



# Buckingham Town Council

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

01280 816426

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

Town Clerk: Claire Molyneux

PLANNING  
COMMITTEE

Wednesday, 21 February 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 26<sup>th</sup> February 2024, following Informal and Interim meetings of the Full Council from 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

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

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

Claire Molyneux  
Town Clerk

## AGENDA

### 1. Apologies for absence

Members are asked to receive apologies for absence.

### 2. Declarations of interest

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

### 3. Minutes

The minutes of the Planning Committee meeting held on 5<sup>th</sup> February 2024 will be presented at the next 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.

#### 4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 13<sup>th</sup> March and 10<sup>th</sup> April 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 14<sup>th</sup> March and 11<sup>th</sup> April 2024 at 2pm.

Additional information provided by the Clerk.

[PL/159/23](#)

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

1. 24/00378/CPL            18 Hilltop Avenue, MK18 1TZ  
 Certificate of lawfulness application for proposed conversion of existing part integral single garage into habitable room. Provide new double glazed window to front and block up remaining opening with bricks to match existing  
*Simons*
2. 24/00400/APP            8 Honeycomb Way [*Lace Hill*], MK18 7RL  
 Householder application for proposed single storey rear extension, garage conversion with associated internal and external works  
*Gurram*
3. 24/00402/APP            110 Western Avenue, MK18 1LW  
 Householder application for proposed single storey front extension with associated internal and external works  
*Green*
4. 24/00507/APP            33 Willow Drive, MK18 7JH  
 Proposed 2.7m dropped kerb  
*Morey*

#### Not for consultation – trees (circulated separately)

5. 24/00286/ATP            St Peter And St Paul Church, Castle Street, MK18 1BS  
 CHH0282 - Copper Beech - *Fagus sylvatica* 'Purpurea' Over Mature Branch failure has torn off on one side, leaving remaining section prone to failure, remove branch  
 Remove Large hanging branch on NW side (still connected). Cavity on leader growing SE at approx. 4.5m.  
 Remove failed branch back to parent branch.  
 Remove hanging branch.  
 Crown raise over road by approx 1.5m.  
 Prune back from church building and Cenotaph memorial by minimum of 2m.  
*Phillips [Buckingham Town Council]*
6. 24/00287/ATC            St Peter And St Paul Church, Castle Street, MK18 1BS  
 CHH0283 - *Fagus sylvatica* 'Purpurea'  
 Reduce hyperextended branch by approx. 4m in length, back to small secondary branch.  
 Remove smaller section of branch directly over toilet block back to parent union.  
 Crown raise for full circumference by approx. 1.5m to give clearance of road and lawn.  
*Phillips [Buckingham Town Council]*

7. 24/00385/ATC 9 Moreton Road, MK18 1JZ  
 Conifer tree, that has been deemed dead, dying and dangerous, at the bottom of 9 Moreton Rd. This has been raised as an issue for the tenants within 9 moreton Rd and those opposite no 6 Moreton Rd as the tree has started to lean and cause the wall to bulge; Request is to have this tree cut as soon as possible | Buckingham Buckinghamshire  
*Britto*

## 5. Planning decisions

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

### Approved

Application	Site address	Proposal	BTC response
23/03396/APP	12-13 Market Hill	Erection of terrace/balcony and change of fenestration on 1 <sup>st</sup> fl. SW elevation [ <i>overlooking rear of The Whale &amp; the Forge Cottage access</i> ]	No objections
23/03751/APP	24 West Street	Ch/use rear part of hair salon to residential	No objections
23/03862/AAD	Villiers Hotel & car park, Castle Street	11 non-illuminated car park signs	No objections subj. Tree Officer & Highways
23/03897/PAPUB	Chandos Road Building, U of B	Extension (new fire escape) and alterations	No objections
23/03928/APP	31 Highlands Road	Addition of first floor to form 1½ storey dwelling, & rear single storey. Extensions	Oppose
23/04001/APP	40 Western Ave.	Single storey rear extension	No objections
24/00021/APP	43 Lime Avenue	S/st rear & front porch extensions	No objections

### Withdrawn

Application	Site address	Proposal	BTC response
23/03584/ALB	Almshouses, Market Hill	Balcony remedial works	No objections

#### 5.2 Planning Inspectorate

22/01895/APP Land south of Stratford Road [*above Wharf Hill Terrace and between Wittmills Oak and the A422*]  
 Proposed self-build dwelling

Inspector has dismissed the appeal against non-determination for non-compliance with VALP and BNDP (Policies DHE1, DHE2, DHE5 and DHE6).

## 6. Buckinghamshire Council matters

To note that the Quarterly Planning Forum is scheduled for Tuesday 27<sup>th</sup> February 2024 (on-line) and will be attended by Cllr. Cole; and to discuss and agree any matters that need to be addressed at the meeting. Note that Written Questions had to be submitted by 20<sup>th</sup> February.

## 7. Chair's items for information

**8. Date of the next meeting:** Monday 25<sup>th</sup> March 2024

**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

**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 26<sup>TH</sup> FEBRUARY 2024**

**Additional information on Planning Applications**

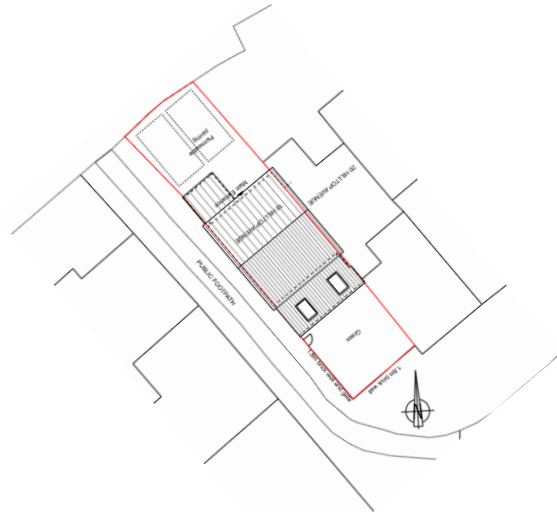
**1. 24/00378/CPL**

18 Hilltop Avenue, MK18 1TZ

Certificate of lawfulness application for proposed conversion of existing part integral single garage into habitable room. Provide new double glazed window to front and block up remaining opening with bricks to match existing  
*Simons*



Location plan



Existing & Proposed site plan (no change)



№18 (red door) and №20 (16/2/24)

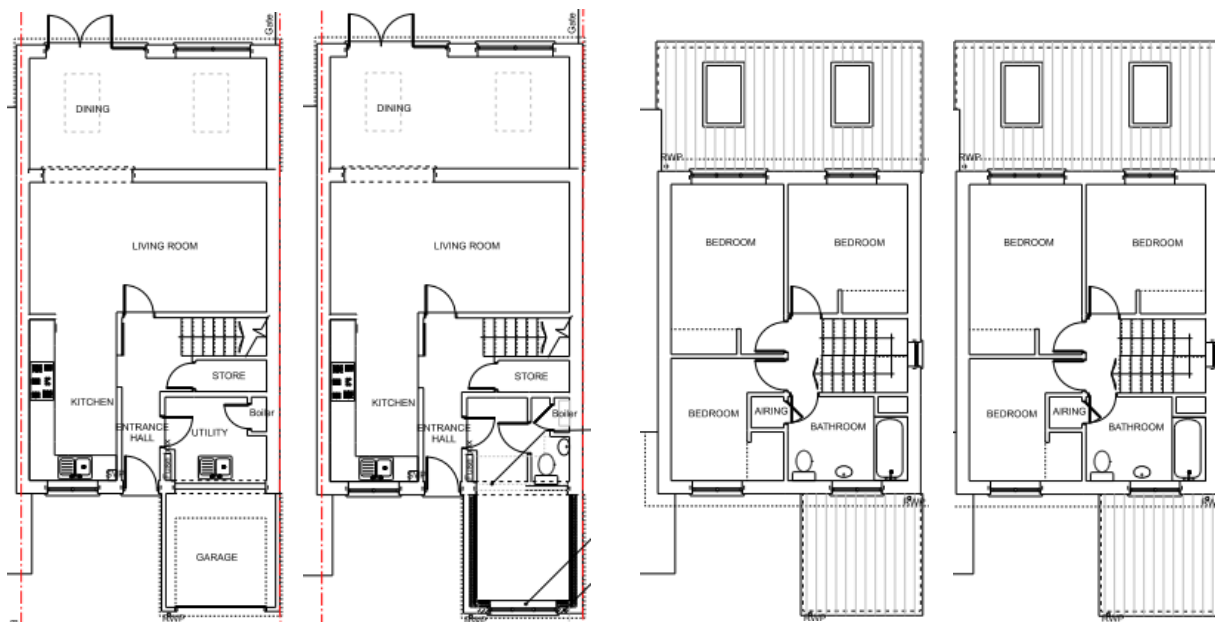
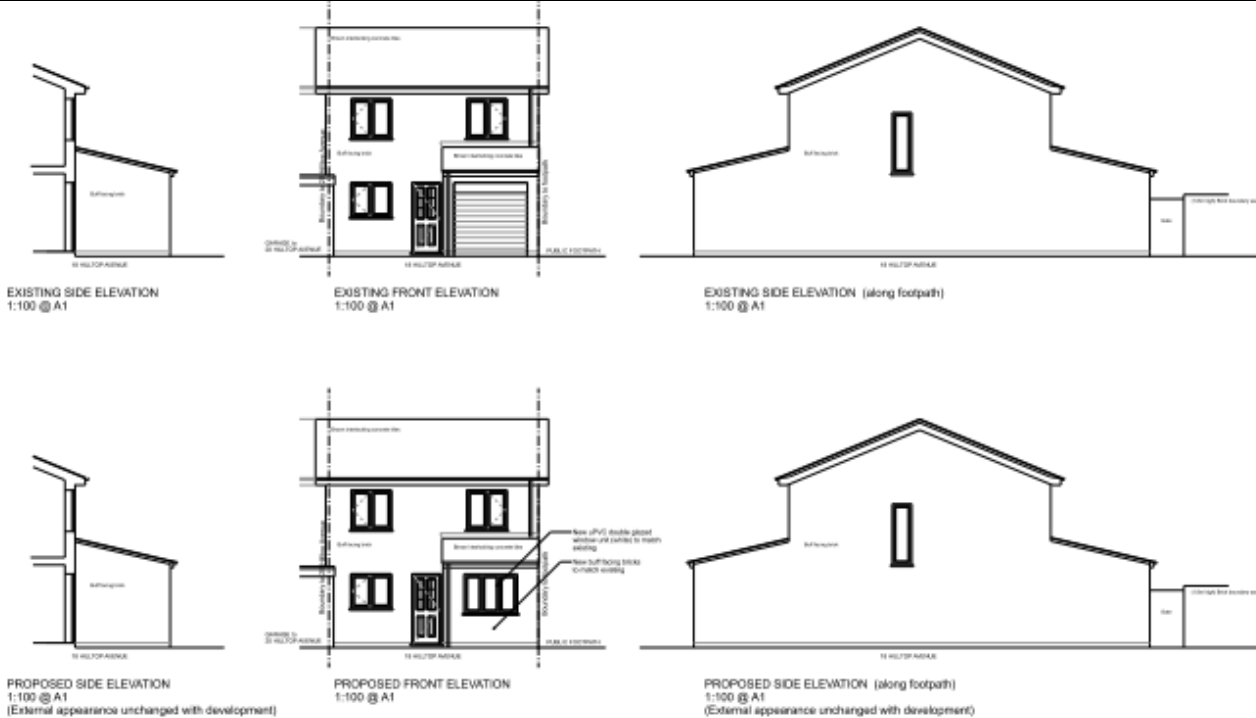
The site is an end of terrace 3-bed house on Page Hill facing north to the green at King Charles Close. The terrace has a staggered building line as it follows the curve of the road to the east; this house and its immediate neighbour have attached garages projecting forward of the main building, with a single-pitched tiled roof. The remainder of the terrace faces Cropredy Court to the south, so the Hilltop Avenue elevations are the rear views, with a fence or garden wall along the Avenue. There is a public path to Cropredy Court

to the west of the house, and a single storey extension at the rear with a single-pitched roof matching the garage's in materials and angle.

The applicant has not stated what the converted garage is to be used for, but the drawings show that the existing utility room behind the garage is to be remodelled to make a lobby and cloakroom, and a doorway knocked through to the garage. The up-and-over garage door will be replaced by a double-glazed three-pane window similar to the existing with the remaining opening bricked up with matching facing bricks. No other changes are proposed to the external appearance.

Property history

1	89/02569/APP	SINGLE STOREY REAR EXTENSION	APPROV
2	24/00378/CPL	Cert/lawfulness for proposed conversion of existing part integral single garage into habitable room. Provide new double glazed window to front and block up remaining opening with bricks to match existing.	Pending Consideration



Existing & Proposed ground floor

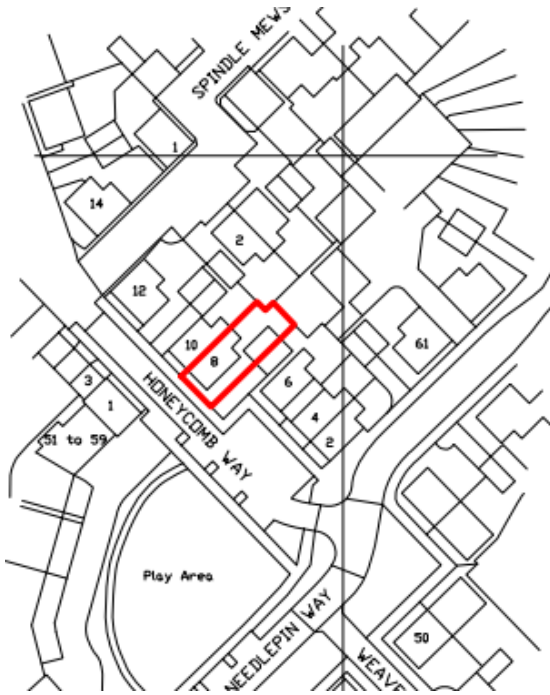
Existing & Proposed first floor (no change)

## 2. 24/00400/APP

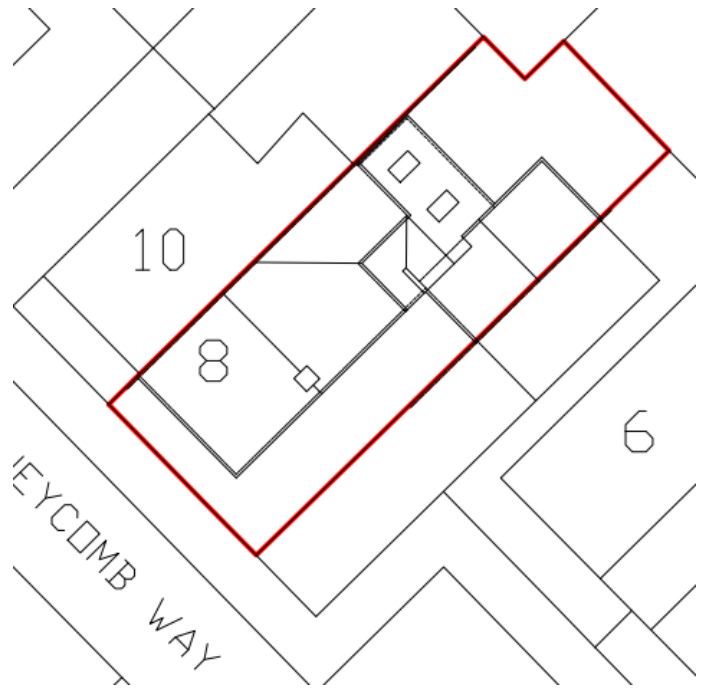
8 Honeycomb Way [Lace Hill], MK18 7RL

Householder application for proposed single storey rear extension, garage conversion with associated internal and external works.

Gurram



Location plan



Site plan (proposed)



8 Honeycomb Way (with satellite dish) – context



Front view

(10/2/24)

The site is a 3-bed semidetached house almost opposite the big playground on Needlepin Way near the school. It has half a double garage and two in-line driveway parking spaces. It is a Bellway house, type Buckingham 7, plot 406 of Phase 1M of Lace Hill (12/00394/ADP). The floorplan is L-shaped and the garage is set back and overlaps partly into the L space.

The proposal is to shave a bit off the side of the garage so that its wall is in line with the house wall and convert it into habitable space (use unspecified) and extend the ground floor of the house backwards to rather more than half the length of the garage to make a large kitchen/dining room with a door into the garage. The extension will have a sloping tiled roof with two skylights, french windows to the garden, and a new glazed side door to the drive (in the same place as the existing gate between the house and garage).

The converted garage will have a window front and back, and the extension a window facing the garden over the kitchen sink, but no side window  
Matching materials are specified.

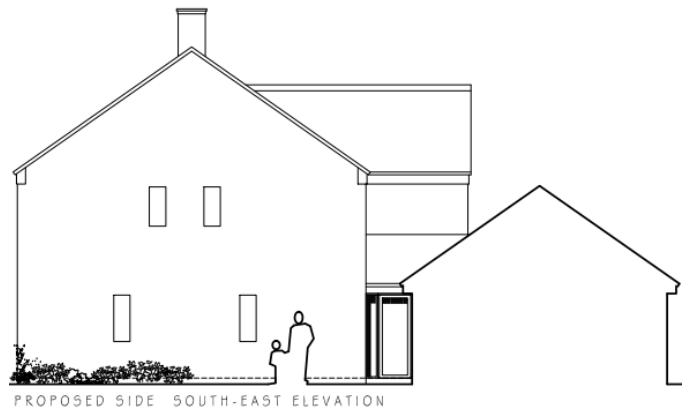
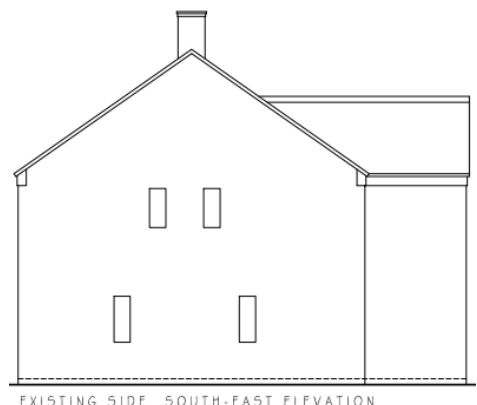
The approval of the Phase IM application contains this condition:

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling, no windows, dormer windows, no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwelling which fronts onto a highway, no buildings, structures or means of enclosure shall be erected on the site, no hard surface shall be provided on the land the subject of this permission, other than those expressly authorised by this permission.

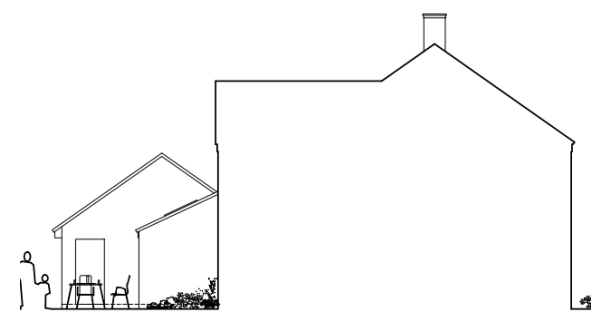
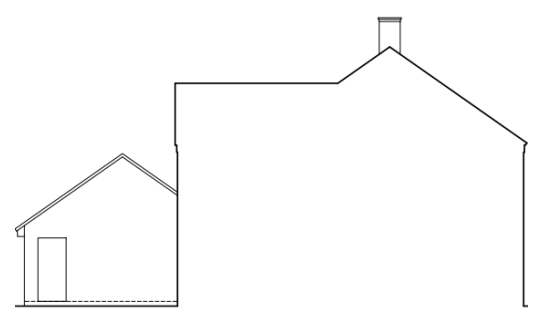
Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for development having regard for the particular layout and design of the development and to comply with policies GP8 and GP35 of the Aylesbury Vale District Local Plan.



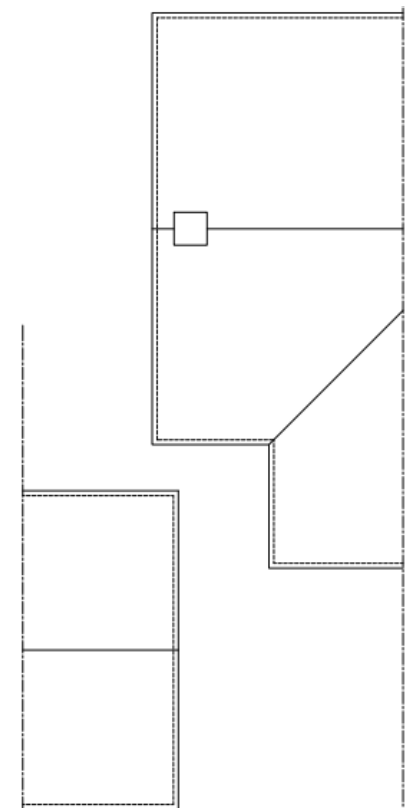
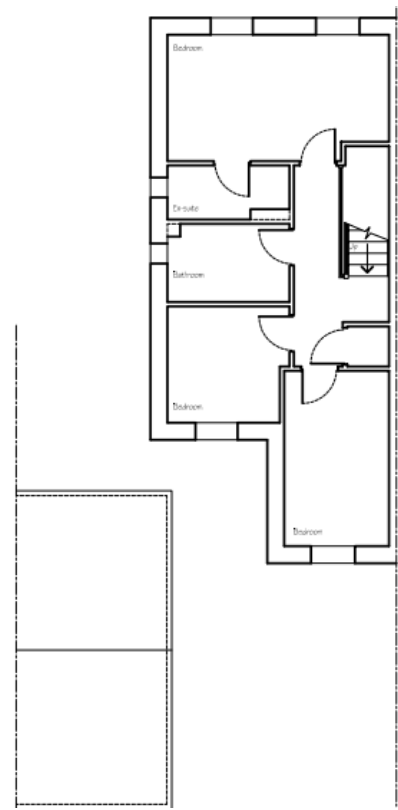
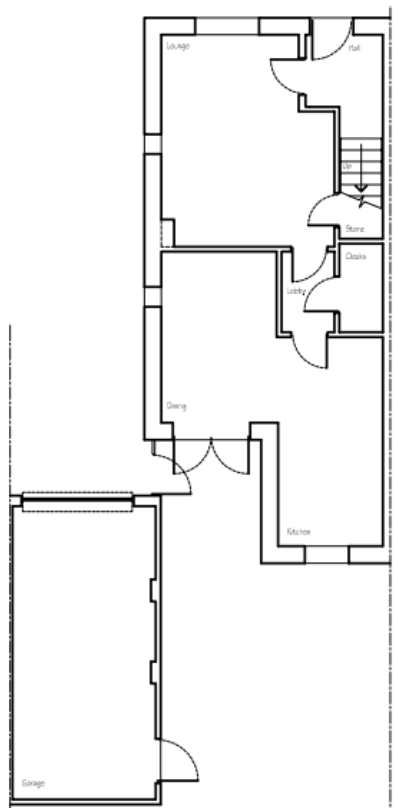




(garage omitted) (towards Nø6)



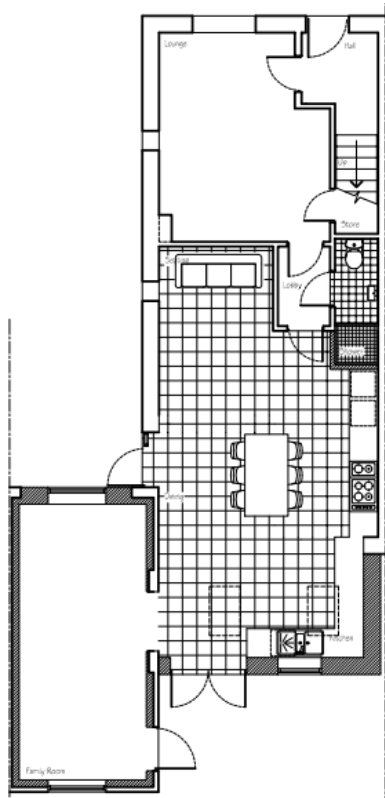
Existing & Proposed North-west elevations (towards semi-detached neighbour, Nø10) – drawings are mis-labelled)



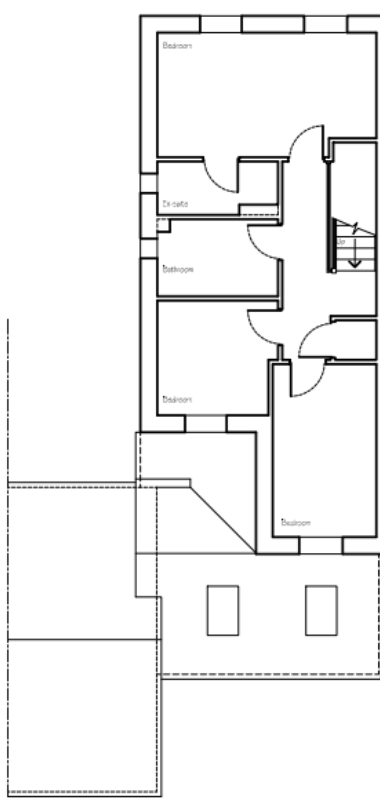
Existing floor plans: Street face is at the top  
Ground

First

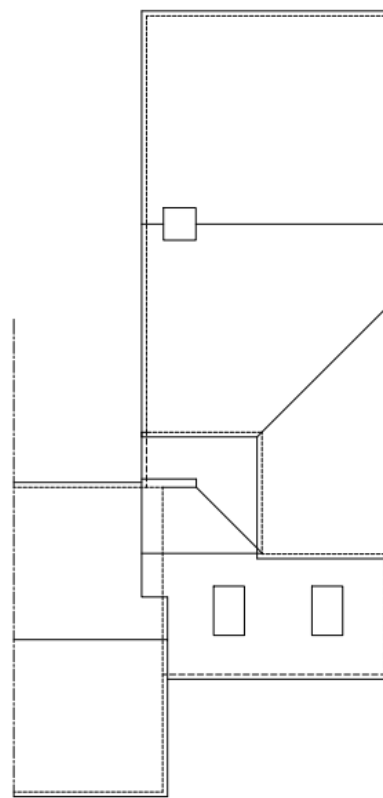
Roof



Proposed floor plans - Ground



First



Roof

**3. 24/00402/APP**

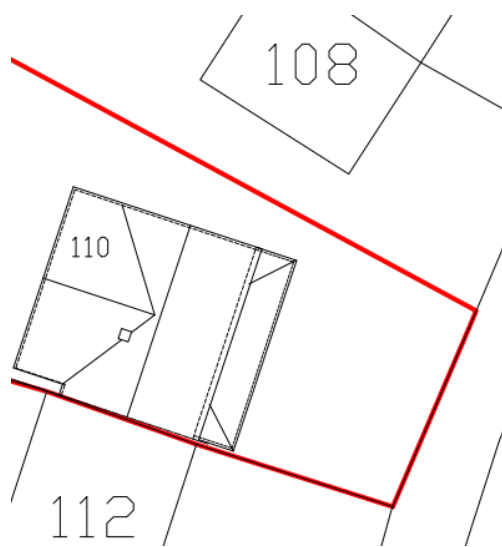
110 Western Avenue, MK18 1LW

Householder application for proposed single storey front extension, with associated internal and external works.

*Green*



Location plan



Site plan (proposed)

The site is the more northerly of a pair of 3-bed semidetached houses on the western side of Western Avenue between Adams Close and Grenville Road, and almost opposite the opening to Overn Avenue. The houses each side of № 110 are fairly uniform in design with flat fronts and a triangular pediment over the front door; most have front lawns and a hedge or paling fence. № 110 has a flat porch over the front door, and has recently had new windows fitted, in graphite grey rather than the more common white of its neighbours. Its frontage is paved and accommodates two vehicles and is at a higher level than its neighbour to the north (see photo below left).

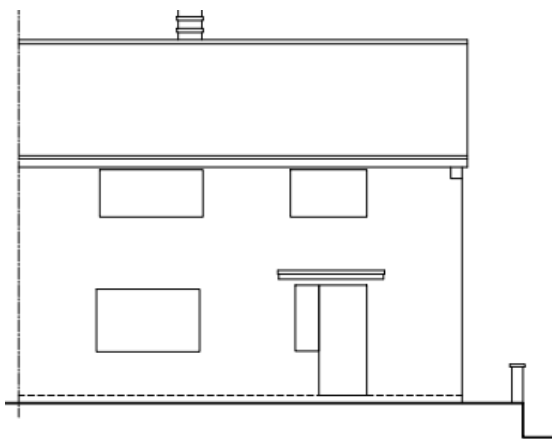
The house has a large rear garden as is common on Western Avenue and backs onto the rear garden of 16 Grenville Road. It has already had a two-storey rear extension which enlarged the kitchen and dining room, and a first floor bedroom and the bathroom, but added no new rooms. Members had No Objection to the rear extension in April 2020, but pointed out that the extension roof ridge was not subsidiary. The officer decided that it was not detrimental to the overall appearance and approved the application.



No 110 (centre, with the grey window frames) and No 112

Nos 108 – 98 immediately to the north (16/2/24)

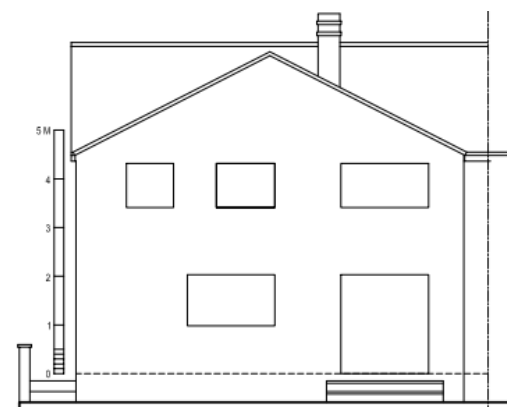
This proposal is to extend the lounge and hallway forwards about 1.7m over almost the whole width of the building (a small gap is left between the extension and the common boundary with No 112). The extension will have a single-pitch hipped tiled roof and brick walls to match the house, and a front door and lounge window of the same style as the existing, but no side window at either end. The top edge of the extension roof will be at the level of the first floor windowsills.



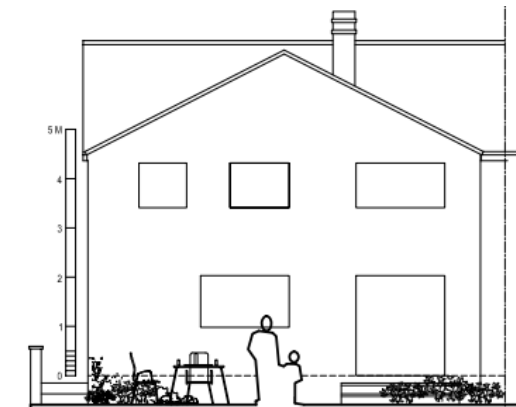
EXISTING FRONT EAST ELEVATION



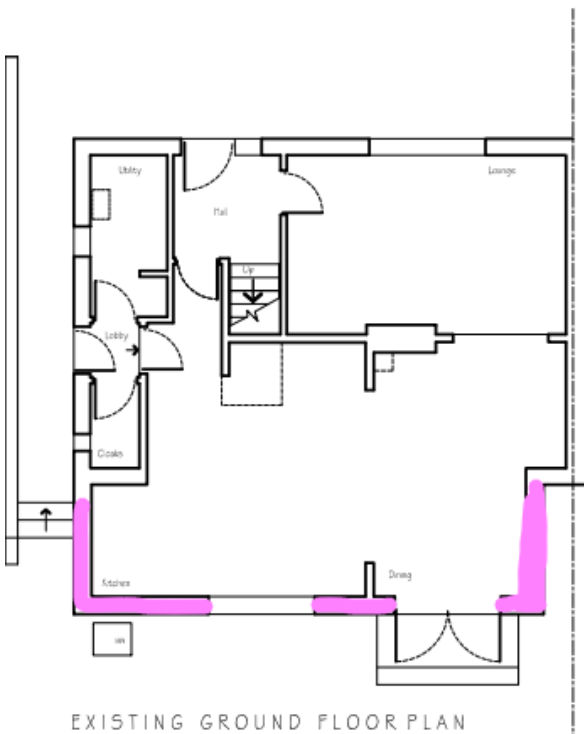
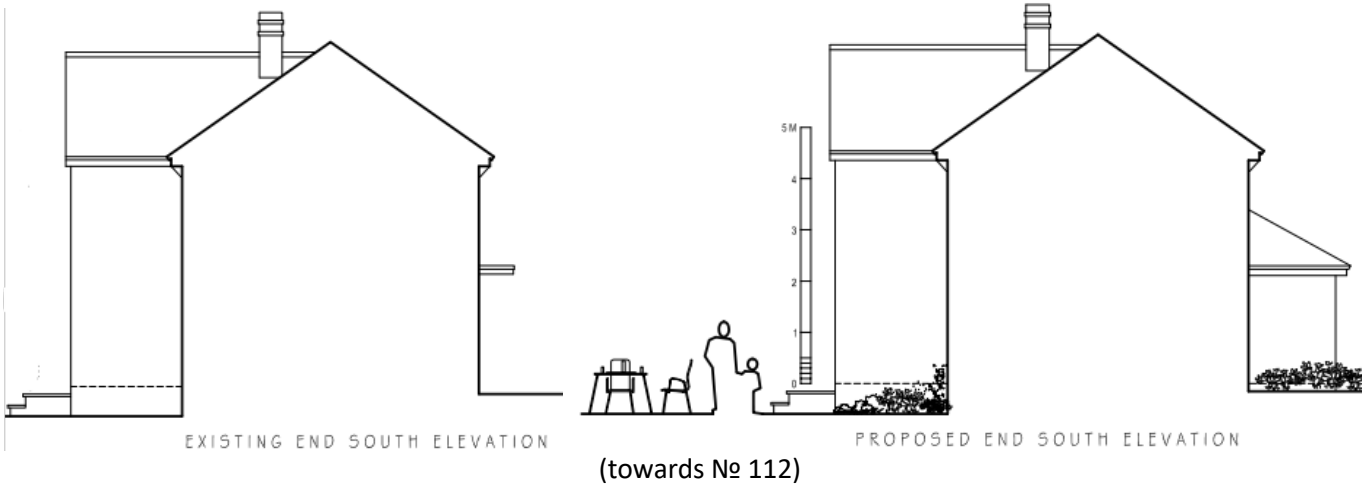
PROPOSED FRONT EAST ELEVATION



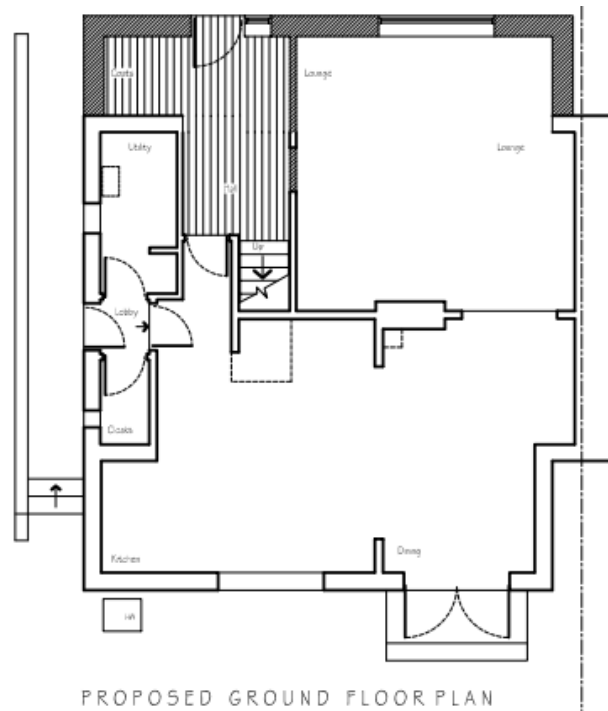
EXISTING REAR WEST ELEVATION



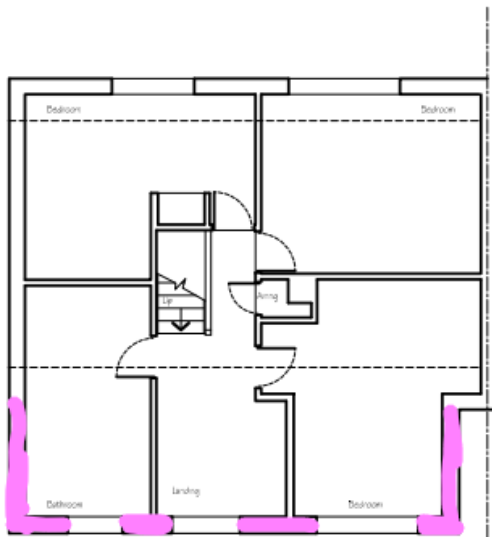
PROPOSED REAR WEST ELEVATION



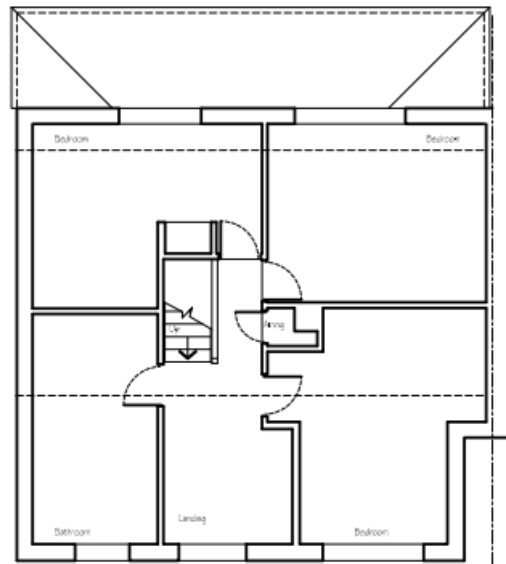
Pink outline = 2020 application



heavy black outline = this proposal



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Pink = 2020 application

Property History

1	20/01099/APP	Two storey rear extension	Approved
2	24/00402/APP	Householder application for proposed single storey front extension with associated internal and external works.	Pending Consideration

4. **24/00507/APP**

33 Willow Drive, MK18 7JH  
Proposed 2.7m dropped kerb  
Morey



Location plan (this application)



Redline boundary from last application 23/03669/CPL)

The site is in the north-east corner of the Badgers estate and is a corner plot with a short cul-de-sac on both aspects. The front garden has been paved over allowing room to park three vehicles, and the public

path wraps round the corner a short way across the front of the paving and ends with a dropped kerb to facilitate crossing the cul-de-sac entrance, with a matching short wrap-round on the further side.

As can be seen from the table below, the applicant has been attempting to obtain a dropped kerb between the existing one at his driveway and the corner one for some time.

Members Opposed the previous application on 18<sup>th</sup> December 2023:

*Members oppose this application to acquire and alter the nature of the public pathway, a project refused twice by the LPA and dismissed at appeal, and apparently unchanged from these previous applications.*

and it was refused on 16<sup>th</sup> January 2024.

#### Property history

1	97/00652/APP	TWO STOREY REAR EXTENSION	Approved
2a	22/02389/CPL	Certificate of lawfulness for proposed to extend vehicle access by approx 5m <sup>2</sup>	Refused
2b	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	Refused
5	24/00507/APP	Proposed 2.7m dropped kerb	Pending Consideration

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

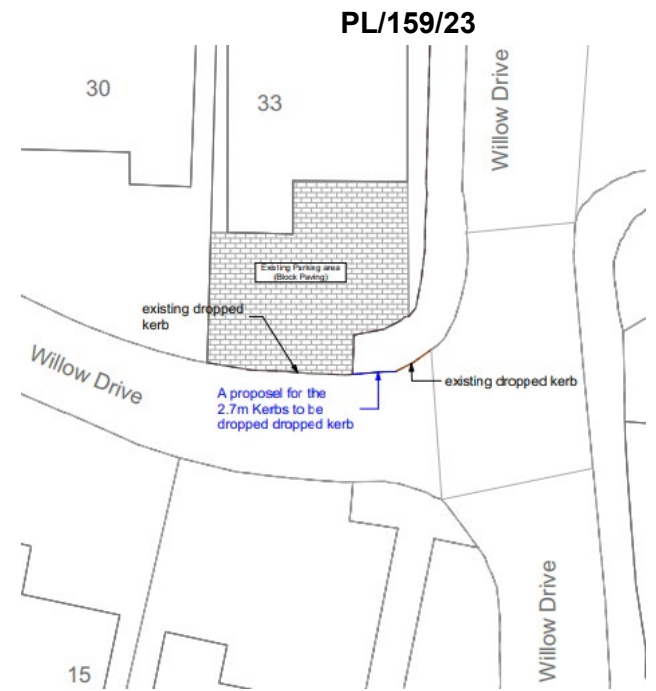
9. The driveway extension would take place on land which presently forms part of the public footpath. The land sits outside of the red line boundary of the appeal property as depicted on the submitted plans. Whilst there is no demarcation or enclosure between the front driveway and the footpath, the 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.



Block plan (existing)



Block plan (proposed)



Applicant's submission

The Planning Statement exactly as submitted:

### **Drop the Kerb outside 33 Willow Drive, Buckingham, MK18 7JH**

**33 Willow Drive** is a detached two-story dwellinghouse with a front private drive.

The access to the driveway is taken from Willow Drive.

### **The Proposal:**

Drop the kerb outside the front of the property by approximately 2.7m to allow the entirety of the front driveway.

The application form acknowledges that the applicant does not own the land:

### Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

Date (must be pre-application submission)

29/01/2024

Details of the pre-application advice received

to submit a full planning permission and not a householder application - this is because the proposed works do not fall within the residential curtilage of the property.

and

### Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

and names Buckinghamshire Council as the owner on the next page.

### Not for consultation (circulated separately)

#### 5. 24/00286/ATP

St Peter And St Paul Church, Castle Street, MK18 1BS  
 CHH0282 - Copper Beech - *Fagus sylvatica* 'Purpurea' Over Mature Branch failure has torn off on one side, leaving remaining section prone to failure, remove branch  
 Remove Large hanging branch on NW side (still connected). Cavity on leader growing SE at approx. 4.5m.  
 Remove failed branch back to parent branch.  
 Remove hanging branch.  
 Crown raise over road by approx 1.5m.  
 Prune back from church building and Cenotaph memorial by minimum of 2m.  
*Phillips [Buckingham Town Council]*



Applicant photo



Location map (TPO trees)



6. 24/00287/ATC

St Peter And St Paul Church, Castle Street, MK18 1BS  
 CHH0283 - Fagus sylvatica 'Purpurea'  
 Reduce hyperextended branch by approx. 4m in length, back to small secondary branch.  
 Remove smaller section of branch directly over toilet block back to parent union.  
 Crown raise for full circumference by approx. 1.5m to give clearance of road and lawn  
 Phillips [Buckingham Town Council]



Applicant photo



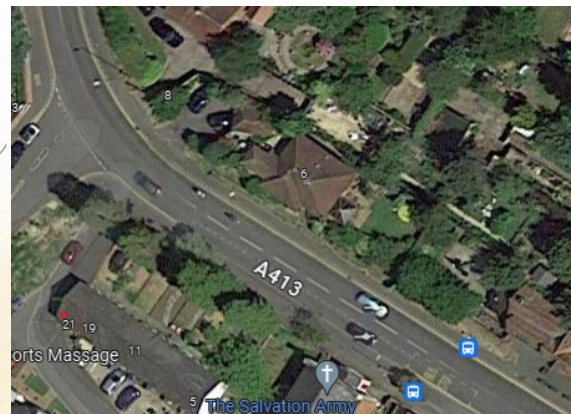
TPO map + Conservation Area (green shading)

7. 24/00385/ATC

9 Moreton Road, MK18 1JZ  
 Conifer tree, that has been deemed dead, dying and dangerous, at the bottom of 9 Moreton Rd. This has been raised as an issue for the tenants within 9 moreton Rd and those opposite no 6 Moreton Rd as the tree has started to lean and cause the wall to bulge; Request is to have this tree cut as soon as possible | Buckingham Buckinghamshire  
 Britto



Applicant's sketch map



Aerial photo of area

KM

17/2/24