



Buckingham Town Council

Town Council Office, Buckingham Centre,
Verney Close, Buckingham, MK18 1JP
01280 816426
office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 20 March 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 25th March 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 or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSIfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. **Apologies for absence**
Members are asked to receive apologies for absence.
2. **Declarations of interest**
To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.
3. **Minutes**
To agree the minutes of the Planning Committee Meeting held on 5th February 2024 and 26th February 2024.
[Copy previously circulated](#)
[Copy previously circulated](#)
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan**
4.1 To receive any update.

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.

- 4.2 To receive and discuss a verbal report from the Chairman on the latest revision to the NPPF (December 2023) and its local impact on housing supply and a presumption of sustainable infrastructure in new developments.

5. **Motion: Cllr. Stuchbury**

Reference the s106 condition on 15/01218/AOP to provide a 3 metre wide pedestrian route with street lighting along the route shown by the blue shading on Plan 1 [*from Tingewick Road via the Scenic Walk and Railway Walk to the bypass*] in order to connect new residents of the Development to the Royal Latin School, University of Buckingham, Buckingham town centre and outlying shops services and communities.

That Members seek an update from Buckinghamshire Council on their plans for progressing the implementation of this s106 clause in a timely manner per the terms of the Agreement's Highways Obligations section reproduced below, as the monies stipulated have all been paid, to enable Buckingham Town Council to plan any works associated with their own property.

6. The Owner covenants with the County Council not to cause or permit the Occupation of each Phase until:

6.1 the details of the Footway/Cycleway Works serving that Phase have been submitted to and approved in writing by County Council; and

6.2 the Footway/Cycleway Works serving that Phase have been laid out and constructed in accordance with the details approved in writing by the County Council

6. **North Bucks Parishes Planning Consortium**

To receive a verbal report from Cllr. Ralph.

7. **Buckinghamshire Council press release – Shenley Park Development Guidelines**

To receive and discuss a press release from Buckinghamshire Council.

[Appendix A](#)

8. **Buckinghamshire Council/BMKALC Quarterly Planning Forum meeting (27th February 2024)**

To receive a report from Cllr. Cole on the Quarterly Forum meeting and discuss and agree any action resulting from the points raised.

[Appendix B](#)

The meeting slides are [here](#).

9. **Action List**

To receive action reports as per the attached list.

[Appendix C](#)

10. **Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 10th April and 22nd May 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 11th April and 9th May at 2pm.

Additional information provided by the Clerk.

[PL/178/23](#)

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

1. 24/00558/APP 45 Redshaw Close, MK18 7BS
Householder application for first floor rear extension
Selvakumar
2. 24/00658/APP 18 Hilltop Avenue, MK18 1TZ
Conversion of existing part integral external store/utility room into habitable room. Provide new double glazed window to front and block up remaining opening to match existing.
Simons
3. 24/00671/ALB 9 Bristle Hill, MK18 1EZ
Listed Building application for replacement of rear door.
Gibbs
4. 24/00673/APP 15 Wharf View, MK18 1XF
Householder application for two-storey side extension.
Tuckett

The following two applications can be considered together:

5. 24/00677/APP White Hart Hotel, 2 Market Square, MK18 1NL
Planning application for, *and*
6. 24/00678/ALB Listed building application for internal alterations to the existing breakfast room. External works within the rear garden including replacement of the existing smoking shelter, erection of two pergolas, installation of festoon lighting and other general improvement works.
Boyer [for Greene King]
7. 24/00744/ALB 55 Well Street, MK18 1EP
Listed Building application for insertion of flue and fittings to chimney C1
Olex
8. 24/00775/APP 17a Western Avenue, MK18 1LJ
Householder application- erection of part single/part double storey rear extension.
Newman
9. 24/00798/AAD 22 Bridge Street, MK18 1EL
Display of 3N^o fascia signs and 4N^o window advertisements.
(Retrospective)
Bridge Barber Ltd.
10. 24/00811/APP 76 Western Avenue, MK18 1LN
Householder application for single storey side and rear extension and erection of replacement garden building for home gym.
Carey
11. 24/00830/APP 12 Pillow Way, MK18 7RQ
Householder application for single storey rear infill extension.
Copping

12. 24/00874/APP

39 Burleigh Piece, MK18 7RA

Householder application for garage conversion into habitable space and link from garage to main house.

*Grace***Amended plans**

13. 22/04135/APP

Bin Store 1 – 31 Candleford Court

Demolition of timber structure and erection of new structure with generator. Relocation of the car park extract ventilation fans externally within a purpose-built structure.

Hancock [Guinness Partnership]

14. 23/03607/APP

Land between №38 Moreton Road and The Old Police Station, №50 Moreton Road, MK18 1LA

Erection of 7№ dwellings with access, car parking, landscaping and associated works.

Trio Square Ltd.

15. 23/03977/APP

Well Street Centre, 61 Well Street, MK18 1EN

Change of use of rear part of building from Use Class E(f) (Day Centre) to Use Class F1(a) (Sixth Form School), external alterations comprising new ramped entrance, replacement front door, the removal of existing vehicular access gates, proposed new vehicular access and pedestrian gates, removal and installation of fencing, construction of brick pier and boundary wall, revised parking layout and provision of two storage sheds and polytunnel.

*Bourne [Buckinghamshire Council]***11. Planning decisions**

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

Approved

| Application | Site address | Proposal | BTC response |
|--------------------|--|--|--|
| 22/02689/ADP | Land at Osier Way | Phase 1 (121 dwellings & ancillary works) | Oppose* |
| 23/02545/AOP | Benthill Farm, London Road | Demol. agricultural bldg; outline permission for 2 dwellings, garages & parking. All matters reserved except access. | No objections subj. Waste & Recycling |
| 23/02941/APP | 12-13 Market Hill <i>[M&Co]</i> | Part second floor extension and new mansard roof to form 7 flats | Oppose ** |
| 23/03590/APP | 4 Tingewick Road | Remove roof and construct a new upper storey to office building | No objections |
| 23/03861/APP | Castle Street | ANPR camera & column for Villiers' Hotel car park | No objections subj. |
| 23/03877/ALB | 3 Castle Street | 7 car parking signs in Villiers' Hotel courtyard | satisfaction of Highways & Tree Officers |
| 24/00085/APP | 7 Krohn Close | S/st side & 2/st rear extension/annexe (amendment to 20/01018/APP) | Oppose & call-in |
| 24/00147/APP | 106 Pillow Way | Single storey rear extension | No objections |
| 24/00400/APP | 8 Honeycomb Way | S/st rear extension & conv. garage | No objections |

* Decision is dated 28th February 2024

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** Members listed 7 reasons to oppose (6/11/23), and new & amended plans dated 2024 (not consulted on) have addressed these to some extent as below

- lack of reference to parking in the yard behind the building;
- need for a Construction Management Plan requiring delivery vehicles to use the yard and not Market Hill; *no CMP, but decision sheet contains the usual "Informative" note that vehicles must not park so as to cause an obstruction;*
- no obvious access to refuse bins in rear yard; *there is a door and steps at the rear of the first floor to the yard; occupants of the second and third floors will have to descend the front staircase to the first floor and walk the length of the first floor to this door to take their rubbish out (and also to access the cycle racks);*
- no details of the cycle storage; *new drawing shows 3 uncovered vertical cycle storage racks housing 6 cycles each in the rear yard against the boundary wall at the rear of The Whale;*
- uplighters on the front elevation unnecessary; *the Heritage Officer agreed, and the uplighters are specifically barred in the decision sheet, and will require a separate application and approval if wanted;*
- errors in the D&A Statement;
- misinformation in the Transport Statement.

Refused

| Application | Site address | Proposal | BTC response |
|--------------|---------------------------|--|---|
| 24/00227/ALB | 55 Well Street | Insertion of partitions and cellar vents | No objections subject to satisfaction of Heritage Officer |
| 20/00243/APP | Alder House, Verney Close | Convert undercroft to 1 bed flats; erection of bin store and cycle store | No objections (conversion); more info required (stores) |

Withdrawn

| Application | Site address | Proposal | BTC response |
|--------------|----------------|---|--------------|
| 23/03907/APP | 36 Chandos Rd. | HMO extension to create another 5 rooms | Oppose |

Not for consultation

Approved

| Application | Site address | Proposal | BTC response |
|--------------|----------------|---|--|
| 24/00286/ATP | Church green | Copper Beech – maintenance works | No objections |
| 24/00287/ATC | Church green | Copper Beech – maintenance works | No objections |
| 24/00385/ATC | 9 Moreton Road | Conifer – fell (damage to retaining wall) | No objections, but request replacement *** |

*** Replanting with Whitebeam or Wild Cherry specified.

Refused

| Application | Site address | Proposal | BTC response |
|--------------|-----------------|----------------------------------|---------------|
| 24/00378/CPL | 18 Hilltop Ave. | Conv.of garage to habitable room | No objections |

11.2 Appeals

11.2.1 20/00510/APP Land at Castlemilk, Moreton Road (Secretary of State call-in)

Erection of 130 dwellings, associated access and parking, landscaping and amenity space and the change of land from agriculture to use as sports pitches/recreational open space and informal open space.

Secretary of State has allowed the appeal

11.2.2 23/02456/APP 31 Highlands Road: Replacement front boundary wall (retrospective)

Appeal against Refusal

Inspector has allowed the appeal.

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12. Buckinghamshire Council matters

- 12.1 To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.
- 12.2. To receive a verbal report from Cllr. Schaefer on the members' workshop on the application for the land behind Manor Park in Maids Moreton, (6th February 2024)
- 12.3. **Consultation - Street Trading Policy**
To discuss and agree a response to the survey questions attached *or* (if time does not allow this) to agree that the Clerk will respond on behalf of the Committee.

[Appendix D](#)

The draft policy is [here](#).

13. Updates from representatives on outside bodies

To receive verbal updates from Councillors.

14. Buckinghamshire Council Committee meetings

- 14.1 N. Bucks Area Planning Committee (14th February 2024) *Cancelled*
(13th March 2024) *No Buckingham applications*

- 14.2 Strategic Sites Committee (15th February 2024) *Cancelled*
(14th March 2024) *Cancelled*

- 14.3 Growth, Infrastructure and Housing Select Committee (15th February 2024)
An update on CIL/s106 was on the agenda.
And the meeting can be viewed [here](#).

[Appendix E](#)

- 14.4 Transport, Environment & Climate Change Select Committee (28th March 2024).

15. Enforcement

To report any new breaches.

16. Rolling lists – updates

- 16.1 Tree felling applications *updated*
- 16.2 Land grab reports *no change*
- 16.3 Call-in requests *updated*
- 16.4 HMO Licences *no change*

[Appendix F](#)
[Appendix G](#)
[Appendix H](#)
[Appendix I](#)

17. s106 Quarterly update

To receive and discuss an updated spreadsheet.

[Appendix J](#)

18. Annual statistics

To receive the statistical breakdown of 2023 applications

[Appendix K](#)

19. Matters to report

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

20. Chair's items for information

21. Date of the next meeting:

Monday 22nd April 2024 following the Interim meeting of the Full Council.

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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 |



Press Release from Buckinghamshire Council

13 February 2024

Council votes to adopt guidelines for development of Shenley Park

Buckinghamshire Council has today (Tuesday 13 February) agreed to adopt a supplementary planning document which sets out how future development at Shenley Park should take place.

Shenley Park, which sits in the parish of Whaddon, on the edge of Milton Keynes, is an allocated site in the Vale of Aylesbury Local Plan (VALP) 2011-2031. The VALP was adopted by Buckinghamshire Council in 2021. Within the VALP, the policy requires a Supplementary Planning Document (SPD) for Shenley Park to set out guidance on how the site should be developed.

The SPD identifies where the provision of at least 1,150 homes should be located, plus a new local centre and primary school. It also identifies how a new link road between the A421 Buckingham Road and H6 Childs Way should be developed, plus a dedicated public transport route connecting from the A421 and into H7 Hayton Way. The SPD also sets out the provision of a landscape buffer between the village of Whaddon and the new development.

Following a public consultation last year, some changes have been made to the SPD to reflect public views and new information. These changes include:

- Requiring a strategic outer link road of 40mph, reducing to 30-mph speed limit when connecting into H6 Childs Way.
- Shenley Road is to be closed to vehicular traffic and instead be used as an active travel route for walking and cycling
- Informal sports provision and a children's play area to be located away from the Whaddon buffer to provide greater separation between the two communities
- An area of open space to be located near to the houses in Kingsmead Green at H6 Childs Way to provide recreation land that is away from the grid road reserve

The decision to adopt the Shenley Park SPD was made at a meeting of Buckinghamshire Council's Cabinet. Following the meeting, Peter Strachan, Cabinet Member for Planning and Regeneration, said:

"We are grateful to all those who took the time to comment on the proposals and to give their feedback in our public consultation. As a result, some changes have been made to the original proposals which goes to show residents that your voice does count, and we listen to all suggestions and comments made."

Peter added: "It is vitally important to us that the development at Shenley Park will create a vibrant new neighbourhood with high quality homes and the accompanying amenities and infrastructure to meet the needs and aspirations of new and existing residents."

A planning application has already been submitted for the site. The SPD will be used to inform the decision on the planning application.

BC QUARTERLY PLANNING FORUM

26 February 2024

The first quarterly Town and Parish Planning Forum of 2024 (and the first since July 2023) was attended by 87 councillors and officers, and introduced the new BC Director of Planning & Environment, Eric Owens.

Head of Planning Policy Darran Eggleton gave the county-wide performance update, noting that planning applications had slightly declined towards the end of last year, down to 2804 for the final quarter against 3130 in April-Jun. But the first month of 2024 had already seen 947.

Of the applications received in January, 70.1 per cent were validated without needing further information, and 922 were determined during the month. Appeals against planning refusal totalled 29. During the 12 months to March 2023, 499 affordable homes were provided by developers across the county.

But in answer to my questions about the delay in validating and determining householder planning applications, and Buckingham Town Council frequently not being notified of validated apps for several weeks, BC Development Manager Mark Aughterlony replied “it is acknowledged that there are delays in validating planning applications throughout the County, not just in the former AVDC area.

“We have experienced considerable resourcing issues across the teams of late. Allied to this we have received a number of significant, major planning applications lately that are very resource heavy. We fully acknowledge the delays experienced and are endeavouring to get applications validated as quickly as possible.”

On enforcement, the numbers during 2023 had remained fairly constant in each quarter, around 400, and there were 125 investigations started in January 2024. At the end of January there were overall 922 cases in hand, the first time Enforcement had got the figure below 1000. Buckinghamshire ranked 5th in England in the 12 months to Sept 2023 for serving notices; its 99 notices were the highest outside London (Brent topping the list with 149). Cornwall was 7th with 59 notices.

We were updated on the new NPPF planning legislation, which was announced in December 2023, and how it affected Buckinghamshire and its green belts. It has removed the requirement to demonstrate a five-year housing land supply provided that local adopted plans were less than five years old. But we were warned that although the current VALP is only 18 months old, the new requirement does not apply to applications submitted prior to 19 December 2023:

“This means if, on 18 December 2023, an LPA had an up-to-date local plan but was unable to demonstrate a 5YHLS, it cannot benefit from paragraph 76 protection for pending applications and will need to apply the titled balance.”

Mr Eggleton added “this is basically a better steer to what we want. It is still left to individual councils to establish housing requirements within their areas, and plan makers have always been able to depart from it in exceptional circumstances, so strictly speaking it does not substantially change anything.”

Mr Aughterlony explained changes to the Town & Country Planning General Permitted Development Order 2024, which has removed the requirement for a Class E commercial building to be vacant for a period of least three months before a change of use application to a C3 dwelling house may be made. The previous restriction that no more than 1500 sq metres could be change use has also been removed.

Turning a home into a short-term holiday let for more than 90 nights a year will require planning permission from the summer of 2024, and a registered on a mandatory national scheme. “The government’s aim is to stop local people being unable to afford to live in their own community,” he said. “This change could lead to an increase in planning applications as we have a thriving tourism industry.”

A progress report on the Buckinghamshire Local Plan was given, with the target for submission and examination now 2026, with adoption in 2027. “The original deadline which we were given by government of June 2025 was just not feasible, as we were evolving from five district and county authorities into one unitary authority, but we are now firmly on track.”

Of neighbourhood plans, Planning Policy Manager John Cheston said that there were now 38 made plans in Bucks, and 40 were currently being prepared (of 175 parishes in the county). Two have already been made in 2024, Maids Moreton and Hazlemere, and Mursley’s NP goes to referendum on 6th March. Whitchurch, Drayton Parslow and Beaconsfield are currently under examination.

The full Planning Forum presentation can be seen on the slides included in this agenda pack.

Mark Cole JP

Chairman Planning BTC

ACTION LIST

Regular actions

| Minute | File application responses | Minute | News Releases | Date of appearance |
|-------------------|---|--------|---------------|--------------------|
| 576/23 7/2/24 | 6 via Consultee In-Tray | | | |
| 655/23 28/2/24 | 3 via Consultee In-Tray 1 direct to officer (Comments closed) 3 trees via Comments button | | | |

Other actions

| Subject | Minute | Form | Rating √ = done | Response received |
|--------------------------------|----------|--|--------------------|--|
| Buckinghamshire Council | | | | |
| Cycleway on Railway Walk | 529/22 | Cllr. Stuchbury to work with Town Clerk to progress | √ | 21/08/23 update from Cllr Stuchbury: "Still under discussion in conjunction with Active Travel Plan. BC have received the 3 payments". Active Travel Plan to be discussed at TECC Select Committee on 1/2/24 |
| Buckinghamshire Local Plan | 736/22 | Town Clerk letter re BLP subgroup as minuted | √ | Town Clerk will chase a response Response awaited |
| Strategic Sites Committee | 736/22 | Town Clerk letter re criteria for SSC attention | √ | See agenda 9.2 deferred to July meeting See agenda 5.2 |
| | 160/23.2 | Town Clerk to respond, requesting consultation on constitution review | √ | Response awaited |

ACTION LIST

| | | | | |
|--|------------|--|---|--|
| S106 matters | 539/23 | Request total spend on skatepark (£240,036 allocated) | √ | See s106 spreadsheet (Agenda 17) |
| | | Request use of balance for Clarence Park (£272,044) | √ | |
| Cycleway s106 – Moreton Road | 291/23 | Ask about payments made/used | √ | Response awaited |
| | | Prompt sent 7/12/23 | √ | Officer unable to locate Phase I s106; copy emailed 13/12/23 |
| | 539/23 | Reminder sent 10/1/24 | | Officer reassigned; other channel tried |
| Growth & Infrastructure Select Committee | 388/23 | Submit Written Public Question for 23 rd November meeting | √ | Part only aired in meeting; Written Response received 6/12/23 → 8th January agenda |
| | 538/23 (1) | Town Clerk to respond as minuted Cllr. Ralph 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 | √ | |
| Enforcement reports and queries | | | | |
| Undecided cases | 540/23 | Request progress reports | √ | Enforcement admin officer has this in hand (23/1/24) Reminder sent 21/2/24 |

ACTION LIST

| Neighbourhood Plan Review | | | | |
|------------------------------------|---------------|--|---|--|
| 573.2.2 | Press Release | Pointing out benefits of BNDP | | See Agenda 4.2 |
| Other matters | | | | |
| West End Farm archaeology | 532/22.1 | Town Clerk to investigate progress and report to future meeting | | 11/08/23 message from BC: The scope of archaeological post-excavation work for this site has been agreed between Buckinghamshire Council and Network Archaeology. They are now seeking agreement from Places for People, who are working for Brio (owners of the West End Farm site), that they can move forward with this work. |
| Sewage overflow into water courses | 852/22.1 | Town Clerk: - Letter to Anglian Water re capacity, copy to NBPPC & MP | √ | MP passed letter to DLH&C; response re-sent on request, received 16/1/24 see agenda 6.3 |
| | 391/23 | Town Clerk requested to chase response | √ | 17/1/24 Holding response received from Anglian Water |
| | 575/23.2 | Agreed to wait for AW response | | |
| HMO list | 111/23.4 | Ask about regular updates | √ | (7/7/23) Officer is looking into this. 7/9/23 Investigation on-going, and subject to the fusion of the legacy systems. |
| | 472/23 | Investigate whether Licensing and Planning liaise over HMOs | √ | |
| | 527/23 | Town Clerk to produce short report on what sort of HMO policy may be possible | | Currently under discussion by BNDP |
| Planning responses | 472/23 | Report on the feasibility of adding a standard paragraph | √ | This is not recommended by the Town Clerk as each response should be discussed in full in a public meeting. |

ACTION LIST

| | | | | |
|--|--------|---|---|--|
| | | to appropriate responses re. solar panels/grey water etc. | | |
| St Rumbolds Fields access | 475/23 | Planning Clerk to photo vision each way Tingewick Road and report | √ | Reported to Highways with photo 30/1/24 Taken up by Planning Officer, who is investigating 22/2/24 |
| 23/03831/AOP 33 Hare Close | 528/23 | Planning Clerk to check accuracy of property boundary | √ | 15/1/24 Case Officer checking with applicant Amended boundary red line plan was submitted in February |
| Faulty drainage | 541/23 | Report as minuted | √ | Response from fix-my-street (23/1/24): If the flooding is caused by a water leak we will report it to the relevant utility company to repair. Report forwarded to 'Streetscene'. Streetscene contacted for update 21/2/24 |
| Preapplication drawings for Barton Road, Tingewick | 577/23 | Submit comments as minuted, and request be kept informed | √ | |

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 25TH MARCH 2024

Additional information on Planning Applications

- 1. **24/00558/APP** 45 Redshaw Close, MK18 7BS
 Householder application for first floor rear extension
Selvakumar



Location Plan

Block Plan

southern elevation (6/3/24)

The red line boundaries on these two plans do not match, and there is no indication of whether the property has a garage in one of the adjacent courts; the proposal adds a fourth bedroom to the house and there is no road access so it is unlikely that the existing parking arrangements provide 2 usable spaces plus half a visitor space (3beds), let alone 3 usable spaces (4 beds).



General view of side and rear of house



Detail of area to be extended

The site is a 1970s 3-bedroom end-of-terrace house facing the green at Redshaw Close, with a public link path from Duke's Piece to Burleigh Piece via the end of Windmill Close along its eastern side. The path has no streetlighting and has standard-height fencing both sides. The 'front' door is in the side elevation and there is a low paling fence enclosing a small paved area between the house wall and the path edge (not shown on the plans) with a gate into the garden at its northern end, matching the closeboard panel fence along the path verge. There is an access path to a garage court along the rear fences of the rest of the terrace, terminating at the rear of №43, which gives access to a parking court and their bin collection point. To the rear of the property is 22 Windmill Close and its detached garage and to the east the rear of a terrace of three houses in Mare Leys, with another parking court to the north of them. The neighbouring

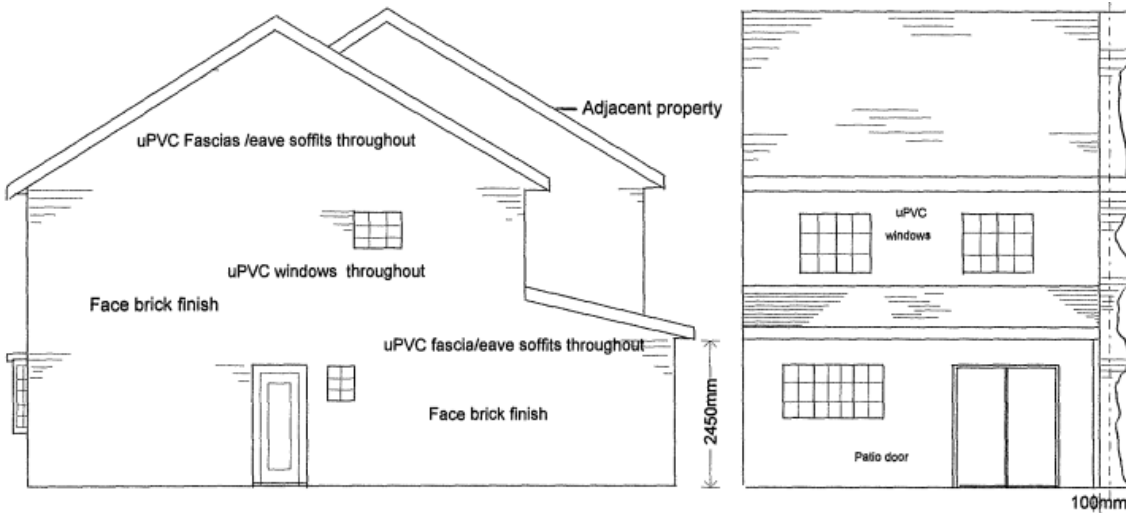
houses to the west are stepped back from the front building line of № 45, and have front doors facing the green. Approximately half of each rear garden will be in shade for much of the year because of the compass orientation of the terrace and the height of the houses.

In the 1990s an almost whole-width single storey extension with a lean-to tiled roof was added, extending the kitchen/dining room to 0.6m beyond the neighbour's rear wall, and having French windows giving access to a paved patio area and steps to a lawn at higher level. The separation of the extension from the centreline of the party wall is approximately 25cm (10") and it is unclear how this was tied into the party wall when the extension was built. See ground floor drawing below. The owner of the neighbouring house has submitted detailed comments on his legal, construction and amenity concerns related to this and the previous extension.

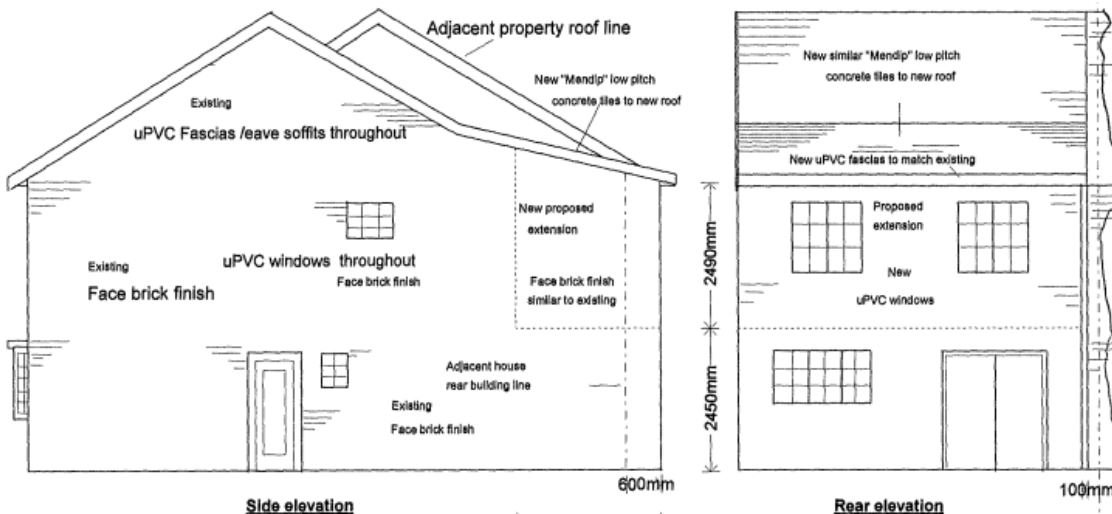
Property History

| | | | |
|---|--------------|--|-----------------------|
| 1 | 96/01377/APP | SINGLE STOREY REAR EXTENSION | Approved |
| 2 | 24/00558/APP | Householder application for first floor rear extension | Pending Consideration |

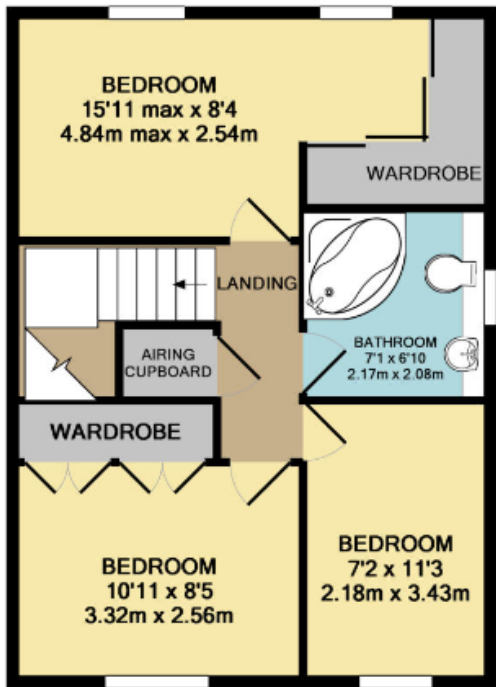
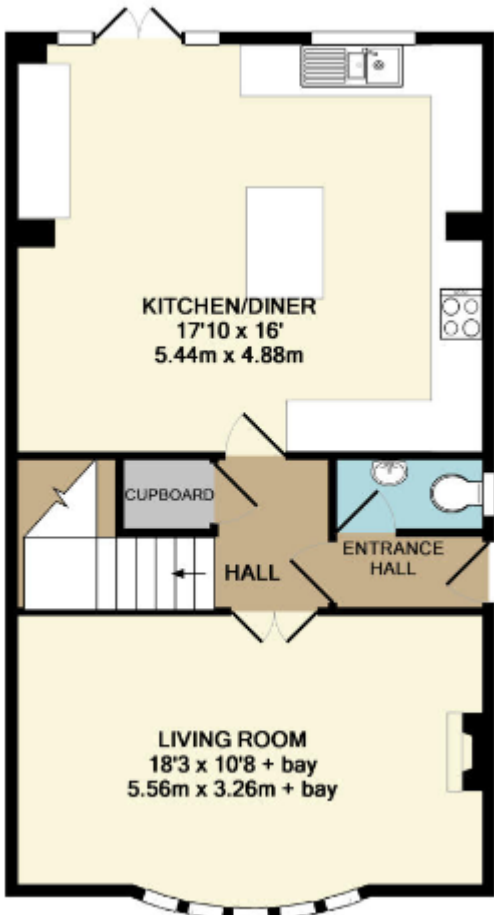
The proposal is to extend the previous extension with a second storey, carrying the existing walls up and adding a single pitch roof of a different slope to the existing. The master bedroom (across the rear of the house) will be divided using approximately half of the extension to enlarge this bedroom, and the remainder will form another bedroom marginally smaller than the existing Bedroom 3 and a shower room. Each room will have a window matching the existing which means there will be overlooking of the neighbouring garden because of the staggered building line, but no side windows. Other materials will match the existing.



Existing side and rear elevations

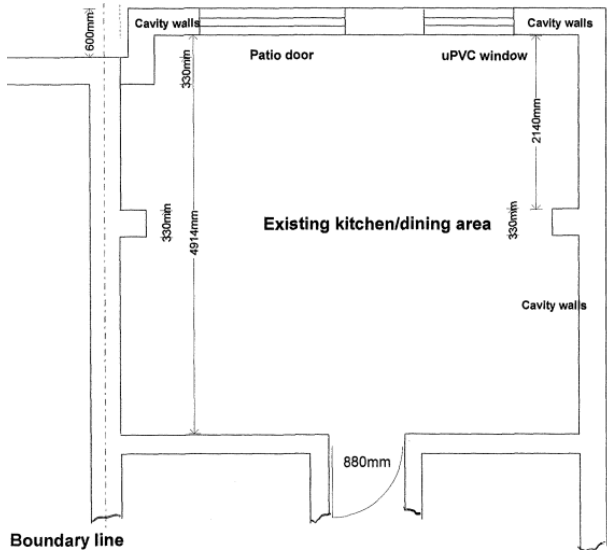


Proposed side and rear elevations

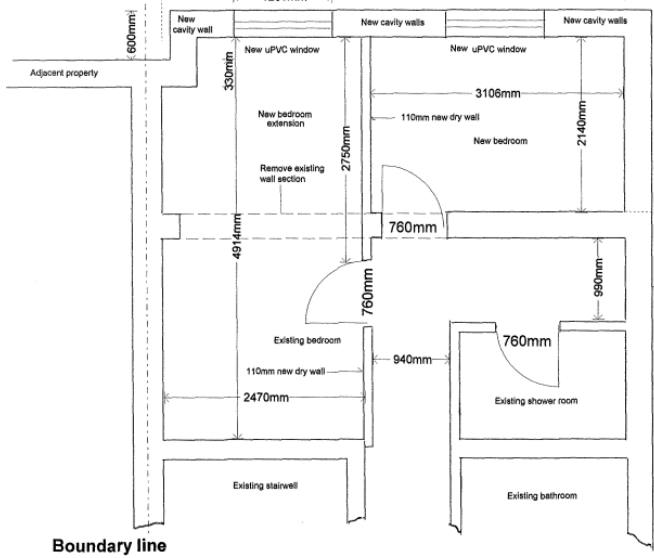


(Rightmove, 2022)

The whole floor plans: the plans below are partial. The 1996 extension almost doubled the original room area



Existing ground floor (rear part of house only)



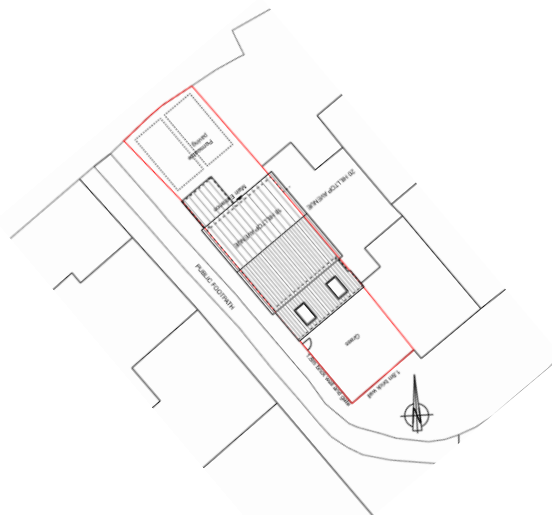
Proposed first floor

2. 24/00658/APP

18 Hilltop Avenue, MK18 1TZ
 Conversion of existing part integral external store/utility room 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)



Nº18 (red door) and Nº20 (16/2/24)

Members will recollect that they considered this proposal as a Certificate of Lawfulness application at the 26th February meeting. It was refused before their response was filed on the grounds that the original application conditions (see below) still applied and therefore a full application was required. The description has been changed slightly for this application, substituting ‘external store/utility room’ for ‘single garage’. The other details are unchanged, but are reproduced below for convenience of reference.

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.

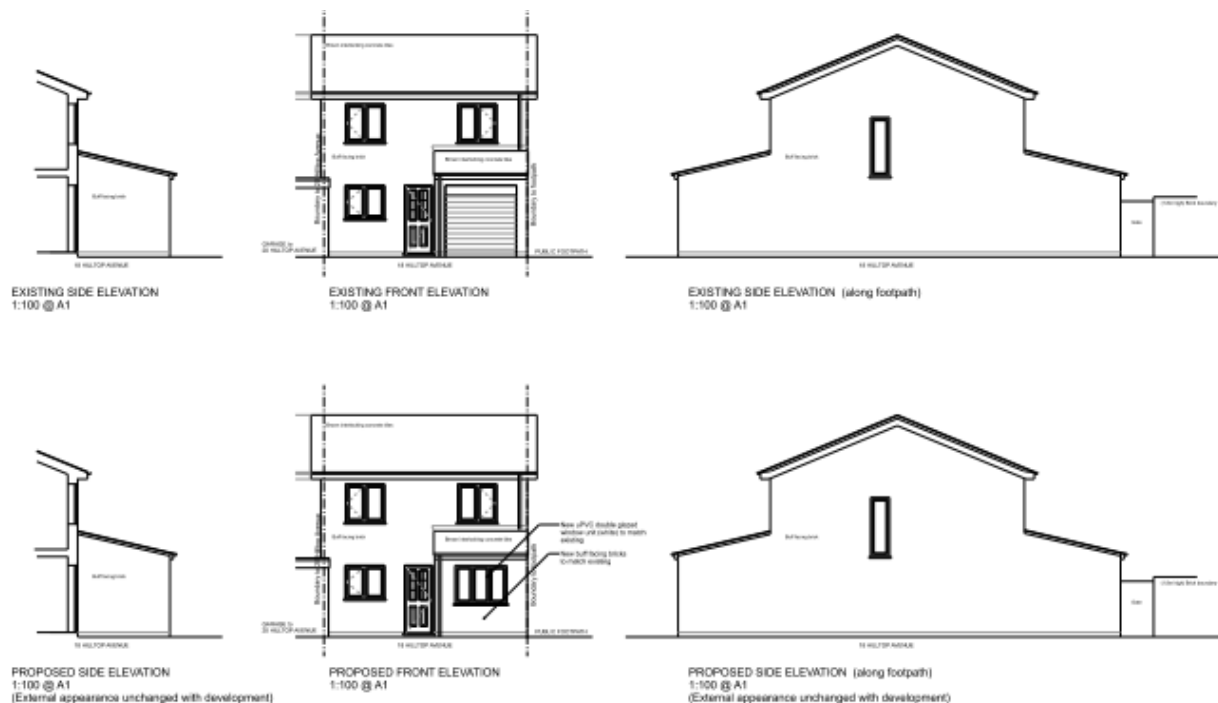
The applicant has not stated what the converted garage is to be used for, but the drawings show that the existing utility room behind the garage is to be remodelled to make a lobby and cloakroom, and a doorway knocked through to the garage. The up-and-over garage door will be replaced by a double-glazed 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.

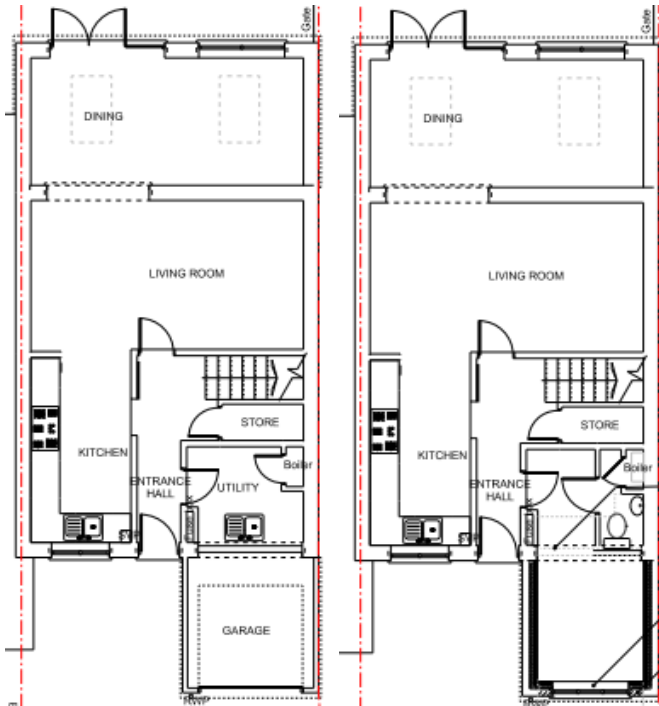
Property history

| | | | |
|---|--------------|--|-----------------------|
| 1 | 69/00065/BB | Erection of 300 private residential houses with roads/sewers and service etc. | Approved |
| 2 | 75/01002/AV | Erections of 34 3-bed 2 storey terraced units and associated site works | Approved |
| 3 | 89/02569/APP | <u>SINGLE STOREY REAR EXTENSION</u> | APPROV |
| 4 | 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. | Refused |
| 5 | 24/00658/APP | Conversion of existing part integral external store/utility room into habitable room. Provide new double glazed window to front and block up remaining opening with bricks to match existing | Pending consideration |

Condition 16 of the 1969 Outline Plan, repeated as Condition 7 of the 1975 Detailed Plan, says:

(7) Notwithstanding anything contained in Classes (1) and (2) of Part 1 of the First Schedule of the Town & Country Planning General Development Order 1973, or subsequent modifications thereof, no enlargement, improvement or other alterations including the erection of a garage, stable, loose box or coach house within the curtilage of or to any dwellinghouse subject to this approval, shall be carried out without the previous express permission in writing of the Council, nor shall any building or enclosure required for a purpose incidental to the enjoyment of any of the said dwellinghouses, nor any gates, fences, walls or other means of enclosure of whatever height shall be erected, constructed or placed on any part of the land covered by this permission without such consent as aforesaid.





Existing & Proposed ground floor



Existing & Proposed first floor (no change)

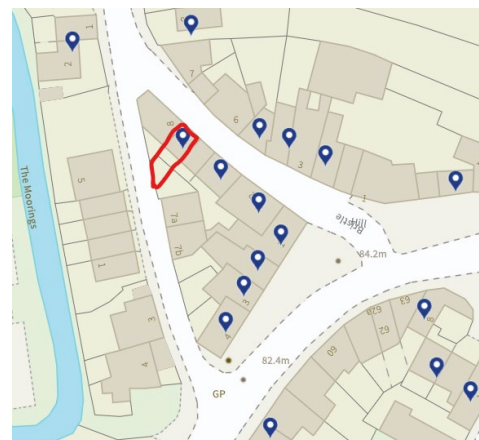
3. 24/00671/ALB

9 Bristle Hill, MK18 1EZ

Listed Building application for replacement of rear door

Gibbs

Location plan



Listed buildings in the area. 8-9-10 are Listed as a group.

The site is the middle house of a group of three at the bottom of Bristle Hill where it joins School Lane. The group (8, 9 & 10 Bristle Hill) is Grade II Listed and dates from 1831; No 8 is one of the town's curved corner buildings. The rear of the buildings forms part of the Official Listing.

A previous owner made a similar application which was approved, and the relevant drawing from that application is reproduced below. The application form says that the door has failed and is letting water in, and describes the existing and proposed materials as follows:

Existing materials and finishes: Classic 4 panel external door, 2 up 2 down. Top 2 panels are around 2/3 of door the total paneling area as opposed to a 50/50 split. Top 2 panels, single pane glass. Rest of the door is (I believe soft) wood painted white. Silver lever door handle with, transparent a mortice lock.

Proposed materials and finishes: A paneled door at least 4 panels, with glass paneling to ensure lighting is maintained in the house. Hardwood instead of soft to be in keeping with the property period and to be of better quality. Painted white to match current door framing colour and existing door. Antique style lever handle to replace the existing more modern handle..

Planning history (not tree application)

| | | | |
|---|--------------|---|-------------------------|
| 1 | 04/01706/ALB | Replacement of staircase, back door and front door and other internal works | Listed Building Consent |
| 2 | 24/00671/ALB | Listed building application for replacement of rear door | Pending Consideration |



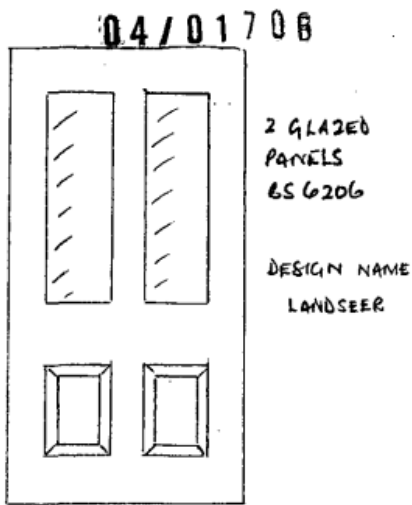
Nos 9 (red door) and 10



The rear of Nos 8 (brick and white render) and 9 (cream render)



Rear of No. 9 from School Lane



② BACK DOOR

The drawing approved in 2004; the decision specified timber



The existing door and the damage



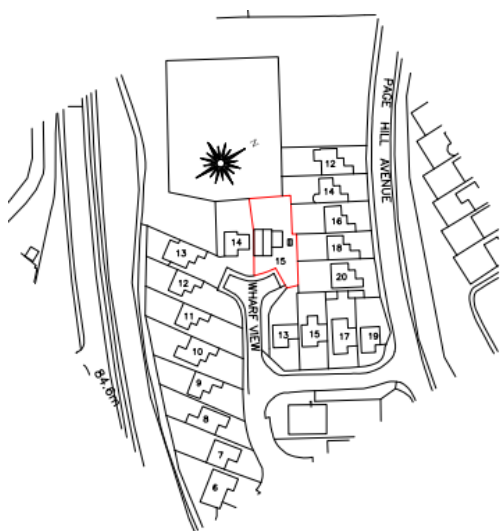
The door, weatherboard and handle proposed

4. 24/00673/APP

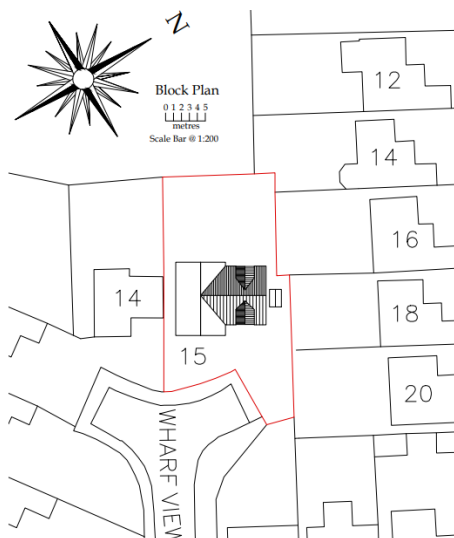
15 Wharf View, MK18 1XF
Householder application for two-storey side extension
Tuckett

The site is a late 1970s/early 1980s 4-bed detached house with attached garage at the western end of Wharf View, facing the turning head. It is separated from the garage of a similar house to the south by a 1m wide path giving access to the rear garden; there is a large open space with trees to the rear, and to the

north a higher level of garden with a small shed, and above this the rear gardens of houses on Page Hill Avenue. The ground slopes considerably both side-to-side and front-to-back across the plot and the garage & front door/hall/cloakroom area is above the level of the ground floor of the main house. The driveway has been widened to provide space for a second vehicle. The house has a gable roof, ridge front-to-back, and the garage a flat roof. The visible boundaries are hit-and-miss horizontal planking.



Location plan



Block plan



The front view of the house



The houses to the north are on considerably higher ground

The small white building to the right of the garage is a garden shed belonging to the property. (6/3/24)

The proposal is to add a storey above the garage and hallway with an intersecting gable roof with dormers front and rear; the ridge height does not appear to be subsidiary. The main house currently projects approximately 2.5m forward of the front wall of the garage part; the garage section will have a portico over about half this distance with a corner pillar support, and the new first floor will extend over this and to the rear wall of the garage (which is slightly inset from the main building line). The new upper room will be a bedroom and en-suite shower room. Other alterations to the house are:

- Bedrooms 1 & 2 (both at the front of the house) will be amalgamated into one (so no increase in total number of bedrooms);
- A new short stair will be required from the upstairs landing to the new bedroom, with a door at the top;
- The existing internal porch and hall will be amalgamated but the existing coat alcove and cloakroom will be retained;
- The kitchen and dining room will be amalgamated into one, the kitchen door to the side passage blocked (existing accesses from the combined room into the living room and to the garden will be retained);
- The garage will be divided into two equal parts, with the rear fitted out as a utility room with a door to the garden; the front part will presumably become a store room, though the up-and-over door is to be retained.

There will be no side windows in the extension (though the garden fence plus difference in height to the neighbouring property is such that overlooking is not a consideration). The rear dormer is set back from the

building line and overlooks the rear garden area, the front one the drive and verge – there are no houses this side of the road.

Matching materials are specified, and no vegetation will be affected by the proposal.



Existing front view



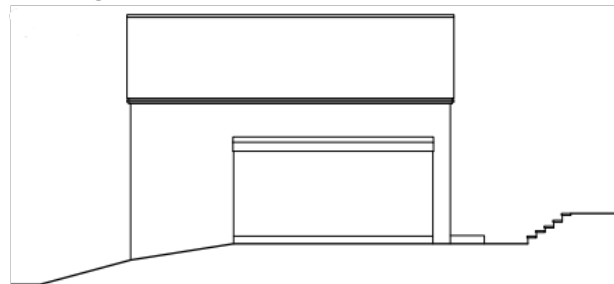
Proposed front view



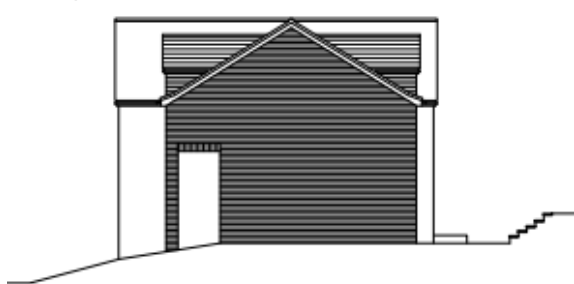
Existing rear view



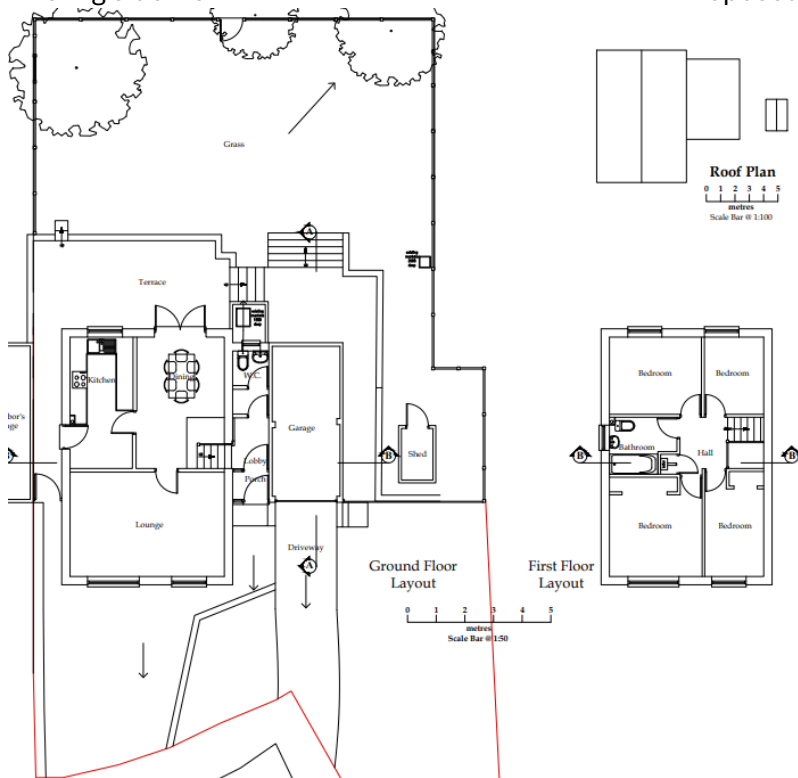
Proposed rear view



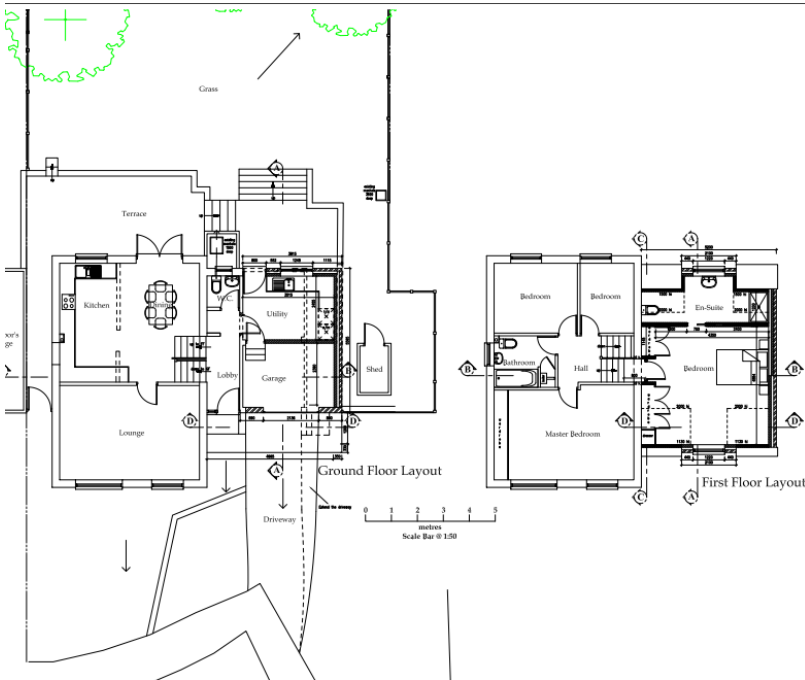
Existing side view



Proposed side view



Existing ground, first and roof plans

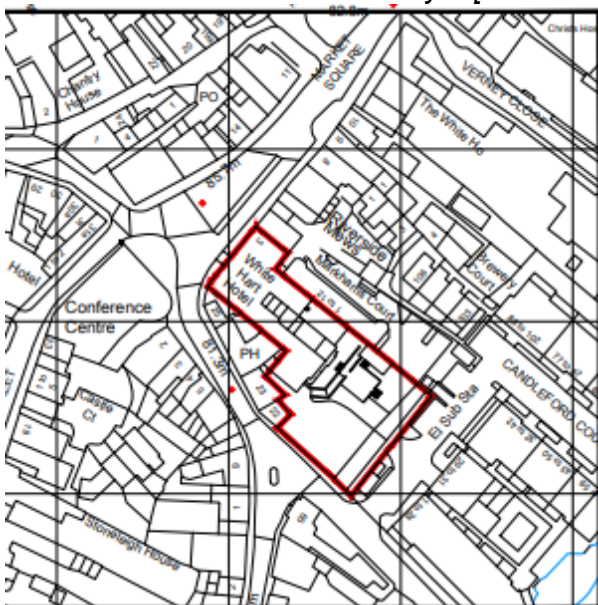


Proposed ground and first floor plans.

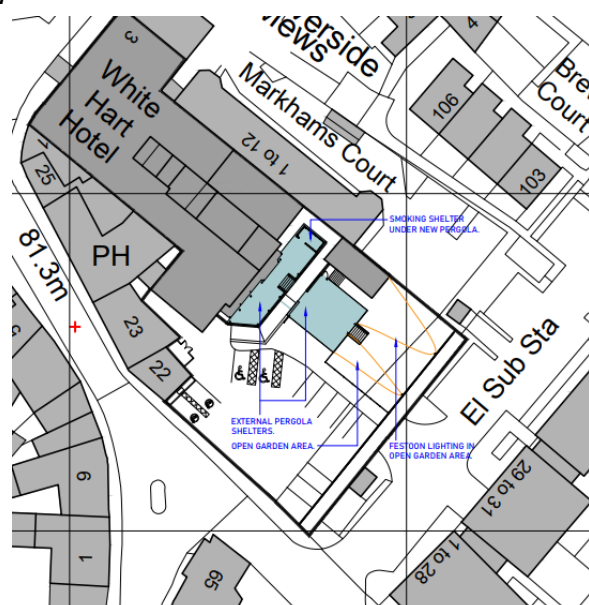
For proposed roof plan, see Block plan above.

The following applications may be considered together:

- 5. **24/00677/APP** White Hart Hotel, 2 Market Square, MK18 1NL
- 6. **24/00678/ALB** Planning and Listed building applications for internal alterations to the existing breakfast room. External works within the rear garden including replacement of the existing smoking shelter, erection of two pergolas, installation of festoon lighting and other general improvement works
Boyer [for Greene King]



Location plan



Block plan (proposed)

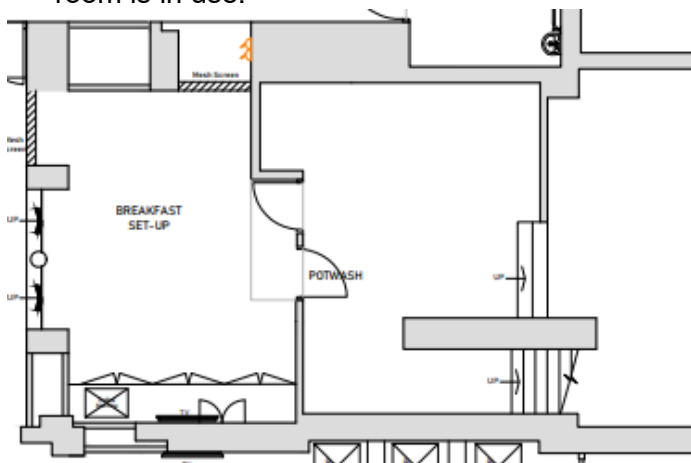
The site is the Grade II Listed White Hart Hotel fronting onto Market Square by the Town Hall, and stretching back behind the buildings on Bridge Street, with Markhams Court to the north and Candleford Court to the east. The land falls considerably from west to east, so the open space behind the building is terraced on three levels, and there is a car park below terrace level accessed from Bridge Street.



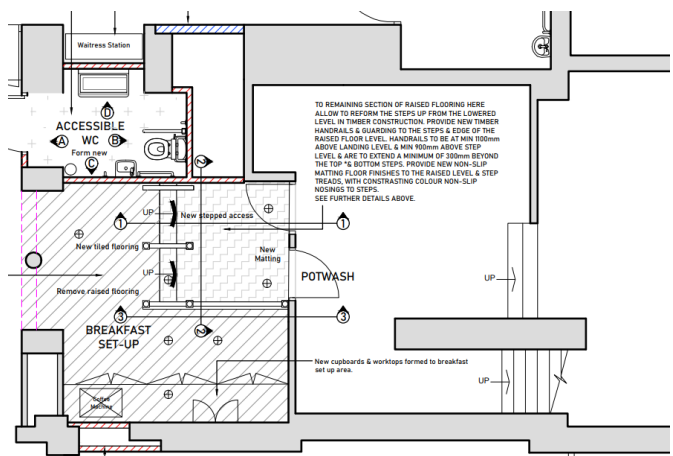
The rear of the White Hart, garden and car park from Well Street. The rear of the White Hart from Candleford Court. The grey roofed area with the white triangular pediment is the upper terrace with the smoking area at the right.

There are two areas in this proposal:

- a) internal – the breakfast area (on the left as you come through the front doors, opposite the bar) Removal of existing partitions walls and raised floor area to provide level-access breakfast area and additional accessible WC. Steps to the washing-up area and kitchen will be provided further into the staff section, with non-slip matting, handrails etc. There is an accessible WC already, but this is off the meeting room to the north of the breakfast area, and not available for general use when the meeting room is in use.



Existing breakfast area



Proposed breakfast area

- b) external - the garden area



The mid terrace area from the rear of the building



The lower terrace ("family & dog" area) (7/3/24)

Application was made last year for enhancement of the garden patio areas with other works to the building itself, but the Heritage Officer had concerns about the effect of that part of the proposal and the applications were decided excluding the garden works:

Original description for 23/00870/AL:B (March 2023)

Listed Building application for internal alterations and refurbishment of the premises at all floor levels and external alterations to replace an existing spiral fire exit staircase at the rear, and alterations to the terrace and garden areas at the rear of the premises to form new timber framed shelters and general improvements to the outside seating areas.

Amended to (on the decision sheet) (17/11/23)

Listed Building application for internal alterations and refurbishment of the premises on all floor levels to include removal of doors and replacement doors, removal and alterations to internal steps, removal of balustrade, removal of walls, insertion of walls, infilling existing openings, insertion of screening, replacement spindles on staircase, works to internal joinery, fixtures, fittings and making good. External alterations to replace an existing fire exit staircase and balustrade at the rear, making good of felt roof surfaces, erection of bin store, fencing and external lighting.

The officer's report included the following:

Covered patio area:

Timber frame pergolas are proposed within the garden. The agent has highlighted the planning and listed building consent applications in 2008, which included the construction of the small smoking shelter, still in-situ today, and a covered awning over the central patio area which is not present today. Concern was raised as to the design and massing of the currently proposed pergola structures. Objection has not been raised to the principle of a structure providing shelter in this position as the acceptability of some covered structure in this location has been established in earlier consents. The 2008 consents were for distinctly separate and simple in design structures. The current design will create a terrace effect of pergola spanning over a larger area with an awkward overhang to the listed building. While the pergolas will not be attached to the listed building they will overhang the listed building at their north end, which will add pressure to the rainwater goods of the listed building as rainwater would discharge off the pergola structure and onto the rear of the listed building. The concerns raised to the pergola structures has not been addressed and the current proposal is considered to result in less than substantial harm to the setting and significance of the listed building.

The garden, and proposed pergolas are set back from Bridge Street and the junction to Well Street but due to the open car park, the proposed pergolas would sit prominently in views up from Well Street. The multi-level pergola structure would be particularly noticeable from this viewpoint and would read as an overly complex structure and as an incongruous feature within the conservation area resulting in less than substantial harm to the character of the conservation area.

.....

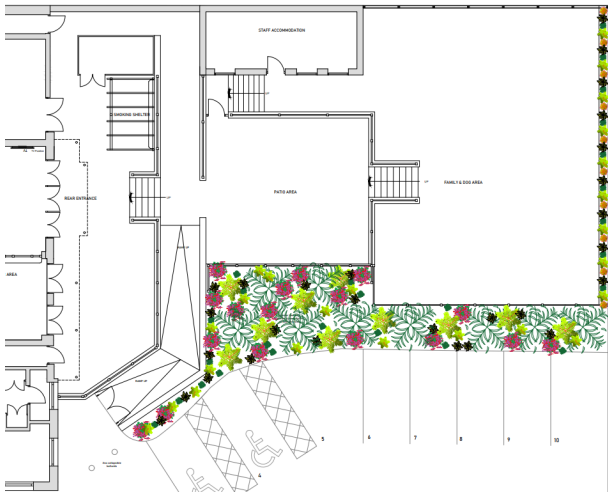
For the reasons given above, it is felt that in heritage terms, the application does not comply with the relevant heritage policy and therefore unless there are sufficient planning reasons, it should be refused for this reason.

In the event, the garden alterations, including the TV screens, were omitted from the approval, and this application is the result.

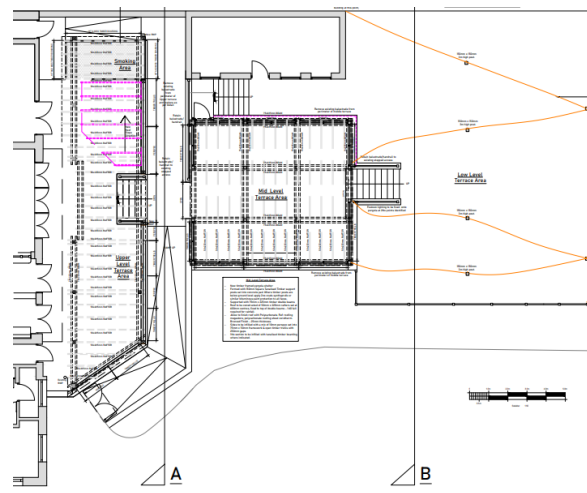
The proposal is to:

- remove the existing smoking shelter and replace with a new enclosure and fencing
- remove the balustrade round the terrace edge (pergola will have walls)
- erect two timber pergolas, one on the upper terrace and one on the middle level; the latter will have boarded sides "up to dado height" (90cm) with a Perspex and timber trellis above and a polycarbonate roof
- install energy efficient festoon lighting on the lower terrace, supported on timber posts at the far side and below the patio with 4 intermediate posts across the centre of the space. (LED bulbs at 50cm intervals)

There will be no changes to licensing hours (currently 11am to 11pm).



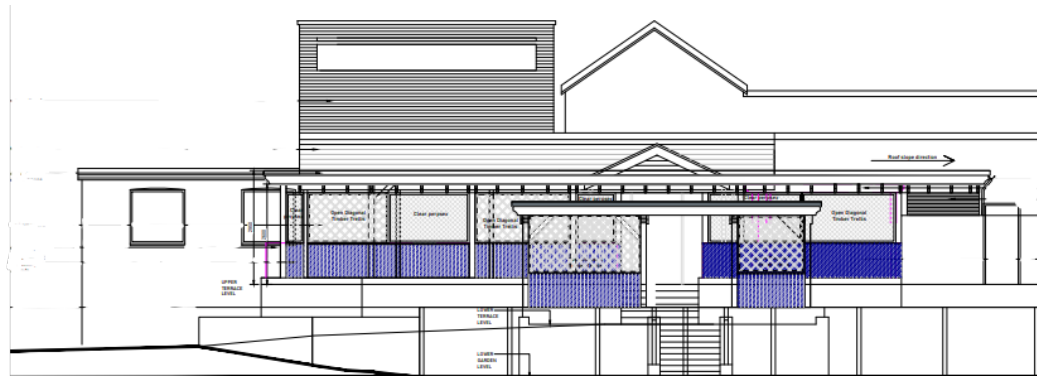
Existing terraced area and part of car park



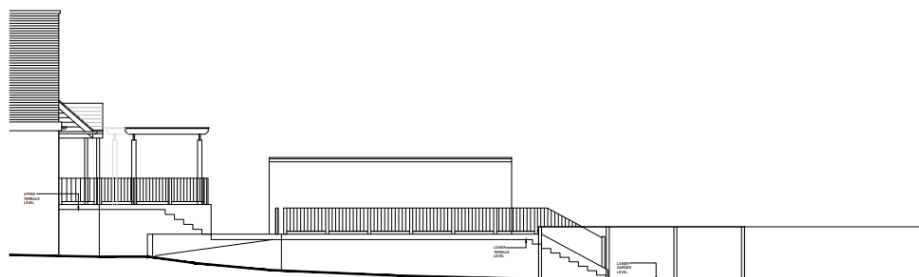
Proposed terraced area with pergolas and lighting



Existing rear elevation

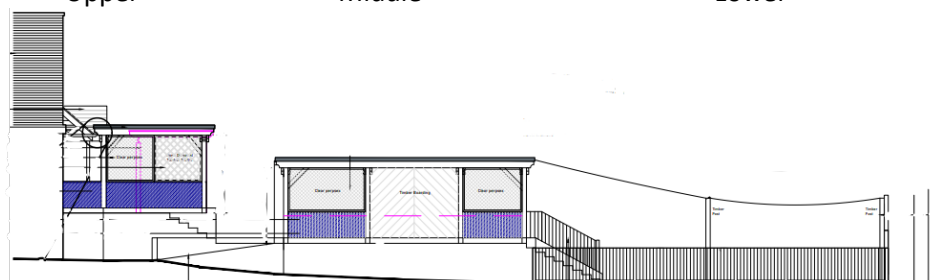


Proposed rear elevation



Existing section through outdoor area

Upper Middle Lower

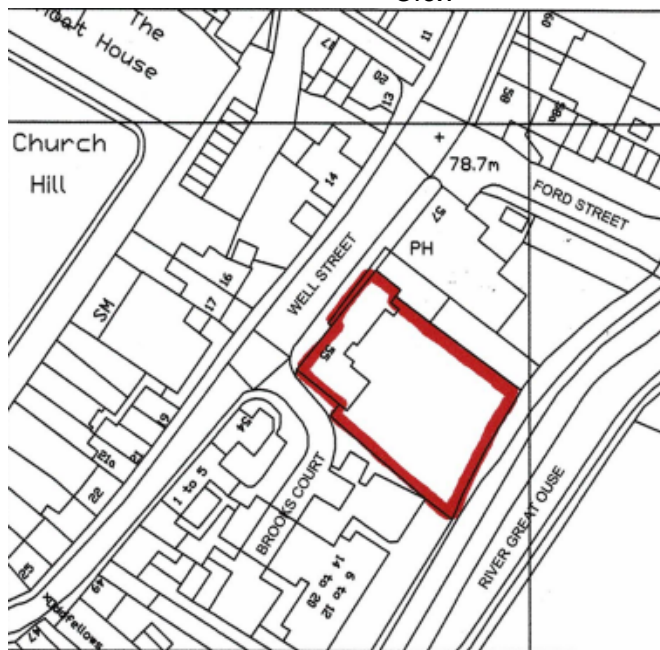


Proposed section through outdoor area (some labelling removed for clarity)

Property history (rear of building only, not signage)

| | | | |
|----|--------------|---|-----------------------|
| 1 | 90/01188/APP | GARDEN ENTRANCE PORCH TO REAR OF HOTEL | APPROV |
| 2 | 90/01189/ALB | | |
| 3 | 90/02153/APP | ERECTION OF 32 BEDROOM EXTENSION TO HOTEL | Withdrawn |
| 4 | 96/01830/APP | NEW REAR ENTRANCE | Approved |
| 5 | 96/01831/ALB | | |
| 6 | 98/01796/APP | INFILL EXTENSION CONSERVATORY EXTERNAL TERRACES LANDSCAPED AREAS AND NEW PARKING AREA | Approved |
| 7 | 98/01797/ALB | | |
| 8 | 98/01843/APP | ERECTION OF 6 DWELLINGS FRONTING BRIDGE STREET | Refused |
| 9 | 98/01844/APP | Demolition of existing buildings in rear carpark erection of external terraces landscaping & alterations to carpark | Approved |
| 10 | 99/02685/ALB | Application for retention of retrospective application for air extraction flue, air replacement flue and boiler flues to rear elevation | Approved |
| 11 | 99/02686/APP | | |
| 12 | 08/00758/ALB | Single storey extension to rear of building with alteration to the fenestration and entrance on the rear elevation, laying out of new parking area refurbishment of existing garden including new awning, pergola, bin store, lighting and garden furniture | Approved |
| 13 | 08/00759/APP | | |
| 14 | 15/01391/APP | Formation of an external seating area to the rear of the public house and both various internal and external alterations. | Approved |
| | 15/01392/ALB | | |
| 15 | 18/02666/APP | Replace existing spiral fire escape staircase and remove existing structurally unsound metal fire escape to the rear | Approved |
| 16 | 18/02667/ALB | | |
| 17 | 23/00869/APP | Planning application for the replacement of existing fire exit staircase and balustrade at the rear, making good of felt roof surface, erection of a bin store, installation of gate, installation of fencing, laying of paving, alterations to parking layout, installation of EV charging point, installation of bollards, and installation of external lighting Listed Building application for internal alterations and refurbishment of the premises on all floor levels to include removal of doors and replacement doors, removal and alterations to internal steps, removal of balustrade, removal of walls, insertion of walls, infilling existing openings, insertion of screening, replacement spindles on staircase, works to internal joinery, fixtures, fittings and making good. External alterations to replace an existing fire exit staircase and balustrade at the rear, making good of felt roof surfaces, erection of bin store, fencing and external lighting. | Approved |
| 18 | 23/00870/ALB | | |
| 19 | 24/00677/APP | Listed building application for internal alterations to the existing breakfast room. External works within the rear garden including replacement of the existing smoking shelter, erection of two pergolas, installation of festoon lighting and other general improvement works | Pending Consideration |
| 20 | 24/00678/ALB | | |

7. **24/00744/ALB** 55 Well Street, MK18 1EP
Listed Building application for insertion of flue and fittings to chimney C1
Olex



Location plan



Chimney C1 is the nearer one

The site is a large 2½ storey house with outbuildings on the eastern side of Well Street, flanked by Brooks Court to the south, No56 (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 18th Century) and in the Conservation Area.

The new owner has embarked on an extensive renovation of the house and garden (see table below) and the current application proposes to satisfy condition 5 of 23/01450/ALB which was not found satisfactory for lack of information.

Condition 5 read:

5 Prior to the repair works to the chimneys, hereby consented, a repair schedule of works (including relining) shall be submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.

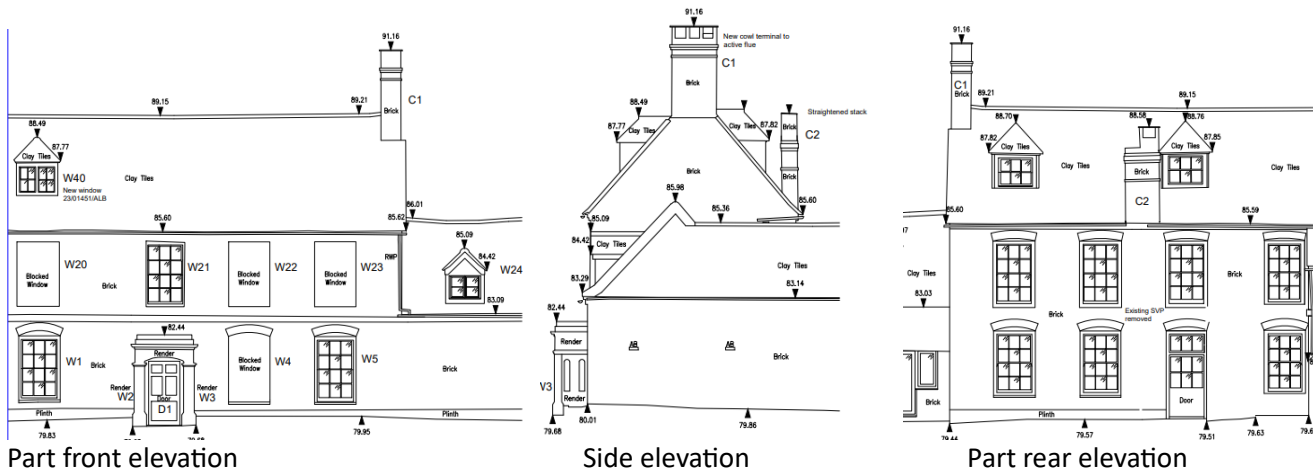
Reason: To ensure that the proposed works can be implemented without detriment to the special architectural and historic interest of the listed building, to comply with policy BE1 of the Vale of Aylesbury Local Plan (2021) and to comply with the National Planning Policy Framework.

The intention is to reline the chimney by inserting a flexible stainless steel liner and cowl. The cowl is to be finished in black. There is no noticeable difference to the external appearance.

Recent planning history

| | | | |
|----|---------------|--|---------------|
| 1 | 22/01692/APP | Householder & Listed Building applications for extensive refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier | Refused |
| 2 | 22/01693/ALB | | |
| 3 | 23/00946/ALB | Listed Building Listed building application for removal of existing cupboards from upper rooms and reinstate of walls | L. B. Consent |
| 4 | 23/00964/ALB | Listed building application for construction of flood barrier | L. B. Consent |
| 5 | 23/01450/ALB | Listed building application for refurbishment of roofs | L. B. Consent |
| 5a | 23/A1450//DIS | Submission of details pursuant to Condition 3(Schedule) 4 (roof) 5 (chimney) relating to Planning Permission 23/01450/ALB | Does not |

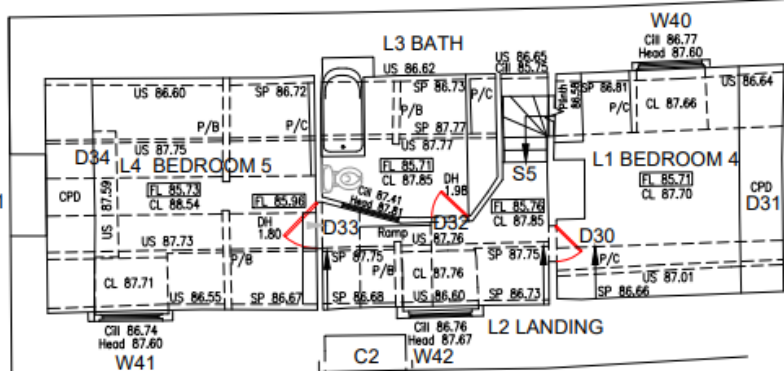
| | | | satisfy requirements |
|----|--------------|--|-----------------------|
| 6 | 23/01451/ALB | Listed building application for removal of existing double glazed polymer frames and installation of new double glazed hardwood frames in the rear elevations and front dormer | L. B. Consent |
| 7 | 23/01452/ALB | 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 | L. B. Consent |
| 8 | 23/01453/ALB | Listed building application for erection of new stair and partitions and works to existing rooflights | L. B. Consent |
| 9 | 24/00227/ALB | Listed building application for Insertion of partitions and cellar vents | Refused |
| 10 | 24/00744/ALB | Listed building application for Insertion of flue and fittings to chimney C1 | Pending Consideration |



Part front elevation

Side elevation

Part rear elevation



Attic floor plan (not to same scale as elevations)

The existing and proposed drawings are identical (proving no change to the outward appearance is proposed)

8. **24/00775/APP** 17a Western Avenue, MK18 1LJ
 Householder application- erection of part single/part double storey rear extension
Newman

The site is a post-war 3-bed semi-detached former council house at the Moreton Road end of Western Avenue west of the Pightle flats and almost opposite the farm track to Castle Fields. Though no planning history is given on the website, it seems likely that it was involved in the extensive re-development of Western & Overn Avenues due to the replacement of the REEMA system-built original housing (the numbering of the houses is not consecutive – from west to east it goes 17-15-17a-15a, then 4 bungalows, and 13 is east of the junction with Overn Avenue). It has the usual long garden which backs onto the garden behind Overn Avenue shop with some sort of structure at the end of it, nature unknown. The frontage is paved and provides parking for at least 3 cars. It has no garage, and the side fence is not

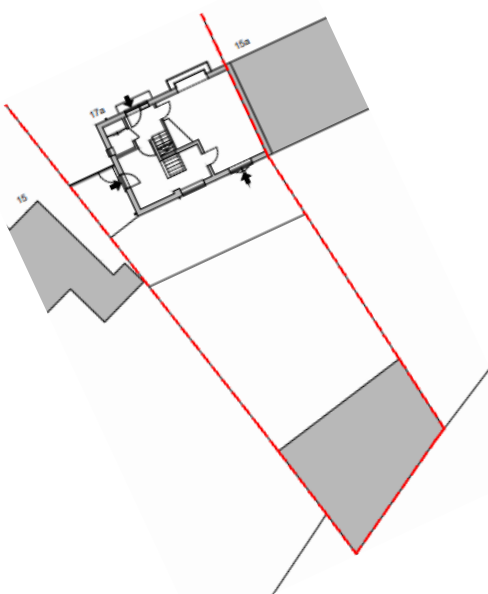
parallel to the house wall, so the space beside the house tapers, and has a fence across about 2.5m back from the building line. Its roof is a gable with its ridge parallel to the street.



Location plan



No 17a (right) and No 15a (13/3/24)



Site plan



Satellite view

The proposal is to extend the house back almost half the existing house depth across the full width of the ground floor and 2/3 width at first floor level; the first-floor gap is to the party-wall side so it will not shade the neighbour's garden to the same extent as a full second storey would. The two-storey part will be gabled with the new roof mitred into the existing, and the single-storey part will have a lean-to tiled roof with a large flush skylight in it. The extension is to provide a large kitchen/diner and a separate utility room, and a fourth bedroom with en-suite shower-room on the first floor. There are no new windows on the party-wall side of the extension. The side facing southwest to No 15 currently has a small window (to the cloakroom, so frosted glass) and a door to the kitchen, and no windows in the first floor. The proposal is to add an upstairs window in this wall to the existing (and retained) family bathroom, and another to the extended kitchen. The wall of No 15 facing this is blank so no overlooking, and the existing door will now serve the utility room. The extension will have a four-panel bi-fold door to the dining area, with a matching hinged door to the kitchen beside it, and new windows to the kitchen and master bedroom and its ensuite. Matching materials are specified.

(Applicant's photos)



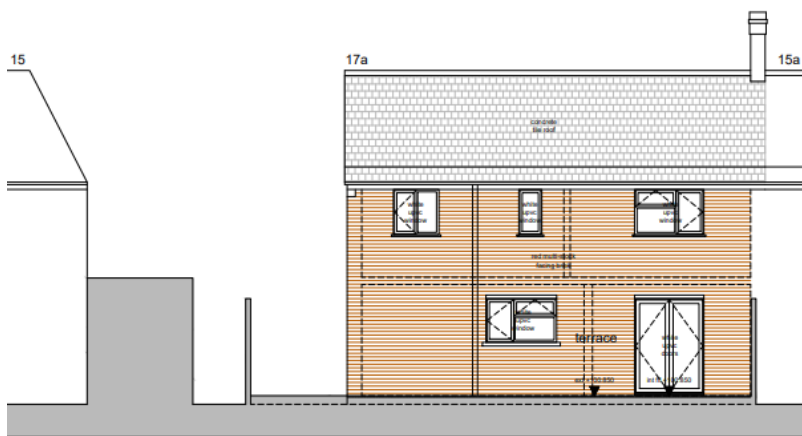
View of N^o15 from rear of N^o17a



View of rear of house



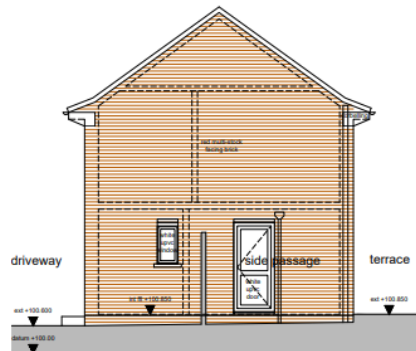
View across rear of house; the proposed extension will cover almost all of the decking area



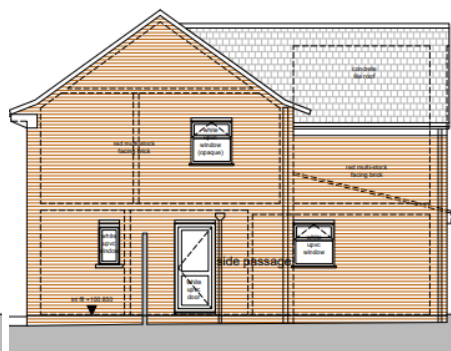
Existing rear elevation and distance from neighbouring house



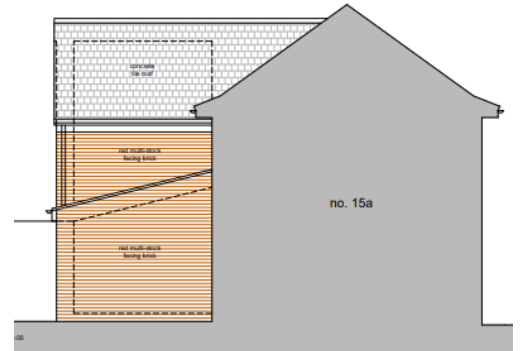
Proposed rear elevation



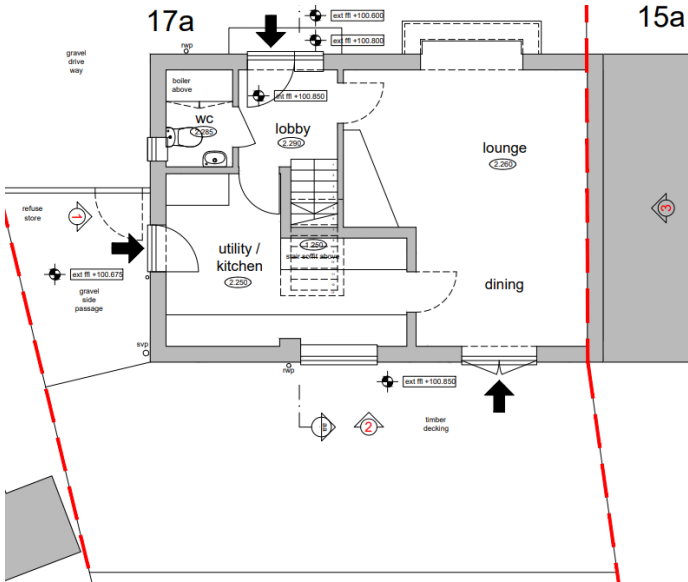
Existing south side elevation



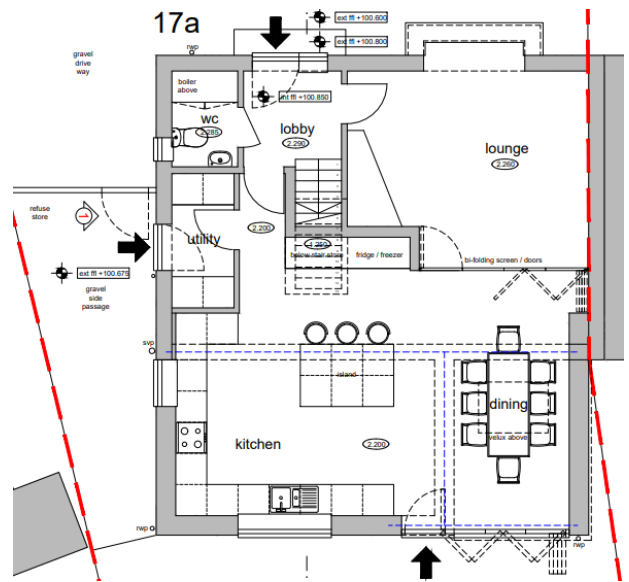
Proposed south side elevation



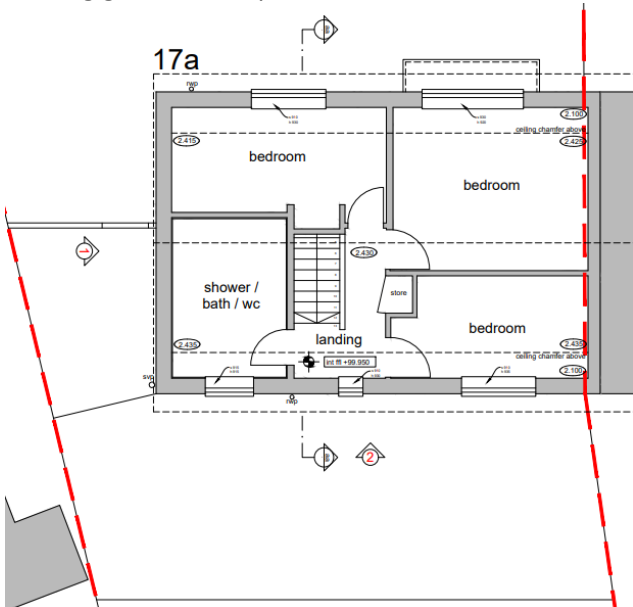
Proposed north side elevation



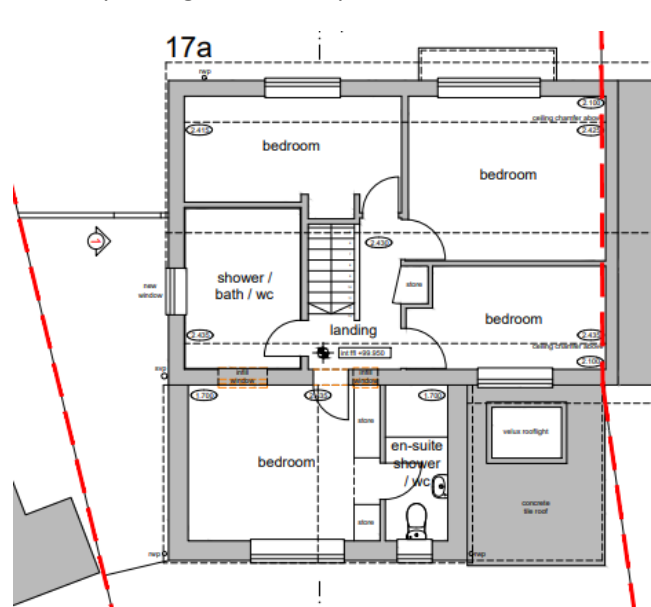
Existing ground floor plan



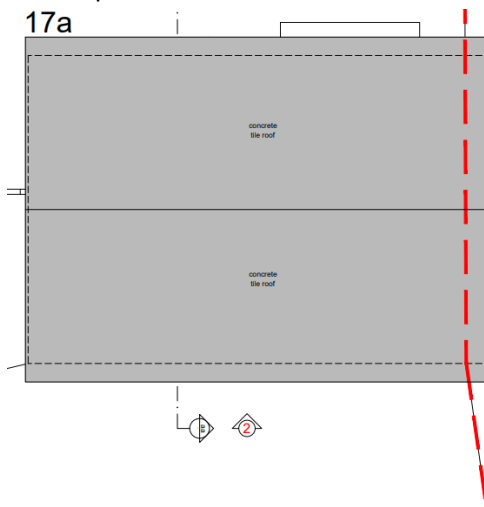
Proposed ground floor plan



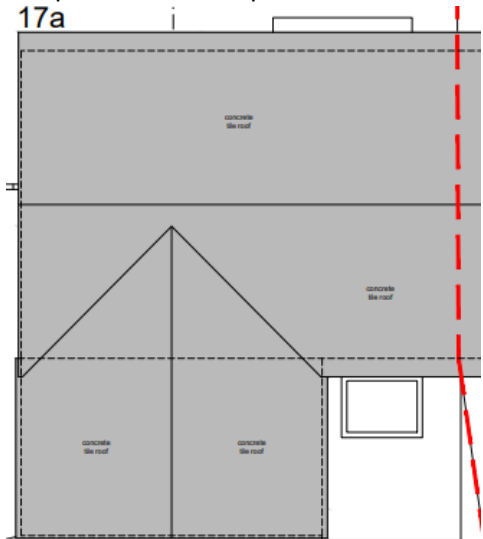
Existing first floor plan



Proposed first floor plan



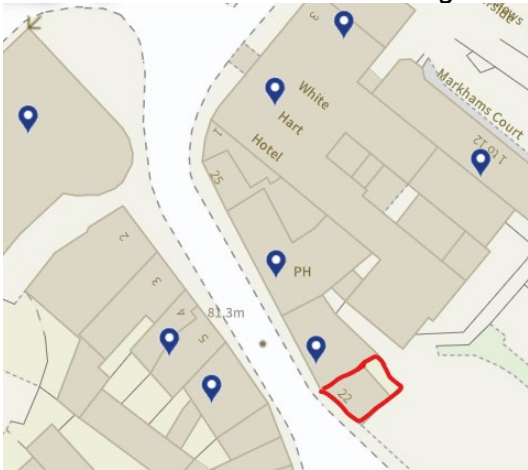
Existing roof plan



Proposed roof plan

9. 24/00798/AAD

22 Bridge Street, MK18 1EL
 Display of 3Nº fascia signs and 4Nº window advertisements (Retrospective)
 Bridge Barber Ltd.



Location plan with nearby Listed Buildings

The premises (13/3/24)

The site is the building on the east side of Bridge Street on the corner of the entrance to the White Hart's car park. Formerly Taylor's Estate Agents (see photo below; and not Connells as the 'previous' drawings show, which was No.23 Bridge Street, and is now the Florence Nightingale Hospice shop). it is not Listed though several neighbours are, and it is in the Conservation Area.

In 2022 the barbers were reported to Enforcement for installing a barber pole with sequential lighting of individual light bulbs in red, white and blue giving the impression of rotation (NC/22/00482/ADV) but this has been removed and forms no part of this application. The fascia and window signage has been in place since 2018.



FRONT ELEVATION



SIDE ELEVATION

Proposal advertisements

Text : White 240mm / 100mm / 50mm high

Field : Black / Vinyl / Paint

Logo : Gold

A1 Fascia panel

A2 Fascia panel

A3 Fascia panel

A4 Window sticker

A5 Window sticker

Pilasters and cills : Black tiles

Shop frames and door : Black paint

Render : White

Stickers: Grey



Previous signage (Google, 2016)

Property history

| | | | |
|---|--------------|--|-----------------------|
| 1 | 79/00605/AV | CHANGE OF USE OF GROUND FLOOR PREMISES FROM WINE BAR TO ESTATE AGENCY OFFICE | APPROV |
| 2 | 79/01588/AV | ALTERATIONS TO EXISTING SHOP FRONT AND ENTRANCE DOOR | APPROV |
| 3 | 79/01590/AV | SHOP SIGN | Withdrawn |
| 4 | 80/02023/AV | ILLUMINATION OF FASCIA | APPROV |
| 5 | 24/00798/AAD | Display of 3nr. fascia signs and 4nr. window advertisements (Retrospective) | Pending Consideration |

10. **24/00811/APP**

76 Western Avenue, MK18 1LN

Householder application for single storey side and rear extension and erection of replacement garden building for home gym.

Carey

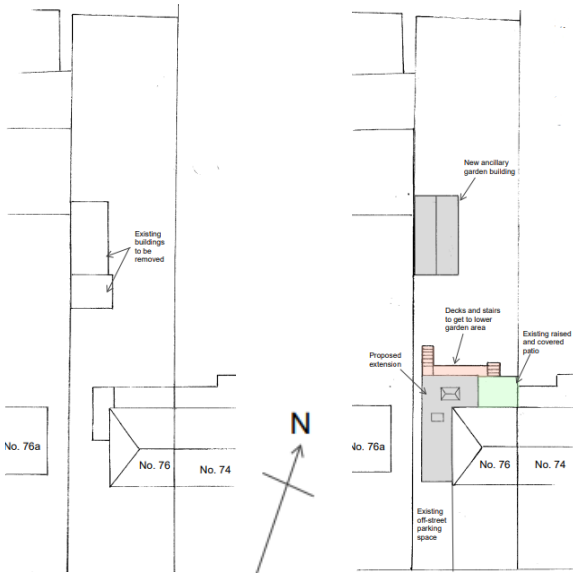
Location Plan



Front and side of house (13/3/24)

The site is an end of terrace house on the western side of Western Avenue with the usual long garden, running behind Nos 2-6 Adams Close as far as the access path to the rear of Nos 8-12. The houses in the terrace to the north are of a similar pattern; those to the south are a pair of newer semi-detached houses (Nos 76a and 78a) which do not match. Comparison with similar houses in Western Avenue indicates it may be 2-bedroom (there are no first floor plans needed for this application). The ground floor has a through lounge/diner with French windows to the garden, and a kitchen beside it; there is also an attached outbuilding at the back corner of the building which projects beyond the building line and houses a utility room and WC. The satellite photo shows two large buildings in the rear garden, and what appears to be a small conservatory on the rear of the house, but only the former are on the drawings. The land falls away from front to rear of the site, so the rear garden is at a lower level than the house.

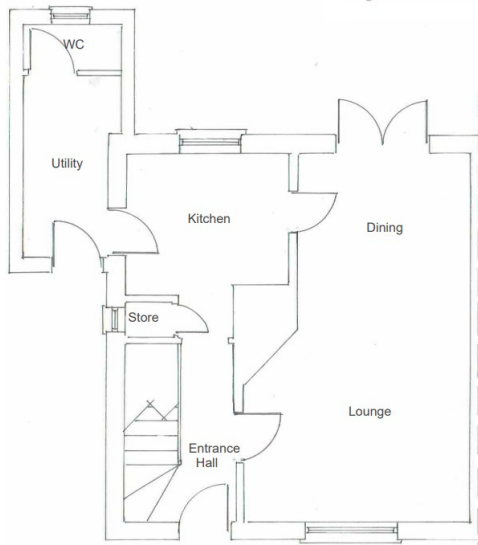
The proposal is to build a side extension wider than the existing utility room with its front wall slightly set back from the existing building line, to house a utility room and cloakroom at the front, and extending back and wrapping round the rear as wide as the existing kitchen to make a dining room with bifold doors to a raised decking area and French doors to wider area behind the lounge. The lounge will become a single room, with the French doors giving onto the raised decking area and steps down to the garden. There are also doors shown in the lower ground floor of the extension; the doors are not full height, so possibly a store for garden furniture. The extension will have a flat EPDM (rubber) roof with a lantern skylight over the dining area. There will be one new side window, to the cloakroom, so obscure-glazed. Other materials to match existing.



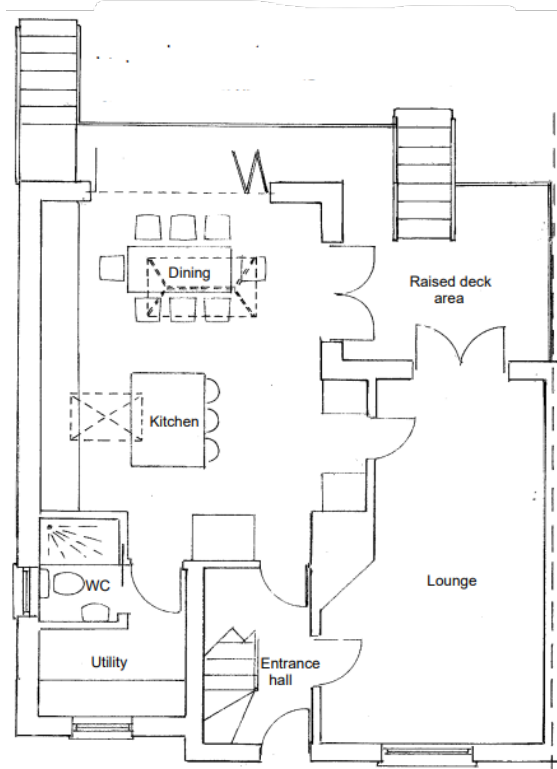
Existing block plan

Proposed block plan

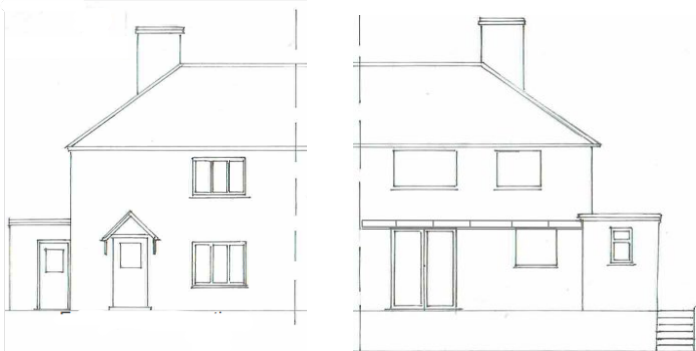
Satellite photo; Adams Close houses on the left



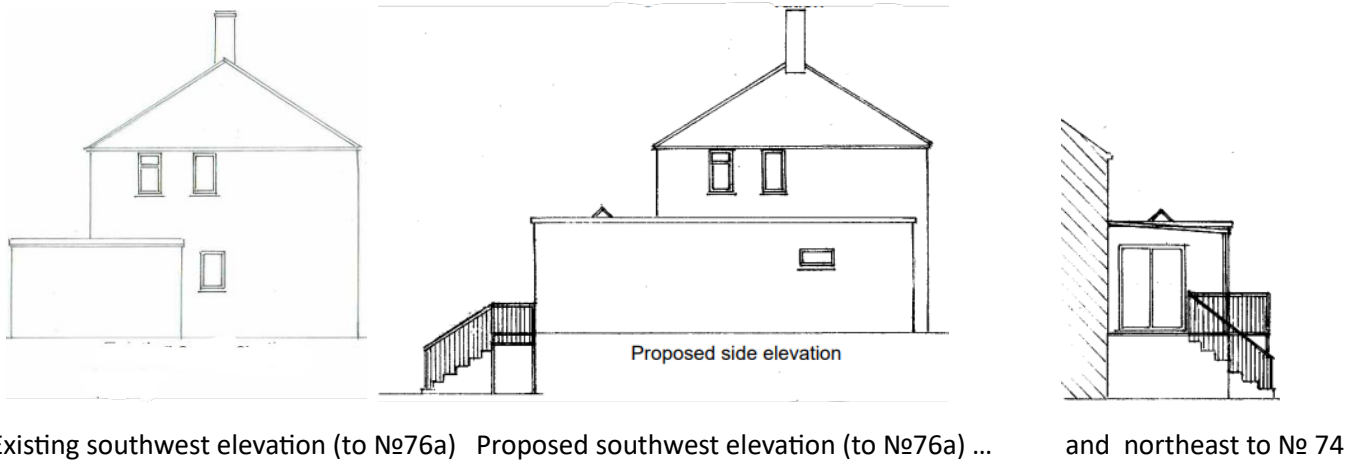
Existing ground floor plan



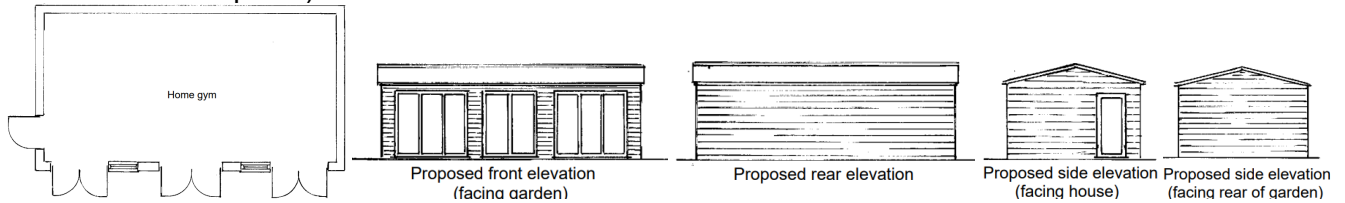
Proposed ground floor plan



Existing front and rear elevations

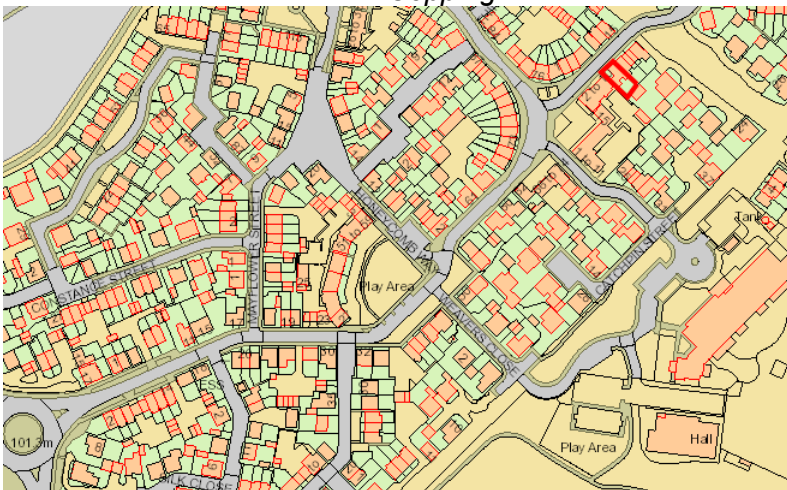


In addition the existing buildings in the garden are to be removed and replaced with a timber pitched-roof garden building to be used as a home gym. This has a single-panel door towards the house and three doors facing the garden (the plan shows three two-panel hinged doors; the elevation shows one three-panel and two two-panel) but no windows.



11. 24/00830/APP

12 Pillow Way, MK18 7RQ
 Householder application for single storey rear infill extension
 Copping





Front and side of the house (19/3/24)



Rear of house and garage from Catchpin St. flats' carpark

Pillow Way is a U-shaped road meeting Needlepin Way at each end – to the north, east of the Care Home, and to the south, close to Catchpin Street (the access to the school and Sports Centre). The site is a semi-detached 3-bed house with attached garage (the other semi is link-detached to the end house by their respective car ports). There is driveway parking for one vehicle in front of the garage, and a very narrow shrub bed between the house and the railings along the footpath along the front, and the neighbour's boundary along the drive is a low brick wall. The house is L-shaped in plan, with the kitchen and a bedroom in the two-storey rear projection, which shares a gable roof with the neighbour. There is therefore a (2.3m wide x 2.5m deep) rectangular space left between it and the garage.

(photos to come)

| | | | |
|---|--------------|--|-----------------------|
| 1 | 12/00394/ADP | Phase 1L(Part) And 1M: Approval of reserved matters for erection of 128 dwellings with garages, etc. [housetype BUC7, plot 334]. | Approved |
| 2 | 19/02247/APP | Single storey infill rear extension and part garage conversion to living space | Refused |
| 3 | 24/00830/APP | Householder application for single storey rear infill extension | Pending Consideration |

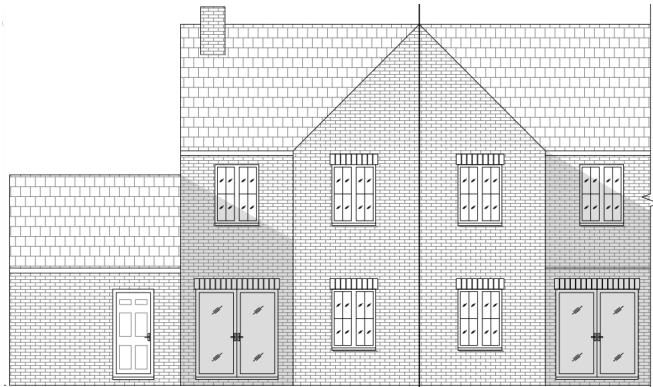
The applicant previously (2019) combined an infill of this rectangle with a part conversion of the garage to habitable use. This was refused solely because the loss of the garage reduced the parking provision to the drive space, with the likelihood of consequent on-street parking resulting in inconvenience to other road users, or pedestrians on the footway. The infill extension was not mentioned on the decision sheet. Members' response (24/6/19) also concentrated on the parking provision and did not mention the extension.

The new application is a replica of the previous infill proposal and planning permission is required because of condition 10 of the ADP decision:

- 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.

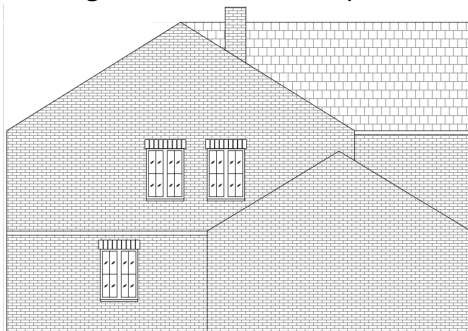
The infill will make a combined kitchen/diner and will not extend beyond the building line. The existing French windows in the recess will be transferred to the new outer wall, and the (presumably sloping) roof will be tiled. Matching materials are specified, and recycled ones from the demolition used where possible.



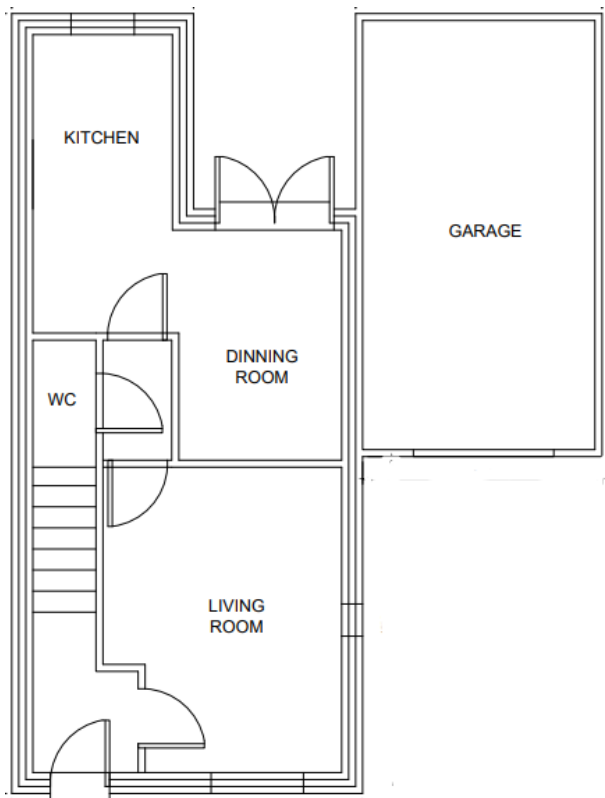
Existing rear elevation, and part of neighbour's



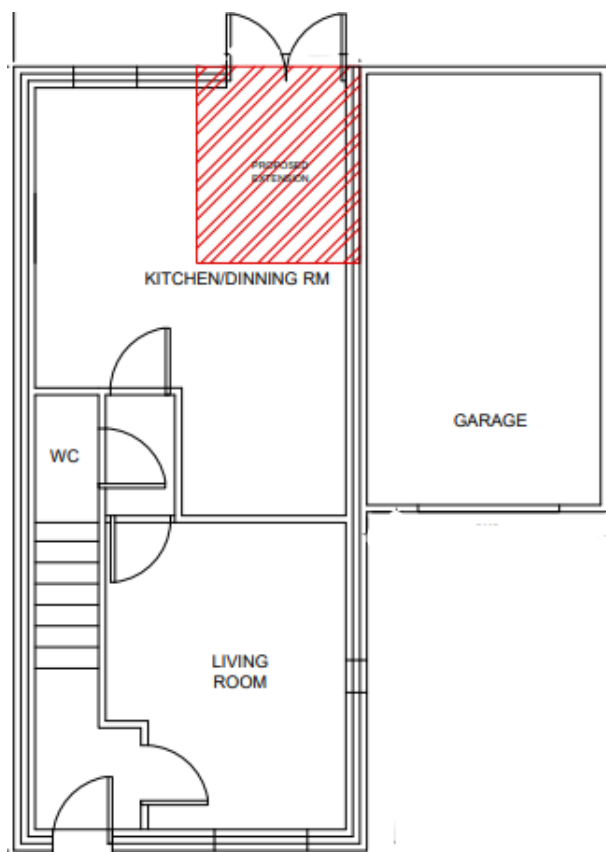
Proposed rear elevation



Side elevation to drive (no visible change)



Existing ground floor plan



Proposed ground floor plan

12. 24/00874/APP

39 Burleigh Piece, MK18 7RA

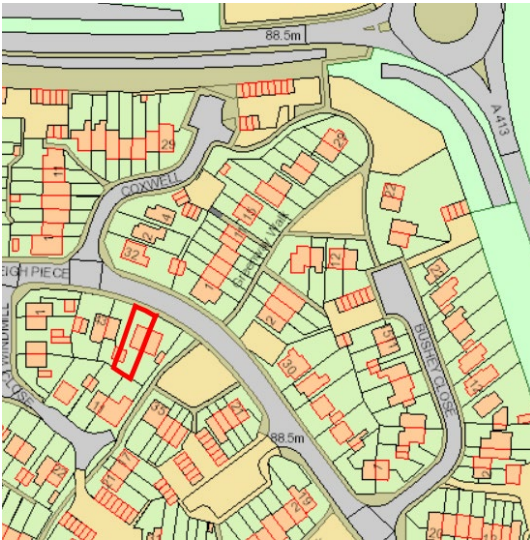
Householder application for garage conversion into habitable space and link from garage to main house

Grace

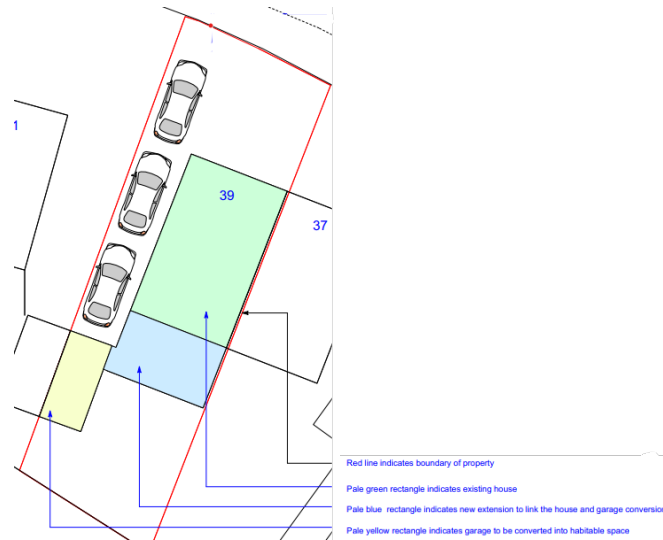
The site is a 3-bedroomed semi-detached house on the south side of the northern stretch of Burleigh Piece, with a detached garage set behind the house shared with the neighbouring house, No41. A short wall with a garden gate currently joins the house to the garage. East of the two houses is a green, and to the south the rear gardens of Nos 11 & 15 Windmill Close. The main door is on the side elevation and gives directly onto the kitchen, and the front elevation has a bow window on the ground floor. The garage has a large storeroom at the back with a separate door. The driveway is long enough to accommodate 3 vehicles.

The proposal is to turn the garage into an annexe – a single bedroom with en-suite shower-room, for use by a family member - by bricking up the up-and-over door space, and to extend the rear of the house to provide a link between the two, making a larger kitchen. There will be two skylights in the link, and two new windows in the front wall of the garage; its existing window to the garden will be retained. There will be no side windows. The new kitchen wall will have the same pattern of window and French window as on the existing wall. The link extension will have a sloping roof.

Matching materials are specified, with grey tiles on the extension.



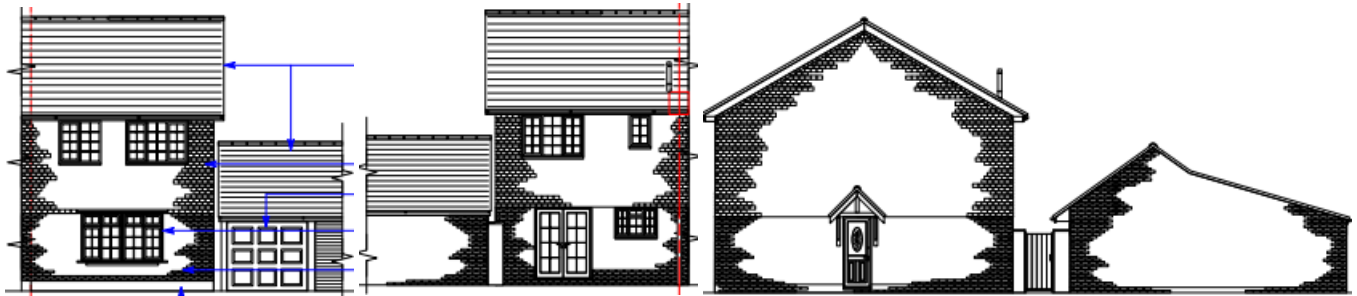
Location plan



Site Plan (proposed)



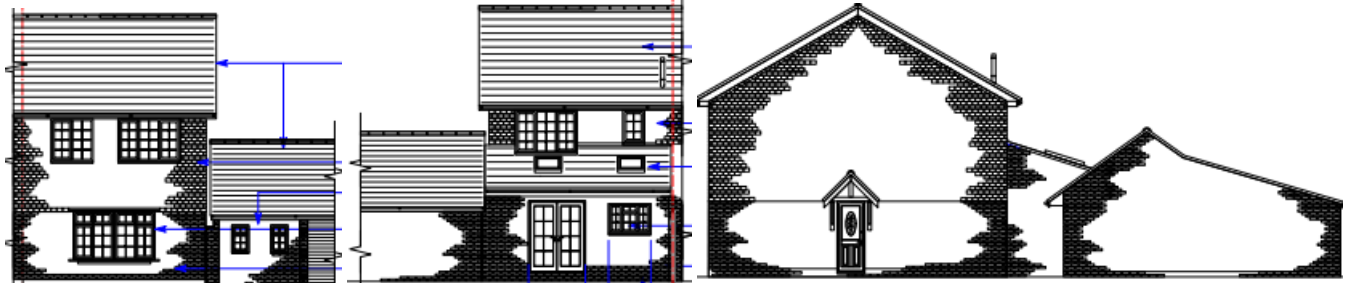
Front and side of house (19/3/24)



Existing front elevation

- rear elevation

- and side elevation to the drive



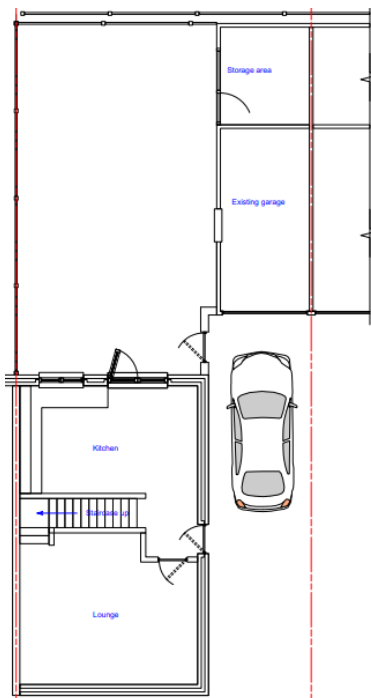
Proposed front elevation

- rear elevation

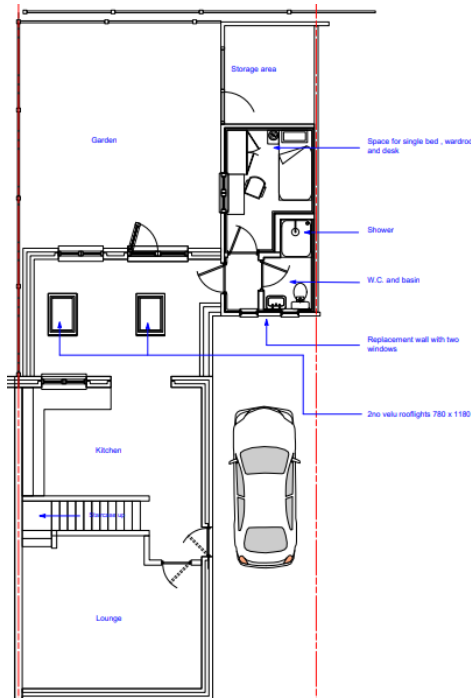
- and side elevation to the drive



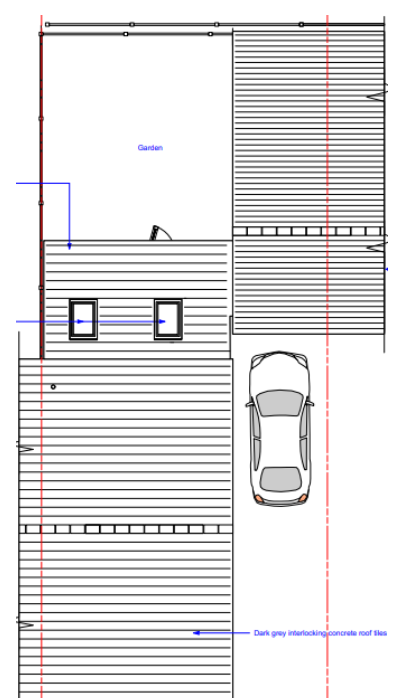
Existing and proposed side elevations towards No. 37.



Existing ground floor plan



Proposed ground floor plan



Proposed roof plan

Amended plans

13. 22/04135/APP

Bin Store 1 – 31 Candleford Court

Demolition of timber structure and erection of new structure with generator. Relocation of the car park extract ventilation fans externally within a purpose-built structure.

Hancock [Guinness Partnership]



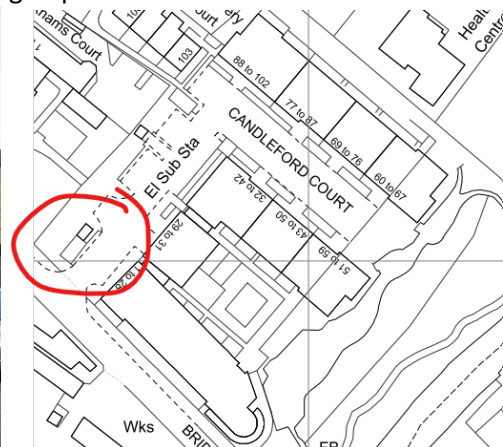
Existing site of bin store (7/3/24)



Existing skips and shed



Proposed site of new building



The site is the left hand (west) side of the entrance to Candleford Court on Bridge Street, at present a mess of bins and assorted debris.

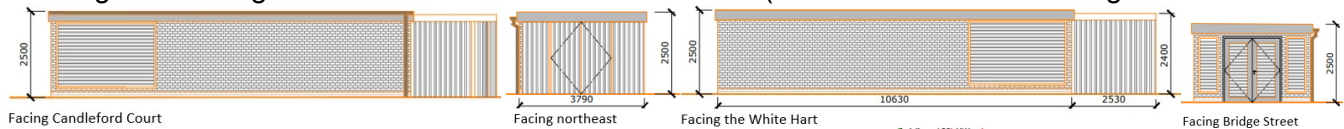
Members looked at this application at the meeting of 6th February 2023 and Opposed as follows:

Members criticised the lack of information and opposed for the following reasons:

1. The design of the building was inappropriate to the Conservation Area and the setting which includes Listed Buildings;
2. Two trees rated "good" would have to be felled;
3. There was no Environmental Health report on the fumes and noise from the fans;
4. There is no indication of where the displaced bins are to be housed.

There has been no further contact from the officer.

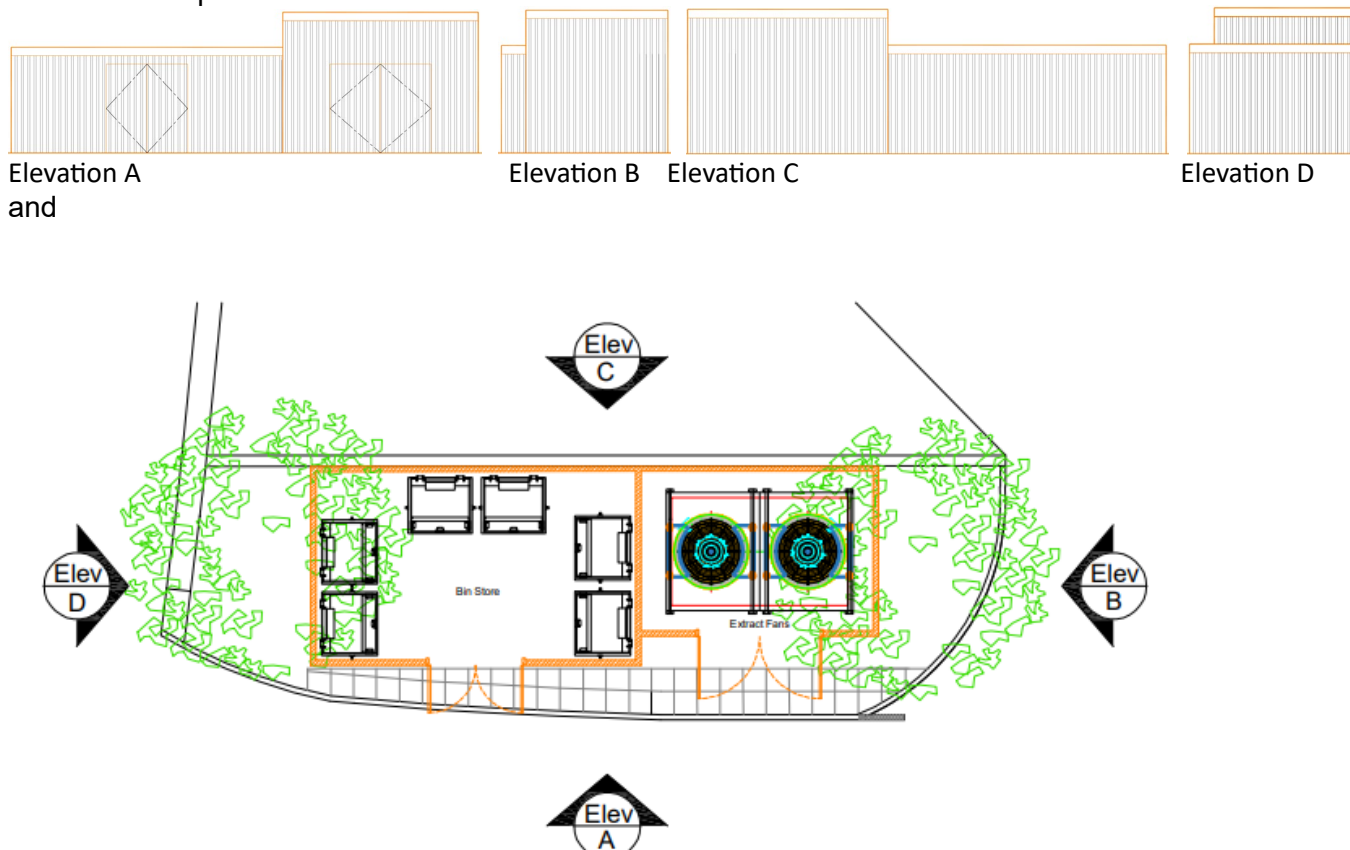
The original drawings showed the shed exterior as follows (note that these are no longer on the website)



And the internal layout as

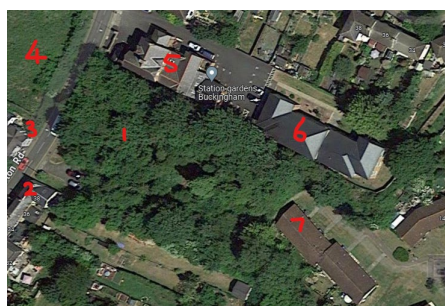


The amended plans show



14. **23/03607/APP**

Land between N^o38 Moreton Road and The Old Police Station, N^o50 Moreton Road, MK18 1LA
 Erection of 7N^o dwellings with access, car parking, landscaping and associated works
 Trio Square Ltd.



Location plan

- 1 Site 2 N^o 38 & 3 N^o 71 Moreton Rd.
- 4 Site for 12 houses 5 Old Police Station
- 6 Station Gardens (flats) 7 24 Mary MacManus Drive
- Site Protected trees
- Conservation Area

The site is the rough ground between the (Listed) Old Police Station and the row of cottages to the south (N^{os} 32-38 Moreton Road), which are 'Non-Designated Heritage Assets'. The next nearest Listed Buildings are much lower down the Moreton Road, where it bends towards the Old Gaol roundabout. It is opposite Brae Lodge, N^o 71, the white building that comes to the road edge, and the site above it which has just received approval for 12 houses with an access onto Moreton Road opposite Addington Terrace. Its eastern end is above Mary MacManus Drive. It is not in the Conservation Area, but is adjacent to it, see map above. The southern part of its road frontage is hardstanding and was leased to N^o38 by AVDC for car parking for many years. The lease was not renewed in 2020, but vehicles are still parked there regularly. There is kerbside parking for 6 cars in front of the lower two cottages and Cantell Close. The site slopes down from

north to south and from west to east, and has been excavated for sand and gravel, but does not appear to have ever been built on according to the old OS maps. It may have been used as a kitchen garden by the Workhouse that formerly occupied the top end of what is now Mary MacManus Drive.

Members considered the original submission on 18th December 2023 and Opposed it as follows:

- *Members noted that the previous application for this site was refused on the grounds that 7 dwellings would be too cramped. They believe that this revised application, while an improvement in design, is again for 7 dwellings, and would still be too cramped with only small gardens, contrary to Buckingham Neighbourhood Plan policy DHE6, the provision of good quality private outdoor space.*
- *Members would have liked to see grey water recycling incorporated into the plans; this would also reduce the amount of water run-off on a very steeply sloping site.*
- *They also criticised the lack of chimneys to give the rooflines interest, and the flat-roofed dormers which jarred with the general design.*
- *Members look forward to seeing the SuDS officer's comments now that a Drainage Scheme has been submitted; they expressed concern at the amount of new hard surfacing in the proposal, which the permeable paving and attenuation tank in extreme rainstorms may not cope with, causing flows down Mary MacManus Drive and into the BP garage forecourt.*
- *If a new sewer is to be constructed, the Construction Management Plan must recognise that Mary MacManus Drive is sheltered housing and its residents elderly, have mobility problems and/or visiting carers, and ensure that the works affect them as little as possible.*
- *Members would like to see more precise plans of the proposed access, and the relocation of the memorial bench, litter bin and lamp post. Moreton Road has an infrequent bus service, and this bench is important for the less fit residents of the housing at the top of the hill and from Maids Moreton to take a rest on their way home.*
- *Below the existing access there is a gap in the double yellow lines which stretch from the town centre to the top of the hill, allowing room to park for 6 vehicles. The parked cars restrict the road width to a single carriageway, so queuing to allow uphill vehicles to pass through is commonplace in the vicinity of the existing and proposed accesses; in addition, the curvature of the hill above the access restricts vision for emerging vehicles. There will also be increased demand for on-street parking from the residents currently using the existing hardstanding as parking space.*
- *It was noted that there was no tracking diagram to show that the standard size bin lorry will be able to turn and emerge forwards, nor a response from Waste & Recycling.*
- *As it is presumed that there will be streetlighting in a previously dark area, Members wondered if the light pollution needed to be considered by the Ecologist.*

The access road is still to be moved to exactly where the street lamp and memorial bench is, and residents will have to haul their bins uphill to the entrance for emptying:

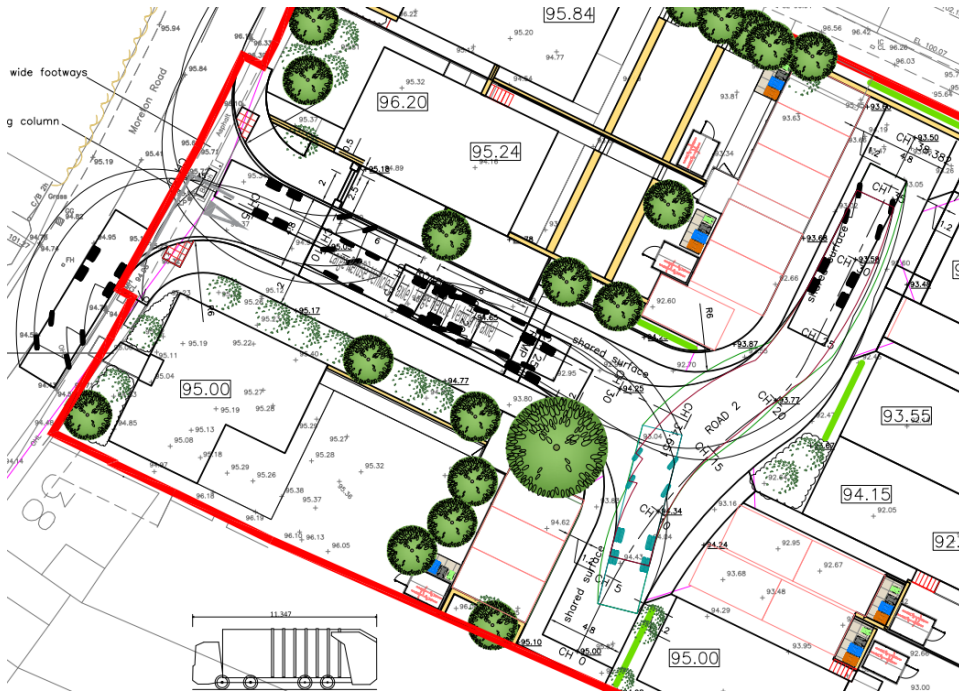


The new access and bin collection point

The existing access

The proposed site of the new access

Although the Highways Statement submitted does show a swept path diagram for a bin lorry in Appendix 1 to indicate kerbside collection is possible for all 7 houses:

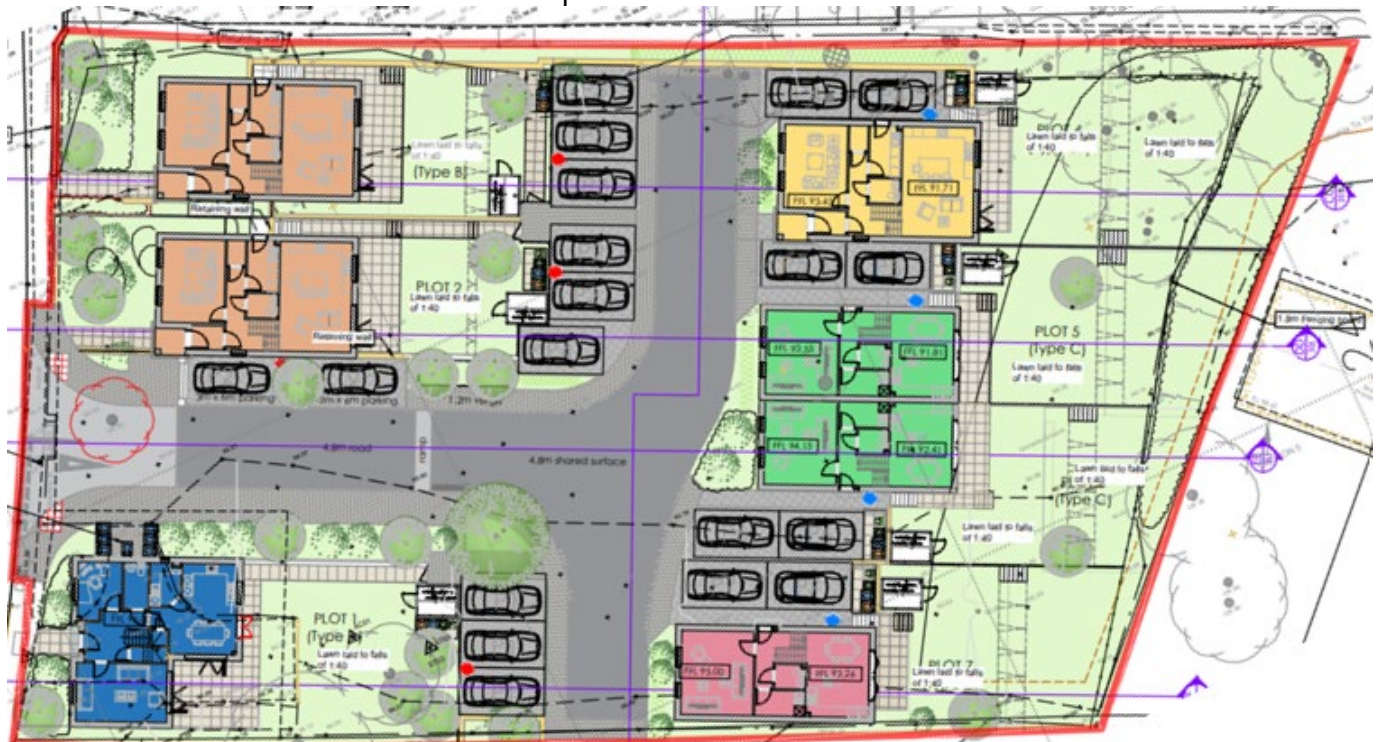


Tracking diagram, bin lorry

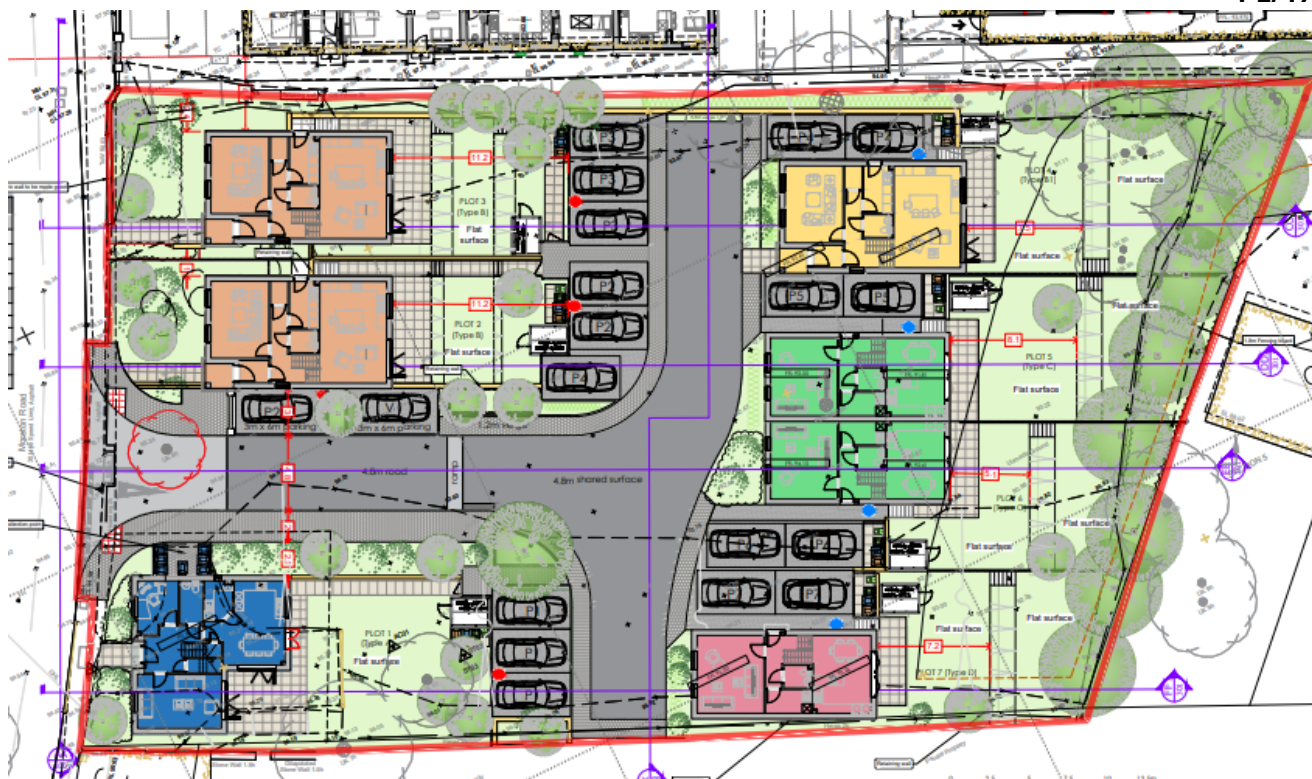
Planning history

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

The Amended Plans include a revised site plan:



New version ↑, old version ↓



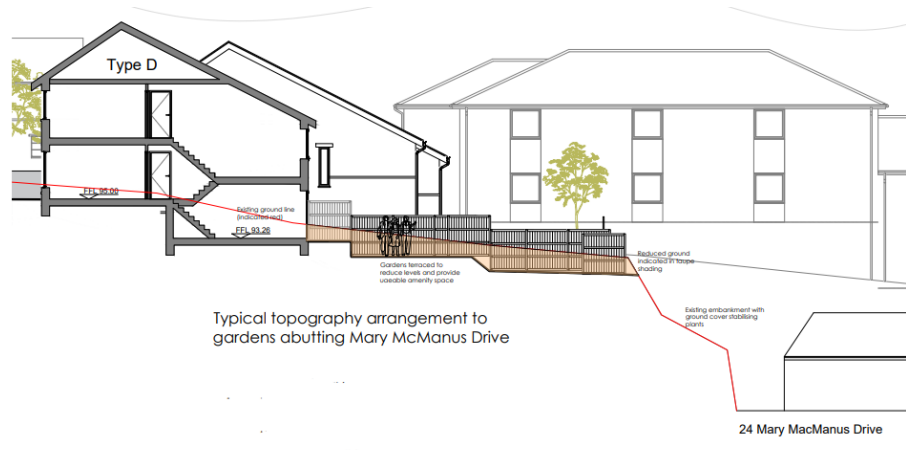
Members will note that the vegetation at the bottom of the site is now more accurately represented. The site was cleared by the then owners in 2022, illegally, and Restocking was ordered, but not carried out. The Forestry Commission has therefore issued an Enforcement Notice, but if this proposal is approved, there will be nothing like the planting and habitat conditions that previously existed. There is also a very critical response from the Tree Officer about the existing and proposed trees, pointing out that many are too close to buildings or boundaries, and containing comments like

- The *Pyrus 'Chanticleer'* abutting the rear of Plot 2 is in a verge approximately 1.2m wide A verge this narrow is unlikely to provide sufficient rooting volume for the tree and will leave the surrounding wall and pavement susceptible to direct damage from incremental buttress and root growth
- The *Acer campestre 'Streetwise'* is shown immediately behind a wall. This is not a realistic or appropriate location
- The *Sorbus aria* and *Sorbus aria 'Lutescens'* shown to the south side of the main access route will need to be pulled further away from the wall to allow for incremental root and buttress growth.
- There will only be a single tree along the site frontage, which will be situated within the front garden of Plot 3. This will create a predominantly hard frontage and significantly alter the character and appearance of the site.
- Approval of this application will lead to the complete loss of a valuable woodland parcel and the defensible aspects of the landscaping will not provide adequate compensation.

A similar redrawing of the Soft Landscaping shows fewer trees and consideration of proximity to boundaries, and the Arboricultural Implications Assessment Plan now reflects the LPA feedback.

There are new drawings of each property's boundary, and paving types and boundary treatments. The upper part of each garden will be a lawn sloping at 1 in 40, and every plot except Plot 1 (the one coloured blue, above, at the entrance) has at least one set of steps in the garden paths. Parking bays are 3m x 6m, and there are three for every 4-bed house and two for every 3-bed house, plus one visitor space. There are no garages or carports and Plot 4 (yellow) still has two by the house and one diagonally across the road on the inside of the corner.

The SuDS officer is objecting due to insufficient information regarding the surface water drainage, though a 3rd-party agreement has apparently been reached to use the stormwater sewer in Mary MacManus Drive. This new drawing has been provided to illustrate the problem and the suggested strategy (the tall building at the rear is the block of flats behind the Old Police Station)



General Strategy

1. Lower garden levels to reduce any over charging of existing embankment
2. Step groundscape to achieve garden levels with nominal slope
3. Introduce embankments and paved steps at garden level changes
4. Embankments reinforced with low level ground planting
5. Land drains installed at base of embankment slopes
6. Gardens turfed throughout.

The officer has suggested additional measures as follows:

Although the proposed drainage scheme provides water quantity and quality benefits through the provision of tanks and permeable paving, The LLFA does not consider the drainage scheme to meet the Four Pillars of SuDS as per Section 2.1 of the CIRIA SuDS Manual, 2015. The scheme must also provide amenity and biodiversity benefits. This may be achieved through the provision of small-scale above ground SuDS such as rain gardens/planters, roadside swales, and tree pits.

15. 23/03977/APP

Well Street Centre, 61 Well Street, MK18 1EN

Change of use of rear part of building from Use Class E(f) (Day Centre) to Use Class F1(a) (Sixth Form School), external alterations comprising new ramped entrance, replacement front door, the removal of existing vehicular access gates, proposed new vehicular access and pedestrian gates, removal and installation of fencing, construction of brick pier and boundary wall, revised parking layout and provision of two storage sheds and polytunnel.
Bourne [Buckinghamshire Council]

A Transport Plan has been submitted, indicating that staff for the two uses will travel by car (Day Centre 3, School 11) or walk (Day Centre 2, School 4); none are anticipated to be cycling which makes the 11 racks to be provided (see above) redundant. The modes of transport for school pupils are calculated as dropped-off by parent/carer/taxi 15; walking 5; bus/minibus 20. The minibus can take 7 pupils and two staff, so 3 trips will be necessary.

The estimated vehicle movements are 13 arriving between 08.00 and 09.00, and departing between 15.30 and 16.30, plus 44 each way between 08.00 and 15.30 (assuming all day centre users leave an hour before closing). These are broken down as

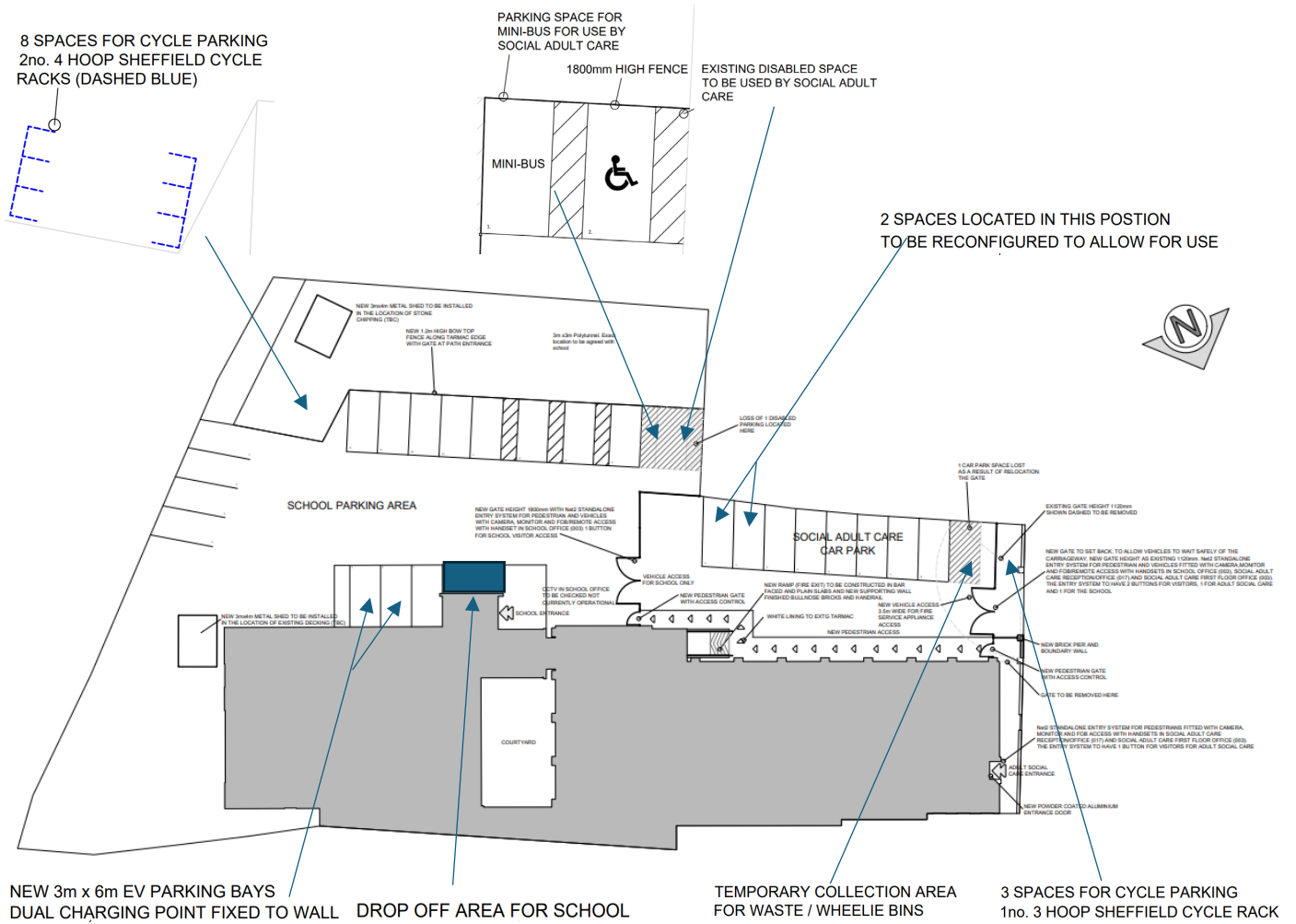
Table 2: Anticipated Vehicle Movements for Day Centre

| Time | Arrivals | Departures | Description |
|-------------|----------|------------|---|
| 08:00-09:00 | 3 | - | Staff arriving to the site by private car |
| 09:00-16:30 | 8 | 8 | Assumes four service users attend the site by car |
| 16:30-17:00 | - | 3 | Staff departing the site by private car |

Table 5: Anticipated Vehicle Movements for Sixth Form

| Time | Arrivals | Departures | Description |
|-------------|----------|------------|---|
| 08:00-09:00 | 10 | - | Staff arriving to the site by private car |
| 09:00-15:30 | 36 | 36 | 15 students being dropped off, with three mini-bus journeys |
| 15:30-16:30 | - | 10 | Staff departing the site by private car |

The previously proposed site plan has been amended to include the following



KM 19/3/24



Title: Buckinghamshire Council Street Trading Policy consultation

Open date: 15 March 2024

Close date: 28 April 2024

Draft Street Trading Policy consultation survey

Street trading is selling or offering items for sale in an area freely accessible to the public. For example, any road or footway.

Consents may be issued for up to 12 months and renewed each year.

We are proposing to designate all streets in Buckinghamshire as 'consent' streets and so traders will need to obtain a consent to trade, unless exempt by law or local dispensation.

Activities not affected by street trading regulations:

- pedlar certificate holders (issued by the police)
- trading in an established market or fair
- trading in a trunk road picnic area
- newspaper vendors
- garage forecourts
- shopfronts
- a roundsman fulfilling orders, e.g. a milkman
- holders of highways licences, e.g. tables and chairs or pavement licences
- street collection permit holders

We are proposing to offer exemptions in the following areas:

- non-commercial events e.g. fetes and charity fund raising events
- public areas of covered shopping centres
- working farms
- residential properties e.g. garage sales, sale of homegrown produce
- used vehicles – domestic sale of second-hand car

1. Do you agree or disagree with the proposal to introduce street trading controls for all freely publicly accessible areas?

Please tick () one option

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I don't know

Please tell us the reasons for your answer:

2. Are there publicly accessible areas where you think street trading should not be controlled?

Please tick () one option

- Strongly agree
- Agree
- Neither agree nor disagree
- Strongly disagree
- I don't know

Please tell us the reasons for your answer:

3. Do you think street trading hours should be different depending on where trading is taking place?

Please tick () one option

- Yes
- No
- I don't know

If 'Yes', please tell us how different trading hours, including suggested start and end times, should apply:

Consider town centres, town areas (non-residential) and residential areas in your answer.

4. Do you agree or disagree with the proposal for the following to trade without needing consent?

See section 2.3 in the draft policy for further details.

Please tick () one for each option

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly disagree | I don't know |
|---|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|--------------------------|
| Non-commercial events e.g. fetes and charity fund raising events | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Public areas of covered shopping centres | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Working farms | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Residential properties e.g. garage sales, sale of homegrown produce | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Used vehicles – domestic sale of second hand car | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If there are any other areas you think trading should be allowed without needing consent, please tell us here:

5. Do you agree or disagree with the proposal to prohibit the sale of the following items?

See section 3.1 in the draft policy for further information.

Please tick () one for each option

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly disagree | I don't know |
|--|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|--------------------------|
| Tobacco or tobacco products | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e-cigarettes/vapes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Energy drinks to children below 16 years old | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Plastic and helium balloons | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sky lanterns | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Single-use plastics | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Goods/paraphernalia associated with illegal drug use | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Animals | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If there are other articles you think should be prohibited from sale, please tell us here:

Peripatetic traders

Traders that move from location to location and stay a short amount of time are known as peripatetic traders. For example, ice cream vans and coffee vans.

It is proposed that these traders apply for a peripatetic street trading consent based on the number of hours they wish to trade per day.

See section 2.6 in the draft policy for more information.

6. Do you agree or disagree with the proposal to regulate peripatetic traders operating in the council's area?

Please tick () one option

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I don't know

Please tell us the reasons for your answer:

Event consents

We are proposing to offer an event consent to organisers of local events for example, Christmas fayres. This will include commercial traders. The organiser will take responsibility for ensuring all trader information is passed to the council.

See section 2.7 in the draft policy for more information.

7. Do you agree or disagree with the proposal to regulate commercial traders operating at local events under one consent?

Please tick () one option

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I don't know

Please tell us the reasons for your answer:

Please tell us the reasons for your answer:

If there are other documents you think applicants should provide, please tell us here:

Advertising and consultation process

We are proposing to consult with relevant agencies and parties on applications for trading consent and will advertise it at the proposed location for 28 days.

See section 4.0 in the draft policy for further information.

9. Do you agree or disagree that 28 days is an appropriate period to allow for responses to the application?

Please tick () one option

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I don't know

Please tell us the reasons for your answer:

We are proposing to consult with the following agencies or persons when an application is made:

- Thames Valley Police
- Buckinghamshire Fire and Rescue
- Highways (Buckinghamshire Council)
- Environmental Health (Buckinghamshire Council)
- Trading Standards (Buckinghamshire Council)
- Public Health (in relation to applications which may impact on children and young people's health)
- relevant Town and/or Parish Councils
- ward councillors
- organisations responsible for the management of town centres
- any other consultee or council department that officers consider appropriate

10.If there are any other parties you think should be consulted when an application is made, please tell us here:

Decision making

We will look at each application individually and consider various factors including:

- suitability of location
- safeguarding children and vulnerable people
- preventing public nuisance
- supporting local small businesses
- public health and safety
- suitability of the trader and any assistant
- suitability of the van, cart, stall etc.

Please tell us the reasons for your answer:

12. Do you agree or disagree that the council should consider it relevant if applicants have unspent convictions for the following types of offences?

See section 5.13 of the draft policy for further information.

Please tick () one for each option

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly disagree | I don't know |
|--------------------------------|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|--------------------------|
| Violence | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sex and indecency | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Supply and possession of drugs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Burglary | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dishonesty | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Motoring offences | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

13. Do you agree or disagree that the council should consider it relevant if applicant's assistants have unspent convictions for the following types of offences?

See section 5.13 of the draft policy for further information.

Please tick (☐) one for each option

| | Strongly agree | Agree | Neither agree nor disagree | Disagree | Strongly disagree | I don't know |
|--------------------------------|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|--------------------------|
| Violence | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sex and indecency | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Supply and possession of drugs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Burglary | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dishonesty | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Motoring offences | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Refusal and right of appeal

We may refuse or revoke a street trading consent for various reasons. For example, non-compliance with the policy, breach of conditions, or negative impact on the policy objectives.

14.If there are any grounds that you think should be considered relevant when considering whether or not to grant consent for street trading that are not referenced in the policy, please tell us here:

See section 5 of the draft policy for further information.

There is no statutory right of appeal if an application for a consent is refused or a current consent is revoked. However, we are proposing that an applicant or consent holder can appeal the decision to a senior officer within 21 days of the notice.

See section 9.10 of the draft policy for further information.

15. Do you agree or disagree with this proposal?

Please tick (☐) one option

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- I don't know

Please tell us the reasons for your answer:

16. If you have any other comments on the draft Street Trading Policy for Buckinghamshire, please tell us here:



Report to GIH Scrutiny Committee

| | |
|-------------------------|--|
| Date: | 15 February |
| Title: | Governance of S106 and CIL spending |
| Author: | John Callaghan |
| Recommendations: | For Information only |

1. Background

1.1 The requirement for new infrastructure is often driven by the need to mitigate development and developer contributions are an important source of funding for the Council to provide that infrastructure. Developer contributions are secured through:

- A Planning Obligation - a legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. They are typically between the local authority and land owners/developers, to make developments acceptable that would otherwise be unacceptable in planning terms, and where these impacts cannot be addressed through a planning condition. Planning obligations need not only relate to contributions but can also, for example, require the provision of affordable housing or other infrastructure required as a result of the development; and
- Community Infrastructure Levy (CIL) – a fixed charge levied on new development at a £ rate per square metre, in areas where a CIL Charging Schedule has been adopted, to fund infrastructure that supports the development of the area.

1.2 Local Planning authorities can use a combination of both CIL and Section 106 contributions from specific developments to fund infrastructure, however the Council may be called upon by a developer to demonstrate that the need for s106 contributions is additional to any CIL paid in respect of a development. A summary of the key features of s106 contributions and CIL Is included at Appendix 1.

- 1.3 CIL charging schedules apply to the East, South and West areas of the Council. Following a decision of Cabinet on 11 July 2023, the scope to introduce CIL in the North and Central areas, or alternatively for a new Buckinghamshire charging schedule - is being investigated at present. An important factor will be the timing of the Local Plan.
- 1.4 The CIL liability of a proposed development is assessed following the grant of planning permission.
- 1.5 The need for s106 contributions is assessed when planning applications are considered, taking into account national planning guidance (see Legal and Financial Implication) as well as relevant Local Plan policies, any supplementary planning guidance and consultee feedback. Planning decisions are taken either by Planning Committee or delegated to officers in appropriate cases, following appropriate consultation and consideration of comments received.
- 1.6 Information on how s106 and CIL funds have been, and may be, used is provided in the annual Infrastructure Funding Statement, the latest of which has recently been published and is attached as Appendix 2. This includes information for the period 2022-23 on funds collected, spending and projects delivered.
- 1.7 In 2022-23 Buckinghamshire Council:
- Secured £14,319,045 of s106 contributions from new development.
 - Secured £6,414,023 in CIL.
 - Passed £727,098 of 22/23 CIL receipts (the local allocation) to town and parish councils, with a further £335,763 secured for the unparished area of High Wycombe.
- 1.8 The Council spent £17,462,345 of s106 funds on infrastructure to mitigate development impacts and £4,624,377 of CIL on infrastructure to support the development of the area. 499 affordable homes were handed to registered providers across Buckinghamshire.

2. How decisions are taken on the use of s106 and CIL

S106

- 2.1 The way in which s106 contributions may be used is set out in the relevant s106 agreement that is agreed before planning permission is granted. There may or may not be flexibility in how contributions may be used but they are required to be linked to a specific spending area such as providing school places or transport improvements, as Regulations mean they can only be required where they are necessary to make a particular development acceptable in planning terms, and usually a specific objective, e.g. traffic calming in a particular area, or public transport improvements.

- 2.2 The process to approve the allocation and/or release of s106 contributions has tended to vary by service area with different factors affecting particular services (e.g. the roles of s106 in service funding and the extent to which contributions are used directly by the service or passed to a third party such as a parish council).
- 2.3 A new process is being put in place by the Transport Strategy Funding team which will be a step toward consolidating the decision making and contributions monitoring process across services. This will capture input from relevant services and cabinet members before recommendations are reported to the Corporate Capital Investment Group. Larger services, notably Education and Housing, may continue to integrate decisions on s106 into their funding programmes.

CIL

- 2.4 Decisions on Council spending priorities and the use of CIL are integrated into the Council's Medium Term Financial Plan. The Infrastructure Funding Statement elaborates on how CIL is to be used – see section on Legal and Financial Implications for more information.
- 2.5 Following consultation with the Cabinet Members for Planning and Transport and Resources the Infrastructure Funding Statement 2022-23 includes text that provides further detail on how CIL is to be used.

...Over the period 2023/24-2027/28, until a new Local Plan and Infrastructure Delivery Plan are in place or until otherwise reviewed, [the Council will] focus CIL on schemes in the West, South and East areas for which s106 contributions or other external funding are not available and which support: the protection of priority areas at risk from flooding; the cost of providing education places; updating and integrating Council systems e.g. CCTV, to achieve long term savings and resilience; traffic calming in Castlefield; essential highways asset maintenance, with a focus on bridges, classified roads and locally significant routes; the replacement and improvement of larger play and recreation areas; and new Electric Vehicle Charging Points as part of the Council's climate change strategy.

- 2.6 Including this text will increase transparency and reduce the scope for developers to argue that s106 contributions should be discounted on account of the possibility that CIL contributions might possibly fund the same infrastructure. For this reason general areas of spend on which the council may be seeking s106 contributions have not been included. This will help to maximise the income available to the Council.

3. Legal and financial implications

S106

- 3.1 Planning obligations are set out either within bilateral agreements or within unilateral undertakings. These are legal obligations between the local authority and developers that can be attached to a planning permission, to make developments that would otherwise be unacceptable in planning terms acceptable.
- 3.2 Under section 106 of the Town and Country Planning Act 1990 as amended, planning obligations are capable of:
- (a) restricting the development or use of the land in any specified way
 - (b) requiring specified operations or activities to be carried out in, on, under or over the land
 - (c) requiring the land to be used in any specified way
 - (d) requiring a sum or sums to be paid to the authority

Therefore, planning obligations can:

- Prescribe the nature of development (for example, requiring a given portion of housing as affordable).
 - Compensate for loss or damage created by a development (for example, loss of open space).
 - Mitigate a development's impact (for example, through increased public transport provision).
- 3.3 Regulation 122 of the CIL regulations states that a planning obligation may only constitute a reason for granting planning permission if it is:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 3.4 Where financial contributions are required by a planning obligation within a section 106 agreement or a unilateral undertaking these are often referred to as section 106 or simply s106 contributions.

CIL

- 3.5 The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area after it has gone through a process of assessing the evidence base in public prior to the adoption of the levy.

- 3.6 This process takes account of the cost of infrastructure, the viability of development, other sources of funding for infrastructure and the administrative expenses in connection with the levy. The levy rates are published in the charging schedule for each area on the Council's website. This information can be found [here](#).
- 3.7 According to section 59 (1) of the CIL regulations (as amended):
A charging authority must apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.
- 3.8 Government guidance on CIL was published June 2014 and was last updated January 2023¹. This says that:
- 3.9 *Local authorities must spend the levy on infrastructure needed to support the development of their area, and they will decide what infrastructure is needed. The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development.*
- 3.10 Article 121A of the CIL regulations says that each calendar year a contribution receiving authority must publish an annual infrastructure funding statement which includes:
a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL ("the infrastructure list").
- 3.11 The 2023 government guidance on CIL goes further. It says:
The infrastructure funding statement should identify infrastructure needs, the total cost of this infrastructure, anticipated funding from developer contributions, and other possible sources of funding as well as the choices the authority has made about how these contributions will be used.
- 3.12 The Medium Term Financial Plan (MTFP) includes an expectation that the Council will receive at least £4m a year and that this will be available to fund corporate spending priorities while also complying with the criteria set out in the Infrastructure Funding Statement – extracts are included below.
- 3.13 Section 4 of the Infrastructure Funding Statement is titled 'The infrastructure projects or types of infrastructure the authority intends to be funded at least in part by CIL' - see text below. It includes reference to the Council's Capital Investment Strategy that

¹ [Community Infrastructure Levy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/community-infrastructure-levy)

sets the Council's investment priorities and the types of infrastructure to be funded by CIL – see extract below.

- 4.1 *The Council has ambitious plans in the face of significant infrastructure challenges and requirements in an area where development is constrained by designations such as green belt and Area of Outstanding Natural Beauty (AONB). As a large unitary authority Buckinghamshire Council has extensive responsibilities for infrastructure. Over the last 12 months continued inflationary pressures have added to the delivery challenge. The Council has been working with contractors to reduce the cost of projects as much as possible and to seek alternative or additional funds to enable project delivery.*
- 4.2 *Infrastructure challenges and requirements will be considered further as part of the work that is underway on [The Local Plan for Buckinghamshire | Buckinghamshire Council](#). This is scheduled to be in place by 2028.*
- 4.3 *This will include work to clarify what infrastructure will be expected to be provided directly by development, or directly funded by development through s106 contributions and s278 works, and what funding gaps remain.*
- 4.4 *Where development gives rise to the need for infrastructure directly, the Council aims to secure contributions through planning obligations, in compliance with the 'Regulation 122' tests (see paragraph 2.3) and in preference to using CIL.*
- 4.5 *Section 4 of the Council's Capital & Investment Strategy 2022 to 2023 covering this period was published on 1 February 2022 and is available [here](#)¹³. It sets out key areas where one might expect to see investment directed, taking account of capital investment objectives and corporate priorities. This includes infrastructure that supports the development of the area and which may be funded by CIL:*
 - *Investments that facilitate growth, economic development and regeneration, such as Wycombe area regeneration, and Princes Risborough growth areas.*
 - *New infrastructure such as roads and schools to support the growth in housing.*
 - *Meeting the statutory requirement to provide school places.*
- 4.6 *New and emerging priorities will become clear as work on the Local Plan for Buckinghamshire, the Local Transport Plan 5, and other Council strategies and projects progresses.*
- 4.7 *In this context the CIL collected by the Council is only one relatively small funding source, but one that offers flexibility in how it may be used, provided this is for infrastructure that supports the development of the area.*

Decision Making

- 4.8 *The Council has integrated CIL into the capital budget setting process as a corporate resource, with the capital budget included in the Medium Term Financial Plan (MTFP) which is reviewed annually. (The approved Buckinghamshire Council Capital Programme 2022/23 to 2025/26 is available [here](#).)*
- 4.9 *The Capital and Investment Strategy sets out guidance on prioritisation of bids. In addition, in relation to CIL the Council will:*
- *Be conscious of the broad relationship between schemes and development that generate CIL while recognising the impacts of development.*
 - *Only use CIL to fund infrastructure that supports the development of the area.*
 - *In view of the extensive range of infrastructure requirements identified to support the development of the area, not apply CIL to fund off site infrastructure specifically required to enable new developments (i.e. where contributions to that infrastructure would be R122 compliant and development would be viable). In those cases developer contributions are to be secured by way of planning obligations in order to provide infrastructure necessary to make the development acceptable in planning terms.*
 - *Over the period 2023/24-2027/28, until a new Local Plan and Infrastructure Delivery Plan are in place or until otherwise reviewed, focus CIL on schemes in the West, South and East areas for which s106 contributions or other external funding are not available and which support: the protection of priority areas at risk from flooding; the cost of providing education places; updating and integrating Council systems e.g. CCTV, to achieve long term savings and resilience; traffic calming in Castlefield; essential highways asset maintenance, with a focus on bridges, classified roads and locally significant routes; the replacement and improvement of larger play and recreation areas; and new Electric Vehicle Charging Points as part of the Council's climate change strategy.*
- 4.10 *Each year the Capital Programme will be developed as part of the MTFP, culminating in approval by full Council in February of each year. This follows the process set out in the Capital Investment Strategy 2022 to 2023. The Council's resources (capital and revenue) are unfortunately very constrained, hence there are essential infrastructure requirements for which CIL is needed to support new development in Buckinghamshire. The Council therefore needs to be guided by its overall priorities as set out in the Capital and Investment Strategy, and as enlarged upon above.*
- 3.14 It is likely that CIL receipts will exceed the £4m a year budgeted for, based on the projection of development; this budget is a prudent budget given the economic uncertainty particularly being faced by developers at this time. Should additional

receipts materialise, they will be allocated via future MTFPs in accordance with the CIL regulations and the Infrastructure Funding Statement. Officers monitor and report on CIL receipts projections quarterly in Cabinet.

4. Next steps and review

- 4.1 Comments from the Scrutiny Committee will be shared with the relevant Cabinet Member.



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 |
| 2024 | 00385 | 9 Moreton Road | Conifer | Dead/dying, tarding to lean and causing damage to retaining wall | 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 | | July 2023 | Hearings Oct 2023 decision | 1/3/2024 allowed |
| 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 | | Demol. block of 20 garages, erection of 8 x 2-storey apartments | | | | | | Inspectorate refused on 03/12/21 appeal |
| 02752 | APP | 12-13 Market Hill | RS | 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 | | Condition to be added to approval 19/00735/APP following amended plan | | | | | | 19/3/21 withdrawn |
| 04127 | APP | 10 Hilltop Avenue | TM | 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/APP) | 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 |
| 2021 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 | COUC | | 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 Road | erection of fence and shed (retrospective) | WW | 26/1/22 | 13/4/23 withdrawn |
| 2022 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 |
| 02689 | APP | Land at Osier Way | Phase I | 121 dwellings etc | RS | call-in refused 29/2/22 | 29/2/24 approved |
| 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 | |
|------------|-------------|--|--|----|---------------------------------|-------------------------|
| 2023 00178 | AOP | 300 houses + employment | | | | |
| | Garage site | Overn Crescer | | ✓ | 22/6/23 | call-in refused 4/3/24 |
| 01593 | APP | Demol. garages & erection of 3 dwellings | | | | |
| 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 |
| 03405 | APP | 4 London Road | Conv. house to 7 person HMO for students | | | |
| | | | side extension/annexe (retrospective) | | | |
| 2024 00085 | APP | 7 Krohn Close | | ✓ | 7/2/24 | call-in refused 29/2/24 |

| | 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 Street | 17 | 13/10/2020 |
| | LC2019 | 07-40292 | 11 | Western Avenue | 5 | 10/11/2019 |
| | | | | | | |

| Application | Development Project Site | Area for spend / Notes Project | Date received | Use by Expend' date | Income | Expenditure | Balance | Spent |
|----------------------------------|---|---|---------------|--------------------------|-------------|--------------|-------------|-------|
| 11/02116/AOP | Tingewick Road (1 of 2) Clarence Park | Local sport & leisure facilities in accordance with the SPG | 09/10/2015 | 09/12/2026 | £166,415.00 | | £0.00 | No |
| 11/02116/AOP | Bridge Street | Skate Park Contribution. Remaining Authorised | | | | -£39,419.84 | | |
| 11/02116/AOP | Bridge Street | Skate Park Contribution | | 26/02/2024 | | -£33,880.27 | | |
| 11/02116/AOP | Bridge Street | Play Area & Open Space Improvements Contribution (Total project est. £200k) | | | | -£93,114.89 | | |
| 13/01325/APP | Land North of Moreton Road (Moreton Rd Phase 2) Appendix J | Local sport & leisure projects in accordance with the SPG | 21/12/2015 | None | £367,056.00 | | £217,056.00 | No |
| 13/01325/APP | Moreton Road | Play Area & Open Space Improvements | | | | -£150,000.00 | | |
| 09/01035/AOP Lace Hill | London Road (3 of 3) | Local sport & leisure projects in accordance with the SPG | 26/04/2016 | 26/04/2026 | £234,429.00 | | £0.00 | Yes |
| 09/01035/AOP | Swan Pool Buckingham | Swan Pool Improvements contribution | | Previous AVDC Journalled | | -£134,114.00 | | |
| 09/01035/AOP | Swan Pool Buckingham | Soft Play Area | | 23/03/2020 | | -£56,620.00 | | |
| 09/01035/AOP | Bridge Street | Skate Park Contribution | | 26/02/2024 | | -£43,695.00 | | |
| 11/02116/AOP | Tingewick Road (2 of 2) Clarence Park | Local sport & leisure projects in accordance with SPG | 09/12/2016 | 09/12/2026 | £178,929.00 | | £72,043.89 | No |
| 11/02116/AOP | Bridge Street | Play Area & Open Space Improvements Contribution (Total project est. £200k) | | | | -£106,885.11 | | |
| 09/01205/APP | Fir Cottage Chandos Road | Local sport & leisure projects in accordance with SPG | 03/02/2014 | 31/01/2024 | £29,975.00 | | £0.00 | No |
| 09/01205/APP | Ken Tagg Buckingham | Play Area Improvement contribution | | 30/03/2016 | | -£19,676.02 | | |
| 09/01205/APP | Chandos Park | Play Area Improvements Contribution. Awaiting Claim | | | | -£1,756.11 | | |
| 09/01205/APP | Buckingham Town Cricket Club | Improved Cricket Nets contribution | | 23/03/2018 | | -£8,298.98 | | |
| 09/01205/APP | Embleton Way Pavilion | Acoustic Panels | | 16/06/2017 | | -£243.89 | | |
| 12/02104/APP | Land to the Rear of Market Hill West St Summerhouse Hill | Local sport & leisure projects in accordance with SPG | 03/11/2015 | 03/11/2025 | £138,863.00 | | £0.00 | No |
| 12/02104/APP | Bridge Street/Overn Avenue Play Area | Skate Park Contribution. Remaining authorised - likely not required - then put towards Overn Avenue play area improvements instead (plus below amount). | | | | -£13,363.00 | | |
| 12/02104/APP | Overn Avenue Play Area | Play Area Improvements + above £13,363 | | | | -£4,456.70 | | |
| 12/02104/APP | Bourton Park Buckingham | Toddler/Early Years Play Area Improvements | | 16/05/2023 | | -£121,043.30 | | |
| 14/02685/APP | Former Railway Station Site Station Road The Siding | Local sport & leisure projects in accordance with SPG | 12/06/2015 | 12/06/2025 | £29,547.00 | | £0.00 | Yes |
| 14/02685/APP | Buckingham Town Cricket Club | Improved Cricket Nets contribution | | 23/03/2018 | | -£11,701.02 | | |
| 14/02685/APP | Bridge Street | Skate Park Contribution | | 26/02/2024 | | -£17,845.98 | | |
| 14/03316/APP | Police Station, 50 Moreton Road Conversion into 5 flats | Stratford Fields Play Area. Additional £2,200 from revised layout (16/00917/APP) | 22/03/2016 | 12/05/2027 | £29,975.00 | | £0.00 | No |
| 14/03316/APP | Stratford Fields | Play area improvement. Forecast (as per S106 agreement) | | | | -£29,975.00 | | |
| 16/00145/APP | Land At Lenborough Road additional house backing onto The Siding | Provision of equipped play facilities at Embleton Way. | 28/09/2017 | 28/09/2027 | £4,812.00 | | £0.00 | No |
| 16/00145/APP | Embleton Way | New play area. Forecast (as per S106 agreement) | | | | -£4,812.00 | | |
| 15/01218/AOP | Land North of A421 Tingewick Road St Rumbold's Fields | Synthetic Pitch at Verney Park, improvements to Buckingham Tennis Club and/or purchase of land for improved facility, improvements to University Playing Fields Pavilion and/or improvements to St Rumbolds Well site. Payment 1 of 2 | 16/07/2019 | 16/07/2029 | £601,665.00 | | £0.00 | No |
| | | Forecast (as per S106 agreement) | | | | -£601,665.00 | | |
| 15/01218/AOP | Land North of A421 Tingewick Road St Rumbold's Fields | Synthetic Pitch at Verney Park, improvements to Buckingham Tennis Club and/or purchase of land for improved facility, improvements to University Playing Fields Pavilion and/or improvements to St Rumbolds Well site. Payment 2 of 2 | 22/10/2022 | 22/10/2032 | £669,694.00 | | £0.00 | No |
| | | Forecast (as per S106 agreement) | | | | -£669,694.00 | | |

| | | | | | | | | |
|--------------|---|---|------------|------------|-------------|--------------|-------|-----|
| 16/03302/APP | Land Rear of Grand Junction PH, High Street Clarendon House Care Home, Cornwalls Meadow | Stratford Fields Play Area. | 04/01/2021 | 04/01/2031 | £34,650.00 | | £0.00 | No |
| | | Forecast (as per S106 agreement) | | | | -£34,650.00 | | |
| 16/02641/APP | Hamilton Precision, 10 Tingewick Road Hamilton Close & Dunkley Court | Skate Park in Buckingham | 31/01/2019 | 31/01/2029 | £135,589.91 | | £0.00 | Yes |
| 16/02641/APP | Bridge Street | Skate Park Contribution | | 26/02/2024 | | -£135,359.40 | | |
| 16/02641/APP | Bridge Street | Skate Park Contribution. Claim 1 Legal Fees (JCT contract review) | | 06/04/2023 | | -£230.51 | | |
| 19/00148/AOP | Land Off Osier Way, East Of Gawcott Road And South Of Buckingham Ring Road | The provision of and improvements, modernisation and refurbishment to the grounds and facilities at the Richard Roper Playing Fields, Gawcott, including but not limited to play, fitness, sports, access, community building/pavilion, sustainable energy, CCTV and/or towards the purchase of and/or improvements to Hodding Wood community woodland, Main Street, Gawcott and/or the cost of providing an arts and cultural venue in Buckingham and/or improvements to the open space, Scout and Community Centre and equipped play sports and fitness provision at Embleton Way Buckingham and/or improvements modernisation and refurbishment of Stratford Fields football pitch, Buckingham Rugby Club changing facilities and clubhouse, cricket facilities at Buckingham Town Cricket Club and Maids Moreton Playing Field, and clubhouse and toilet facilities at Buckingham West End Bowls Club | | | | | £0.00 | No |
| 20/00483/APP | Land to the rear of 2 Market Hill Alder House, Verney Close | Sports and/or Leisure facilities/services/initiatives or other measures as the Council shall in its discretion consider appropriate | 05/09/2022 | 05/09/2032 | £11,550.00 | | £0.00 | No |
| | Bridge Street | Play area/open space improvements | | | | -£11,550.00 | | |
| 19/03398/APP | Oddfellows Hall 48 Well Street | Chandos Park improvements | 26/04/2023 | 26/04/2033 | £13,593.00 | | £0.00 | No |
| 19/03398/APP | Chandos Park | Play Area Improvements Contribution. £12,251.89 (+ £1,341.11 contingency). Awaiting Claim | | | | -£13,593.00 | | |

Buckingham Planning Application statistics 2023

Figures correct to 19/3/24; 2022 figures in { }

Figures below are based on the total number of 2023 Buckingham applications whether or not duplicated or approved. Northern Area's total for the year (including late validations) was 4021, so Buckingham applications formed 3.5% (2022 – 3.4%; 2021 – 2.7%, 2020 – 3.0%, 2019 - 3.0%) of the total. Numbering is still per legacy council; there were 16,366 valid applications in the whole County, 24% of which were in the Northern Area.

There were 141 {149} 2023 Buckingham applications received as follows:

Applications by suffix:

| | | |
|---|------|-------|
| AAD (signage) | 10 | { 7 } |
| ACL (now CPE (4) + CPL (7)) | 11 | {11} |
| ADP (Approval/details foll. Outline Permission) | 1 * | { 1 } |
| AEL Electrical structure | 1 | { 0 } |
| ALB (listed buildings) | 19 | {11} |
| AOP (Outline Permission) | 3 | { 0 } |
| APP (general) | 72 * | {81} |
| ATC (works to trees in Conservation Area) | 4 | {16} |
| ATP (works to TPO trees) | 13 | {17} |
| COUAFN (commercial use check if a full appln. required) | 0 | { 1 } |
| COUOR (business use check if a full application required) | 0 | { 1 } |
| HPDE (Householder Permitted Development–Extension) | 2 | { 1 } |
| PAHAS (house additional storey check) | 0 | { 1 } |
| PAPCR (Change of use commercial → residential check) | 1 | { 0 } |
| PAPUB (University building check) | 1 | { 0 } |
| VRC (variation of condition) | 3 | { 1 } |

* Members also responded to 2 ADP and 2 APP in Maids Moreton and a POA in Silverstone

Double applications

| | |
|-------------|--|
| AAD/ALB | New Inn; Banking Hub; 4 West Street |
| AAD/APP | Starbucks |
| APP/ALB | White Hart; 1 Well Street; 4 West Street |
| APP/AAD/ALB | Villiers parking signage |
| APP/ALB | Old Town Hall signage |

Applications following a 2022 refusal

22/3312/ACL → 23/01076/APP (approved) 24 Downer Close;
 22/00310/APP → 22/3436/APP (both refused) → 23/01240/APP (approved) 71 Moreton Road
 22/04055/APP → 23/01280/APP refused; (& see also below) 31 Highlands Road
 22/01692/1693 APP/ALB → 23/00946/ALB,00964/ALB,01450,01451,01452 & 01453/ALB
 (all approved) 55 Well St.

Applications following a 2023 refusal

23/00339/CPL → 23/01072/APP (approved) 5 Watchcroft Drive;
 23/00541/CPE → 23/02843/CPE (refused) 12 Brackley Road
 23/00942/APP → 23/02120/APP (refused; appeal expected) Stoneleigh House
 23/00055/APP → 23/03751/APP (approved) 24 West Street
 23/01280/APP → 23/03928/APP (approved) 31 Highlands Road

Planning statistics 2023

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Applications following a withdrawal

| | |
|---|--------------------------------|
| 22/01275/APP→22/02336/PAHAS (both withdrawn) →23/01280/APP (refused) | 31 Highlands Road |
| 22/1796/CPL→22/02141/APP (both withdrawn) →23/00418/APP (approved) | 14-15 High Street; |
| 23/00497/CPL→23/00969/APP (approved) | 4 Edging Lane |
| 23/00894/APP→23/02026/APP (approved) | Chandos Road Building car park |
| 23/01755/HPDE→ 23/01825/APP + 23/03456/APP amendment to 01825 (smaller ext'n) | (both approved) 43 Treefields |
| 23/03477/CPL → 23/03789/APP (approved) | 10 Toki Road |

Different Applications for same site

| | |
|---|------------------------|
| 23/00364/ALB, 23/02391/VRC (supplier change → drawing numbers change) | 2 White House Cottages |
| 23/00667/PAPCR (ch/use first floor); 23/02259/APP dormer window | 12A Cornwall Place |
| 23/02026/APP (battery box) & 23/03897/PAPUB (new fire exit staircase) | Chandos Rd Building |
| 23/01543/ALB (alts to upper floors); 23/01977/ALB, 23/02062/AAD (alts & signage (ground floor) | 19 Market Square |
| 23/01653/APP (shed); 23/03590/APP (new first floor to office) | 4 Tingewick Road |
| 23/01891/AAD, 23/02078/APP (alterations to ground floor); 23/03396/APP (alterations to upper storeys) | 12-13 Market Hill |
| 23/03928/APP(additional storey) & 23/02456/APP (front boundary wall) | 31 Highlands Road |
| 23/01938/APP(ch/use to HMO) & 23/03907/APP(rear ext'n to add 5 units) | 36 Chandos Road |

Applications by type:

| | | |
|---|-------------|------------------------------------|
| Additional storey | 4 | { 3} |
| Airconditioning/Air source heat pump | 2 | { 3} |
| Alterations/renovations/repairs | 10 | { 4} |
| Annexe (detached) / Mobile home | 1 | { 2} |
| ANPR cameras | 1 | { 0} |
| ATM | 0 | { 3} [Lloyds – 1 new, 2 to remove] |
| Battery box | 2 | { 0} |
| Canopy / Porch | 0 | { 1} |
| Cemetery | 1 | { 0} |
| Change of use | 14 | {11} |
| <i>Part of hairdressers → flat (2); single residential unit → 3 units (1); class E restaurant → sui generis with takeaway (2); commercial → flats (4); hotel → private residence (2); hotel → student accommodation (1); garden cabin → dog grooming salon (1); part of Day Centre → school (1)</i> | | |
| Conservatory | 5 | { 0} |
| Doors and windows | 5 | { 5} |
| Dropped kerb | 3 | { 0} |
| EV charging hub | 1 | { 0} |
| Electrical power line | 1 | { 0} |
| Extension | 29 | { 3} |
| <i>Also including a loft conversion (2); also including a garage conversion (2); also including a septic tank (1); comprising 5 additional HMO units (1)</i> | | |
| Fence/Wall/Gate (residential) | 1 | { 5} |
| Fire escape | 4 | { 0} |
| Flood barrier (listed building) | 1 | { 0} |
| Garage (N – new; R - replacement) | 1 R | { 2} N |
| Garage conversion (not part of other works) | 2 | { 3} |
| Garden Building/works | (hot tub) 1 | { 4} (3 garden rooms, 1 shed) |
| Cert.Lawful Use land as residential garden | 2 | { 0} |
| Housing (new) | 8 | {13} |
| <i>Including conversion of single dwellings to HMOs (:3 to 6, 8 and 7 units respectively);</i> | | |

Planning statistics 2023

Appendix K

Others are: Land west of London Road (up to 300 dwellings); Land south of Old Police Station (7 houses); Overn Crescent garage area (2 houses and an accessible bungalow); Land at Benthill (2 houses); garden of 33 Hare Close (1 house)

| | | |
|--|----|-------|
| Industrial Building | 3 | { 1 } |
| <i>(Replacement for fire-damaged unit; Extension to existing unit (both Tingewick Road Industrial Park); amended plan for new front extension (Homestall)</i> | | |
| Loft Conversion (not part of other works) | 2 | { 3 } |
| Roof | 1 | { 3 } |
| Signage | 15 | {10} |
| Storage Units | 1 | { 0 } |
| Variation of condition | 4 | { 2 } |
| <i>Variation of drawing numbers due to change of supplier (2); variation of specification to suit Heritage conditions (1); Removal of conditions 11 & 12 from approval (1)</i> | | |
| Works to trees | 17 | {33} |

Buckinghamshire Council Committee Meetings held comparison with other Areas (per Minute 621/21):

| Area | No of meetings in calendar Jan – Dec 2023 * | No of these cancelled 2023 | % of total 2023 | Comparison with 2022 |
|----------------------------|---|-------------------------------|-----------------|----------------------|
| Central Area | 12 | J F M A M J J A S O N D | 7 (58%) | 4 (27%) |
| East Bucks Area | 12 | J F M A M J J A S O N D | 7 (58%) | 8 (57%) |
| North Bucks Area | 13 | J F M A M M J J A S O N D | 9 (69%) | 8 (57%) |
| South Bucks Area | 13 | J F M A M M J J A S O N D | 2 (15%) | 6 (43%) |
| West Bucks Area | 13 | J F M A M J J A S O N D | 2(15%) | 3 (20%) |
| Strategic Sites | 16 | J F M A M J J A A S S O O N D | 7 (44%) | 6 (40%) |
| Growth Select Committee | 5 | Feb Apr Jul Sep Nov | 0 | count not kept |
| Transport Select Committee | 5 | Feb Mar Jun Sep Nov | 0 | count not kept |

*excluding May meeting to elect Chairman (no other business)

No Buckingham applications have come to the North Bucks Area Committee since February 2020. One (Osier Way) came before the Strategic Sites Committee in December 2021, nothing since

Planning statistics 2023

Appendix K

Per Min. 1036/09 the **Planning Consultations** during 2023 were

| | | | |
|--------------------|-------------------------|-------------------------------------|-----------------------------|
| February | Buckinghamshire Council | new disabled parking spaces | response made |
| | | (Both were withdrawn November 2023) | |
| April | Government & NALC | Infrastructure Levy | →Town Plan Clerk to respond |
| May (Full Council) | Buckinghamshire Council | LP Vision & Objectives | response made |
| August | DLUH&C/DEFRA | Permitted Development Rights | response made |
| September | DLUH&C | Preparation of Local Plans | response made |
| | Buckinghamshire Council | Shenley Park SPD | no response made |

Appeals were lodged/decided as follows during 2023:

| application | site | against | decision | date |
|--------------------------|---|--------------------------------------|--|----------|
| 20/00510/APP | Moreton Road III | (Secretary of State call-in 14/6/23) | approved | 1/3/24 |
| 21/01491/ALB | 32 Nelson Street | refusal | allowed | 16/2/23 |
| 21/01263/APP | 28 Border Lane | Enforcement notice | allowed | 26/7/23 |
| 21/01895/APP | Land S of Stratford Rd | Non-determination | dismissed | 2/2/24 |
| 22/00328/ALB & 00330/AAD | 40-41 Nelson Street | refusal | Split decision (fascia allowed, other signage not) | 13/2/23 |
| 22/02389/CPL | 33 Willow Drive | refusal | Dismissed | 7/7/23 |
| 22/02112/APP | 5 The Villas | refusal | Dismissed | 18/5/23 |
| 22/02736/APP | 1 Eider Close | refusal | Dismissed | 18/4/23 |
| 22/02988/APP | Land at Foundry Drive | refusal | Dismissed | 8/11/23 |
| 23/00064/ENFNOT | 14 Church Street | Enforcement Notice | awaited | |
| 23/01280/APP | 31 Highlands Road (extension) | refusal | Dismissed | 16/11/23 |
| 23/02456/APP | 31 Highlands Road (front boundary wall) | refusal | allowed | 7/3/24 |
| 23/00942/APP | Stoneleigh House, Castle Street | refusal | Withdrawn New appeal 23/02120 awaited | 29/1/24 |

Responses/decisions

| BTC response 2023 | | | | | | |
|---|--------------|----------|---------|----------------|----------------------------|--------------------|
| | Total 141 | approved | refused | With- drawn | Permission not required | No decision yet |
| No objections (includes tree works) | 96 | 86 | 7 | 2 | | 1 |
| (of which 'subj Econ Dev.' | 1) | | | | | |
| (of which 'subj Env. Health' | 3) | | | | | |
| (of which 'subj HBO' | 6) | | | | | |
| (of which 'subj.Highways' | 5) | | | | | |
| (of which 'subj Trees' | 4) | | | | | |
| Support in principle | 3 | 2 | | | | 1 |
| Support | 2 | | | | | 2 |
| Oppose (includes tree works) | 34 | 18 | 7 | 3 | | 6 |
| (of which called-in | 3) | | | | | |
| Deferred for further information | 3 | 1 | 2 | | | |
| No comment made (decision before meeting or withdrawn before meeting) | 3 | | 1 | 2 | | |
| | | | | | | |
| Tree works (ATP) | | | | | | |
| No objections | 11 | 10 * | | | | |
| Oppose | 1 | | 1 | | | |
| Tree works (ATC) | | | | | | |
| No objections | 4 | 4 | | | | |
| Oppose | | | | | | |

* plus one 5-day notice (emergency works) approval – decision before comment could be made

Planning statistics 2023

Appendix K

Last 10 years comparison (discrepant totals are due to noted/withdrawn/not consulted on/no decision yet etc)

| Year | Total responses to | % Vale total | Decision | %approved | % refused |
|------|--------------------|--------------|----------------------------|---------------------|-----------|
| 2014 | 147 | 3.9% | Support 8 | 75% | 25% |
| | | | No Objections 83 | 94% | 2% |
| | | | Oppose 33 | 42% | 6% |
| 2015 | 110 of 147 | 3.3% | Support 4 | 75% | 0% |
| | | | No Objections 71 | 89% | 7% |
| | | | Oppose 34 | 62% | 6% |
| 2016 | 138 of 156 | 3.4% | Support 3 | 67% | 0% |
| | | | No Objections 79 | 90% | 1% |
| | | | Oppose 34 | 44% | 12% |
| 2017 | 134 | 2.8% | Support 12 | 75% | 0% |
| | | | No Objections 75 | 81% | 9% |
| | | | Oppose /Oppose & attend 26 | 50% | 35% |
| 2018 | 164 | 3.5% | Support 1 | no.decision yet | |
| | | | No Objections 97 | 73% | 7% |
| | | | Oppose/Oppose & attend 41 | 29% | 15% |
| 2019 | 137 | 1. | Support 1 | No decision yet | |
| | | | No Objections 83 | 81% | 4% |
| | | | Oppose/Oppose & attend 36 | 36% | 14% |
| 2020 | 135 | 3.0% | No Objections 71 | 74% | 3% |
| | | | Oppose/Oppose & attend 26 | 19% | 8% |
| | | | | | |
| 2021 | 135 | 2.7% | No Objections 85 | 78% | 0% |
| | | | Oppose/Oppose & attend 34 | 38% | 36% |
| | | | | | |
| 2022 | 149 | 3.4% | No Objections 106 | 83% | 8% |
| | | | Oppose/Oppose & attend 34 | 14% | 65% |
| | | | | | |
| 2023 | 141 | 3.5% | Support 5 | 40% (3 no decision) | |
| | | | No Objections 96 | 90% | 7% |
| | | | Oppose 34 | 53% | 21% |

Planning statistics 2023

Appendix K

Applications as yet undecided (as at 19/3/24)

Oakhaven Park is not in the parish, but BTC responded to the consultation

Pre-2023

| Reference ↕ | Address ↕ | Type ↕ | Status ↕ |
|--------------|--|-------------|-------------------|
| 16/02252/APP | Oakhaven Park Radclive Road Gawcott Buckinghamshire | Application | Awaiting decision |
| 18/04566/APP | Former Buckingham Town FC Ford Meadow Ford Street Buckingham Buckinghamshire MK18 1AG | Application | Awaiting decision |
| 20/01000/APP | Land At Moreton Road Buckingham Buckinghamshire MK18 1JZ | Application | Awaiting decision |
| 22/04135/APP | Bin Store 1 – 31 Candleford Court Buckingham Buckinghamshire | Application | Awaiting decision |

2023 applications

| | | | |
|--------------|--|-------------|-------------------|
| 23/00178/AOP | Land West Of London Road Buckingham Buckinghamshire | Application | Awaiting decision |
| 23/01593/APP | Garage Site Overn Crescent Buckingham Buckinghamshire | Application | Awaiting decision |
| 23/01784/APP | Unit C Tingewick Road Industrial Park Tingewick Road Buckingham Buckinghamshire MK18 1AN | Application | Awaiting decision |
| 23/03607/APP | Land Between No. 38 Moreton Road And The Old Police Station, 50 Moreton Road Buckingham Buckinghamshire MK18 1LA | Application | Awaiting decision |
| 23/03831/AOP | Land Adj 33 Hare Close Buckingham Buckinghamshire MK18 7EN | Application | Awaiting decision |
| 23/03912/ALB | Villiers Conference Centre The Old Town Hall Market Square Buckingham Buckinghamshire MK18 1NJ | Application | Awaiting decision |
| 23/03919/AAD | Villiers Conference Centre The Old Town Hall Market Square Buckingham Buckinghamshire MK18 1NJ | Application | Awaiting decision |
| 23/03977/APP | Well Street Centre 61 Well Street Buckingham Buckinghamshire MK18 1EN | Application | Awaiting decision |
| 23/04010/ADP | Land South Of The A421 Tingewick Road Buckingham Buckinghamshire | Application | Awaiting decision |