



# Buckingham Town Council

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

Town Clerk: Claire Molyneux

PLANNING  
COMMITTEE

Wednesday, 06 November 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 11<sup>th</sup> November 2024 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

The meeting can be watched live on the Town Council's YouTube channel here:  
<https://www.youtube.com/channel/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 14<sup>th</sup> October 2024 and received at Full Council on 4<sup>th</sup> November 2024. [Copy previously circulated](#)

### 4. Budget 2025-2026

To receive a report from the Compliance & Projects Manager.

[PL/83/24](#)



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.

**5. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan**  
To receive any update.

**6. Planning applications**

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 4<sup>th</sup> December and 8<sup>th</sup> January 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 21<sup>st</sup> November and 19<sup>th</sup> December 2024 at 2pm.

Additional information provided by the Clerk.

[PL/84/24](#)

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

1. 24/02745/APP      27 Osberg Road, *[St. Rumbold's Fields]* MK18 1XQ  
Householder application for conversion of carport to study and wash room (retrospective).  
*Harris*
2. 24/03030/APP      Starbucks Coffee, London Road, MK18 1SH  
Provision of six electric vehicle charging parking spaces and associated infrastructure comprising of three charger pillars, one feeder pillar, one substation and bollards.  
*Knight [Hayley Knight Planning Ltd.]*
3. 24/03221/APP      24 London Road, MK18 1AS  
Householder application for single storey rear extension, front porch extension, raising of roof and rear facing dormer.  
*Durant*
4. 24/03244/APP      1 Waglands Garden, *[between Chandos Close & Brookfield Lane]*,  
MK18 1EA  
Householder application for addition of double doors and Juliet balcony to second floor bedroom (north west elevation).  
*Prior*
5. 24/03280/APP      9 Threads Lane *[Lace Hill]*, MK18 7RW  
Householder application for erection of single storey rear extension.  
*Thrikawala*
6. 24/03293/APP      Alder House, Verney Close, MK18 1JP  
Convert existing undercroft to 1No 1 bed ground floor residential unit. Erection of bin store and cycle store.  
*Morrison*

**Amended plans**

7. 24/01012/APP      14 Bourtonville, MK18 1AZ  
Retention of timber structure in rear garden (retrospective) to be used as a business to temporarily house cats (cattery). Retention of other timber structure in rear garden used for temporarily housing cats associated with charity (Retrospective). Change of use of site from residential dwellinghouse (C3) to mixed use of residential with cattery boarding (sui generis) (Retrospective). (amended description).  
*Mullis*

*The following application has been revised as the new building is so different from the Dutch Barn a 'Notification' is not appropriate*

8. 24/03028/AGN White House Farm, Bourton Road, MK18 7DT  
Replacement agricultural building.  
*Nicholson*

#### **Not in our parish (Maids Moreton) (amended plans)**

9. 23/01636/ADP Land off Walnut Drive and Foscoate Road, Maids Moreton MK18 1QQ  
Reserved matters being sought for appearance, landscaping, layout  
10. 23/02826/ADP and scale for 153 dwellings on land off Walnut Drive and Foscoate Road and discharge of condition 22 (biodiversity net gain) and condition 8 (CMP) of outline approval 16/00151/AOP.  
*Shah [David Wilson Homes (South Midland)]*

*For Members' information the number of dwellings has been reduced from 163 to 153, this is not a typing error.*

#### **Not for consultation**

**The following application was refused on 1<sup>st</sup> November; an APP application is to be expected**

11. 24/03133/CPL 5 King Charles Close *[Page Hill]* MK18 1UZ  
Certificate of lawfulness for proposed conversion of garage to habitable space.  
*Makwana*
12. 24/03009/ATP Land adj. Bath Lane *[Hartridge's site]*  
T1 mature oak; reduce lateral branches only that are extending towards the adjacent property by 2-3m.  
*Gouverneur [University of Buckingham]*

### **7. 7.1 Planning decisions**

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

#### **Approved**

Application	Site address	Proposal	BTC response
18/04566/APP	Ford Meadow, Ford Street	Ch/use to car park for University use with floodlights	Oppose <sup>1</sup>

<sup>1</sup> Members opposed (23/1/19) until the following information was provided (*response in red*):

- A report from Highways on the impact of the additional traffic on the difficult and congested junction of Ford Street with Bridge Street/London Road/Bourton Road/Chandos Road **Highways' (only) response, dated 16/10/24, is satisfied with the layout and visibility both to Ford Street and to Bridge Street, but requires the access to be improved to Buckinghamshire's standards***
- A report from Environmental Health on the brightness and coverage of the floodlights. **EH had offered no comments in Jan'19; on 8/10/24 they required a lighting plan, and times set for the use of the lights Lighting details were supplied by the agent on 27/9/24 (0700-2000 Monday-Friday, no use at weekends).***
- Limiting the use to the parking of vehicles displaced while the Station Road building was being constructed (17/00746/APP, not yet approved) especially not permitting the use for overflow parking from weekend and evening University events, to safeguard the amenity of nearby residents.*  
*[That application lapsed before activation, and the Station Road car park is still operational].*

24/00977/APP	Puratos Ltd., Middle Slade	Extension to existing food processing facility - additional processing/storage space	Support
24/02729/APP	85 Western Ave.	Installation of air source heat pump	No objections

## Refused

Application	Site address	Proposal	BTC response
24/02183/ALB 24/02185/AAD	Old Market Ho., 36-37 High St.	Front & side signage & 2 planters (retrospective)	No objections <sup>2</sup>

## Withdrawn

Application	Site address	Proposal	BTC response
24/02615/VRC	Land adj. 73 Moreton Road	Variation of conditions of 24/01069/VRC to enable development to be commenced more expeditiously	Oppose
24/02617/VRC	Land adj. 73 Moreton Road	Variation of conditions of 19/00902/ADP to enable development to be commenced more expeditiously	Oppose

## Not for consultation

## Approved

Application	Site address	Proposal	BTC response
24/02472/CPL	25 Bernardines Way	Ch/use from C3 house to 6 unit C4 HMO for 6 persons	Oppose
24/02807/ATP	Hill House, Castle Street	T1 & T2 yews – reduce in height	No objections

## Refused

Application	Site address	Proposal	BTC response
24/03133/CPL	5 King Charles Close	Proposed conversion of garage to habitable room	Decision before meeting

## 7.2 Planning Inspectorate

An appeal has been lodged against the refusal of 23/00178/APP: Land to the west of London Road. The hearing has been set for 29<sup>th</sup> January 2025.

## 8. Proposal – signage on Listed buildings

To receive a proposal from Cllr. Ralph to seek guidance from the Heritage Officer on the acceptable materials for signage on Listed buildings [Appendix A](#)

## 9. Buckinghamshire Council matters

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

## 10. Highways Stakeholders' Conference

To receive a report from Cllr. Cole on the Highways Stakeholders' Conference held on October 28<sup>th</sup> 2025 and discuss the [slides](#) from the conference and any actions arising. [Appendix B](#)



## 11. Updates from representatives on outside bodies

To receive verbal updates from Councillors.

## 12. Action reports

### 12.1 Regular actions

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
268/24 25/9/24	7 via Parish Channel 1 via email (CPL) 2 via Comments button (Trees)			
321/24 14/10/24	4 via Parish Channel 4 via Comments button (Trees) (1 tree application decided before meeting)			

12.2 To receive action reports as per the attached list.

[Appendix C](#)

12.2.1. (321/24) To receive a briefing note from the Town Clerk on whether Air Source Heat Pumps should be allowed as Permitted Development.

[PL/85/24](#)

## 13. Town & Parish Quarterly Forum meeting – 14<sup>th</sup> October 2024

To receive and discuss the [slides](#) from this meeting and agree any action arising.

## 14. Buckinghamshire Council Committee meetings

14.1 N. Bucks Area Planning Committee (2<sup>nd</sup> October 2024) *Cancelled*  
(6<sup>th</sup> November 2024) *Buckingham application*

*24/01801/APP; 11 Edburg St.- Installation of an Air Source Heat Pump  
Members had responded 'No objections subject to Environmental Health's satisfaction following a requested noise impact report (July 15<sup>th</sup> meeting). A report was submitted which EH found satisfactory, so no attendance was necessary. Committee consideration was required for transparency reasons, as the applicant was a staff member.*

14.2 Strategic Sites Committee (24<sup>th</sup> October 2024) *Cancelled*

14.3 Growth, Infrastructure and Housing Select Committee (21<sup>st</sup> November 2024)

14.4 Transport, Environment & Climate Change Select Committee (7<sup>th</sup> November 2024)  
*Cllr. Cole has submitted written questions and will make a verbal report of the responses.*

## 15. Enforcement

To report any new breaches.

## 16. Rolling lists – updates

16.1 Tree felling applications *updated*

[Appendix D](#)

16.2 Land grab reports *no change*

[Appendix E](#)

16.3 Call-in requests *updated*

[Appendix F](#)

16.4 HMO Licences – update awaited.

[Appendix G](#)

**17. Matters to report**

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

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

**19. Date of the next meeting:** Monday 2<sup>nd</sup> December 2024 following the Interim meeting

**To Planning Committee:**

Cllr. M. Cole JP            Chair  
Cllr. F. Davies  
Cllr. L. Draper  
Cllr. J. Harvey  
Cllr. A. Mahi  
Cllr. J. Mordue

Cllr. L. O'Donoghue  
Cllr. A. Ralph            Vice Chair  
Cllr. A. Schaefer        Town Mayor  
Cllr. R. Stuchbury  
Cllr. M. Try  
Buckingham Society    Co-opted member

**Buckingham Town Council**  
**Planning Committee**  
**Monday 11 November 2024**

Contact Officer: Compliance and Projects Manager

**Planning Committee Budget 2025-2026**

**1. Recommendations**

- 1.1. It is recommended that Members agree to request a budget of £10,000 for the financial year 2025-2026 for the completion of the Buckingham Neighbourhood Plan.

**2. Background**

- 2.1. This is being discussed because all Committees are required to agree their budget requests for the financial year 2025-2026.
- 2.2. Of the four budget lines listed under Planning, three - salaries, NI, and pensions contributions for planning staff - are finalised separately by the Resources Committee.
- 2.3. Once the draft plan has passed Regulation 16 and has been agreed by the inspector it will go to referendum. The referendum is paid for by Buckinghamshire Council.
- 2.4. Marketing and advertising for the referendum will be required, plus support from our consultants to manage any misconceptions or misinformation in the lead up to the referendum itself. It is also valuable to have a contingency fund available for last-minute complications.

**3. Budget**

- 3.1. There are four Planning Committee budget lines:

	Budget 2024-25	YTD	Recommended budget 2025-26
Salaries Planning			Resources Cttee
NI Planning			Resources Cttee
Pensions ERS Planning			Resources Cttee
Neighbourhood Plan	£2510	£10,204	£10,000

## BUCKINGHAM TOWN COUNCIL

## PLANNING COMMITTEE

MONDAY 11<sup>th</sup> NOVEMBER 2024

## Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

## 1. 24/02745/APP

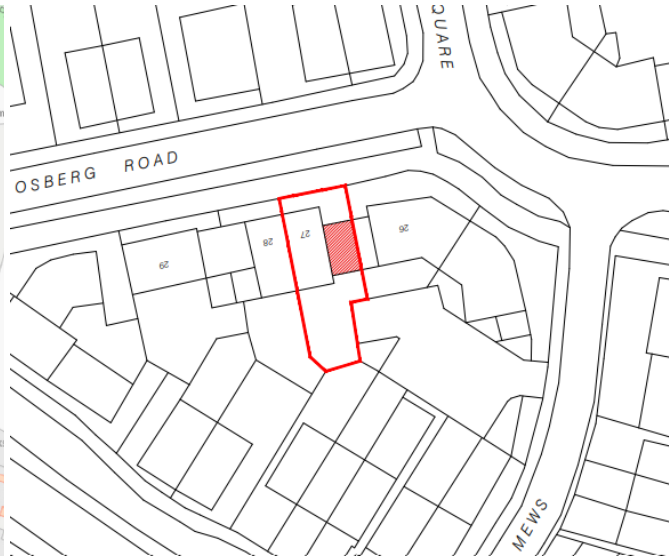
27 Osberg Road, [St. Rumbolds Fields] MK18 1XQ

Householder application for conversion of carport to study and wash room (retrospective)

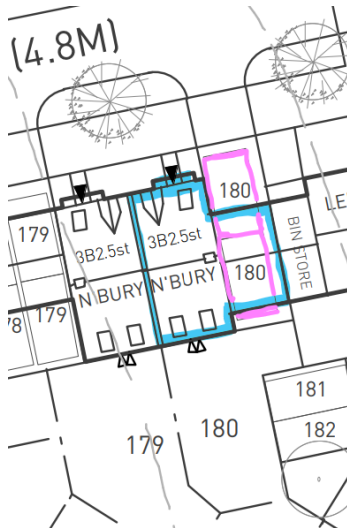
Harris



Location Plan



Block Plan



blue is roof outline;  
pink outlines the two existing parking bays  
(20/00886/ADP)



The line of red dots marks the diverted Public Footpath 36

The site is a 2½ storey 3-bed link-semi-detached house southwest of the central square in St Rumbold's Fields South. It has a carport to one side, which, together with the driveway, provides off-road parking for 2 vehicles. The original floor plans, when compared with those submitted, show that the occupants have turned the kitchen into a reception room, so that the large lounge/diner across the width of the house and facing south onto the garden is now a kitchen/diner, with a glazed double door to the garden.

The application appears to have been triggered by Building Control as the website shows the following Building Control application was started in July 2024:

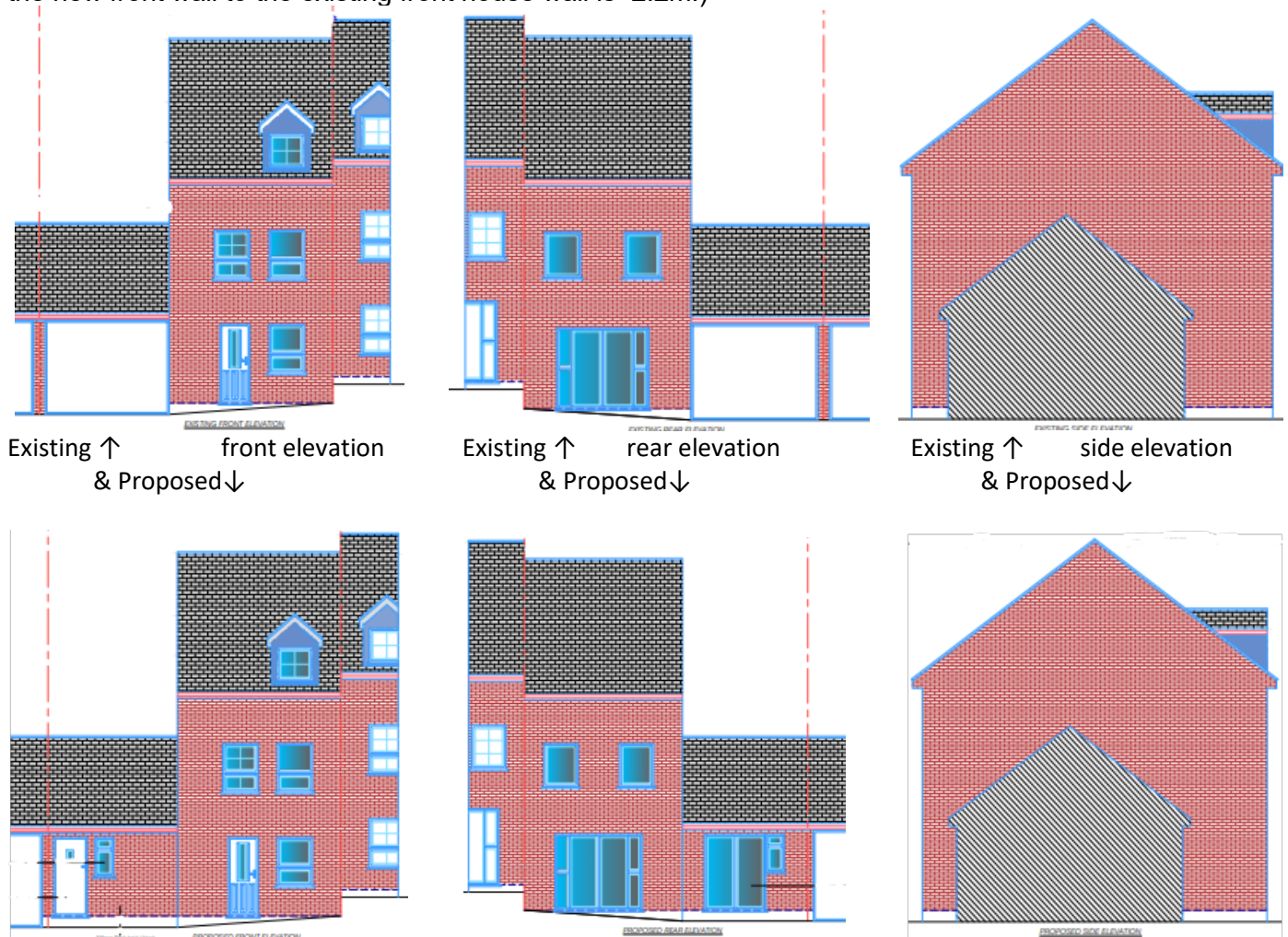
24/01575/BN | Garage conversion | 27 Osberg Road Buckingham Buckinghamshire MK18 1XQ

The planning application was received on 13<sup>th</sup> September and validated into the system on 17<sup>th</sup> October. The September drawings submitted appear to be created with a phone app. Those below are from those posted on 17<sup>th</sup> October.

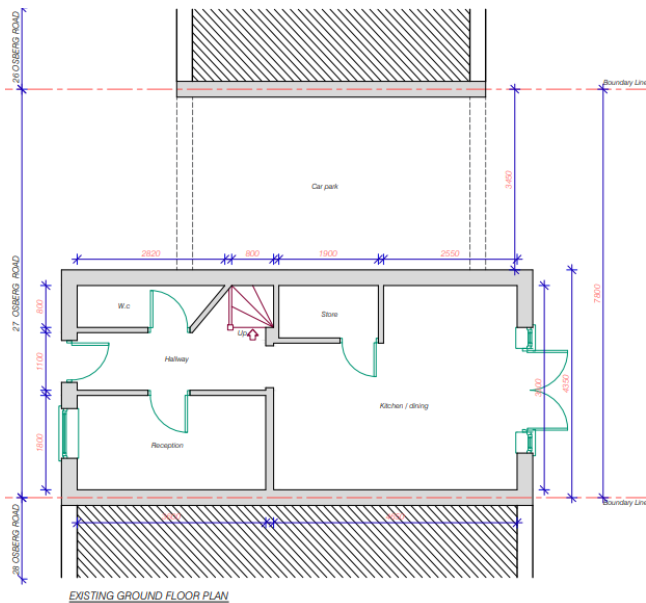
The carport has a pitched roof (its ridge parallel to and slightly further back than the house roof ridge) and a bin-store to the east, so no neighbours will be affected by the change of use. The house to the west is an identical design, but a mirror image and on higher ground.

The proposal is to add front and back cavity walls to the carport, and form a shower-room inside most of the front wall, with the remaining space becoming an office/gym. The shower room will have a small obscure-glazed window and solid door, and the gym double French doors to match those on the kitchen/diner with a small window beside. The walls will be brick, presumably to match the existing though this is not stated. The tiled roof will not be altered.

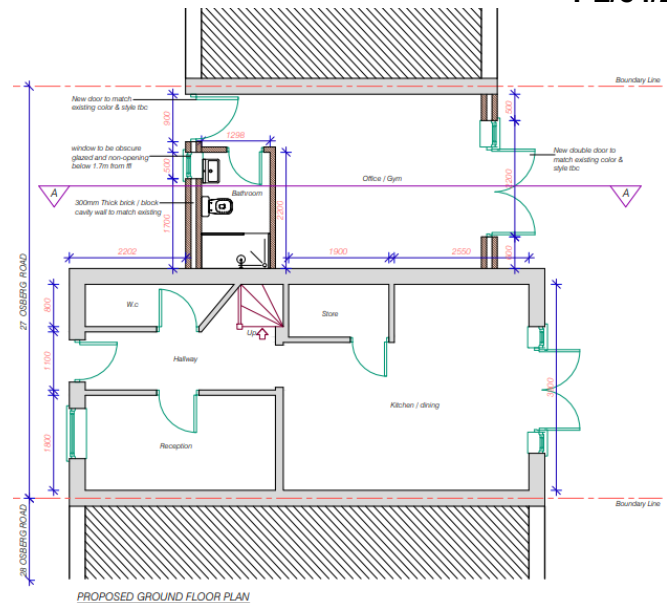
This will leave a single inadequate parking space in front of the converted carport (No drawing submitted shows an accurate edge of Public Footpath 36 which was diverted along this frontage; the dimension from the new front wall to the existing front house wall is 2.2m.)







Existing ground floor plan



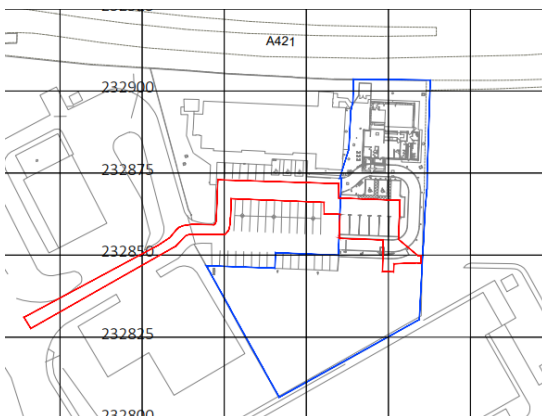
Proposed ground floor plan

## 2. 24/03030/APP

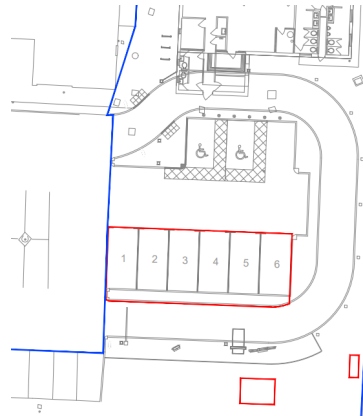
Starbucks Coffee, London Road, MK18 1SH

Provision of six electric vehicle charging parking spaces and associated infrastructure comprising of three charger pillars, one feeder pillar, one substation and bollards

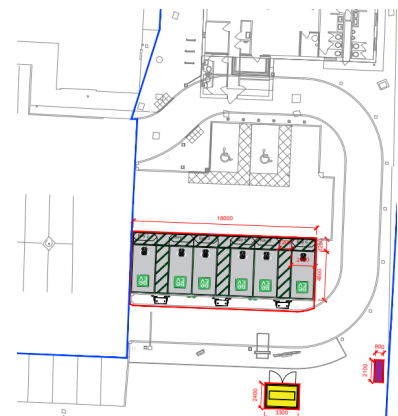
*Knight [Hayley Knight Planning Ltd.]*



Location Plan



Existing site plan



Proposed site plan

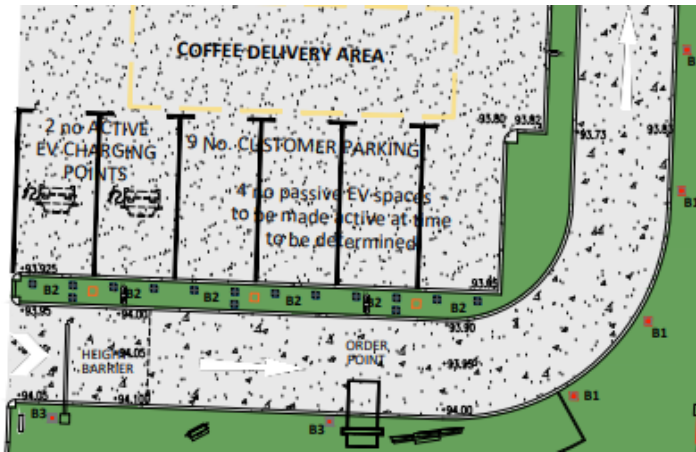
The site is the former Little Chef area east of the Shell petrol station and Travelodge off London Road and against the bypass, and - specifically – the area within the loop of road between the drive-through order point and pick-up point . The original application showed the southern row of parking bays to be intended for EV charging points and the approval (25/7/23) contained the following condition:

- 7** Two EV charging points, sited as shown within drawing no. 2725-URB-DT-00-DR-A-208150 Rev P03 received 20/07/2023, shall be implemented in accordance with Be.EV "SWARCO RAPTION 150 COMPACT" general specification details received 24/05/2023 within 12 months of the development having been in first use. The electric charging points shall thereafter be retained as approved.

**Reason:** To ensure adequate provision is made for electric vehicles and to accord with the National Planning Policy Framework and Policies T6 and T8 of the Vale of Aylesbury Local Plan (September 2021).

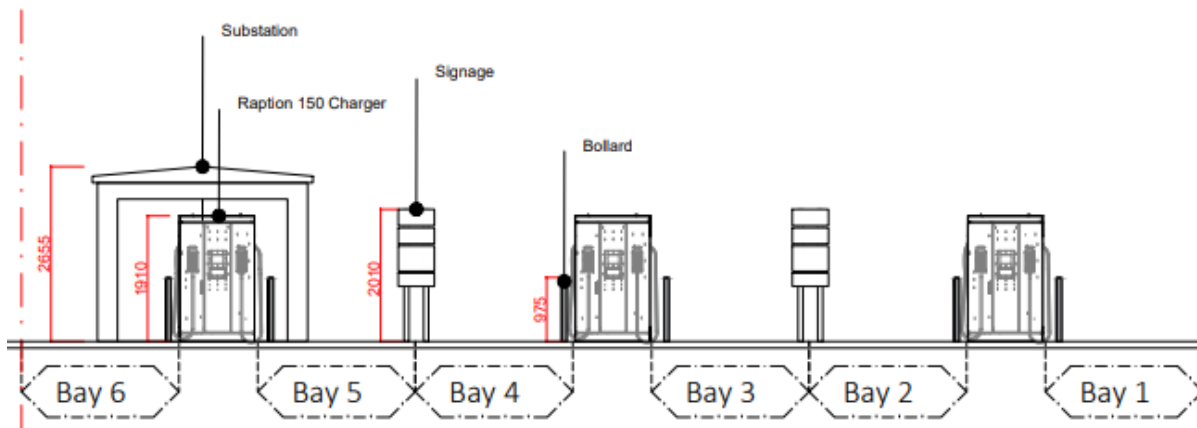
The relevant section of the drawing named shows the two to be installed immediately (at the left), and the space for the four additional bays proposed in this application:



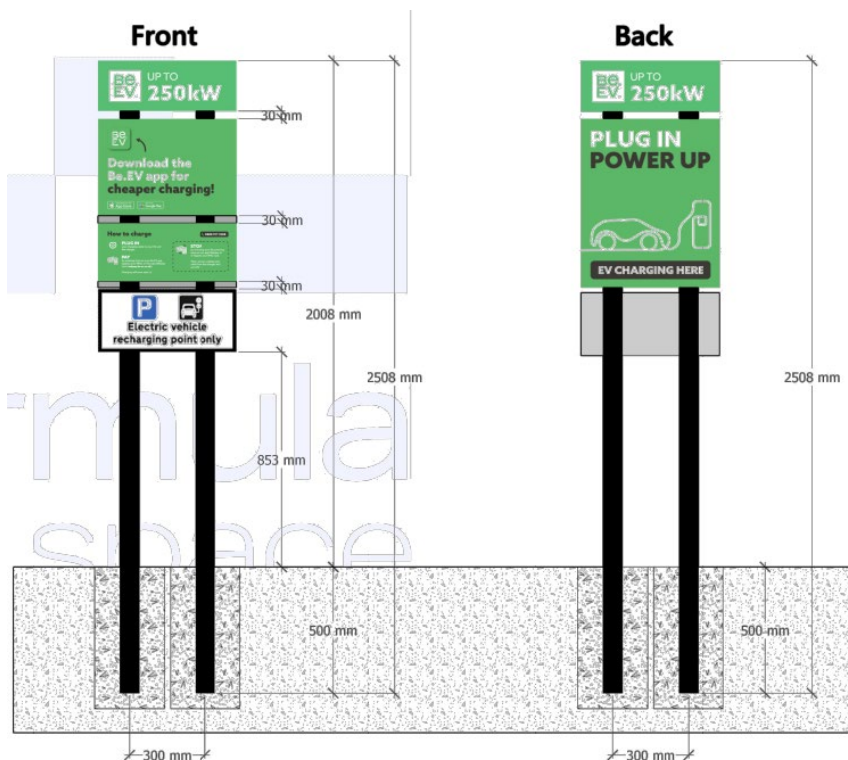


(22/04198/APP)

The new charging points seem to be a slightly different design to the two existing ones, as each serves two bays, so their replacement with six matching ones is reasonable.



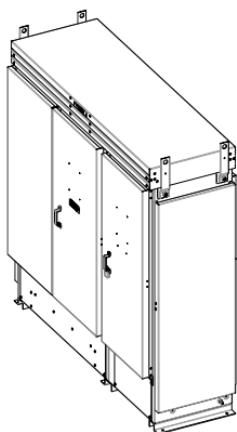
View of substation (behind the row of bays, see site plan above), signage and charging points from the coffee shop building



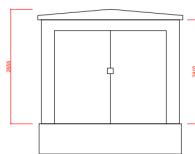
proposed signage



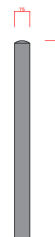
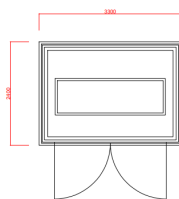
example of charger



Feeder pillar (2.1m long x1.9m high)  
(Not to same scale)



Substation



The proposed bollards are just under 1m high

#### Property History (Starbucks only)

1	22/04198/APP	Demolition of existing single storey front extension. Refurbishment of existing roadside restaurant unit and addition of a drive-thru facility, associated access, parking, new refuse compound and boundary treatments	Approved
2	23/03498/APP	Erection of proposed signage and installation of Heating, Ventilation and Air Conditioning (HVAC) system	Approved
3	23/03499/AAD	Display of 1) Projecting Sign 2) Monument Sign 3) Monument Sign 4) DT Directional 5) Height Restrictor 6) Preview Menu Board 7) Speaker Canopy 8) 5 Panel Menu 9) No entry/Thank you Directional 10) 255mm Wordmark 11) Directional Sign	Approved
4	24/03030/APP	Provision of six electric vehicle charging parking spaces and associated infrastructure comprising of three charger pillars, one feeder pillar, one substation and bollards	Pending Consideration

#### 3. 24/03221/APP

24 London Road, MK18 1AS

Householder application for single storey rear extension, front porch extension, raising of roof and rear facing dormer

*Durant*



Location plan



Site plan (existing)



Site plan (proposed)

The site is the middle house of the three detached post-war houses between The Buckingham School and Brookfield Lane. It is double-fronted with a full-height curved bay window each side of the door, ending in a gabled dormer window, and has three bedrooms. It has a generous gravelled frontage to London Road and a lawned rear garden backs onto the school playground. There is a polygonal conservatory at the rear. At the July meeting (Min.165/24), it was reported that work was being done on the roof and the chimneys had been removed; this was confirmed by the Building Control listing (see table below). However the following is the application form entry under **Description of proposed works** contains

Has the work already been started without consent?

- ☐ Yes  
☒ No

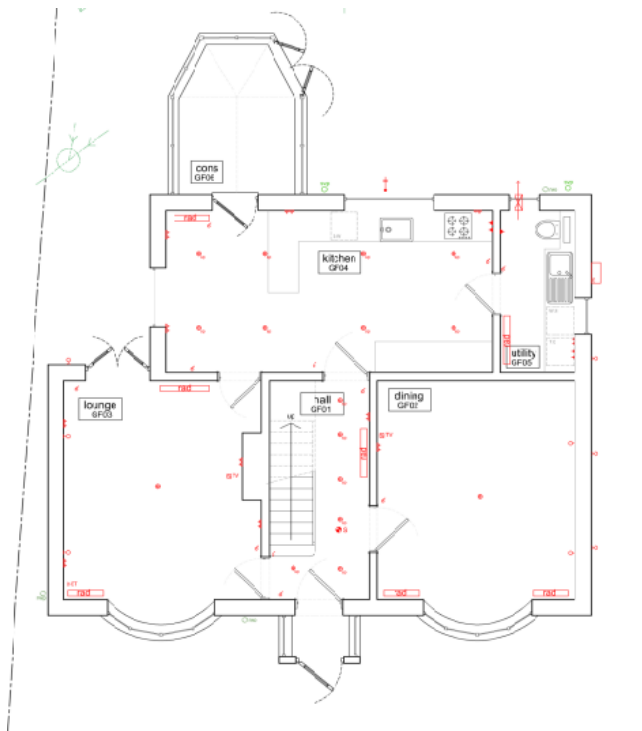


Photo taken 26/10/24 (№26 at the left, №22 at the right, for ridge height comparison) Google Streetview 2021

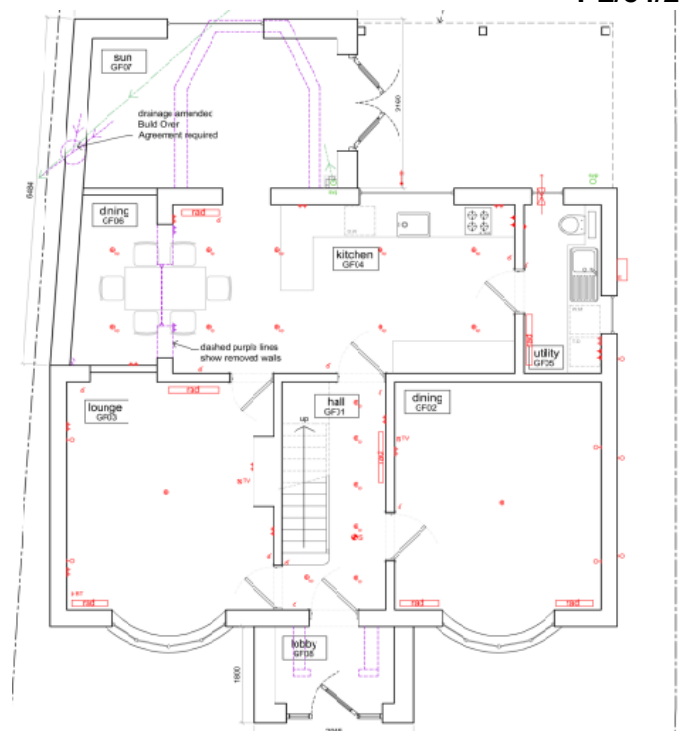
The proposal comprises:

- Demolition of the conservatory
- Addition of a single-storey flat-roofed side and rear extension round the southern corner as far as the existing house side wall to create a dining area in the kitchen and a sun room from this side wall to approximately halfway along the rear wall and as deep as the previous conservatory. This will have a window to the garden and double doors in its side wall. A glazed verandah supported by three pillars will continue the extension along the back wall to the existing corner. The existing windows looking onto the verandah will remain.
- The small front porch with side windows will be considerably enlarged and given solid side walls, and the new front door will have glazed side panels, but a gable roof will be retained, although at a shallower angle.
- The roof will be raised to allow a complete second storey with two more bedrooms and a shower room at the back, and a storage room and 'plant' room at the front. Head height in the rear rooms will be provided by adding a large flat-roofed dormer; the front roof will retain the existing dormers and ridge height, but will be hipped rather than having a continuous side slope.

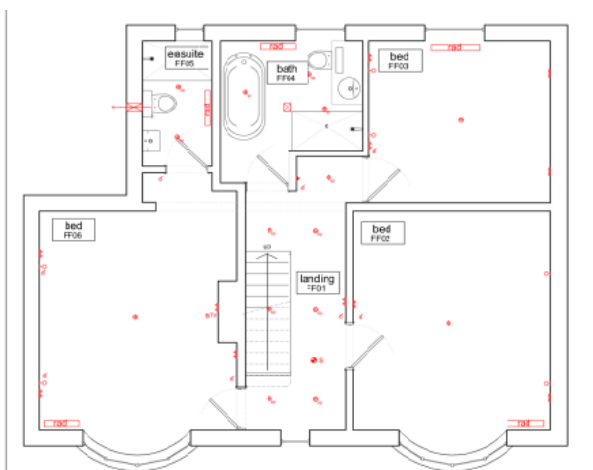




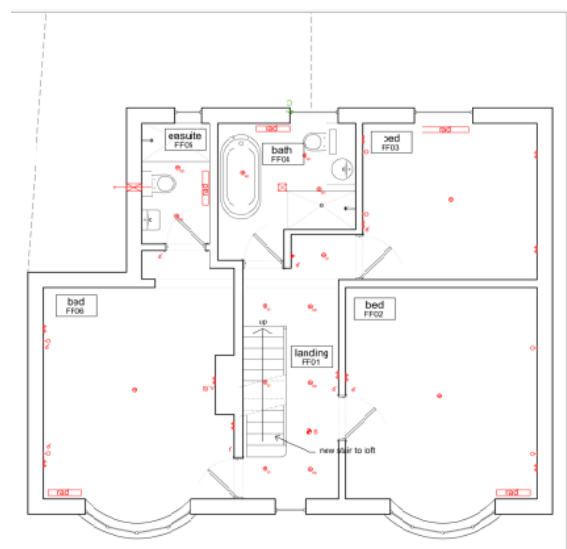
Existing ground floor plan



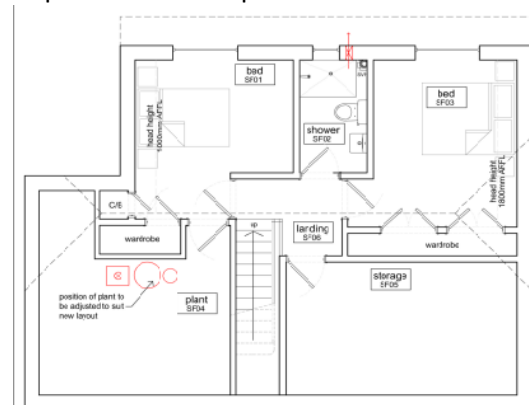
Proposed ground floor plan



Existing first floor plan

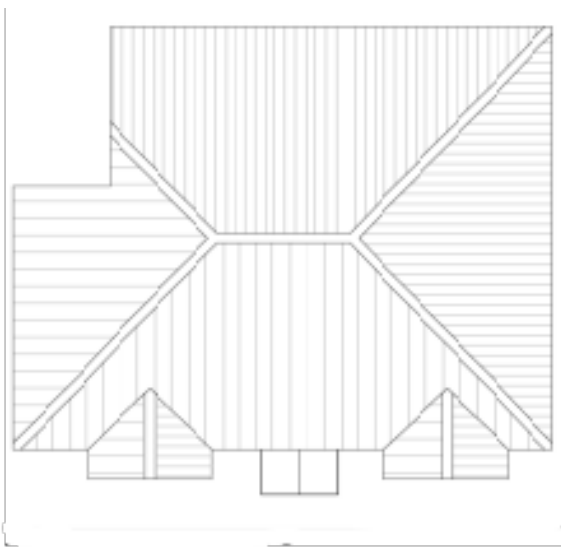


Proposed first floor plan

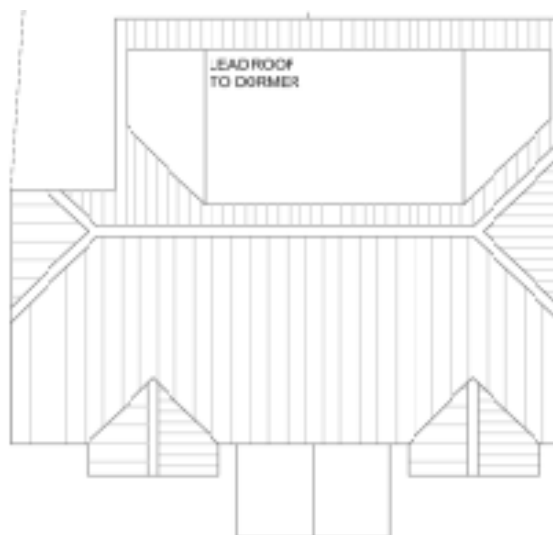


Proposed second floor plan





Existing roof plan

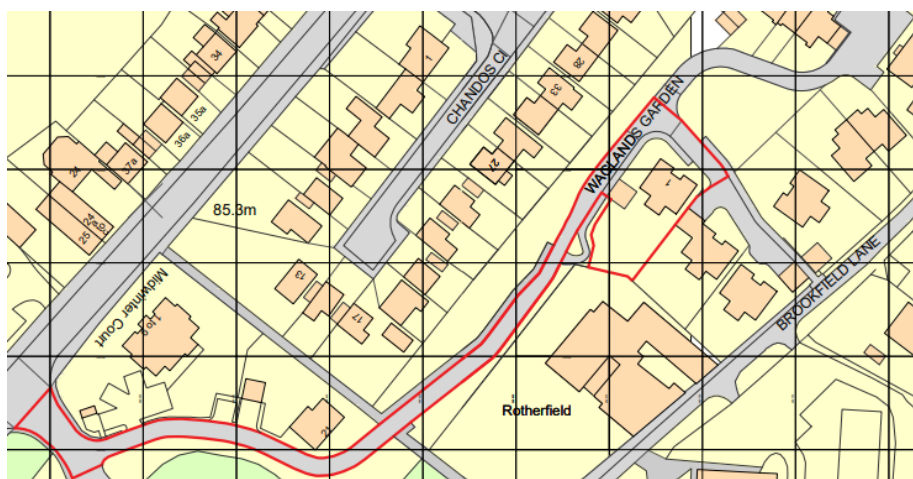


Proposed roof plan

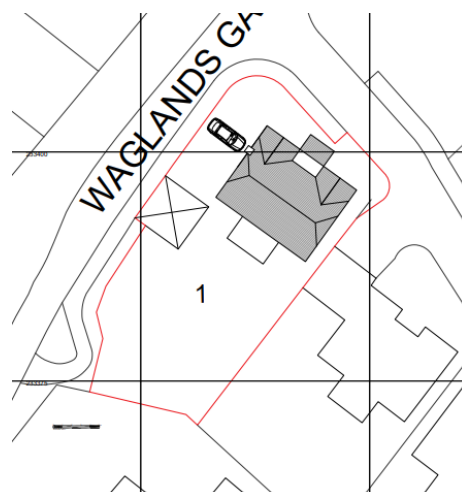
## Planning history

1	78/01567/AV	FORMATION OF VEHICULAR ACCESS	REFUSE
2	79/01475/AV	VEHICULAR ACCESS TO FRONT GARDEN OF PRIVATE HOUSE WITH FLAGGED AREA IN GARDEN TO ENABLE CARS TO BE TURNED	APPROV
3	24/03221/APP	Householder application for single storey rear extension, front porch extension, raising of roof and rear facing dormer	Pending Consideration
<i>Members should also note the recent Building Control application (received 20/6/24; Agreed 27/6/24)</i>			
4	24/01543/BN	Removal load bearing wall, replacing roof and fenestration alterations	Accept

4. **24/03244/APP** 1 Waglands Garden [between Chandos Close and Brookfield Lane] MK18 1EA  
Householder application for addition of double doors and Juliet balcony to second floor bedroom (north west elevation)  
*Prior*



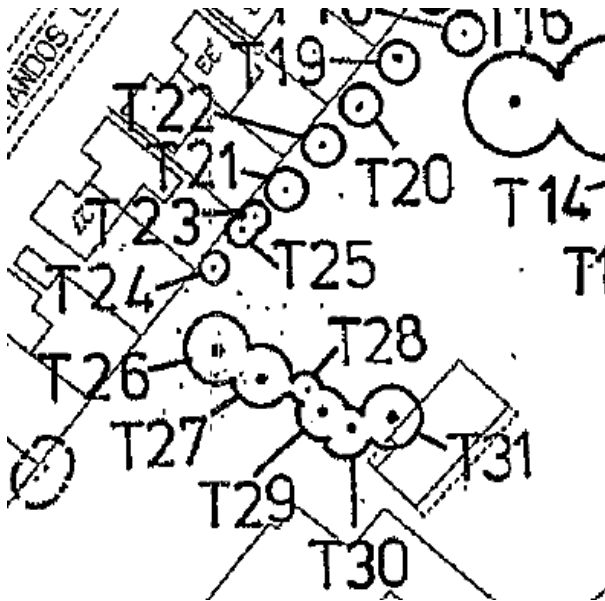
Location plan



Site plan

The site is a 3-storey 6-bed detached house with detached double garage, the first house on the right, on the original development at Waglands Garden (a private road). It faces a short side cul-de-sac, and the garage is to the side rear. The whole estate is covered by a tree protection Order – 31 individual trees, 4

Groups (cypresses and thujas) and a mixed woodland south of Dark Alley. To the west is Chandos Close, and to the east, Brookfield Lane; its garden backs onto the wall around Rotherfield.



Pre-development TPO order 2000/12

Aerial photo shows all the important trees to be in No 1's garden

The building at the bottom of each picture is Rotherfield, the Royal Latin's VI<sup>th</sup> Form Centre.

T26 (outside the plot boundary) - Lime; T27 - Lime; T28 - Yew; T29 - Yew; T30 - Yew; T31 - Wellingtonia

The house has already had a small extension – infilling the recess in the front wall between the bay windows to bring the front door flush with the front wall of the house and a new porch. This proposal is to give one of the 2<sup>nd</sup> floor bedrooms a Juliet balcony with full height glazed doors on the side wall over the drive. Oddly, there are no drawings on the website for the approved 2003 application, and those for the earlier refused application show differences when compared to the drawings submitted for this application, which do not include a rear elevation; however it looks from the estate agent's picture below (No 2 in foreground, No 1 behind) that the 2<sup>nd</sup> floor bedrooms only have skylights (the circular window is to the landing). The front roof and sidewalls have no openings. The Chandos Close houses are a good distance away and at a lower level, so there should be no overlooking.





## SURVEY ELEVATIONS



NORTH EAST ELEVATION (Front)



NORTH WEST ELEVATION (Side)



SOUTH EAST ELEVATION (Side)

## PROPOSED ELEVATIONS



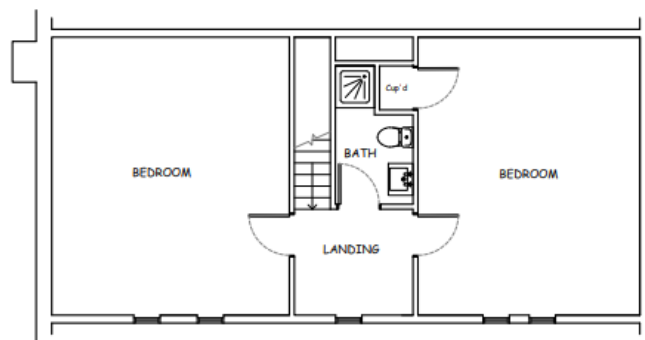
NORTH EAST ELEVATION (Front)



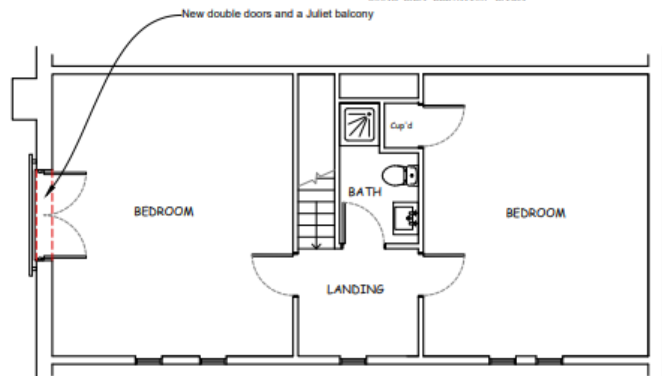
NORTH WEST ELEVATION (Side)



SOUTH EAST ELEVATION (Side)



Existing second floor plan



Proposed second floor plan

## Property history (post-RLS occupation) (excluding Midwinter Court and №21 which are south of Dark Alley)

1	03/00575/APP	Demolition of Grenville Cottage, erection of one block of nine flats, one terrace of six dwellings and six detached/semi-detached dwellings	Refused
2	03/03202/APP	Demolition of Grenville cottage and erection of one block of 9 flats, one terrace of 4 dwellings, 4 detached dwellings and two semi-detached dwellings	Approved
3	15/01467/ATP	Remove lowest 3 stems of one Wellingtonia in rear garden. Reduce crown to growth points and removing up to 1 metre overall. Deadwood crown.	Approved
4	16/03709/ATP	T29- Yew, Reduce back overhanging branches back to boundary, up to 3.5m from ground level. T30- Yew, Reduce back overhanging branches back to boundary, up to 3.5m from ground level. T31 - Wellingtonia, Reduce back overhanging branches back to boundary, up to 4 m from ground level.	Refused
5	16/04381/ATP	T29- Yew- Localised Crown lift of the overhanging crown to provide a maximum ground clearance of 2.8 metres, by way of reducing/ removing low secondary branches only, creating a more upright habit, retaining maximum screening. T30-Yew- Localised Crown lift	Approved

		of the overhanging crown to provide a maximum ground clearance of 2.8 metres, by way of reducing/ removing low secondary branches only, creating a more upright habit, retaining maximum screening. To allow for area below the crown overhang to utilised as a decked area whilst retaining natural screen the trees provide.	
6	19/04384/APP	Front porch and lobby extension	Approved
7	24/03244/APP	Householder application for addition of double doors and Juliet balcony to second floor bedroom (north west elevation)	Pending Consideration

**5. 24/03280/APP**

9 Threads Lane [Lace Hill] MK18 7RW

Householder application for erection of single storey rear extension

*Thrikawala*

Location plan



Block plan

The site is a 4-bedroom detached house, L-shaped in plan, with a single detached garage to the rear of a driveway on its north side; it is on the corner of a short cul-de-sac on Threads Lane on Lace Hill (Phase 2C, plot 457, David Wilson house type 456) close to the attenuation pond by the bypass. It faces the cul-de-sac and the greenway through the estate, and its side wall on Threads Lane has a bay window in the rear projection, to the part of the lounge in the projection, matching the one on the kitchen/diner, to the right of the front door. The opposite wall of the lounge has double doors to the garden, and the end wall has a window. The garden boundary on Threads Lane is a brick wall with a narrow band of planting outside it which is part of the plot.

The proposal is to extend the rear projection at ground floor level only over the existing width to a depth about 20cm/8" longer than the existing, thus almost trebling the size of the room. There will be a larger window in the end wall, facing the side wall of No 7, and a smaller one to the garden. The Threads Lane side will be blank; the roof will be a gable parallel to, and slightly wider than, the existing one on the first floor of the existing projection, and have a skylight in each slope. The eaves are within the plot boundary. Matching materials are specified.

**Property History**

1	09/01035/AOP	Comprehensive development of land comprising of 700 new dwellings (including affordable housing), primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision	Approved
2	13/01549/ADP	Erection of 135 dwellings, garages, roads, sewers and ancillary matters (Phases 2B, 2C, 2D And 2F)	Approved
3	24/03280/APP	Householder application for erection of single storey rear extension	Pending consideration

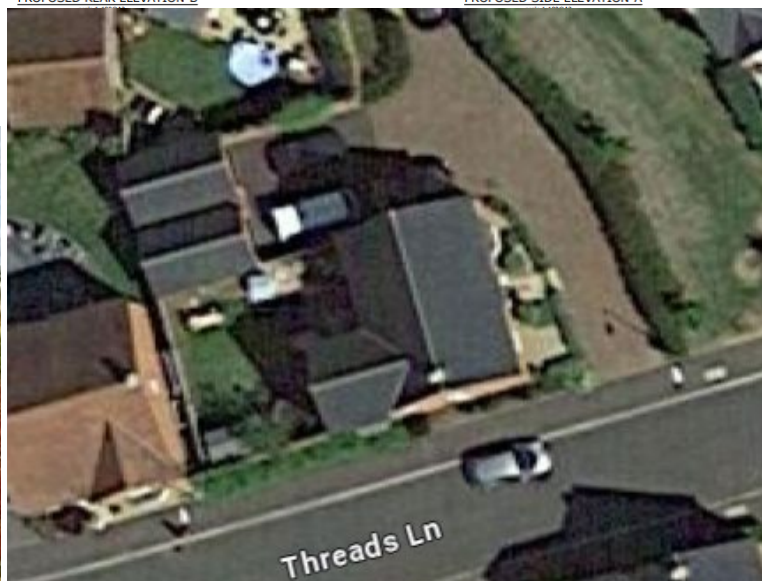
The usual Clause 9 below is included in the decision sheet for 13/01549/ADP.

- 9 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 the subject of this permission, 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 which is the subject of this permission, no hard surface shall be provided on the land the subject of this permission, other than those expressly authorised by this permission.

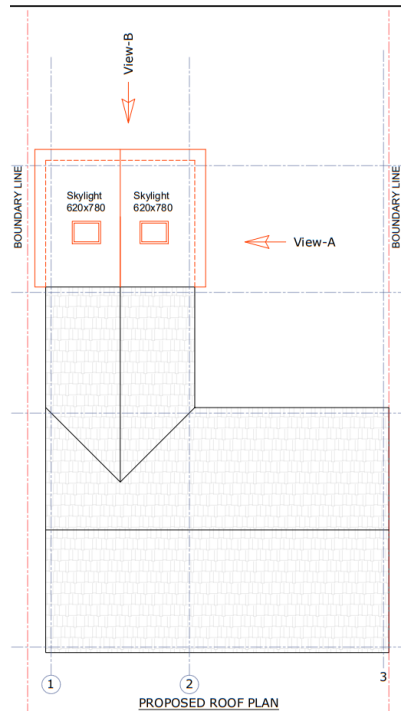
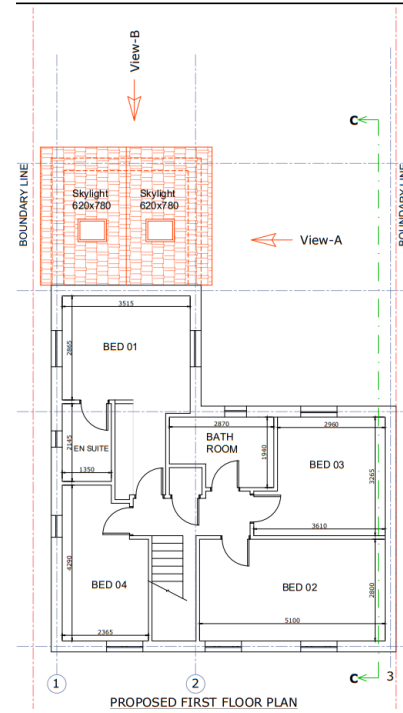
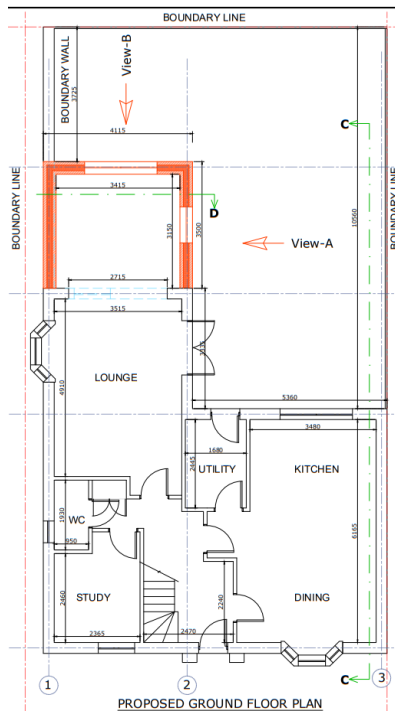
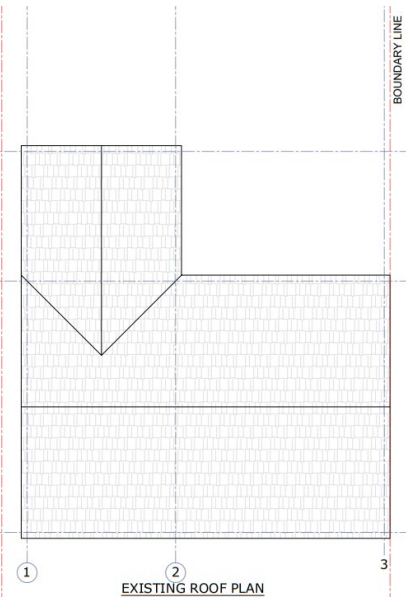
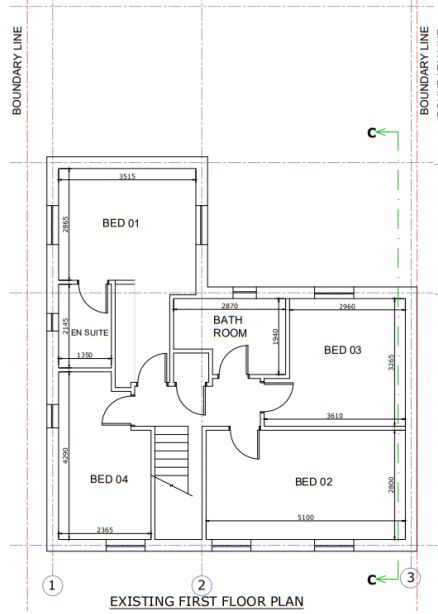
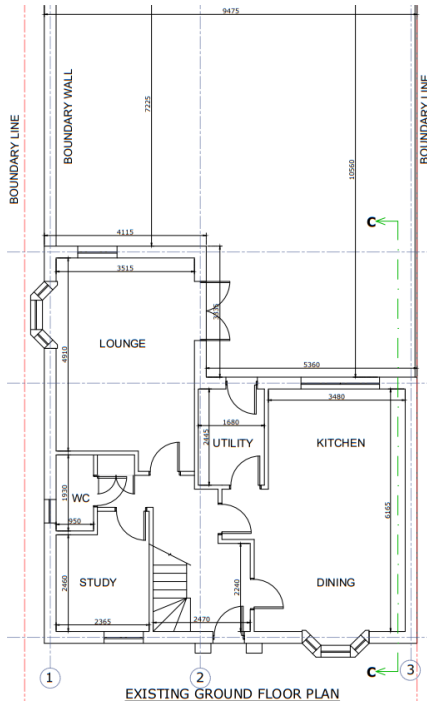
Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for development having regard for the particular layout and design of the development and to accord with policies GP8 and GP35 of the Aylesbury Vale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



Google Streetview







## 6. 24/03293/APP

Alder House, Verney Close, MK18 1JP

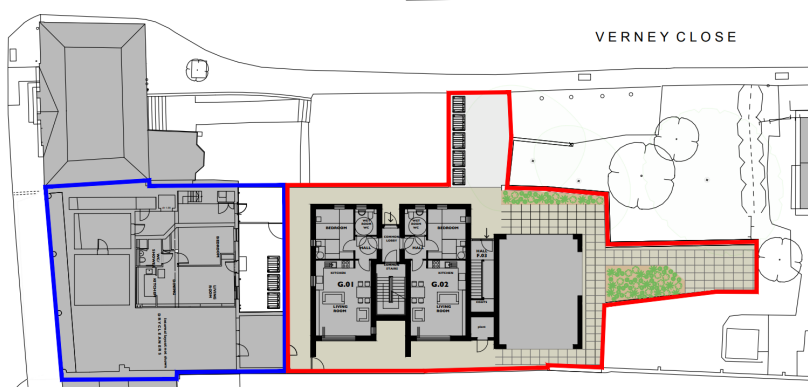
Convert existing undercroft to 1Nº 1 bed ground floor residential unit.

Erection of bin store and cycle store

Morrison



Location plan



Existing site plan

Red = site boundary; blue indicates land in the same ownership but not part of the application

The site is the 2- and 3-storey block of flats built on the rear garden of 1-2 Market Hill (the dry-cleaners and former NatWest Bank), now known as Alder House. The original building had six flats, 2 on each floor of the part immediately behind Bank House, and a duplex flat over a large undercroft in the lower part by the old Day Centre. The undercroft area was intended to house the bins for the flats, and cycle parking, though there has never had any sort of cycle rack or secure shed arrangement either in this space or in the garden. The bins have been placed in the space from time to time, but generally are left in the access from Verney Close. The front of the building faces Verney Close, and the back the brick wall between this site and Burwood Mews (two flats and two bungalows).

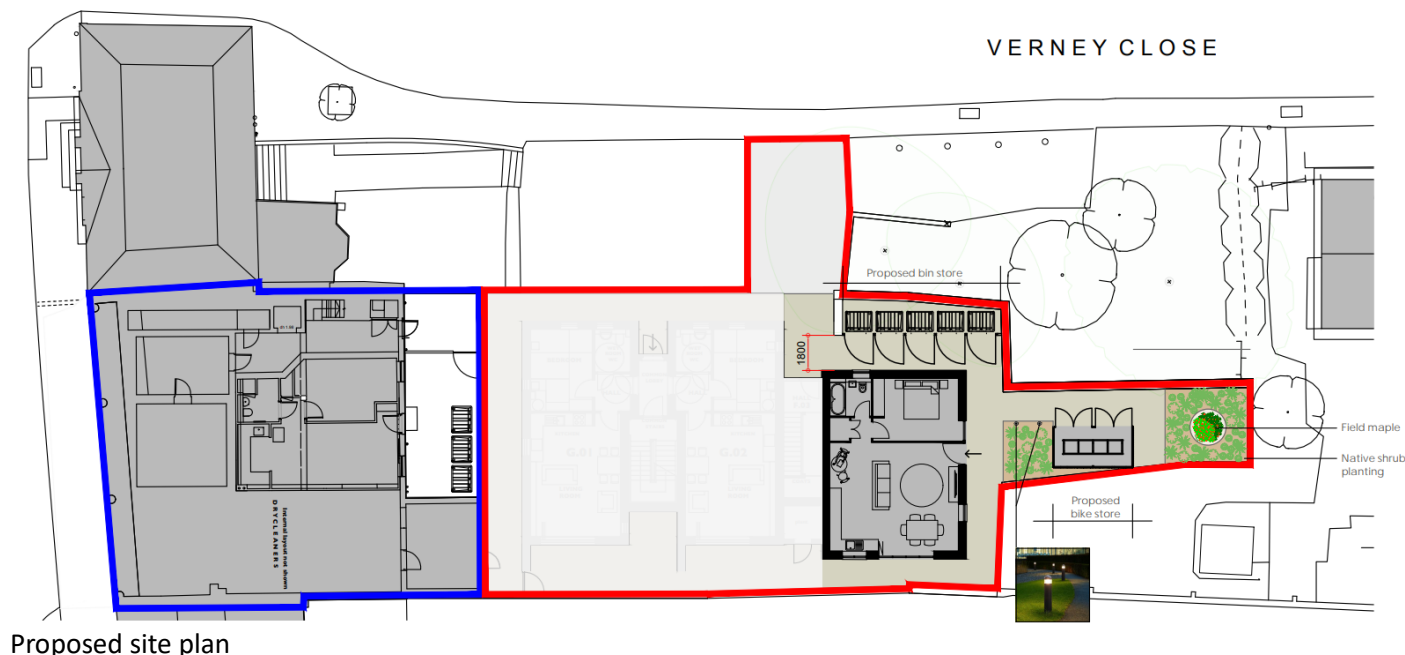
Permission was granted in 2022 to turn the duplex flat into two separate flats, and they have a separate entrance next to the undercroft. Earlier this year, an application to turn the carport into another flat and erect a cycle shed and bin storage was refused, because "The proposed new bin store to serve the proposed 1 bed unit and existing 8 residential units within the site, by reason of its siting, size, scale, and massing, would fail to be well-integrated into the design of the development but instead would appear as a visually intrusive and prominent structure to the frontage of the site, resulting in a significant detrimental impact to the character and appearance of the site and streetscape" and also be detrimental to the setting of nearby Listed Buildings, and the Conservation Area. There was also inadequate information on likely damage/loss of trees, and the cycle shed was badly sited, so unlikely to encourage cycling, and too far from the flats (it was at the far end of the garden; the bin store was to be in the access).

Members' response to this application (5<sup>th</sup> February meeting) was

*Members had no objections per se to the conversion, provided the conditions listed by Highways were included. It was suggested that contacting the nearby businesses with commercially serviced bins housed in the access area could lead to a general tidying up if the application was approved. Clarification would be appreciated on the following points:*

- *Five bins are to be accommodated in the bin store; three more are shown in the small garden attached to the basement flat to the west of the block of flats (the approved plans for 20/00483/APP showed 4 green and 4 blue skip bins in the undercroft). Apart from the garden gate not being wide enough to get a 4-wheeled bin through, the haul distance is well over the 10m Waste & Recycling state is their maximum for such bins.*
- *The cycle shed as shown is 4m wide; the diagram in Buckinghamshire's cycle parking standards show 3 racks need a space 3m wide so this is not big enough for 5 racks.*
- *It is not clear whether the cycle shed doors open the full 180° which makes it easier to manoeuvre a cycle into the rack inside. If they only open to the right angle illustrated, then the orientation of the shed needs to be turned through 90° to face along the paved area towards the flats on safety grounds, because of the sudden drop in level to the south of the paving.*
- *The 'existing' ground floor drawing does not show the landscaped bed in this corner of the amenity area and along the north wall boundary; is this to be removed? (see the approved soft landscaping plan at 20/A0483/DIS for the actual existing layout)*

The application was refused on 15<sup>th</sup> March.



The principal differences between this application and the previous one are:

- The door to the new flat is not in the Verney Close elevation, it is on the side wall underneath the first floor flat's large balcony;
- The internal layout has been flipped, so that the bedroom and bathroom are at the Verney Close end (and consequently adjacent to the line of skip bins) and the kitchen/dining/living room is at the back facing the wall boundary with Burwood Mews;
- Five skip bins are to be sited on the inside of the wall parallel to Verney Close; this area is currently gravelled with low growing plants;
- The bin store will be somewhat higher than the wall at the eastern end; the wall will be raised
- The cycle shed will be closer to the building and taking up a good deal of the garden; it is 2.15m high

It is stated that the root run of the yew trees in Verney close does not extend beyond the stone wall, so there will be no disturbance of the roots by the proposal.

The documents show considerable confusion between Bank House and Alder House: for example the Planning Statement contains

"The wider site comprises Alder House which is a 3-storey Georgian period building now converted to apartments with a Class E commercial unit at ground floor fronting the shopping frontage of Market Square, together with the recently constructed apartment building of generally contemporary appearance."







Existing Verney Close elevation



Proposed Verney Close elevation



Two views into the undercroft. All photos taken 1/11/24



The end wall where the front door is proposed



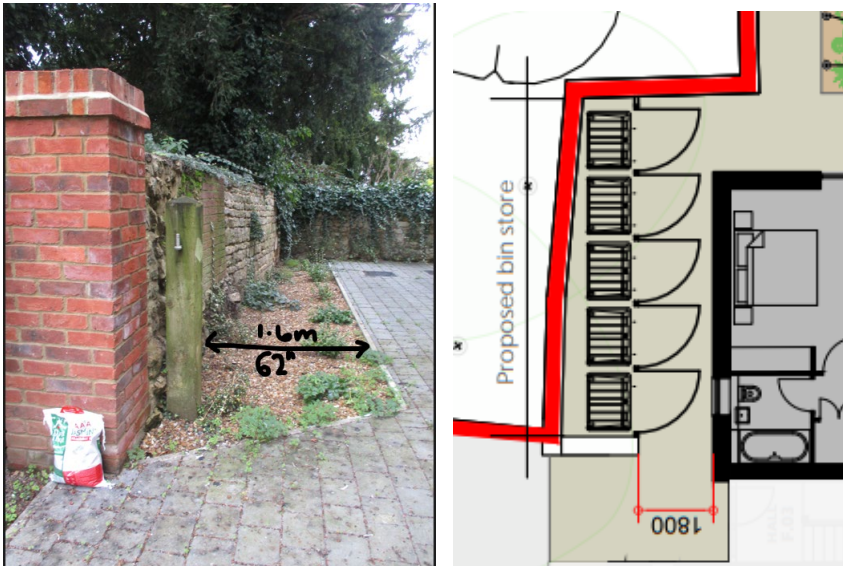
Proposed end elevation



Existing rear wall opening

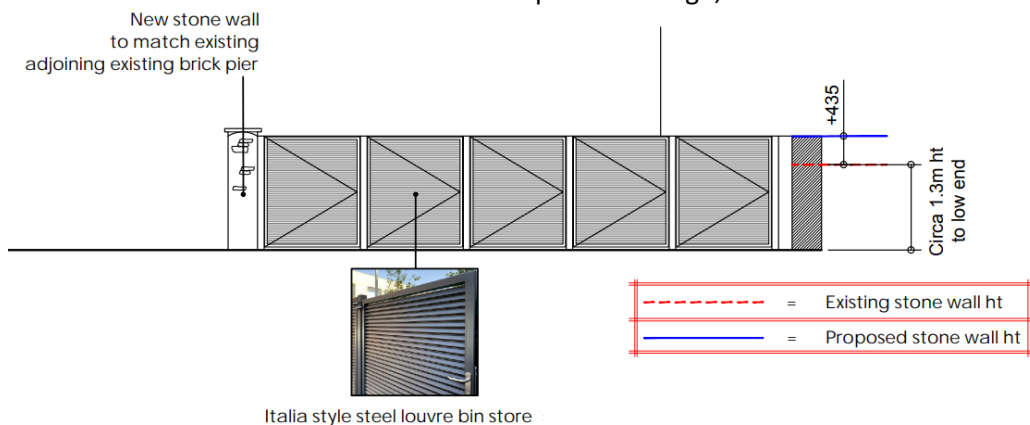


Proposed rear elevation



The proposed area for the bin store. The drawings show that the gravel and planting is to be retained.

A 4-wheeled bin is 138cm wide x 108 cm deep x 133cm high, so the store should fit between the wall and the paving.



The existing bin storage is a mess:



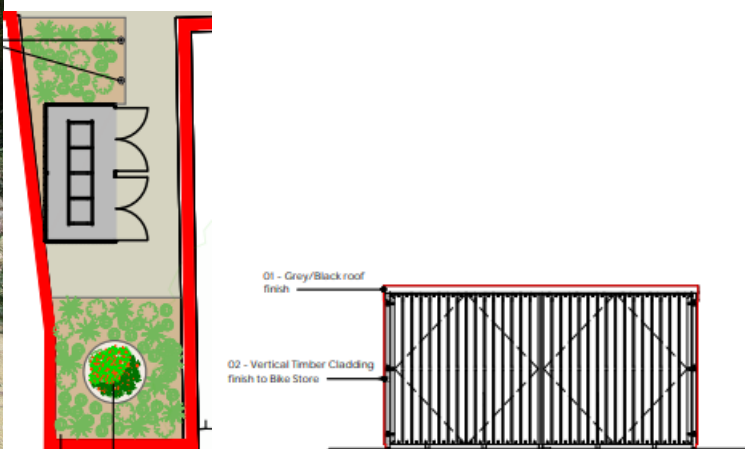
The green skips on the left are for Alder House; the other bins are for the hairdressers and Coffee#1. The 4 posts are the remnants of a bin enclosure erected without permission, and its fence panels are stacked in the undercroft.





The area at the end of the garden, considerably lower than the paving, The previous cycle shed was on the paving.

The drop in level is where the grey sheeting is, at the left



The approximate area for the cycle shed. It will have vertical timber cladding and a grey roof, slightly sloping from front to back, houses 10 cycles, 2 to a rack. It appears to be 4m long x 2m deep. It is still not clear if the doors open more than 90° for easy manoeuvring.

Property History (only since NatWest vacated 2 Market Hill; not trees)

1	18/00328/APP Bank House 2 Market Hill; access from Market Hill	Conversion, alterations and roof extension to create eight new 1 bedroom dwellings. Reconstructed and remodelled elevation facade facing Market Hill including new shop fronts.- Infilling of covered front arcade on ground floor to create increased retail area.- Conversion of retail space involving alterations to the external envelope of the building.	Approved
2	18/02554/ACL	Application for a Lawful Development Certificate for an existing use (A1) A1 is retail, a bank is A2; change from A2→A1 was made possible by the 2015 alterations to the Town & Country Planning Act	Certificate Issued - Existing use
3	18/03140/APP Bank House; access is from Verney Close	Conversion of part of the lower ground floor to provide a one-bedroom flat within the lower ground level of former NatWest Bank building, including associated external works.	Approved
4	18/03474/APP Coffee#1	Change of use of the above property from a Class A1 (retail) use to a mixed Class A1/A3 use (coffee shop), together with external shop front alterations and the implementation of 2 No. air conditioning condenser units and 4 No. replacement windows to the rear of the property	:Approved

5	18/03475/APP <b>Coffee#1</b>	Change of use of land from public highway to an outdoor seating area	Approved
6	19/00511/APP <b>Alder House</b>	Proposed new detached building comprising 10 apartment dwellings, and associated external works, bin/cycle store and alterations to access.	Withdrawn
7	20/00483/APP <b>Alder House</b>	Application Proposed new detached building comprising 7 apartment dwellings, and associated external works, bin/cycle store and alterations to access.	Approved
8	22/01173/APP <b>Alder House</b>	Change of use to convert existing duplex apartment dwelling to 2no. flat apartment dwellings	Approved
9	24/00243/APP <b>Alder House</b>	Convert existing undercroft to 1 no. 1 bed ground floor residential unit. Erection of bin store and cycle store.	Refused
10	24/03293/APP <b>Alder House</b>	Convert existing undercroft to 1 no. 1 bed ground floor residential unit. Erection of bin store and cycle store	Pending Consideration

## Amended plans

### 7. 24/01012/APP

14 Bourtonville, MK18 1AZ

Retention of timber structure in rear garden (retrospective) to be used as a business to temporarily house cats (cattery). Retention of other timber structure in rear garden used for temporarily housing cats associated with charity (Retrospective). Change of use of site from residential dwellinghouse (C3) to mixed use of residential with cattery boarding (sui generis) (Retrospective). (amended description)

*Mullis*

The previous description read:

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



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 large 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 *[a smaller timber shed]*.

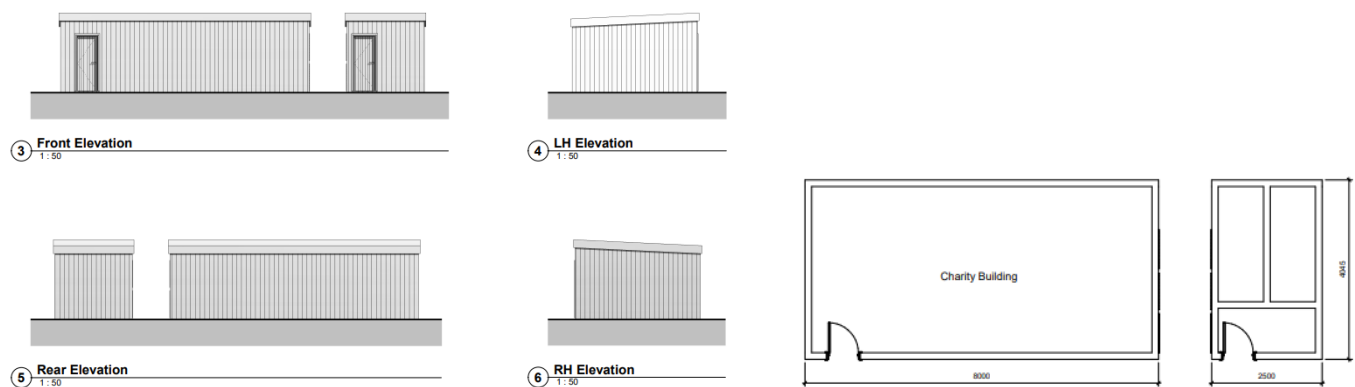
Members considered this application on 22<sup>nd</sup> April and responded No Objections.

In May, the Senior Licensing Officer of Buckinghamshire Council commented on the proposal pointing out

- That operating a commercial cattery without a licence is an offence under Section 13 of the Animal Welfare Act 2006
- That cats can only be boarded in purpose built units with a sleep area with an attached exercise run, both under cover and built to the Government Standards
- That it must be possible to provide heating to units
- That each unit must have full height sneeze barriers to prevent boarding cats from coming into contact with each other and with animals from outside
- That units must open onto an escape corridor or other secure area to prevent escape
- That there is adequate natural or artificial light in the units.
- That units have suitable drainage (DEFRA advise a minimum of 1:80 gradient) to ensure waste or water do not run off into neighbouring cat units.

before a licence can be issued.

The only drawings submitted are these:



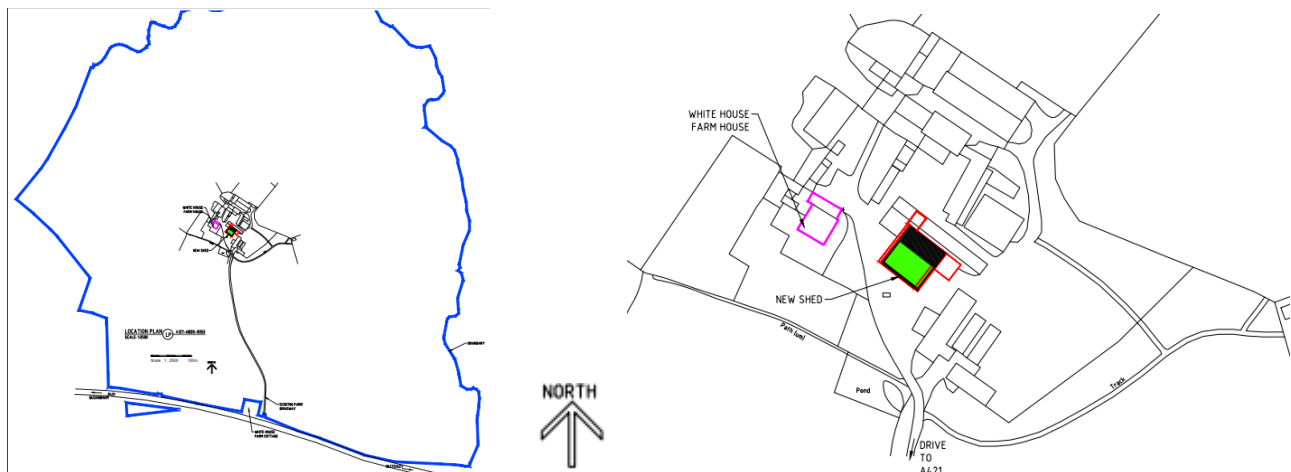
7. 24/03028/AGN

White House Farm, Bourton Road, MK18 7DT

Replacement agricultural building

(formerly Replacement agricultural building with solar panels)

Nicholson



Location of farm buildings north of A421

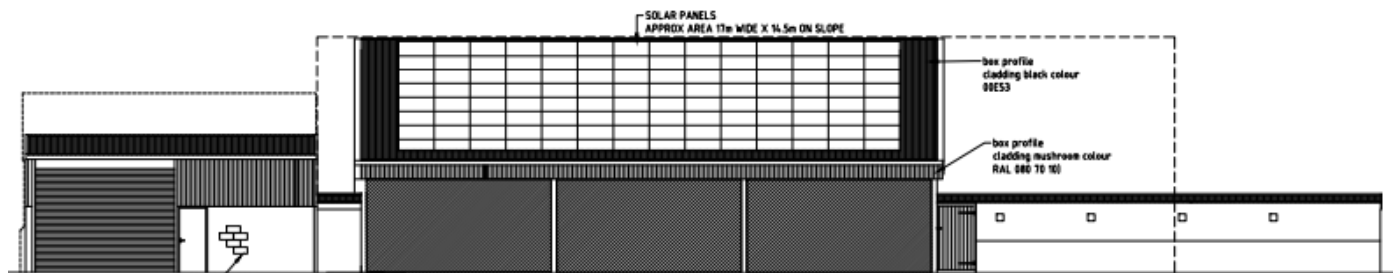
Plan of farm buildings – outlined at left is the Listed Farmhouse - outline in centre is proposed new building

The site is the farmyard 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. The Farmhouse is also Listed (Grade II) and is outlined in pink on the plans below. Members considered this proposal at the October meeting and had no objections.

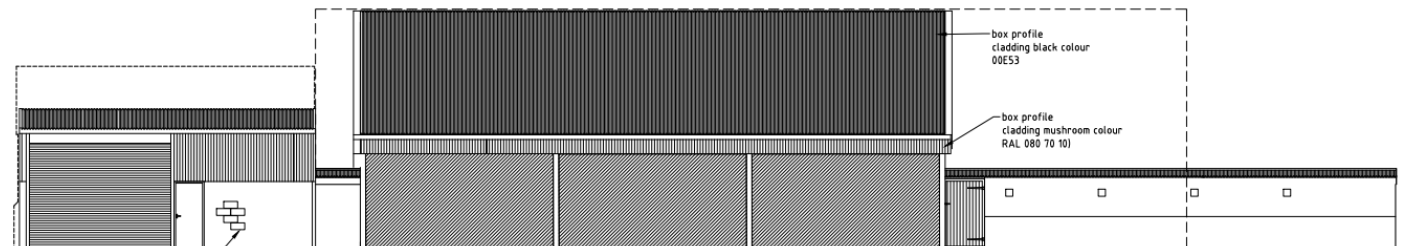


The new machinery shed is to replace a derelict Dutch Barn, and the Case Officer has decided that the new building is so much more substantial (although the same height and footprint as the barn) that it will be more obtrusive in the landscape and consideration must be given to the setting of the adjacent Listed farmhouse.

The only difference in the drawings is this:



(As proposed to the October meeting)



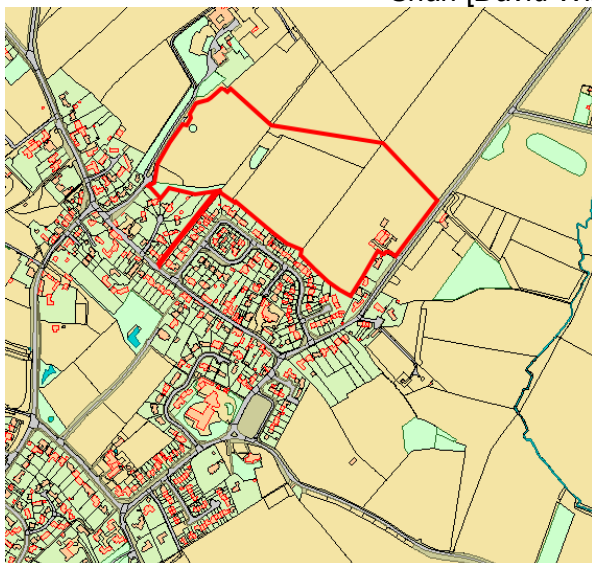
(Rev A: 29/10/24 Solar panels removed)

There is nothing in the revised D&A Statement to explain why this change has been made **case officer has been asked**. The building complies with all the relevant requirements for an agricultural building taken in isolation (the tick-list is in the officer's report on the website). It is the effect on the setting that seems to be the problem.

#### Not in our parish (Maids Moreton) (amended plans)

8. **23/01636/ADP**
9. **23/02826/ADP**

Land off Walnut Drive and Foscote Road, Maids Moreton MK18 1QQ  
Reserved matters being sought for appearance, landscaping, layout and scale for 153 dwellings on land off Walnut Drive and Foscote Road and discharge of condition 22 (biodiversity net gain) and condition 8 (CMP) of outline approval 16/00151/AOP  
*Shah [David Wilson Homes (South Midland)]*



Location of site



The two application descriptions are identical, as is the list of new documents added on 17<sup>th</sup> October; the 43 items have been checked for matching Revision number/letter/date of update as appropriate, though the total number of documents for each differs ((567 and 292 resp. as at 24/10/24)

Members will note that the number of dwellings has shrunk from 'up to 170' (16/00151/AOP) to 163 to 153. This is the explanation from David Wilson Homes:

*I am pleased to submit an amended planning application pack in reference to the above.*

*These revisions focus on making all market dwellings CAT 2 compliant.*

*Although the Outline Planning Consent (as confirmed in Dentons' letter dated 27 March 2024, ref: GYYP/068431.00009) does not require BDW to provide CAT 2 compliant market dwellings, we have decided to do so. Consequently, the following layout changes have been made:*

- The total number of units has been reduced from 163 to 153 to accommodate larger CAT 2 plots within the same developable area.*
- All maisonettes have been removed.*
- Additional landscaping has been provided in front of Plots 11-18.*
- Plots have been shifted further from the central hedge to preserve its integrity.*
- More landscaping has been added within the frontage parking of the shared surface loop road in the centre of the scheme (Plots 75-137).*

*Shah*

*David Wilson Homes (South Midland)*

For information, the category definitions are (VALP – p200)

category 1: visitable dwellings – mandatory, broadly about accessibility to all properties

category 2: accessible and adaptable dwellings – optional, similar to lifetime homes, and

category 3: wheelchair user dwellings – optional, equivalent to wheelchair accessible standard

and the relevant Policy states (my highlight)

#### **H6c Accessibility**

All development will be required to meet and maintain high standards of accessibility so all users can use them safely and easily. **Development will need to meet at least category 2 accessible and adaptable dwellings standards unless it is unviable to do so which will need to be demonstrated by the applicant and independently assessed.** A minimum of 15% of Affordable Housing provided on housing sites will be required to be nominated by the LPA for M4(3) wheelchair accessible housing (dependant on the suitability of the site to accommodate wheelchair users and its proximity to services and facilities and public transport) unless it is unviable to do so which will need to be demonstrated by the applicant and independently assessed.

In such cases wheelchair accessible housing means a dwelling which meets the requirements contained in Part M4(3)(1)(a) and (b) and Part M4(3)(2)(b) for wheelchair accessible dwellings as contained in Category 3 – wheelchair user dwellings of Schedule 1 of the Building Regulations 2010 as amended.

This policy will continue to apply to the nearest equivalent standards in any future modification to the above Building Regulations Approved Documents.

All the drawing changes are directly related to the new layout for 153 houses, and the only item likely to affect Buckingham would have been the Construction Management Plan, and the vehicle route for materials and other supplies is still from the north via the A413 and Walnut Drive.

Concern has been expressed about the variance between the designated site in VALP and the reduced number of houses, the feeling being that this is sufficiently different to the allocation below and Condition 2 of the Outline approval that "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<sup>th</sup> March 2022]" to be tantamount to a new application.

The officer's response (23/10/24) to Fosco's email was

*The amended plans and details received on these reserved matters applications, which includes a reduction in the number of housing units, are, at the discretion of the Local Planning Authority, being*

considered as part of the current applications on this allocated site. The amendments will be advertised, and site notices displayed and consultations advising of the amendments have been issued. I would therefore request that any comments are received within the consultation period so they can be duly taken into account.

(VALP Chapter 4: Strategic Delivery, pp150-152:)

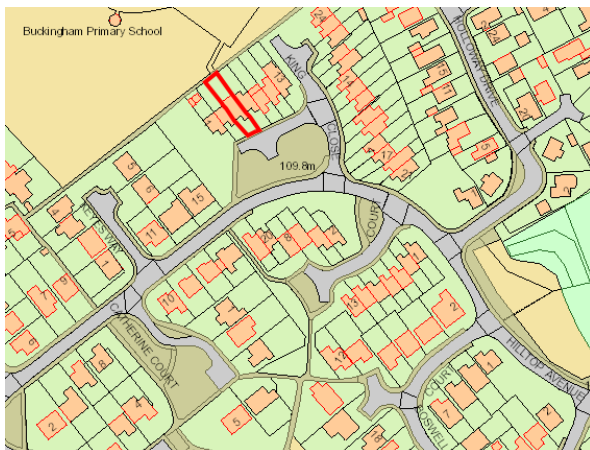
#### D-MMO006 Land east of Walnut Drive and west of Foscoote Road

Information	Site details
Site reference	MMO006
Size (hectares)	8.8ha
Allocated for (key development and land use requirements)	170 homes, green infrastructure and surface water drainage
Expected time of delivery	65 homes to be delivered 2020-2025 and 105 homes to be delivered 2025-2033

#### Not for consultation

The following application was refused on the 1<sup>st</sup> November; CPL not appropriate as PDR removed

10. **24/03133/CPL** 5 King Charles Close [Page Hill] MK18 1UZ  
Certificate of lawfulness for proposed conversion of garage to habitable space  
**Makwana**



Location plan



Site plan



Nos 1 (left) to 7 King Charles Close. Photos: 19/10/24

The house is a 3-bed terrace, third of four identical dwellings on this building line, with three more to the east on a building line further forward – see photos below. The Close is off Hilltop Avenue and is shaped like a || with odd Nos 1-13 running west to east on the side cul-de-sac and the even numbers south to north from the junction with Hilltop Avenue. The rear gardens of the cul-de-sac abut Public Footpath #31 and north of that is the Buckingham Primary School playing field. All the houses were built with a single storey flat-roofed garage projecting forward of the relevant building line and there is room to park a car on the drive; some drives have been widened over the front garden to provide more parking. To the front is an access road widened in part to form parking bays, and a very wide landscaped area of grass and trees separating the houses from Hilltop Avenue.

Nos 1, 11 and 13 have been granted approval for front extensions; No 1's is a small pitched-roof porch and the other two much larger, bringing the ground floor (kitchen) forward to match the garage with a sloping roof over both parts; No 13 had already turned the garage into a breakfast room at the time of the extension application (2000), apparently without approval. No 3 has built a small porch for the front door only (behind the blue car in the photo above) - I found no application for this.

Nos 7 & 13 have rear extensions (both with approval) and it also looks from the map above right that No 9 has a full-width rear extension (no approval traced).

Permitted Development Rights were removed at the AOP stage (condition 16) and reiterated at the ADP permission (condition 7):

(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.

The applicant has three teenage children; the two daughters have a bedroom each, and the son currently shares the other bedroom with his father. The proposal is to turn the garage into a bedroom for the father. The exterior is to remain the same, according to the application form, though the usual conversion includes exchanging the up-and-over door for a wall with a window. No drawings have been submitted apart from the location plan.

#### Property History

1	69/00065/BB	Erection of 300 private residential houses with roads/sewers and service etc	Approved (≡ AOP)
2	74/00908/AV	Erection of [7] dwellings with garages (this part of Close only)	Refused
3	75/01002/AV	Erection of 34 3-bed 2 storey terraced units and associated site works	Approved (≡ ADP)
4	24/03133/CPL	Certificate of lawfulness for proposed conversion of garage to habitable space	Pending consideration



Nº7 (left) and Nºs 9 to 13 (red car) showing the distance the eastern part of the terrace projects forward of the western part.



Nºs 9 (behind hedge) and 13 (red car) have both had front extensions and added a single-pitched roof. Nº11 (grey car) is as built

### Tree application (circulated separately)

11. 24/03009/ATP

Land Adjoining 1 Bath Lane Buckingham Buckinghamshire

T1 Mature Oak (see photographs) - Reduce the lateral branches only that are extending towards the adjacent property by 2-3 metres to increase clearance as it is encroaching onto this.

*Gouverneur [University of Buckingham]*

### NO OBJECTIONS response submitted



Location plan



TPO plan (part)

### Planning History

1	16/01517/ATP	T1 Oak - reduce the lateral branches extending towards 1/2 Salisbury Cottages, (South side), by 2-3m	Approved
2	24/03009/ATP	T1 Mature Oak (see photographs) - Reduce the lateral branches only that are extending towards the adjacent property by 2-3 metres to increase clearance as it is encroaching onto this.	Pending consideration

KM

5/11/24



**Proposal:** That BTC should write to the Historic Buildings Officer seeking guidance on the acceptability of various types of materials to be used in signage on listed buildings in Buckingham. In addition, it would be helpful to BTC as a statutory consultee, to understand when it is not acceptable for a planning applicant, to attempt to replace existing signs on a like-for-like basis in terms of materials used.

**Background:** Recently, an application for signage on a grade II listed building was refused, based on the use of cut vinyl plastic lettering. The previous occupant of the building had used very similar materials which appeared to be acceptable. It is worth noting the applicant had taken care to use the same fixing points for their signs as the previous occupier, thus fully mitigating any potential damage to the building. This application was not opposed by the BTC Planning Committee.

In another recent case of an application for signage, this time on a grade II\* listed building, permission was granted based on the use of Makrolon polycarbonate plastic lettering. It is worth noting the installation required drilling into 18<sup>th</sup> Century brickwork. This application was opposed by the BTC Planning Committee.

**BUCKINGHAMSHIRE HIGHWAYS STAKEHOLDERS CONFERENCE****28<sup>th</sup> October 2024 at The Gateway, Aylesbury****For Buckinghamshire Council:**

Cllr Dominic Barnes, Dep Cabinet Member for Transport  
Kevin Goad BC Highways Service Director  
Dave Roberts BC Highways  
Syed Shah Infrastructure and Capital Schemes  
Suzy Ives Balfour Beatty Living Places  
Peter Smyth Atkins Réalis  
Julie Rushton Parking Services  
Chrissie Urry BC Network Strategy

Approximately 70 Bucks shire, town and parish councillors including Mark Cole, Anthony Ralph and Robin Stuchbury, attended the face-to-face conference, which lasted for almost two hours, following networking with other councillors and BC staff.

**Facts:**

There is a £110 million Highways budget over four years.

Strating in April 2023, Highways is now 18 months into working with new contractors, the previous 1 replaced by 18. The principal two are Balfour Beatty Living Spaces (highways repairs) and Atkins Réalis (capital works). No work has been carried over from the pre-2023 contracts.

There are currently:

52 Highways staff  
48 Inspectors  
123 BBLS workers  
54 AR workers  
12 Framework Contractors

The biggest challenge has been climate change: in 2023 the UK suffered the most designated storms on record, the wettest February for 248 years, and the wettest winter for 30 years.

In Year 1 of the new contract 34,000 highways repairs were carried out., 3136 streetlighhts upgraded to LED

In Year 2, six months in, 23,000 have been carried out and 50,000 gullies have been cleared

During 2023, FixMyStreet was used to report 50,000 problems, 60% of which were Highways related.

Parking reported that BC currently has 10,998 off-street parking bays (car parks) available, serviced by 273 machines. We were told that the intention is to keep cash payment machines “going as long as possible,” but they are labour intensive and not cost-effective, and ticket paper running out will put a machine out of use.

In 2023/24 there were 47,416 parking penalty notices issued, only 6% of which were successfully challenged.

Each year there will be free Christmas shopping parking for two days across the county, and each Community Board area would be offered and additional two days' free parking to use as they wished.

Parking is also responsible for public electric vehicle charging, and said that there would be 1000 public EV chargers across the county by 2027.

It is worth reporting some of Ms Rushton of Parking's words:

- "We want to offer our customers a high-quality parking service, and maintain our car parks to a good standard."
- "We will help town and parish councils to find additional parking capacity and enforcement for their areas."
- "We will support local economies."

Finally, we were updated on the two current capital highways projects:

- The South-East Aylesbury Link Road, south of Stoke Mandeville Hospital, which will connect the A413 Wendover Road by a 1.2 mile dual carriageway to the B4443 Lower Road, and eventually join the new road which HS2 is building. Phase I of the £148m project is due to open in March 2025.
- The White Hart Street regeneration programme to pedestrianise the centre of High Wycombe. The £3.1 million project is due to start within a matter of weeks.


There was no word on other road issues in the county, although an A421 stakeholders' meeting has been called for 28<sup>th</sup> November, at Nash Village Hall, a year late after the November 2023 meeting, which was scheduled to report back to stakeholders whom attended the 12<sup>th</sup> Sept 2023 meeting, was cancelled. BTC will again be represented.

**Cllr Mark Cole, BTC Planning Chairman**

**29 October 2024**



Minute No.	Action	Action Required	Action Owner	Update	Deadline	Column 2
529/22	Cycleway - Railway Walk	It was agreed that Cllr. Stuchbury will work with the Town Clerk to chase a response regarding the cycleway	Town Clerk	21/8/23 update from Cllr. Stuchbury: 'still under discussion in conjunction with Active Travel Plan. BC have received 3 payments.	Meetings with BC have happened. Project is underway and BTC are participating.	LCWIP on agenda 23/9/24
532/22.1	West End Farm	West End Farm – Cllr. Stuchbury has written to the officer again and suggested that Buckingham Town Council follow up the seeming lack of progress. The Town Clerk will investigate and add it to a future agenda.	Town Clerk	Cllr. Stuchbury reports (5/11/24) Network Archaeology have completed their recording of the skeletons. They are currently waiting on a C14 date to come back, which will hopefully tie the story together and provide some firm dating evidence. They are also still waiting for DNA analysis to be completed. As it stands, the working theory is this was a gallows site and likely of Late Roman or early medieval date. All the identifiable remains are male and between early teens and older age. There is no obvious sign of how they died although several show signs of having lived a fairly harsh life with several examples of healed traumas and dental issues. Our Archaeology Officer is going to visit the Network Archaeology offices this week and will take the opportunity to inspect the remains and discuss the next steps.	Ongoing	
44/24 (20/5/24)	Action reports	Agreed that the Planning Clerk would contact the Tree Officer re. removal of priority habitat trees - Osier Way development.	Planning Clerk	Actioned 13/6/24	Awaiting response.	
46/24 (20/5/24)	Enforcement	Report yellow lines in Verney Close and Market Hill and dip in Fleece Yard.	Planning Clerk	Actioned 23/5/24;	LAT Response: (23/5/24) All reinstatements/remedial works must be completed as like for like.  So by putting down thick yellow lines when it is supposed to be thin regulatory lines then the utilities have an obligation to reinstate it as such.	

Minute No.	Action	Action Required	Action Owner	Update	Deadline	Column 2
		Look at previous minutes re. like for like repairs and consider whether a letter to the appropriate government department is warranted - add to next agenda.		Prompt sent to Streetworks 2/8/24 response awaited Fleece Yard correspondence trail (copied to us by ex-Cllr. Whyte) indicates repeated attempts by Highways to have repair made good by replacing block paving; the red tarmac seems to be a compromise		
48/24 (20/5/24)	Matters to report	Standing water on skatepark - the Planning Clerk will take photographs when it rains.  Overgrown hedge limiting visibility for people crossing and vehicles on the bypass near Bourton Road.	Planning Clerk	BC advise not to be used when wet.  Hedges reported	Photos taken 24/9/24 indicate new raised level drains well - but into footpath area where it has nowhere to go  	
157/24 (15/7/24)	Review of training needs	Compliance and Projects Manager to investigate training/written advice on prejudicial interest.	Compliance and Projects Manager	The Town Clerk is looking into this.	Full details on personal and prejudicial interests are contained in the "Buckingham Town Council Code of Conduct for Councillors" readopted by FC on 13/05/24.	
270/24.1 (23/9/24)	Buckinghamshire Conservation Area Review	Look into the status of the cottages at the top of Lenborough Road and take some photographs. Formulate and submit a response to the review.	Planning Clerk  Compliance and Projects Manager, Cllr. Cole & Planning Clerk	Request made to include on Local Heritage List  Response sent 26/9/24	Ongoing  Complete	
270/24.4 (23/9/24)	Buckinghamshire Local Cycling and Walking Infrastructure Plan	To submit the agreed response.	Planning Clerk	Response sent 26/9/24	Complete	

Minute No.	Action	Action Required	Action Owner	Update	Deadline	Column 2
276/24 (23/9/24)	s106 Quarterly update	Report from the Town Clerk regarding unspent s106 monies (Compliance & Project Manager's suggestion).	Town Clerk	Review being undertaken to compile report.	Ongoing	
277/24 (23/9/24)	Matters to report	To make a complaint about the offensive 'For Buck's Sake' signs in the town.	Planning Clerk	Complaint made and acknowledged 9/10/24	Await response	
321/24 (14/10/24)	Planning application	Re. Heat pumps: write a briefing note to be brought to the next meeting (should heat pumps fall within Permitted Development Rights?)	Town Clerk	On agenda 11/11/24		

**Buckingham Town Council****Planning Committee****Monday 11/11/2024**

Contact Officer: Claire Molyneux, Town Clerk

**Planning Requirements for Heat Pump Installation – Briefing note****1. Recommendations**

- 1.1. It is recommended that Members do not pursue a policy of encouraging a relaxation around the rules regarding planning permission requirements for heat pump installation in English dwellings.

**2. Background**

- 2.1. Heat pumps are gaining popularity in England as an energy-efficient alternative to traditional heating systems. These devices extract heat from the air, ground, or water to provide heating and hot water for homes. Despite their benefits, installing a heat pump in a domestic property may require planning permission.

- 2.2. Several factors influence whether planning permission is required, including:

- The property's location
- The size and type of the heat pump
- The local planning authority's specific guidelines

**3. Permitted Development Rights**

- 3.1. In some cases, heat pumps can be installed under Permitted Development Rights (PDRs), which allow certain minor works to be carried out without the need for full planning permission.

**3.2. Location and Size**

- An air source heat pump must not exceed 0.6 cubic metres in volume.
- The installation should be at least one metre away from the property boundary.

**3.3. Conservation Areas and Listed Buildings**

- If the property is in a designated area (e.g., a conservation area, World Heritage Site, National Park, or an Area of Outstanding Natural Beauty), or if the building is listed, planning permission may be required.
- Additional restrictions are imposed in these areas to protect the visual character of the property and its surroundings.



### **3.4. Noise and Aesthetic Impact**

- Noise concerns are a significant factor in determining the need for planning permission, particularly for air source heat pumps. Planning regulations are designed to ensure that the noise levels produced by the pump do not disturb neighbours or affect the environment.
- The visual impact may also be considered, especially if the heat pump is to be installed in a highly visible area, such as a front garden.

## **4. Why planning scrutiny is important.**

### **4.1. Impact on Surrounding Environment and Neighbours**

Heat pumps, particularly air source models, generate noise. There are set noise limits to avoid disturbing neighbours. Planning permission allows assessment as to whether the installation would negatively affect nearby residents. Similarly, ground source heat pumps require significant land use, which may affect shared spaces or the environment.

### **4.2. Visual Aesthetic and Character of the Area**

Planning permission ensures that installations do not negatively impact the appearance of the property or the surrounding area. In conservation areas, planning should prioritise maintaining the character and aesthetic value of the area. Large, visible heat pumps may not be suitable for installation without careful scrutiny.

### **4.3. Protecting Historical and Designated Buildings**

For listed buildings, planning permission helps preserve the historical significance of the property. Changes or additions, such as a heat pump installation, must be sympathetic to the architecture and character of the building. Additionally, heritage considerations must be respected, and planning permission allows authorities to make appropriate decisions in these cases.

## **5. Relevant Legislation and Guidelines**

- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) sets out the conditions for Permitted Development Rights.
- The Microgeneration Certification Scheme (MCS) provides standards for renewable energy installations, including heat pumps.
- The Noise Policy Statement for England (NPSE) 2010 outlines the government's noise policy, which is relevant to heat pump installations.

## **6. Conclusion**

- 6.1. Planning permission is required when installing a heat pump for various reasons, including compliance with local regulations, protecting neighbours from noise pollution, maintaining the visual character of the area, and ensuring the proper installation of energy-efficient systems. While Permitted Development Rights allow for some flexibility in installation, it is important that

appropriate scrutiny continues to be applied as there is the potential for a significant detrimental impact on neighbours.

- 6.2. Having a planning process should help ensure that the benefits of heat pump technology are realised while minimising negative impacts on the local community and environment.

## 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

2024	02248	Land. Adj 73 Moreton Rd	Lawson Cypress Common Ash West <sup>n</sup> Red Cedar	Poor condition, and likely to be harmed by proposed access to site (15/04106/AOP)	Withdrawn
	02338	Maids Moreton Avenue	Lime Beech Not specified	Reduce height to 3m Dead; reduce height to 3m Dead; fell to ground	Approved (5-day notice)
	02890	130 Western Avenue	Cherry	Dead/dying	Pending consideration

## 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, starting to lean and causing damage to retaining wall	Approved
	02190	St.Peter & St.Paul's Church	Common Lime Sycamore Cherry	Removal and treat stump Agreed at Environment Cttee 10/6/24 Minute 93/24	Approved
	02703	55 Nelson Street	Cypress	Remove 5 conifer trees	Pending consideration



[illegible]

						called in by				committee		officer	
	appln	type	address			Shire	BTC	other	date	date	decision	date	decision
2019	00902	ADP	land adj. 73	Moreton Road	12 new houses	RS			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	Appeal Hearings Oct 2023		1/3/24	approved
	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	single storey side extension	WW						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	RS						Inspectorate 03/12/21	refused on appeal
	02752	APP	12-13	Market Hill	Alterations to the ground floor retail unit and ch/use of upper storeys to 9 flats	TM						21/1/22	refused
	04044	APP	site of former 61	Moreton Road	Condition to be added to approval 19/00735/APP following amended plan	TM						19/3/21	withdrawn
	04127	APP	10	Hilltop Avenue	Erection fence (retrosp.) & timber shed	HM						13/7/20	approved
	04249	APP	2	Chandos Close	Boundary fence (retrospective)	HM						16/4/21	approved
						called in by				committee		officer	

	appln	type	address			Shire	BTC	other	date	date	decision	date	decision
	04324 (& 21/00953/AP P)	ALB	Bourton Mill Health & Leisure Club	Bourton Road	External decked fitness area including fencing, floodlights and CCTV (part retrospective)		✓		19/4/21			12/8/22	approved
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	COU C	23	Market Hill	Determination as to whether prior approval is required for the change of use of the premises from retail (A1) to A3 takeaway		✓		19/4/21			20/5/21	refused
	02337	APP	37	Badgers Way	A part garage conversion and a first floor side extension above the existing garage		✓		28/6/21			27/8/21	refused
	02518	APP	The Old Telephone Exchange	Market Hill	Part ch/use of ground floor from mixed storage/ workshop/retail to 3 flats & extension for 7 flats		✓		19/7/21			30/9/21	refused
	02710	APP	site of the former 61	Moreton Road	Var. of drawing list of 19/00735/APP		✓		19/7/21			23/9/21	withdrawn
	04886	APP	The Workshop, 4	Tingewick Roa	erection of fence and shed (retrospective)	WW			26/1/22			13/4/23	withdrawn
2022	00220	APP	9	St Rumbolds Lane	Infill extension & alteration to form 7 s/c student flats		✓		7/3/22			23/9/22	approved
	01821	APP	Land off	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 29/2/24		29/2/24	approved
						called in by				committee		officer	

	appln	type	address			Shire	BTC	other	date	date	decision	date	decision
	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
2023	00178	AOP	Site Q	London Road	300 houses + employment	RS(Jan), S.Wilson & S.Guy (Aug)			31/1/23; 16/8/23; 17/8/23	22/05/24	Refused (appeal awaited)		
	01593	APP	Garage site	Overn Crescer	Demol. garages & erection of 3 dwellings		✓		22/6/23	call-in refused 4/3/24		4/10/24	Approved
	01653	APP	4	Tingewick Road	erection of fence and shed (retrospective)	RS			August ?			15/8/23	approved
	02204	APP	1	Mallard Drive	Single storey side extension (retrosp.) and proposed toilet with septic tank		✓		23/8/23			9/11/23	approved
	03405	APP	4	London Road	Conv. house to 7 person HMO for students		✓		20/12/23			15/4/24	approved
	03605	APP	Land between 38 Moreton Road and Old Police Station	Moreton Road	7 dwellings with access etc. Call-in requested following Amended Plans 25/3/24		✓		26/3/24	call-in refused 2/9/24			
2024	00085	APP	7	Krohn Close	side extension/annexe (retrospective)		✓		7/2/24	call-in refused 29/2/24		8/3/24	approved
										updated information			



11th November 2024