2. Monday – Saturday inclusive Between 08:30 and 17:00 hours</li> <li>3. Evenings, Sundays and Bank Holiday</li> </ol> <ul style="list-style-type: none"> <li>• All day - FOC</li> </ul> <ol style="list-style-type: none"> <li>4. Market Trader bays are operational on Tuesdays and/or Saturdays as signed. A valid Market Trader permit and a valid pay and display ticket (£2.50) must be displayed.</li> </ol>	<ol style="list-style-type: none"> <li>1. Class 9</li> <li>2. Chargeable between 07:00 and 19:00 hours</li> <li>3. Sundays and Bank Holiday</li> </ol> <ul style="list-style-type: none"> <li>• All day - £1.70</li> </ul> <ol style="list-style-type: none"> <li>4. Market Trader bays are operational on Tuesdays and Saturdays as signed. A valid Market Trader permit and a valid pay and display ticket for over 5 hours must be displayed.</li> </ol>

Western Avenue, Buckingham (Site 16)	<ol style="list-style-type: none"> <li>1. Class 7 &amp; 9</li> <li>2. Open 24 hours FOC</li> </ol>	<ol style="list-style-type: none"> <li>1. Class 9</li> <li>2. Open 24 hours Chargeable between 07:00 and 19:00 hours</li> </ol> <ul style="list-style-type: none"> <li>• Up to 3 hours - £0.70</li> <li>• Up to 4 hours - £1.20</li> <li>• Up to 5 hours - £1.70</li> <li>• Over 5 hours - £2.70</li> </ul> <p>Sundays and Bank holidays</p> <ul style="list-style-type: none"> <li>• All day - £1.70</li> </ul>
Stratford Fields, Buckingham (Site 17)	Removed from order	

**Also proposed**

Winslow Train Station, Winslow (Site 101)		<ol style="list-style-type: none"> <li>1. Class 9</li> <li>2. Open 24 hours.</li> <li>3. Chargeable between 7:00 and 21:00 hours</li> <li>4. Monday to Sunday</li> </ol> <ul style="list-style-type: none"> <li>• Up to 1 hour - £0.90</li> <li>• Up to 2 hours - £1.70</li> <li>• Up to 3 hours - £2.20</li> <li>• Up to 4 hours - £2.70</li> <li>• Up to 9 hours - £6.10</li> <li>• Over 9 hours - £8.10</li> </ul> <ol style="list-style-type: none"> <li>5. No Limit</li> <li>6. Class 3 FOC displaying a valid Disabled Person's Badge and in designated bays only.</li> <li>7. Permits/Season Ticket See note 6</li> </ol> <ul style="list-style-type: none"> <li>• 1 month     £143</li> <li>• 3 months    £284</li> <li>• 12 months £1,065</li> </ul>
---	--	---



### ▼ Information on classes of vehicles

Class 1	Motor vehicle within the provisions of Section 136(2)(a) of the Act of 1984;
Class 2	Motor vehicle constructed or adapted for use for the conveyance of goods or burden, the unladen weight of which does not exceed 7500 Kgs and passenger carrying vehicle with a capacity of 12 seats or under, other than motor cars;
Class 3	Vehicles displaying a Disabled Person's Badge;
Class 4	Motorcycles as defined in Section 136(4) of the Act of 1984;
Class 5	Motor vehicle constructed for the use for the conveyance of goods or burden, the unladen weight of which exceeds 7500 Kgs.;
Class 6	Passenger carrying vehicle with a capacity of over 12 seats;
Class 7	Electric vehicle are DVLA registered, powered by electric motor(s), gaining power from electric batteries, fuel cells or other source of electric provider with a power connection socket dedicated to the availability of a charging point for their primary power source and has zero tail pipe emissions;
Class 8	Passenger vehicle and goods vehicle not exceeding 7500 Kgs unladen weight;
Class 9	All classes of vehicle, except commercial vehicle and trailers unless by previous agreement;
Class 10	Motor vehicle constructed or adapted for use for the conveyance of passengers, goods or burden, the unladen weight of which does not exceed 7500 Kgs

No decision has been made at this point.

**We invite you to let us have your views on the proposed parking restrictions.**

How to have your say

You can tell us your views in one of the following ways:

- The online comment form below or the TraffWeb site at <https://buckinghamshire.traffweb.app/> in the "Public Consultation" icon under scheme ref: FC 039 - On & Off Street.
- By email us at [parkingtro@buckinghamshire.gov.uk](mailto:parkingtro@buckinghamshire.gov.uk)
- Or write to us at Buckinghamshire Council, Traffic Regulation Team, Walton Street Office, Walton Street, Aylesbury, HP20 1UA

If you have any questions about this activity, please email us at [parkingtro@buckinghamshire.gov.uk](mailto:parkingtro@buckinghamshire.gov.uk) or phone us on 0300 131 6000.

**Please tell us your views by midnight on Sunday 18 February 2024.**

Applications to fell trees 2022 onwards  
Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
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)
	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	Ash Fell, has Ash die back Hawthorn Fell to ground, rotten main stem Ash Fell, has Ash die back Ash Clear fell to ground, heavy lean and heaved root plate Oak Crown lift to 3m over footpath Poplar Pollard to 12, has historic tear. Ash Fell, has Ash die back	Approved

## Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
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
2023	02856	Coopers Wharf, Ford Street	Ash Willow	Remove dying Ash tree & Remove the small Willow by the bridge. (amongst other maintenance work)	Approved



appln	type	address	Shire	called in by		date	committee		officer	
				BTC	other		date	decision	date	decision
2019 00902	ADP	land adj. 73 Moreton Road	RS	12 new houses			Jan-21		22/11/23	approved
2020 00483	APP	Land behind 2 Market Hill		New detached building comprising 7 apartments	✓		24/2/20		16/6/21	approved
00506	APP	Blue Shutters 12A Stowe Avenue		Two storey front extension and single storey side and rear extensions	✓		24/2/20		30/4/20	approved
00510	APP	Land west of Moreton Rd & Castlemilk		Erection of 130 dwellings		Sec of State	Hearing July 2023	17/10/23 →	awaited	
01018	APP	7 Krohn Close		Single storey side extension and two storey side/rear extension			20/4/24		3/9/20	approved
01240	APP	5 The Villas Stratford Rd	WW	single storey side extension					18/9/20	withdrawn
02013	APP	10 Hilltop Avenue		Erection of fence (retrospective) and erection of timber shed	✓		20/7/20		23/9/20	refused
02511	APP	garage site @ Pightle Cresce	RS	Demol. block of 20 garages, erection of 8 x 2-storey apartments					Inspectorate 03/12/21	refused on appeal
02752	APP	12-13 Market Hill	TM	Alterations to the ground floor retail unit and ch/use of upper storeys to 9 flats					21/1/22	refused
04044	APP	site of former 61 Moreton Road	TM	Condition to be added to approval 19/00735/APP following amended plan					19/3/21	withdrawn
04127	APP	10 Hilltop Avenue	HM	Erection fence (retrosp.) & timber shed					13/7/20	approved
04249	APP	2 Chandos Close	HM	Boundary fence (retrospective)					16/4/21	approved

04324 (& 21/00953/AP P)	ALB	Bourton Mill Health & Leisure Club	Bourton Road	External decked fitness area including fencing, floodlights and CCTV (part retrospective)	✓	19/4/21	12/8/22 approved
<b>2021</b> 00479	APP	Thinkbda Ltd, Oddfellows Hall	Well Street	Var. condition 2 (repositioning of rooflights) relating to application 19/03398/APP	WW	? 10/2/21	2/3/21 approved
00947	COU C		23 Market Hill	Determination as to whether prior approval is required for the change of use of the premises from retail (A1) to A3 takeaway	✓	19/4/21	20/5/21 refused
02337	APP		37 Badgers Way	A part garage conversion and a first floor side extension above the existing garage	✓	28/6/21	27/8/21 refused
02518	APP	The Old Telephone Exchange	Market Hill	Part ch/use of ground floor from mixed storage/workshop/retail to 3 flats & extension for 7 flats	✓	19/7/21	30/9/21 refused
02710	APP	site of the former 61	Moreton Road	Var. of drawing list of 19/00735/APP	✓	19/7/21	23/9/21 withdrawn
04886	APP	The Workshop, 4	Tingewick Roa	erection of fence and shed (retrospective)	WW	26/1/22	13/4/23 withdrawn
<b>2022</b> 00220	APP	Land off	9 St Rumbolds Lane	Infill extension & alteration to form 7 s/c student flats	✓	7/3/22	23/9/22 approved
01821	APP		Market Hill/ West Street	Demol. derelict barn, erection of 7 cottages & 3 flats	✓	27/6/22	11/8/22 withdrawn
03472	APP		35 Lace Lane	Ch/use to HMO with 7 bedrooms & loft conversion inc.rear dormer (retrosp.)	RS	10/11/21	10/2/23 approved

	Site Q	London Road		RS(Jan), S.Wilson & S.Guy (Aug)		31/1/23; 16/8/23; 17/8/23	
<b>2023</b> 00178	AOP		300 houses + employment				
		Garage site	Overn Crescer		✓		
01593	APP		Demol. garages & erection of 3 dwellings			22/6/23	
01653	APP	4 Tingewick Road	erection of fence and shed (retrospective)	RS		August ?	15/8/23 approved
		1 Mallard Drive	Single storey side extension (retrosp.) and proposed toilet with septic tank		✓		
02204	APP					23/8/23	9/11/23 approved
		4 London Road	Conv. house to 7 person HMO for students		✓		
03405	APP					20/12/23	15/4/24 approved



	Licence number where available		Address		residents, if stated	date issued
	LC2020	10-60877	19	Bernardine's Way	5	17/12/2020
	LC2021	01-62550		Garden House, Castle Street	13	01/04/2021
	LC2022	09-78910	23	Fishers Field	5	17/10/2023
	LC2019	05-37137	34	Fishers Field	4	22/02/2019
	LC2019	01-032210	36	Fishers Field	4	05/02/2019
	LC2021	11-71789	61	Fishers Field	5	18/08/2022
	LC2019	013-2119	63	Fishers Field	5	18/01/2018
	LC2019	01-32204	73	Fishers Field	4	04/02/2019
	LC2020	01-47788	97	Fishers Field	5	08/07/2020
	LC2019	01-32131	35	Lace Lane	8	25/02/2019
	LC2019	10-41903	6	Market Hill	8	27/07/2020
	LC2019	01-32176	3	Bryant Court, Market Hill	4	04/02/2019
	LC2020	02-49941	2	Overn Avenue	5	09/11/2020
	LC2022	02-74047	44	Overn Avenue	5	19/09/2023
	LC2022	10-80172	35	Overn Avenue	7	12/06/2023
	LC2020	05-52139	12	Portfield Close	5	14/07/2020
	LC2019	01-31882	1	The Moorings, School Lane	3	02/02/2018
	LC2019	05-37124	4	The Villas, Stratford Road	6	15/08/2019
	LC2019	05-37139	5	The Villas, Stratford Road	6	15/08/2019
	LC2019	07-39164		Lockmeadow Farm, Stratford	8	22/01/2020
	LC2019	06-37669	25	Waine Close	7	12/03/2020
	LC2019	01-32099	8	Well Street	5	05/02/2018
	LC2112	12-72602	60	Well Street	5	15/06/2023
	LC2020	07-53689		Ground floor, 25-26 West Stre	17	13/10/2020
	LC2019	07-40292	11	Western Avenue	5	10/11/2019