



Buckingham Town Council

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Verney Close, Buckingham, MK18 1JP

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 17 April 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 22nd April 2024, following an Interim meeting of the Full Council at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

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

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

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

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

3. Minutes

To agree the minutes of the Planning Committee Meeting held on 25th March 2024.

[Copy previously circulated](#)

4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meeting is on Wednesdays 22nd May at 2.30pm. Strategic Sites Committee meeting is on Thursday 9th May at 2pm.

Additional information provided by the Clerk.

[PL/199/23](#)



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.

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

1. 24/00572/APP 58a Well Street, MK18 1EN
Listed building application for demolition of porch.
Bennett

The following application has already been approved but has been retained for information only in case 'unauthorised work' is reported.

2. 24/00882/CPL 4 Rogers Lane, MK18 1WJ
Certificate of lawfulness for proposed removal of chimney.
Martin
3. 24/00977/APP Puratos Ltd., Middle Slade [*Industrial Estate*] MK18 1XT
Extension of existing food processing facility (use class B2 & B8) to provide additional processing/storage space.
Elmer [Puratos]
4. 24/00992/CPL 1 Burleigh Court, Burleigh Piece, MK18 HZ
Certificate of Lawfulness for proposed garage conversion.
Spencer

Members should note that there is an application for a separate proposal at this site at #9 on the agenda.

5. 24/01001/ALB White House Farm, Bourton Road [*A421*], MK18 7DT
Listed building application for externally and internally, removal of windows to the ground and first floor of the former Dairy, installation of a French Drain, removal of ceilings, removal of the staircase, steps, stone floor, side piers and central brick plinth to the former Dairy, removal of the kitchen fireplace, opening up works for two blind windows, and removal of timber framing in the Cellar (Part retrospective).
Cullen
6. 24/01012/APP 14 Bourtonville, MK18 1AZ
Householder application for non-permanent wooden structure in rear garden (Retrospective) to be used as a business to temporarily house cats.
Mullis
7. 24/01069/VRC Land adj. 73 Moreton Road, MK18 1JZ
Variation of condition 9 & 16 (access) attached to 15/04106/AOP (Outline application with access to be considered and all other matters reserved for the erection of up to thirteen dwellinghouses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road). To enable development to be commenced more expeditiously.
M A Healy Ltd
8. 24/01085/AAD University of Buckingham Verney Park Campus, London Road, MK18 1AD
Display of entrance signs and 2 totem signs, removal of existing signs.
Sheridan [Delta Planning]

9. 24/01104/ALB White House Farm, Bourton Road [A421], MK18 7DT
Listed building application for re-roofing works largely on a like-for-like basis, including re-slating, EDPM membrane to flat roof, removal of modern chimney, provision of rainwater goods. Internal insulation to roof space (retrospective).
Cullen
10. 24/01188/PVN Beloff House, Hunter Street [University of Buckingham]
Determination pursuant to Schedule 2, Part 14 (Class J) of the town & Country Planning (General Permitted Development (England) Order 2015 as to whether prior approval is required for the installation of solar PV equipment on the roof of Beloff House.
Sheridan [Delta Planning]

AMENDED PLANS (1)

11. 24/00830/APP 12 Pillow Way, MK18 7RQ
Householder application for single storey rear infill extension.
Copping

AMENDED PLANS (2) - not in our Parish (Maids Moreton)

These two may be considered together

12. 23/01636/ADP Land off Walnut Drive and Foscoote Road, MK18 1QQ
Submission of details of siting, design, external appearance and landscaping for the erection of 163 dwellings pursuant to outline planning permission 16/00151/AOP and discharge of condition 22 (biodiversity net gain) and condition 8 (CMP) of planning approval. 16/00151/AOP
13. 23/02826/ADP Reserved matters being sought for appearance, landscaping, layout and scale for 163 dwellings on land off Walnut Drive and Foscoote Road and discharge of condition 22 (biodiversity net gain) and condition 8 (CMP) of outline approval 16/00151/AOP.
David Wilson Homes

And to note that 16/A0151/NON Proposed non-material amendment to planning permission 16/00151/AOP (Outline application with all matters reserved except access for up to 170 dwellings, public open space and associated infrastructure).

Is also 'Pending Consideration' but not for consultation.

Not for consultation (tree application)

14. 24/00876/ATP 21 Beech Close, MK18 1PG
T1 Ash – reduce back to previous pruning points, approx. 2 metres apical and lateral growth. Remove deadwood.
Cox

5. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
22/04135/APP	Candleford Court	Replacement timber bin store & extractor fan building	Oppose (initially) No objections (amended) *
24/00402/APP	110 Western Avenue	Single storey front extension	Oppose
24/00507/APP	33 Willow Drive	Proposed 2.7m dropped kerb	Oppose
24/00658/APP	18 Hilltop Avenue	Ch/use garage to habitable room	No objections
24/00874/APP	39 Burleigh Piece	Ch/use garage to habitable room	No objections

* No trees will now be lost.

Not for consultation**Approved**

Application	Site address	Proposal	BTC response
24/00882/CPL	4 Rogers Lane	Proposed removal of chimney	Decision made before meeting

5.2 Planning Inspectorate

5.2.1 An appeal has been lodged against the refusal of **23/02843/CPE**, 12 Brackley Road
 Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of riverbank.
 This is a Written Representations procedure, so if Members wish to add any further comments to their responses, they must be with the Inspectorate by 1st May.

5.2.2 An appeal has been lodged against the refusal of **23/02120/APP**, Stoneleigh House Boutique Hotel, Castle Street
 Change of use of boutique hotel to private residence
 This is a Written Representations procedure, so if Members wish to add any further comments to their responses, they must be with the Inspectorate by 2nd May.

See Clerk's Report for additional information

6. Chair's items for information

7. Date of the next meeting: Monday 20th May 2024 at 7pm.

To Planning Committee:

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

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

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 22nd APRIL 2024

Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

1. **24/00572/ALB** 58A Well Street, MK18 1EN
Listed building application for demolition of porch
Cox



Location plan



No58a and garden; rear of No58 at left, garage yard in foreground

The site is a two-storey 3-bedroomed Listed house facing onto Ford Street, with garden to the front, and the rear backing onto the rear wing of No59. The garden is divided diagonally by a painted brick wall with timber trellis over, giving approximately equal areas to No58 and No58a. The house is rendered brick with a clay tile roof, and the 17th century roof structure is still in place. There is a garage court between the house and the river with a low brick wall boundary with the garden. The street boundary is a rubblestone wall, but this is No58's.

According to the Listing, it was probably the barn/outhouses of No58, the contiguous dwelling facing Well Street, formerly a 17th century pub called the Bull. The applicant states that it was converted into a house in 1870. (Ford Street was the main road into town until the London Road Bridge was built, so a pub/inn on each corner of the junction with Well Street would not be remarkable).

The house has had a large porch (2.17m x 1.95m) added – according to the applicant, in 1996, though neither I nor the Bucks. officers have found any application for this – and this takes up a considerable area of the garden. The applicant seeks to demolish the porch, which is modern and forms no part of the Official Listing, so is probably not a replacement structure. She feels the removal would enhance the appearance of the building, and it would give her about 4m² more garden space, or about half as much again as she has currently.



photos 23/34/24

Ground floor plan (Rightmove)

The porch and entrance pathway, and original boundary wall on left

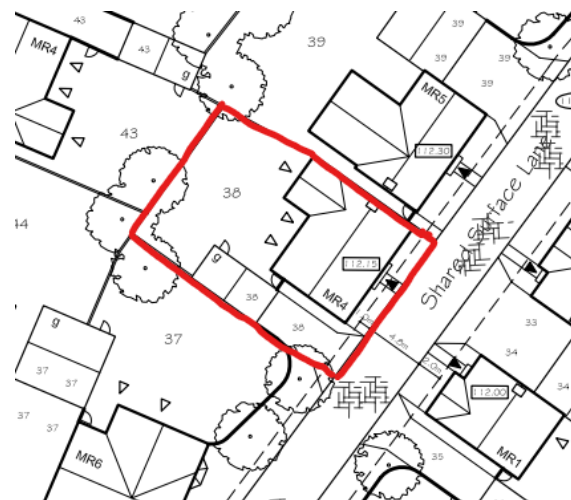
1	88/01142/APP	NEW WINDOWS AND DOOR TO SIDE ELEVATION	APPROV
2	91/00316/ALB	INSTALLATION OF BATHROOM WINDOW AND 2 ROOF LIGHTS	APPROV
3	92/00929/ALB	RE-ROOFING OF FRONT ELEVATION WITH HANDMADE PLAIN CLAY TILES	APPROV
4	92/00930/ALB		
5	98/02188/ALB	Retention of rebuilt walls	Refused
6	99/02641/APP	Retention of painted walls	Approved
7	99/02642/ALB		
8	24/00572/ALB	Listed building application for demolition of porch	Pending Consideration

The following application has already been approved (15/4/24) but has been retained for information only in case 'unauthorised work' is reported.

2. **24/00882/CPL** 4 Rogers Lane, MK18 1WJ
Certificate of lawfulness for proposed removal of chimney
Martin



Location plan



Site plan (from 13/01325/APP)

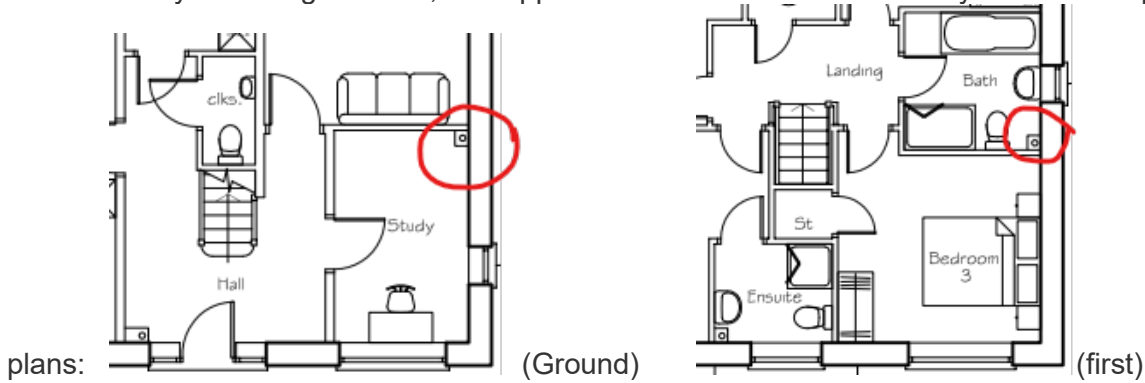


Nos 4 (rendered) and 2 Rogers Lane



nbs The house with both its neighbours (23/3/24)

The site is a 4-bedroom detached house with set-back detached garage and driveway parking, on Plot 38 of Moreton Road Phase II on Rogers Lane, a U-shaped road in the SW corner of the estate. It is not identical to its neighbours – all are 4-bedroomed, but N^o2 has a larger footprint and a double garage and is not rendered, and N^o6 is on the inside of the bend and at right-angles to N^o4 with a plain brick side wall. All have chimneys on the gable end, and appear to be functional in some way as the flue appears on both floor



It seems that the chimney has been leaking for about 6 months, and the builders have been unable to locate the problem. The applicant would like the chimney removed, but the builders (Bellway) will not carry this out without a Certificate of Lawfulness, which the applicant would also need should they wish to sell the house in the future.

The applicant has submitted the location plan above and the application form. The other drawings have been taken from the documents in the 13/01325/APP case file. The decision sheet for this application contains the following:

- 3 No development shall take place until details of all screen and boundary walls, fences and any other means of enclosure shown on the approved drawing Ref 0038/P/02/E have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details before the buildings are occupied, and shall be retained as such thereafter.

Reason: In the interests of the visual amenities of the locality and in accordance with the Aylesbury Vale District Local Plan policies GP35 and GP38 and the National Planning Policy Framework.

and the drawing number 1138/P/06 rev A which the floor plans above and elevation below are cut from, show the chimney, so retention 'thereafter' is implied and a CPL may not be appropriate.

Planning history

1	11/02724/APP	Erection of 80 No. dwelling units with associated parking, landscaping and open space provision	Refused
1a			Allowed on appeal

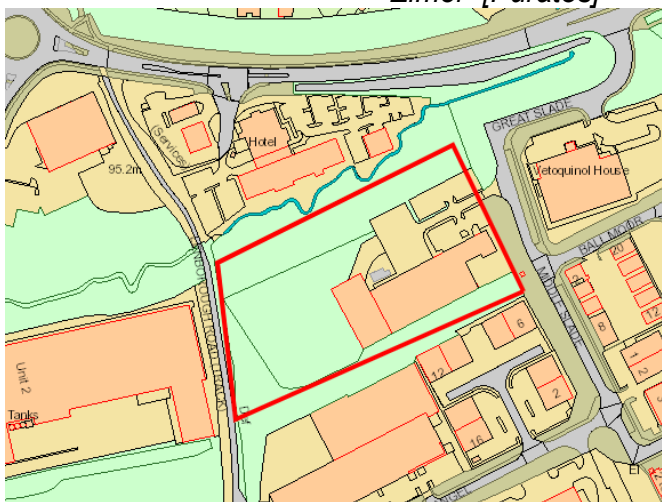
2	13/01325/APP	Erection of 80 No. dwelling units with associated parking, landscaping and open space provision	Approved
3	24/00882/CPL	Certificate of lawfulness for proposed removal of chimney	Pending consideration



Street scene constructed from individual house plans - No6 side elevation - No4 front elevation - No2 front elevation No4's garage is to the left of the front, No2's to the right of the front, so their respective chimneys are quite close together. Trees are decorative embellishment only, as can be seen from the photographs.

3. 24/00977/APP

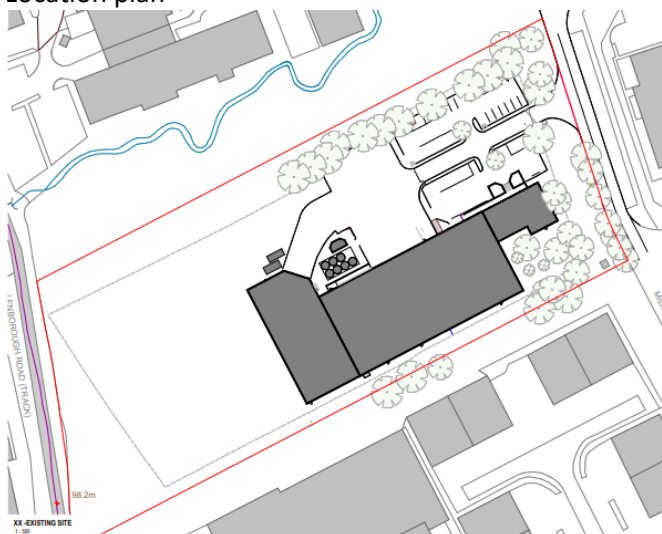
Puratos Ltd., Middle Slade [Industrial Estate] MK18 1XT
 Extension of existing food processing facility (use class B2 & B8) to provide additional processing/storage space
 Elmer [Puratos]



Location plan



Entrance to building (applicant's photo)



Existing site plan



Proposed site plan

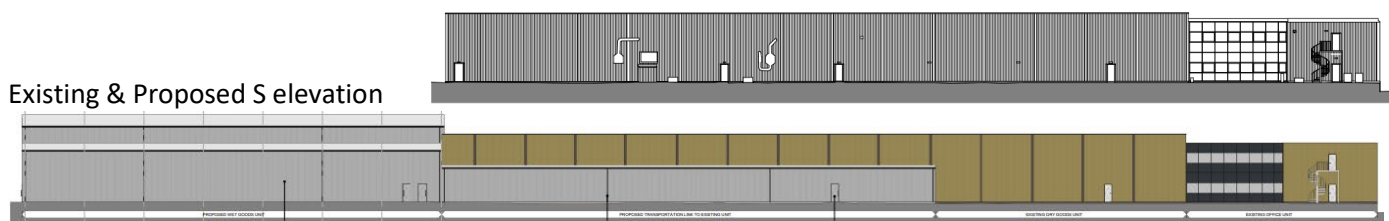
The site is a large area housing a two-storey industrial unit on the older part of the industrial estate, on the west side of Middle Slade. The western part of the site is not yet built on and is currently grassed with some shrubs; its western boundary is Lenborough Lane and on the other side of the Lane is the spice factory. The northern boundary lies along the line of the stream and the southern has smaller industrial units (Sterling Business Park, off Top Angel) backing on to it. There are trees on all four sides, both inside and outside the site boundary: none are TPO'd. Some low-quality trees would be lost along the south side, but the promise is that these will be replaced elsewhere on the site at a ratio of 2:1, and the felled timber will be used to form log-pile habitats on site.

The proposal is to extend the building to the west to provide 32,500 sq.ft (3020m²) additional storage and production space at ground and mezzanine levels (no change to the existing planning classifications). The new build will be slightly higher than the existing, but largely hidden by the existing building; this will allow the use of gravity feed to the production lines, reducing the electricity load. The main entrance will be moved along the frontage, and highlighted with darker grey cladding; otherwise the materials will match existing. There is a single access for HGVs and other vehicles from Middle Slade, leading to the car parks and service yard, and the road and yard will be extended to serve the new building.

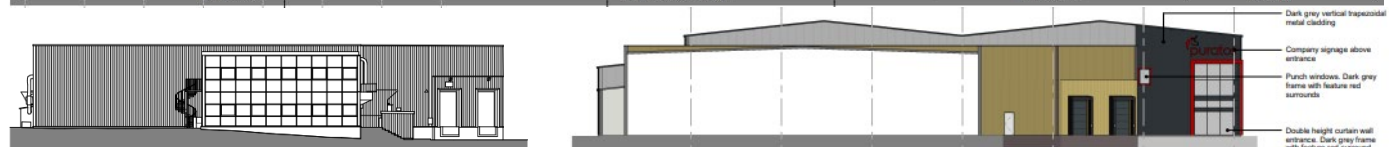
There is substantial documentation on the trees and other aspects of ecology, and hedgehog, bird and bat boxes are to be installed. 90% of their electricity comes from renewables on their own sites, and they are installing PV panels and reusing and repurposing existing services and equipment as part of the project. Vehicle movements and construction waste will be minimised by design.



Existing & Proposed N elevation



Existing & Proposed S elevation



Existing & Proposed E elevation (towards street)



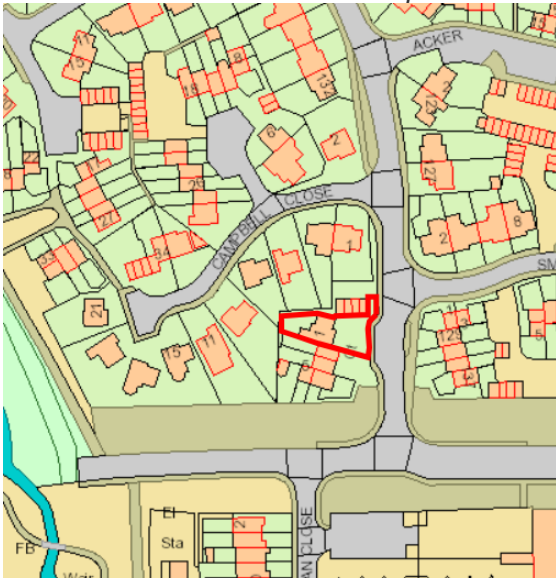
Existing & Proposed W elevation (towards Lenborough lane and spice factory)

Property History (since Puratos)

1	88/00964/APP	CONSTRUCTION OF NEW MANUFACTURING AND WAREHOUSING PREMISES WITH ASSOCIATED OFFICE	APPROV
2	95/01457/APP	EXTENSION TO FACTORY & ERECTION OF SILOS; CHANGE OF USE OF PART OF FACTORY SPACE TO WAREHOUSING	APPROV
3	98/00238/APP	WAREHOUSE EXTENSION, NEW SILOS & SERVICE AREA EXTENSION	Approved
4	98/01529/APP	NEW SILO LAYOUT AND 2 ADDITIONAL SILOS	Approved
5	06/00182/APP	Two storey side extension to provide new technical centre, and associated car parking. Not implemented	Approved
6	07/00069/APP	Erection of building for technical centre and associated parking Not implemented	Approved

7	24/00977/APP	Extension of existing food processing facility (use class B2 & B8) to provide additional processing/storage space	Pending Consideration
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4. **24/00992/CPL** 1 Burleigh Court, Burleigh Piece, MK18 HZ
 Certificate of Lawfulness for proposed garage conversion
 Spencer



Location plan



The front elevation (13/4/24). The building on the right is the garage block for the five houses.

Burleigh Court is a terrace of 5 houses in the corner formed by Burleigh Piece (school end) turning north and the dead end by Jarman Close. No 1 is the most northerly and largest, having 4 bedrooms and an attached garage as well as a single garage in the adjacent block. Nos 1-4 have a deep frontage, laid to lawn for this house, though others have made parking space, and consequently there is a long drive. There is also a layby for two cars at the road edge. One of the bedrooms is a restricted-headspace room in the garage roof, and has a skylight in the rear roofslope, and no other window. The garage is set back from both front and back building lines and accommodates the downstairs cloakroom (with a door to the hallway) within its rectangle, and according to Rightmove, a utility room across the back wall reducing its depth to 4.5m (not shown on the submitted drawing).

The proposal is to remove the cloakroom and utility room and turn the garage into an accessible bedroom and bathroom with wet-room shower for a disabled person. The front wall will have the garage door replaced by a 3-pane window, the cloakroom window will be bricked up and the window itself re-used in the rear wall to serve the new bathroom. The back door and adjacent window will be bricked up, and there will be no other windows. Materials to match existing.

The Grounds for Application for a Lawful Development Certificate document submitted includes

The house is an established single family dwellinghouse within Use Class C3, is not on Article 3(2) land and permitted development rights are believed to be intact

however, Condition 9 of 85/00031/APP, the overall plan for this phase of Linden Village, reads (my highlight)

of the adjacent dwelling, the space as an integral part of the development.
 (9) Notwithstanding the provisions of Classes I.1 and II.1 of Schedule 2 of the Town and Country Planning General Development Orders 1977 to 1981, or subsequent modifications thereof, no enlargement, improvement or other alterations including the erection of a garage within the curtilage of or to any dwellinghouse to be erected on plots 1611-1623 (inclusive), 1625 and 1626, 1708-1722 (inclusive), 1726-1730 (inclusive), 1803-1917 (inclusive), 1821-1832 (inclusive) shall be carried out without the previous express consent in writing of the Local Planning Authority, nor shall any gates, fences, walls or other means of

day of 19 cont....

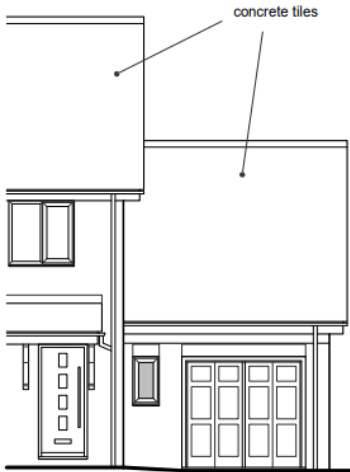
conditions continued -

(9) enclosure of whatever height be erected, constructed or placed on any part of the land covered by this permission without such consent aforesaid.

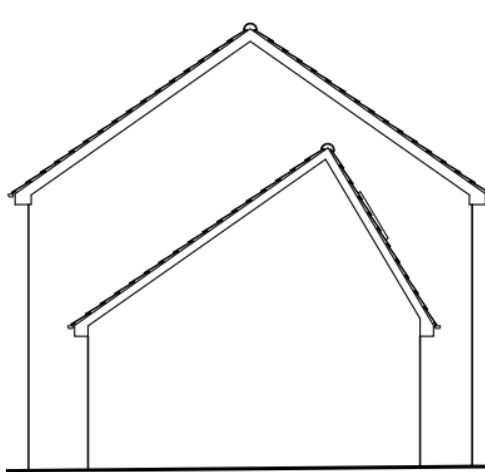
Cross-referencing these plot numbers against my "PDR removed" file shows these are:

Burleigh Court & 129-135 Burleigh Piece, 1-21 Small Crescent, 14-26 & 34,36 Small Crescent, 27-43, 22,24 & 68-80 Valley Road, 2-22 Akister Close, 116 Burleigh Piece, Krohn Close (all), 22-28 & 23-31 Bodenham Close, even numbers Campbell Close

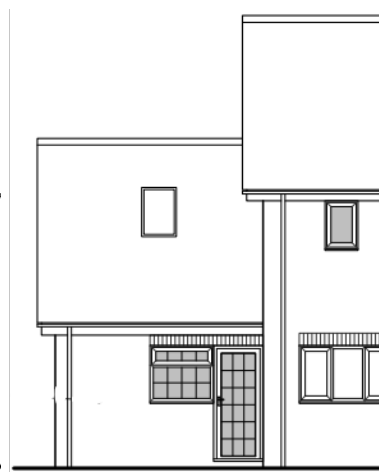
so it is possible that a CPL is not appropriate and an APP will be required..



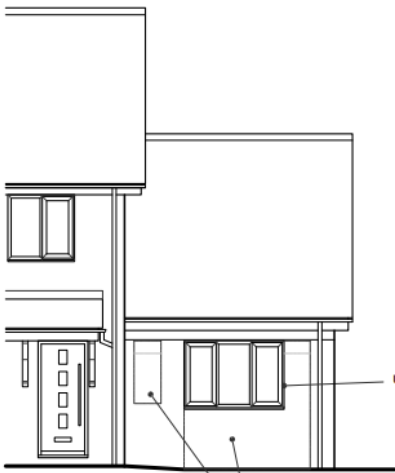
Existing front elevation



Existing side elevation

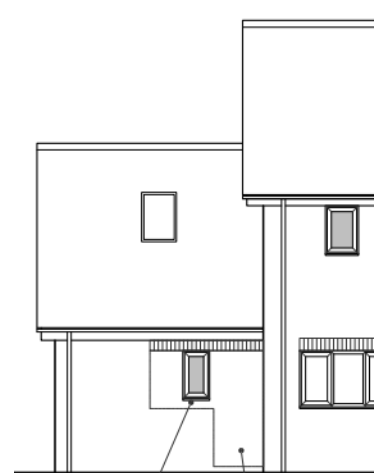


Existing rear elevation

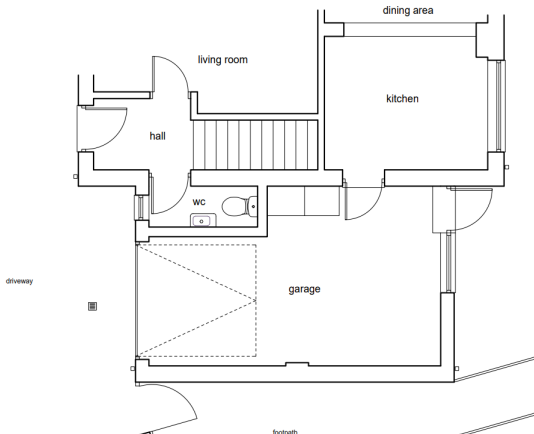


Proposed front elevation

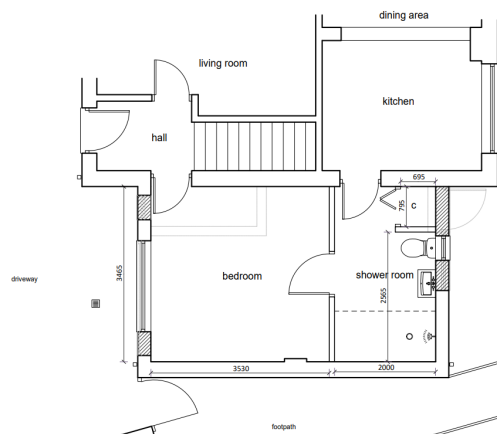
[side elevation unchanged]



Proposed rear elevation



Existing (partial) ground floor plan as submitted



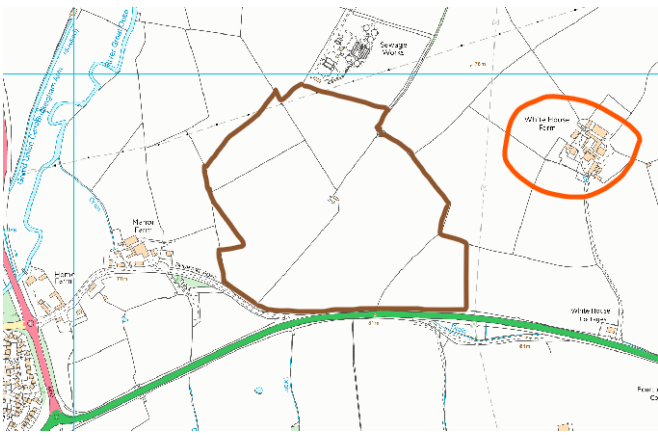
Proposed (partial) ground floor plan

All measurements are approximate and for display purposes only



(Rightmove 2019)

For convenience (and to save space) these two briefing notes are placed together, but are for radically different proposals. For information, 24/01001 was validated on 27th March and notified on 17th April, 24/01104 on 5th April and notified on 9th April
 Site information common to both: White House Farm, Bourton Road [A421], MK18 7DT



Location plan; brown outline is approximate boundary of solar farm (21/00130/APP). Farm building complex ringed in red. Green road is A421, red road is bypass



Farm building complex, farmhouse edged in red.

The site is the farmhouse at White House Farm, between the A421 and the sewage works, west of Thornborough Bridge. There is a pair of Listed cottages on a small layby (a relic of the original line of the Bletchley Road) to the south and the lane to the farm is adjacent to these. There is no planning history for any of the farm complex, and a number of unauthorised alterations have been made by a previous owner (eg PVC double glazed replacement windows) and maintenance has been neglected for some time. The Official Listing (Grade II) states:

Farmhouse. Early C19 with C16 origins. Coursed squared limestone with red brick details, hipped slate roof, brick internal stacks with octagonal brick flues. Double-depth plan. 2-storey, 3-window range. Main front faces garden to south and has central C20 part-glazed door with reused early C16 Tudor-arched limestone head with rosettes and panel tracery

to spandrels, hoodmould, and moulded jambs remade in stuccoed brick. 3-light casement windows to ground and first floors and similar 2-light window to 1st floor centre, all with diamond leading, thin chamfered brick mullions and round arch-headed lights, painted, the lights grouped under cemented elliptical-arched heads with hoodmoulds. Plinth and red brick pilaster strips to angles. 2-light cellar window to right side elevation beside door with similar brick mullion jambs round arch-headed lights grouped under stone round-arched head. Lower 2-storey wing to rear which has casement windows with segmental-arched heads. INTERIOR has small stone cellar.



The farmhouse, SE elevation



The farmhouse, S elevation (applicant's photos)

The documents supporting both the applications are well-illustrated, detailed and comprehensive. Close liaison with the Heritage Officer is reported where work has been taken pre-approval to avoid further damage to the fabric of the buildings. The Historic Buildings Report (Appendix F of the first application) is not only well illustrated, it contains interesting details of the farm's history (and photos of a 1st century coin found in February!).

5. 24/01001/ALB

Listed building application for externally and internally, removal of windows to the ground and first floor of the former Dairy, installation of a French Drain, removal of ceilings, removal of the staircase, steps, stone floor, side piers and central brick plinth to the former Dairy, removal of the kitchen fireplace, opening up works for two blind windows, and removal of timber framing in the Cellar (Part retrospective)

Cullen

The proposed works are:
(External Works)

- Insertion of PVC Windows to Scullery Extension & Bedroom: the present fittings are inappropriate in a Listed Building and will be replaced by timber frames as agreed by the Conservation Officer. A separate application is expected.
- Removal of Ground Floor Windows & First Floor Blind Bedroom Window to Former Dairy: photos were taken before these windows were removed (they were in a very poor condition) and timber replacements will be designed to reflect the originals while having increased thermal performance. Meanwhile temporary lintels have been installed to prevent structural consequences from the lack of frames.
- Installation of French Drain: a French Drain is a trench lined with a filter membrane with a field drain pipe in the bottom and backfilled with shingle. It can be used to alleviate damp problems in a historic building's external walls, and is an alternative to installing a damp-proof course. In this case the damp is due to the external ground being higher than the internal floors, and was agreed with the Historic Buildings Officer to prevent worsening of the problem, and is already showing a positive effect. There is no change to the external appearance of the Listed Building.

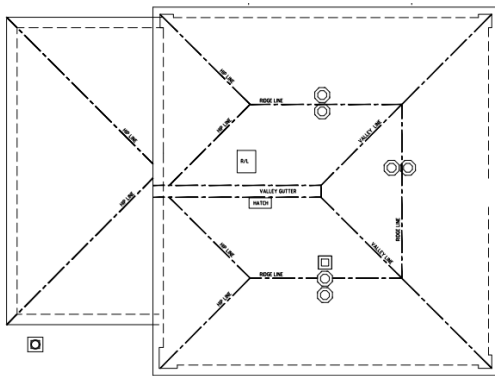
(Internal Works)

- Removal of Ceilings to former Dairy, Scullery, First Floor Hallway, Bathroom and Bedrooms; The leaky roof (see other application below) has caused considerable damage to ceilings, and their necessary but unauthorised removal has been at the owner's risk.
- Removal of Stone Floors to Former Dairy & Scullery: fortunately the flagstones have been retained and the few photographs available will be used to re-lay them as near as possible to the original format, but there is no documentation to make this an exact reinstatement. This will be in a separate application (not received at time of publication, as with all the applications for the following changes).
- Removal of Central Brick Plinth to Former Dairy; the plinth was a single-skin wall, boarded over, and of limited significance in the historic context. It is not proposed to restore it, as it is proposed to use the space as a kitchen and this area could best accommodate an island unit.
- Removal of Steps & Side Wall Piers to Former Dairy: the brick steps will be replaced like-for-like. The locations of the piers are still visible, so they could be replaced, but this might make the change to kitchen use more difficult; negotiations are ongoing.
- Removal of Stairs to Former Dairy: the stairs to the dairy from the main house had suffered from water ingress and neglect over time and were no longer usable. They are to be reinstated in their original siting, form and material.
- Removal of Kitchen Fireplace: this tiled fireplace dated from the 1950s and was of no historic significance. The aperture thus revealed offers an opportunity for a more aesthetic replacement.
- Opening up Works to Blind Windows: the survey has confirmed that the bricking up is comparatively recent, and windows to match the pattern of the remaining ones will be reinstated.
- Removal of Timber Framing above Dwarf Wall in Cellar; damp had rendered this unsafe, but photos were taken before the removal, and it will be replaced in this original form.

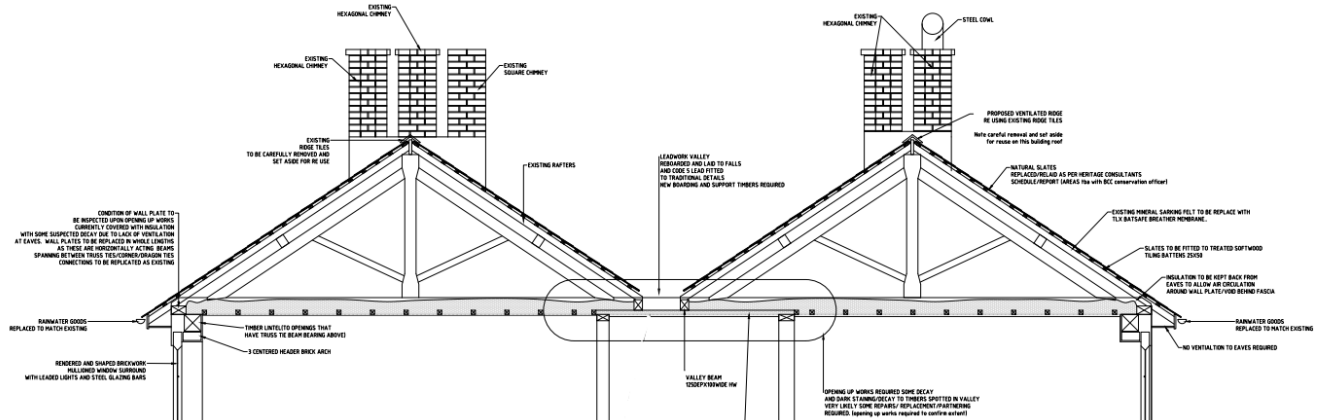
6. 24/01104/ALB

Listed building application for re-roofing works largely on a like-for-like basis, including re-slating, EDPM membrane to flat roof, removal of modern chimney, provision of rainwater goods. Internal insulation to roof space (retrospective)

Cullen



Existing roof plan; hatch below the valley has been infilled, and skylight above the valley replaced, see detailed descriptions below.



Roof section through central chimneys

The proposed works are:

(Internally)

- Insulation of the loft with bat-friendly breathable membrane (manufacturer claims it can improve thermal performance by 87%, and reduce CO₂ emissions by 57%)
- Installation of double-skinned flexible liners to all chimneys

(Externally)

- Re-slating; deterioration of the joists due to leaks has gone beyond piecemeal repair; salvaged slates have been augmented by slates from some of the farm buildings and matching reclaimed slates from elsewhere to remake the whole roof.
- Leadwork: the leading of the valley gutter has failed in several places, leading to the leaks mentioned above; furthermore a previous owner had inserted a hatch without permission in the gully (see the roof plan above) – this has now been infilled.
- Chimney works; The cowl on one of the chimneys is not original (it was transferred from the pig shed) and has been removed to give the chimney its original appearance. The chimney inserted into the scullery roof, and heightened at a later date, is not original either, and in poor condition so its removal is 'less than substantial' damage to the fabric. Cement repointing of the chimneys has been carefully removed and replaced with lime mortar because its hardness relative to the brickwork was causing spalling.
- Replacement of rainwater goods: some are missing (leading to damp problems and salt efflorescence and the remaining gutters etc. are plastic. These have been replaced by powder-coated aluminium in a tradition design.
- Insertion of rooflight; the unauthorised modern polycarbonate rooflight has been replaced (in the same aperture, so no further damage to the roof) with a double-glazed conservation-grade unit of traditional design which will enhance the thermal performance of the insulation.

7. 24/01012/APP

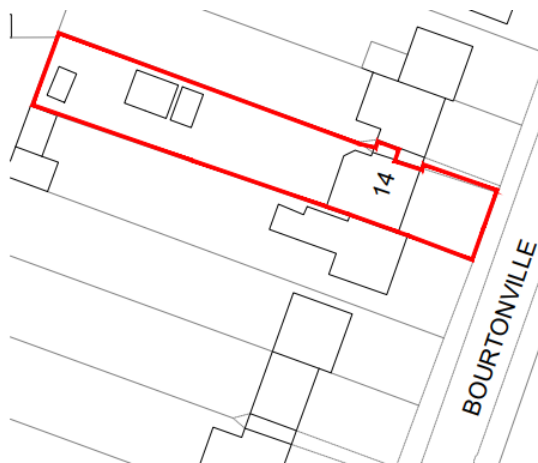
14 Bourtonville, MK18 1AZ

Householder application for non permanent wooden structure in rear garden (Retrospective) to be used as a business to temporarily house cats

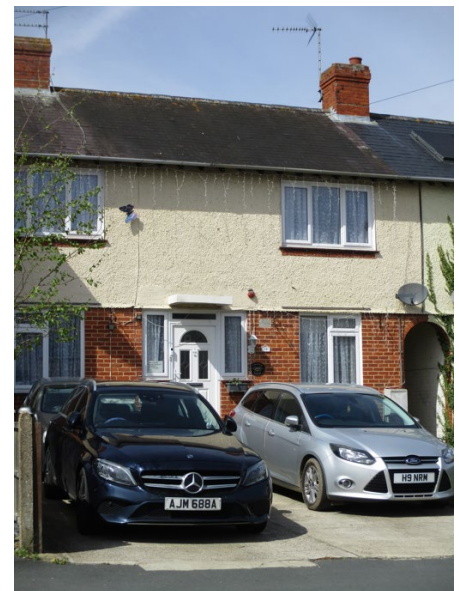
Mullis



Location Plan



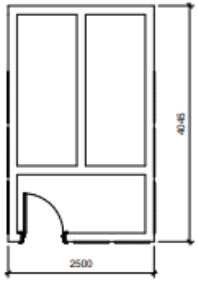
Block plan



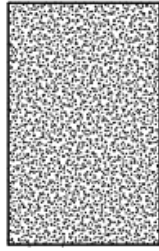
Front of house 13/4/24

The site is one of a terrace of four houses on the west side of Bourtonville, with a long garden and a surfaced frontage able to accommodate 3 vehicles. A timber shed in the rear garden is currently used to house stray or abandoned cats under the aegis of the Cats Protection charity, and the applicant (having gained the necessary qualifications) wishes to extend into holiday boarding cattery services, with 'separate housing'. The shed is given as 4m x 2.5m, and the Existing and Proposed drawings are identical, and none indicate which garden building is in question. If the application is approved, she has undertaken to have

licence/insurance/company registration and registration with a vet in place before accepting any bookings. Waste will be removed by a licensed operator.



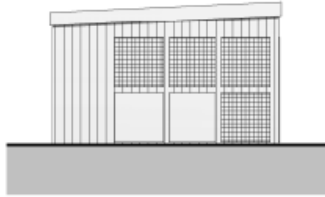
Ground floor plan



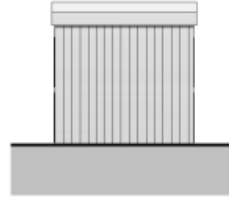
Roof plan



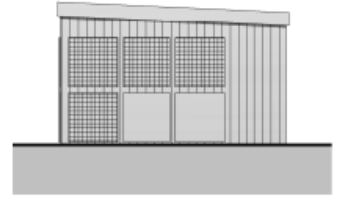
Front elevation
(Existing & Proposed)



Left side elevation



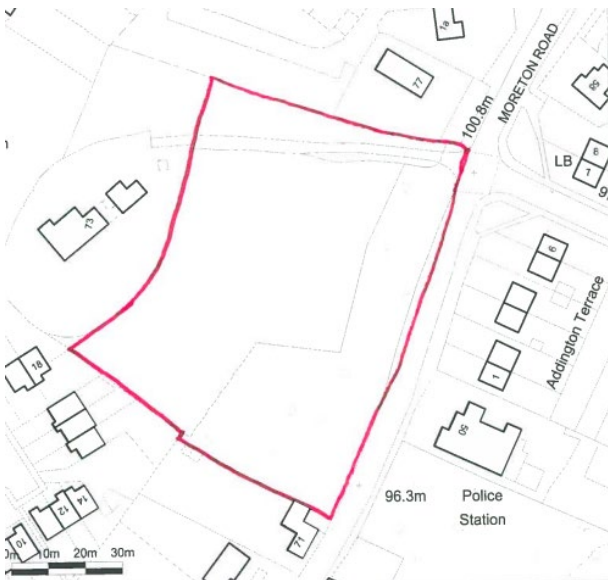
rear elevation



Right side elevation

8. 24/01069/VRC

Land adj. 73 Moreton Road, MK18 1JZ
Variation of condition 9 & 16 (access) attached to 15/04106/AOP (Outline application with access to be considered and all other matters reserved for the erection of up to thirteen dwellinghouses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road). To enable development to be commenced more expeditiously.
M A Healy Ltd



Location plan



Site plan: **A** = existing access to Roxwell; **B** = Brae Lodge;
C = the new access to Roxwell via the estate road;
R = proposed new retaining wall at bottom of the bank;
T = Protected trees



The site of the new access, between the trees
The roofline visible in the gap is Roxwell's.



The verge south of the access where the new retaining wall is proposed



The remaining frontage, Brae Lodge front wall arrowed; other roofs visible are Overn Close (12/4/24)

The site is the area of rough ground opposite Addington Terrace and the Old Police Station on the Moreton Road. It is considerably above road level, with a steep bank along the entire length with two areas of Protected Trees along this bank (marked T on the site plan). The recently rebuilt Roxwell (21/00270/APP) lies to the west and slightly above the level of the building area of the site, with an access lane from Moreton Road almost forming a crossroads with Addington Road. To the north, separated from the site by the access lane, is №75 and behind it a derelict former garage court off Western Avenue, and to the south Brae (not Bree) Lodge, №71, the large white-rendered house that comes almost up to the road edge, and the rear gardens of some of Overn Close. The land south of the police station has an as-yet undecided application for 7 houses (23/03607/APP).

The proposal is currently for 12 houses - all on the upper level of the site – with a tightly curved access road running between the two groups of Protected trees to the Moreton Road 5m below. The access lane to Roxwell is to be closed up and replaced by a new access point to the south and reaching Moreton Road via the site road. There are to be 2 x 2-bed, 4 x 3-bed and 6 x 4-bed 2-storey houses in a mix of semi-detached and detached.

The application process for this site has proceeded spasmodically – the application timings are:

15/04106/AOP Outline application with access to be considered and all other matters reserved for the erection of up to thirteen dwellinghouses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road

Submitted 4/12/15 Validated 4/2/16 Approved 19/9/17 with 18 months allowed for the receipt of Reserved Matters application(s) – ie by 19/3/19 (see below)

BTC looked at it on 22/2/16 responding Oppose & Attend [the AVDC Committee] with Minor Amendments on 25/4/16, 24/8/16, 28/11/16 (all no change to previous response). On 7/11/16 the description was changed from '13 houses' to 'up to 13 houses', as above, Members adding that they preferred 'no more than 10 houses', the BNDP limit for windfall sites.

It went to the AVDC Committee in October 2016 (decision - defer and delegate pending the results of a site visit); site visit held on 3//11/16 reported to the Committee 1/2/16; another site visit was carried out on 17/5/17, but apart from this there is nothing on the document list except Extensions of Time correspondence from December 2016 to September 2017 when the decision was made.

19/00902/ADP

Approval of Reserved Matters pursuant to outline permission (15/04106/AOP) for appearance, landscaping, layout and scale of a residential development of 12 dwellings. (outline application was not an EIA application)

Submitted 8/3/19 (11 days before the AOP expiry deadline) Validated 14/3/19 Approved 21/11/23
BTC looked at it on 15/4/19 (Oppose & Attend); the batch of amended applications listed March/April 2020 were not sent out for consultation; a further set of Amended Plans were submitted in November/December 2020 and went to the 18/1/21 meeting (Oppose; and Cllr. Stuchbury called it in).

Then nothing at all happened until July 2023, when another set of Amended Plans was submitted which went to the 21/8/23 meeting (Oppose) with more amendments in October and November (not consulted on) and the decision was made without the call-in being actioned.

The current application requests a variation of two of the conditions of the AOP decision, but Condition 3:

3. The development hereby permitted shall begin no later than one year from the date of approval of the last of the reserved matters to be approved. *[ie 21 November 2024]*

Reason: To prevent the accumulation of planning permissions and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

explains why Conditions 9 and 16 are considered to be an obstacle in their present form.

Existing Condition 9:

- 9 No development shall take place until details of how the access will be constructed in relation to the retained trees has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

The proposed wording is:

9. The delivery of the proposed access shall not take place until details of how the access will be constructed in relation to the retained trees has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Existing Condition 16

- 16 Prior to the commencement of development the new means of access and footway on Moreton Road shall be designed and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details. For the avoidance of doubt the highway works shall be secured through a S278 agreement of the Highways Act 1980

Proposed re-wording:

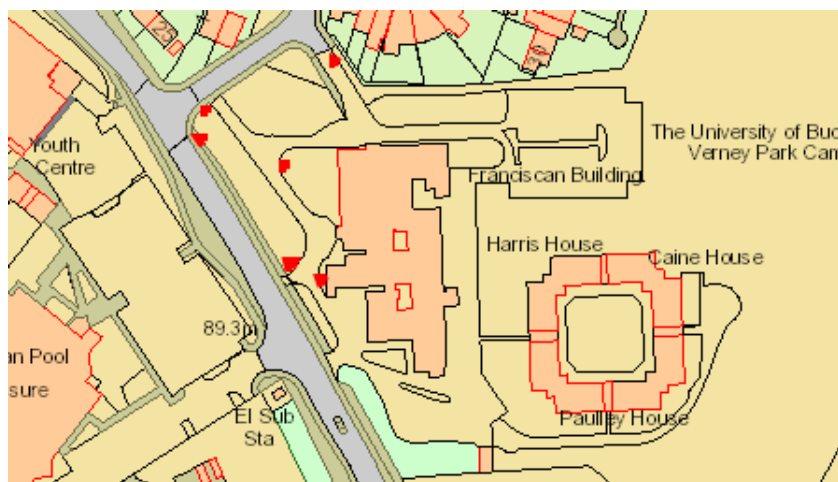
- 16 The development hereby approved shall not be brought into use until the new means of access and footway on Moreton Road has been designed and constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the approved details. For the avoidance of doubt the highway works shall be secured through a S278 agreement of the Highways Act 1980.

Condition 22 (provision of vision splays on the new access) has also to be met before the rest of the development goes ahead.

The covering letter describes the benefit of varying the wording:

The staging and wording of these pre-commencement conditions, coupled with the complex topography of the site makes the discharge of these conditions in advance of the commencement of development very complicated and likely to be time consuming, particularly with the requirement to secure a connection to the public highway via a s.278 agreement. The construction of the point of access will represent a significant engineering work in its own right, particularly as there is currently uncertainty as to whether or not the current site owner intends to build out the approval or to sell the site. A simpler way to implement the permission would be the provision of below ground servicing in connection with the development or the laying of footings associated with the approved buildings, using the existing access in order to do this. However, the current wording of conditions 9 and 16 of the outline approval prevent this.

9. **24/01085/AAD** University of Buckingham Verney Park Campus, London Road, MK18 1AD
 Display of entrance signs and 2 totem signs, removal of existing signs
 Sheridan [Delta Planning]



Location plan



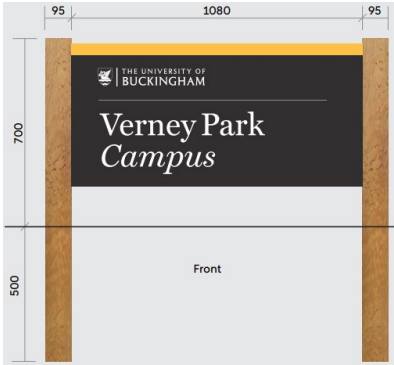
Sign positions



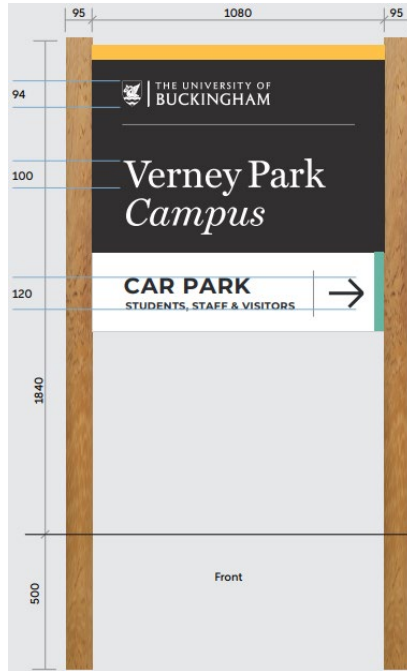
Existing sign at London Road entrance (site 3)



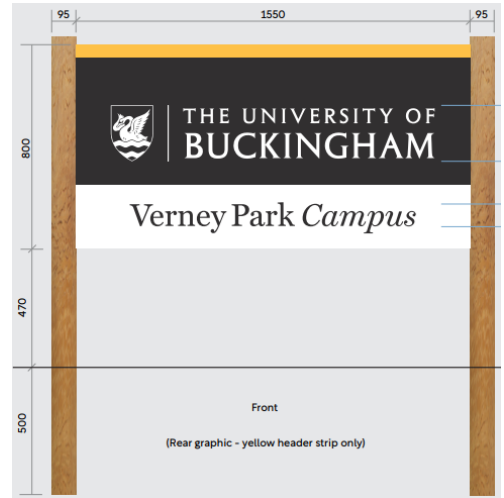
Existing sign at site 2 (applicant's photos)



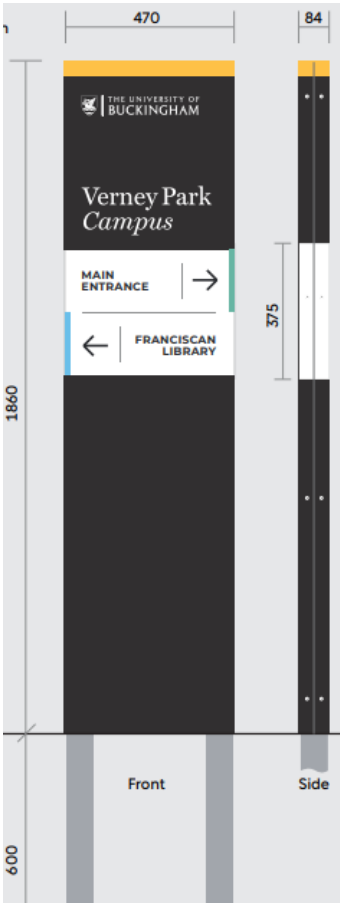
Sign 1a and 1b..



Sign 2



Sign 3

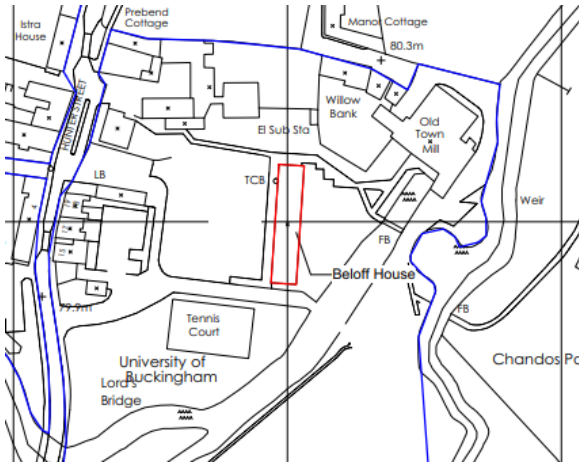


Totem sign 4a and 4b. Not to same scale as those above.

Signs are aluminium sheet on timber, with vinyl lettering. Back of sign is plain black with the yellow strip along the top.

10. 24/01188/PVN

Beloff House, Hunter Street [University of Buckingham]
 Determination pursuant to Schedule 2, Part 14 (Class J) of the town & Country Planning (General Permitted Development (England) Order 2015 as to whether prior approval is required for the installation of solar PV equipment on the roof of Beloff House
 Sheridan [Delta Planning]



Location plan

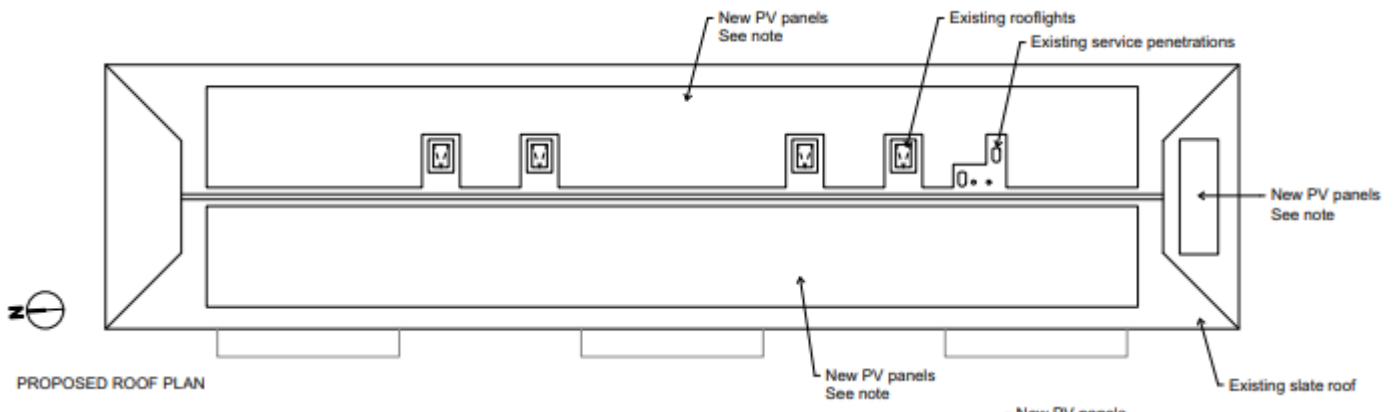


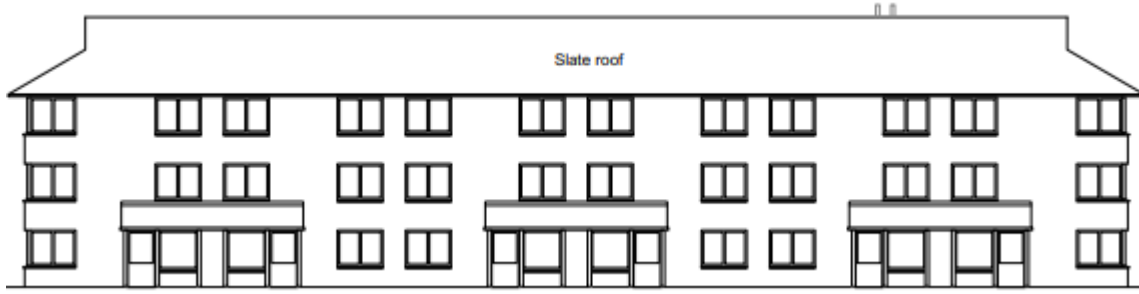
Beloff House from Tanlaw Mill (applicant's photos)
 Existing roof on left, Proposed roof on right

Beloff House is a purpose-built student residence on the Hunter Street campus, dating from the 1980s. It is in the Conservation Area, and surrounded Listed Buildings
 The proposal is to cover the East, West and South roofs with PV panels on a central area at least 1m from the edge and no deeper than 0.2m beyond the plane of the roofslope. The existing roof has skylights which will be retained.



Existing roof

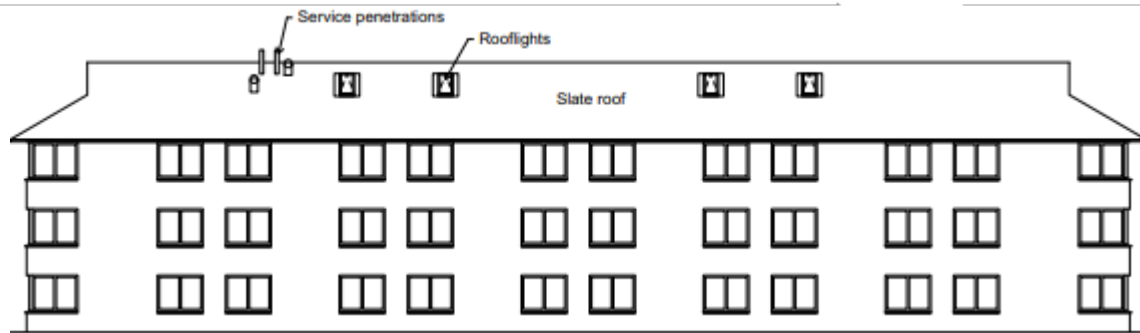




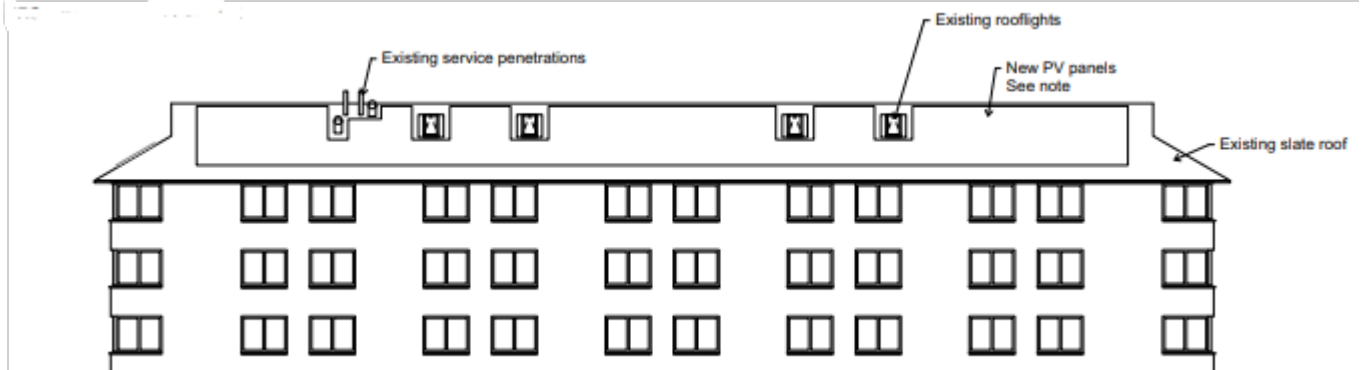
West elevation towards the lawn/Hunter Street (existing)



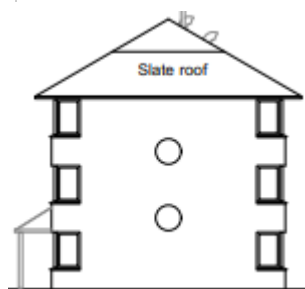
PROPOSED WEST ELEVATION



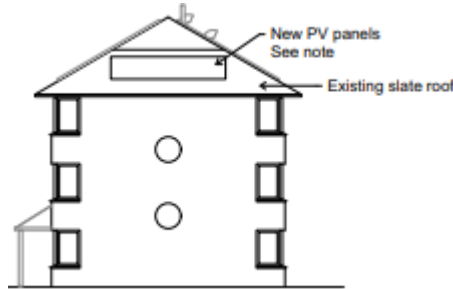
East elevation towards the river (existing)



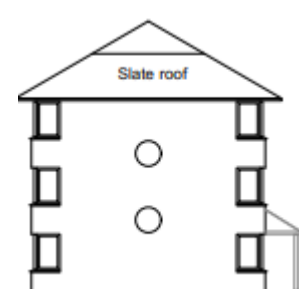
PROPOSED EAST ELEVATION



Existing elevation South towards car park



Proposed South elevation



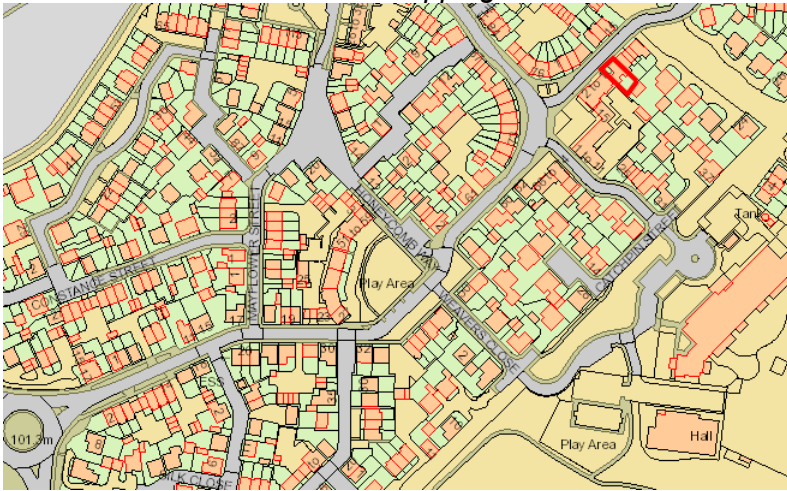
Existing North (no change)

AMENDED PLANS (1)

11. 24/00830/APP

12 Pillow Way, MK18 7RQ

Householder application for single storey rear infill extension

Copping

Location plan



Block plan



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



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



The rear of the house and its neighbour as originally submitted (left) and as corrected.

Members are referred to PL/178/23 (25th March meeting) for full details of the original application. They responded 'No Objections' at the March meeting.

The Amended plans submitted are

1. A site plan at 1:200 (the original was at 1:500; presumably this is not according to Bucks' standard) but with no other changes;
2. A drawing of the rear of the house with the ridge height of the garage corrected (it is to be unchanged from the existing).

AMENDED PLANS (2) - not in our Parish (Maids Moreton)

These two may be considered together

(Further to the approval of

16/00151/AOP

Land Off Walnut Drive And Foscoote Road Maids Moreton MK18 1QQ
Outline application with all matters reserved except access for up to 170 dwellings,
public open space and associated infrastructure
David Wilson Homes)

Requests for comments have been received for the following:

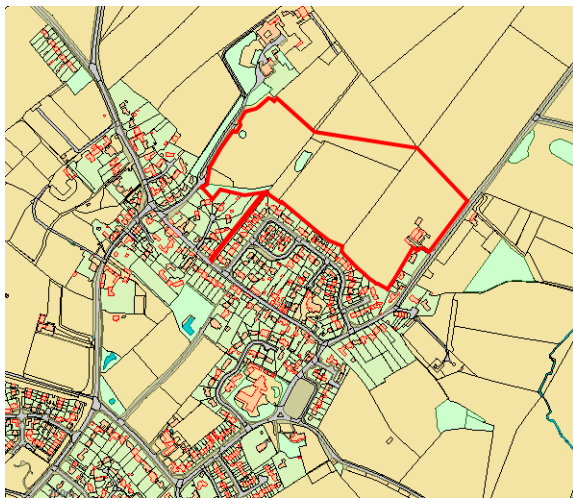
12. 23/01636/ADP

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

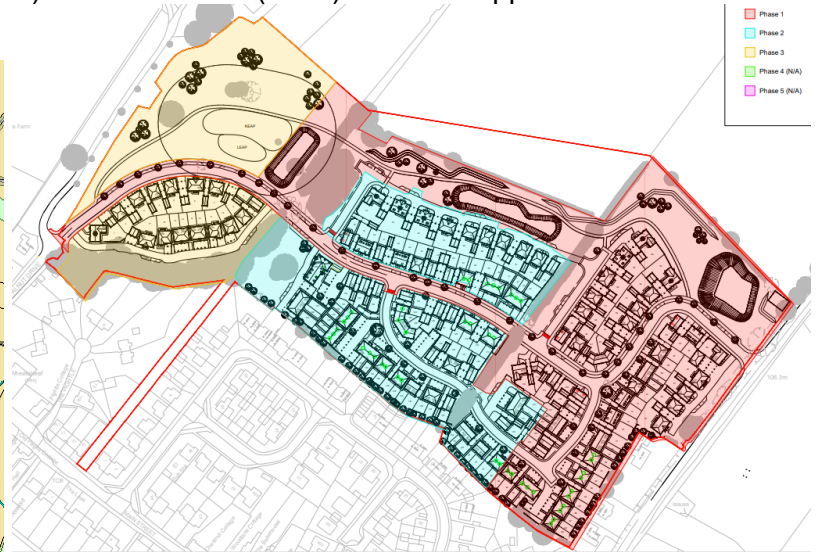
And

13. 23/02826/ADP

Reserved matters being sought for appearance, landscaping, layout and scale for 163 dwellings on land off Walnut Drive and Foscoote Road and discharge of condition 22 (biodiversity net gain) and condition 8 (CMP) of outline approval 16/00151/AOP



Location plan



Construction Phasing Plan

It is unusual to combine Reserved Matter details with Discharge of Planning Conditions.

There is a letter from Carter Jonas, on behalf of DWH, which addresses various comments made by the LPA officers; this is indexed as 'Covering Letter' and is dated 28/3/24.

The documents for the siting, design, appearance and landscaping are:

3D Visuals pack (Rev C)

Adoption Layout (Sheets 1 & 2, Rev I) (roads and footpaths)

Cycle Storage Plan (Rev B)

Dentons letter of advice on Accessible Housing (27/3/24)

Design & Access Statement (Rev B)

Enclosures Layout (Rev C)

Fire Tracking (Rev A)

House Type Pack (Rev B) (64 drawings) *not individually checked for changes*

Landscape Management Plan (Issue 4)

Materials Layout (Rev C)

Parking Layout (Rev C)

Planning Layout (Rev F)

Planning Statement (March 2024)

Play Value Check (Rev A) & Play Proposals (Rev D)

Presentation Layout (Rev G)

Refuse Strategy (Rev D)

Soft Landscape Proposals Revision F (x 6 sheets)
 Storey Heights (Rev C)
 Tenure Layout (Rev D)

All of these matters are for Maids Moreton PC to comment on, not BTC, so no report is offered.

The relevant Conditions (decision sheet dated 24th March 2022) are

8. No part of the development shall commence until a Construction Management Plan including details of:
 (✓ indicates covered in the documents listed below, except where indicated, plus the **CMP paragraph number**)

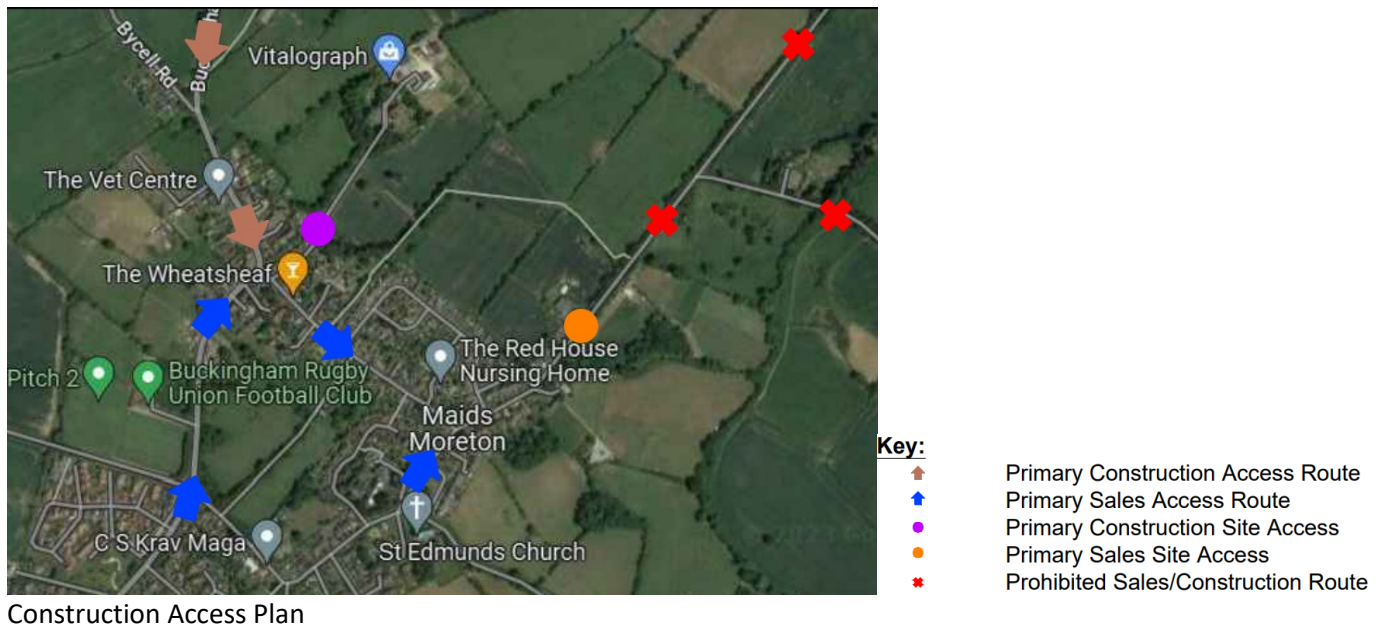
- Phasing of the development; ✓ 3.2.5
- Construction access; ✓3.1.3
- Management and timing of deliveries; ✓3.2.1
- A condition survey of the surrounding highway network to include pre-commencement photographs ; ✓4.0 and details of securing the submission of post-construction photographs and any necessary mitigation required to repair the highway network (**not covered**)
- Parking and turning for vehicles of site personnel, operatives, visitors and deliveries; ✓ 3.2.2
- Loading and unloading of plant and materials ✓3.2.3
- Piling techniques where proposed; ✓3.1.5
- Storage of plant and materials; ✓ 3.2.3
- Programme of works (including details of construction anticipated vehicle routing which is to be prescribed and measures to enforce its use; measures for traffic management and operating hours); ✓ 3.3.
- Provision of boundary hoarding and lighting; ✓ 3.1.1
- Details of proposed means of dust suppression (**not covered**) and noise mitigation (**final paragraph of 3.1.4**) (including hours of work on site) in line with the requirements of BS 5228-1:2009+A1:2014; ✓ 3.2.1
- Details of measures to prevent mud from vehicles leaving the site during construction; ✓ 3.2.4
- Details of the storage of spoil or other excavated or deposited material on the site, including the height of such storage above either natural ground level or the approved ground level ✓ 3.2.3

has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall thereafter be carried out in accordance with the approved management plan and complied with for the duration of construction.

Reason: To minimise danger and inconvenience to highway users and having regard to residential amenities and to accord with Policies T5 and BE3 of the Vale of Aylesbury Local Plan and with the NPPF.

Documents submitted pertaining to this Condition:

- Construction Management Plan
- Dilapidation Survey (document dated 21-9-23) – the ‘condition survey’ as described above
- Phasing Plan (Rev B)



Comments on these documents:

- Construction access will be from the north via the A413 and Walnut Drive; the Fosco Road access will be reserved for the Sales office, and traffic will only turn right on exiting the site;
- The condition survey records existing damage with a photo only; there is no text on post-construction re-surveying and mitigation measures;
- Operating hours are 8.00am to 6.00pm Monday – Friday and 8.00am to 1.00pm Saturdays; no working on Sundays and Bank Holidays;
- Deliveries will be limited to 9.00am to 2.00pm; no deliveries allowed outside of working hours, and traffic to and from the site is to be restricted during school hours as far as possible.

- 22.** Prior to commencement of development updated Biodiversity Net Gain Calculations must be submitted and be approved in writing by the local planning authority, alongside the Ecological Mitigation, Compensation and Enhancement Plan and the Landscape and Ecology Management Plan. The calculations must be undertaken using the Defra 2 metric and guidance and result in a net gain in both habitat and hedgerow units of at least 10% having regard to net gain being delivered across the overall development site.

Reason: To comply with the requirements of Policies D-MMO006 and NE1 of the Vale of Aylesbury Local Plan and the NPPF.

Documents submitted pertaining to this Condition:

The new documents which apply to this condition are:

- Arboricultural Method Statement (Rev E)
- Biodiversity Metric 2 layout (Rev H)
- Biodiversity Net Gain report (Rev G)
- Construction Environmental Management Plan (Rev A)
- Ecological Design Strategy (Rev A)
- Habitat Survey version 4
- Landscape & Ecology Management Plan (Rev A)

All of these matters are for Maids Moreton PC to comment on, not BTC, so no report is offered.

General comments:

Almost 100 documents have been added to each webfile since 29th March (Good Friday). The lists are identical except that the order is different and some are indexed under a different title, making direct comparison tiresome. Approximately a third of these are not new documents; many are from the original submission and some from the AOP and dated 2015. The remainder are either new documents or revisions of originals (for example, the six Soft Landscape Proposals appear twice, once as originals and the second all Revision F).

Other documents newly submitted (which do not seem to fall into the description or condition categories) are:

- Anglian Water Pre-planning report amended 12/3/24
- Drainage Statement version 4 (May 2023)
- Drawing List
- Engagement Update (results from 20/1/24 public exhibition)
- Engineering Layout (Sheet 1, Rev J) and Sheet 2 (Rev I) (sewer systems & attenuation ponds) & letters from consultants on surface & foul water sewers and pump station (all March 24); Section drawings of Pond 1 (Rev H) and Pond 2 (Rev B)
- Highway Improvements for Foscoote Road (Rev G), Main Drive[sic]/Walnut Drive (Rev O), College Road/Church Street (Rev A) and Stratford Road A422 (Rev A)
- Consultant's (Eddisons) response to Highways comments from the LPA (undated)

The following is also Pending Consideration but not sent out for comment:

16/A0151/NON Proposed non-material amendment to planning permission 16/00151/AOP (Outline application with all matters reserved except access for up to 170 dwellings, public open space and associated infrastructure)

The amendment sought is a Section 96A application for a non material amendment to regularise the time limits imposed and set out in condition 2 of the outline permission (16/00151/AOP).

Reason for the amendment request:

The outline planning decision (ref:16/00151/AOP) was subject to a judicial review. As such, the Town and Country Planning Act 1990 in Section 91, subsections 3A and 3B, allows the commencement of development to be extended by one year. Due to the judicial review, the extension of time afforded by these subsections would apply to the time limits in condition 2 of 16/00151/AOP relating to the application for approval of the reserved matters. Therefore, the proposed Section 96A is for a non material change to "correct" condition 2 so that it is in conformance with Section 91 of the Town and Country Planning Act.

Condition 2:

2. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than eighteen months from the date of this permission. [24-3-22 + 18 months → 24-9-23]

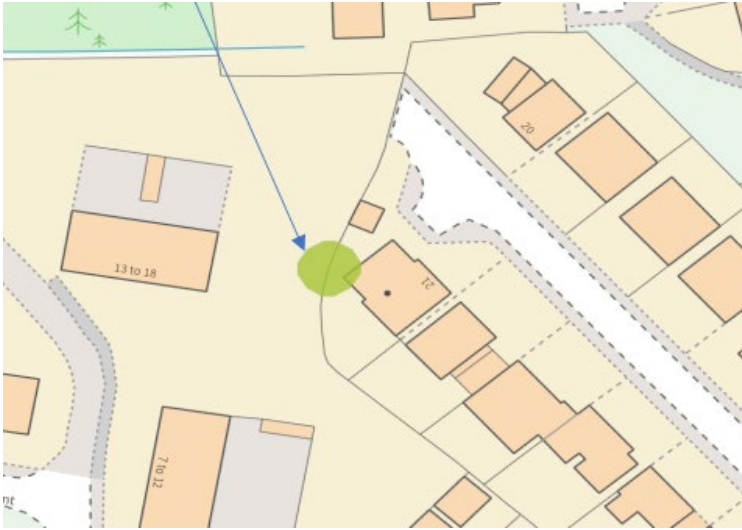
Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

The two ADPs above were submitted on 25th May 2023 and 18th September 2023 respectively, so both within the 18 months, though both expire on 3rd May 2024.

The proposal has been challenged as unlawful by a resident who is a solicitor and the MM & Foscoote Action Group, both quoting case law.

Not for consultation (circulated separately)

- 14. 24/00876/ATP** 21 Beech Close MK18 1PG
 T1 Ash - Reduce back to previous pruning points, approx 2 metres apical and lateral growth. Remove deadwood
 Cox



Site plan



Tree (20/3/24)

5.2 Appeals

5.2.1 An appeal has been lodged against the refusal of

23/02843/CPE 12 Brackley Road:

Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of riverbank



Members considered two applications for this proposal last year, responding to 23/00541/CPE (27th February 2023):

Members had no objections but they would have like to see some detail of the deck, especially if it projected beyond the bank into the river.

And 23/02843/CPE (9/10/23):

No Objections: Members felt the photographs supplied were adequate confirmation of the domestic use of the riverside area over at least the past decade.

Should Members wish to add anything to these responses (which will be forwarded to the Inspectorate as part of Buckinghamshire Council's case) the cut-off date is 1st May.

Property history

1	96/00260/APP	EXTENSION TO DWELLING	Approved
2	96/01357/APP	KITCHEN EXTENSION	Approved
3	02/02690/APP	Conservatory	Approved
4	07/02211/APP	Erection of 1 1/2 single storey rear extension	Approved
5	17/01020/ACL	Continued use of one room as chiropractic clinic	Approved
6	23/00541/CPE	Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of riverbank	Refused
7	23/02843/CPE	Certificate of lawful existing use of land as residential curtilage together with construction of landing deck to edge of riverbank	Refused

5.2.2 An appeal has been lodged against the refusal of **23/02120/APP** Stoneleigh House Boutique Hotel, Castle Street: Change of use of boutique hotel to private residence



Location plan



Front view of hotel

Members considered two applications for this proposal last year, having No Objections to either, and responding to 23/00942/APP (24th April 2023):

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

This was Refused on 17th May, and an appeal lodged on 9th January and withdrawn on 29th January 2024

and 23/002120/APP (21st August 2023):

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

This was Refused on 5th September 2023

Should Members wish to add anything to these responses, they must be with the Inspectorate by 2nd May.

KM

17/4/24