



# Buckingham Town Council

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Town Clerk: Claire Molyneux

Wednesday, 27 November 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 2<sup>nd</sup> December 2024, following a meeting of the Interim 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](mailto:committeeclerk@buckingham-tc.gov.uk) or call 01280 816426 for details.

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

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

Claire Molyneux  
Town Clerk

## AGENDA

### 1. Apologies for absence

Members are asked to receive apologies for absence.

### 2. Declarations of interest

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

### 3. Minutes

To agree the minutes of the Planning Committee Meeting held on 11<sup>th</sup> November 2024 to be put before the Full Council on 16<sup>th</sup> December 2024.

[Copy previously circulated](#)



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



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

#### 4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 4<sup>th</sup> December 2024 and 8<sup>th</sup> January 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 19<sup>th</sup> December 2024 and 16<sup>th</sup> January 2025 at 2pm.

Additional information provided by the Clerk.

[PL/107/24](#)

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

1. 24/03498/APP      21 Bernardines Way, MK18 1BF  
Householder application for erection of garden shed.  
*Harding*

#### Amended description

The description has changed from

2. 24/02054/AAD      Installation of replacement signs, 1x new post pictorial complete with 2x amenity boards fitted below, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 8x floodlights and 3x amenity boards.

to

Installation of replacement signs, 1x new post pictorial, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 6x floodlights and 3x amenity boards (part retrospective).

and 3. 24/02055/ALB from

Listed building application for installation of replacement signs, 1x new post pictorial complete with 2x amenity boards fitted below, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 8x floodlights, 3x amenity boards and painting of building exterior.

to

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*Worswick [Greene King]*

#### Not for consultation (circulated separately)

4. 24/03409/ATP      Stratford Fields Play Area, Wittmills Oak, Linden Village  
Works to 2 Field Maple (two adjacent trees), 3-4 meter crown lift to allow machinery through for nearby play area improvement works.  
*Houston [Buckinghamshire Council]*
5. 24/03435/ATC 1      Salisbury Cottages, Bath Lane, MK18 1DX  
Apple tree – crown reduction of 1.5m to prevent contact with power lines that run directly above the tree  
*Jackson*

## 5. 5.1 Planning decisions

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

### Approved

Application	Site address	Proposal	BTC response
24/01444/AAD	12 Bridge Street	New and replacement shop signage	No objections
24/01801/APP	11 Edberg Street	Installation of air Source Heat Pump	No objections
24/02614/VRC	Land adj. 73 Moreton Road	Variation of conditions 4, 6, 7, 8, 10, 11, 12, 13, 17, and 20 attached to 24/01069/VRC (Variation of condition 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).	Oppose
24/02616/VRC	Land adj. 73 Moreton Road	Variation of condition 1, 2, 3, 4, 5 attached to 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).	Oppose
24/02764/APP	24 Holloway Drive	S/st front extension and porch.	Oppose <sup>1</sup>

<sup>1</sup> Members were concerned about the well-being of the large tree in the front garden

### Not for consultation

### Approved

Application	Site address	Proposal	BTC response
24/02890/ATP	130 Western Ave	T1 Cherry tree – remove (dying/dead).	Oppose <sup>2</sup>
24/02953/ATP	15 Moreton Drive	T1 Sycamore; reduce canopy by approx. 30-40% to balance crown.	No objections

<sup>2</sup> To be replaced this planting season with a Field Maple of at least 8-10cm girth

## 5.2 Planning Inspectorate

5.2.1 22 Bridge Street (Golden Scissors barbers) 24/00798/AAD  
Retrospective application for new signage – appeal against refusal.  
Inspector has dismissed the appeal.

5.2.2 Avenue Lodge, Stratford Road 24/01412/APP  
Householder application for two-storey side extension  
Appeal against Refusal.

If Members wish to add anything to their response, the closing date is 25<sup>th</sup> December 2024.  
Further information in the Clerk's report as above.

## 6. Action reports

Regular Action update: Responses from last meeting

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
372/24 (13/11/24)	10 via Parish channel 1 by email (AGN amended plans) 1 works to tree			

## 7. Trees

To receive for information only:

Four TPOs have been made, covering the whole of Linden Village (except the school area and Jarman Close), both individual trees (25) and groups of trees (16). Map attached. [Appendix A](#)

## 8. Chair's announcements - for information only

9. **Date of the next meeting:** Monday 16<sup>th</sup> December 2025, following a meeting of the Full Council

## To Planning Committee:

Cllr. T. Allen  
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 2<sup>nd</sup> DECEMBER 2024

## Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

1. **24/03498/APP** 21 Bernardines Way, Mk18 1BF  
Householder application for erection of garden shed  
*Harding*



Location plan



Aerial view; the house has the dormer windows



Existing site plan



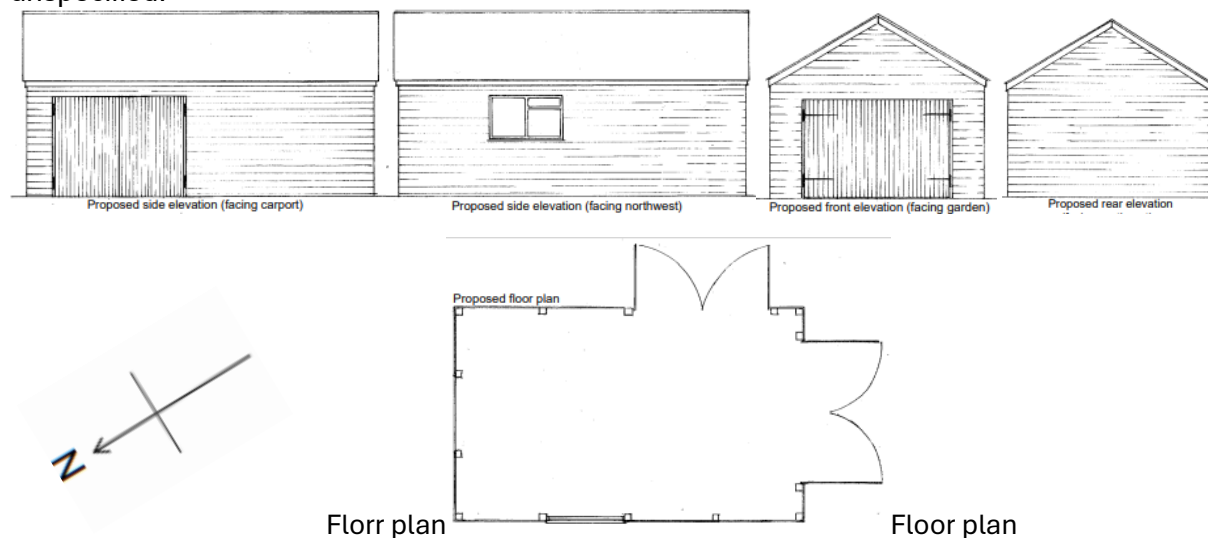
Proposed site plan



House front

The house is a double-fronted 4-bed 2½ storey house in a terrace, slightly set back from its neighbours; to the south is a three-storey house, a licensed HMO, and to the north, 3 identical 3-bed houses and the archway entrance to the parking court that serves this side of the road, where the red line indicates that this house has a 2-bay carport. The central house of the three to the north has recently had a Certificate of Lawfulness issued to convert it to a 6-unit HMO (24/02472/CPL).

To the rear (west) of the Bernardine's Way boundary is an area of land also in the applicant's ownership, where they have currently 4 buildings – three sheds behind the car port, and another isolated building, use unspecified.



The proposal is to replace the three small sheds with a single larger one approximately 7m x 4.5m with double doors in the side facing the carport and the end facing the garden. Timber walls and doors and tile roof.

Property history (post University ownership only)

1	99/01749/AOP	Site for residential development replacement car park & new vehicular access	Withdrawn
2	00/02155/APP	Construction of 45 dwellings with access and replacement car park	Approved
3	24/03498/APP	Householder application for erection of garden shed	Pending consideration

*The next two applications may be considered together*

#### Amended description (changes highlighted)

White Hart, Market Square, MK18 1NL

The description has changed from

#### 2. 24/02054/AAD

Installation of replacement signs, 1x new post pictorial **complete with 2x amenity boards fitted below**, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, **8x** floodlights and 3x amenity boards

to

Installation of replacement signs, 1x new post pictorial, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 6x floodlights and 3x amenity boards **(part retrospective)**

and 3. 24/02055/ALB from

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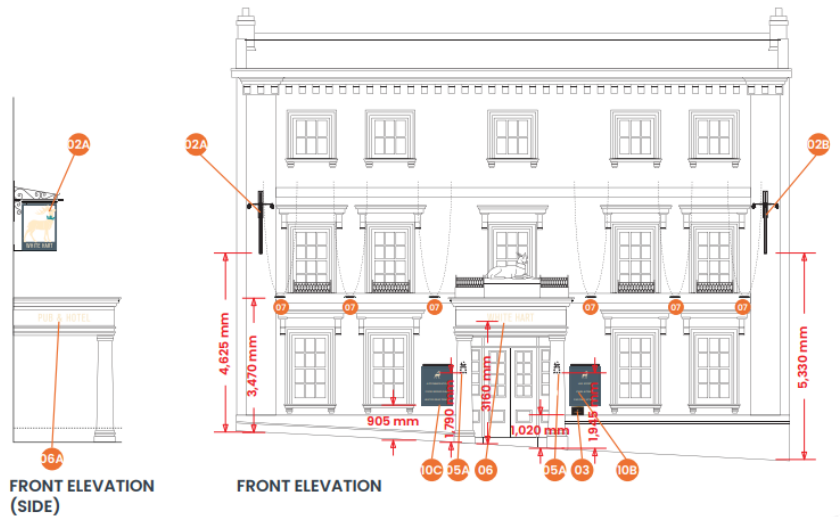
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Listed building application for installation of replacement signs, 1x new post pictorial, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 6x floodlights, 3x amenity boards and painting of building exterior **(part retrospective)**  
Worswick [Greene King]





Location plan



Front elevation drawing showing proposed signage and lighting

No new drawings have been submitted since the August Revision L. when the amenity boards on the post pictorial sign in the car park were removed at Highways' request. However, Cllr. Cole has noted the installation of strip lighting along the eaves of the front elevation, which has not formed part of the application. On the drawing above right, '05A' & '05B' are lanterns mounted each side of the doorway under the porch, '07's are 6 x floodlights between the ground and first floor windows, and every other number indicates a signboard with a trough light over, two for the hanging signs.

The lanterns on the front walls beneath the two hanging signs are existing ones retained but not on the drawings. The floodlights have also been extended over No.4 Market Square (no permission sought).



Cllr. Cole's photo 25/11/24

Members response (19<sup>th</sup> August) was:

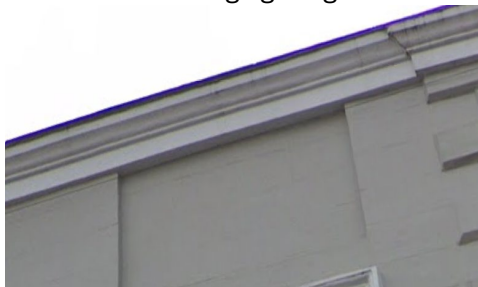
*Members noted that the exterior painting had already been carried out without approval, effectively making the application retrospective; they also felt that the portico colour was too dark. They also could not see the need for the additional lighting – in particular the floodlights, but also the lanterns – in a well-lit town centre*

where there is little competition for hotel accommodation. It was noted that the new lighting proposed for the adjacent Grade II\* Old Town Hall (23/03912/ALB & 03919/AAD) had not yet been approved, and the Heritage comments on those proposals had been negative. Both buildings are in the heart of the Conservation Area, dominating the town centre. Heritage had not yet submitted comments on the White Hart applications.

[Clerk's note: a reduced scheme for the Old Town hall was approved on 27<sup>th</sup> September, but the unapproved elements have not yet been removed.

The Heritage Officer's response – No Objections to either application]

Eaves – no existing lighting to be retained or marked on elevation drawing

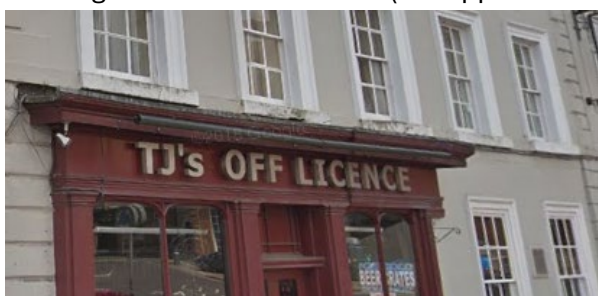


Google Streetview 2021



26/11/24 (The strip light predates the icicle lights which are for Christmas only)

Floodlights extended over N°4 (the upper floors belong to the White Hart). 26/11/24



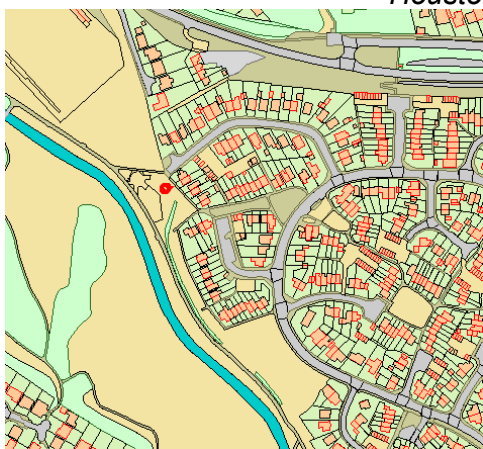
### Not for consultation (trees; circulated separately)

#### 4. 24/03409/ATP

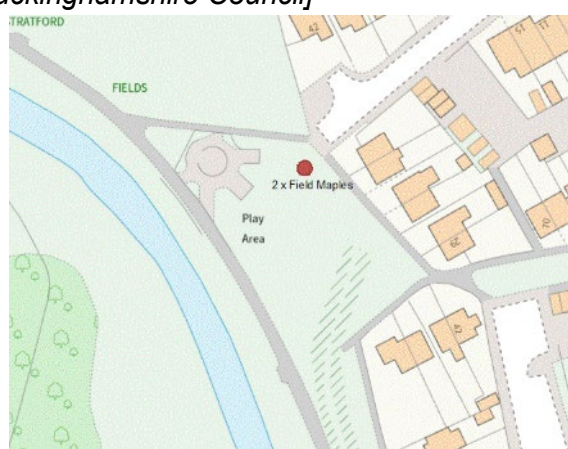
Stratford Fields Play Area, Wittmills Oak, Linden Village

Works to 2 Field Maple (two adjacent trees), 3-4 meter crown lift to allow machinery through for nearby play area improvement works.

Houston [Buckinghamshire Council]



Location plan



Site plan

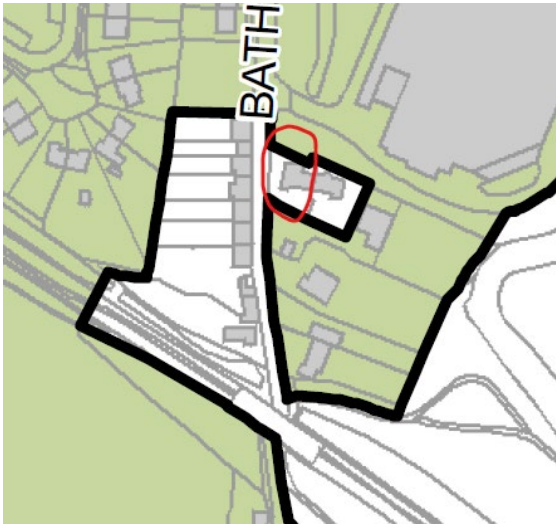
Trees are within G1 of TPO 24/00024/TPO Land at Linden Village, Buckingham.



5. **24/03435/ATC**

1 Salisbury Cottages, Bath Lane, MK18 1DX

Apple Tree - crown reduction of 1.5m to clear overhead wires

*Jackson*

Conservation Area boundary (CA=white area) Site plan



Photo taken April 2022 for previous application

**Planning Appeal**

Agenda 6.2.2

**24/01412/APP**

Avenue Lodge, Stratford Road, MK18 1NY

Householder application for two-storey side extension

Appeal against Refusal.



Location plan



Front and east side



Rear and east side

(Applicant's photos)

Members considered this application on 20<sup>th</sup> May 2024, responding **NO OBJECTIONS but see comments**  
*Members had concerns about*

- *The lack of a response from the Heritage Officer; Members considered this building should be on the Local Heritage Asset list*
- *The lack of a Construction Management Plan with permitted hours of working, given the constricted nature of the site, the placement of the extension, and the residential nature of the area*
- *The very narrow gap between the proposed extension and №28 Stratford Road*

The Buckinghamshire Officer refused the application as follows:

*The application dwelling is a non-designated heritage asset. Due to the scale, mass and form of the proposed extension, it is considered that the proposed development would result in a loss of readability of the original linear form of the non-designated heritage asset and would result in an addition that lacks subservience with the main dwelling. The proposed extension would increase the height and mass of the dwelling which would fail to respect the scale and proportions of the original form. The loss of the original porch detail would cause harm to the significance of the non-designated heritage asset. The proposal would not preserve the historic value of the site due to the erosion of the character and readability of a locally important heritage site. Therefore, the proposal would constitute an unacceptable form of development contrary to policies BE1 and BE2 of the Vale of Aylesbury Local Plan (2021) and paragraph 209 of the National Planning Policy Framework.*

The appellants are offering an alternative design reducing the extension ridge height by 25cm, retaining the existing porch on the left (west) side, and rendering the upper storey side and rear extension walls, with the hope that the Inspector would accept this as addressing the comments in the refusal document.

The existing elevations are



FRONT ELEVATION



RH ELEVATION

The application proposal  
(Rev. E) elevations:



FRONT ELEVATION



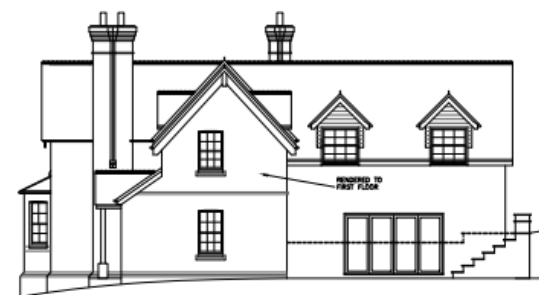
RH ELEVATION

The alternative designs  
(Rev. H) are:



FRONT ELEVATION

(facing №28)



RH ELEVATION



REAR ELEVATION



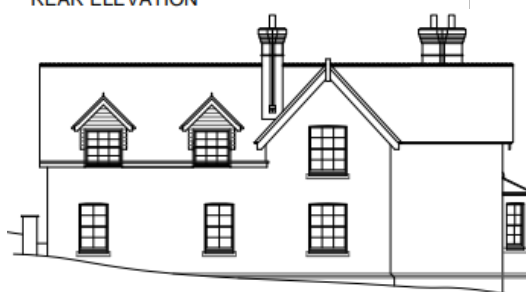
REAR ELEVATION



REAR ELEVATION



LH ELEVATION



LH ELEVATION

(facing Cadet Huts)

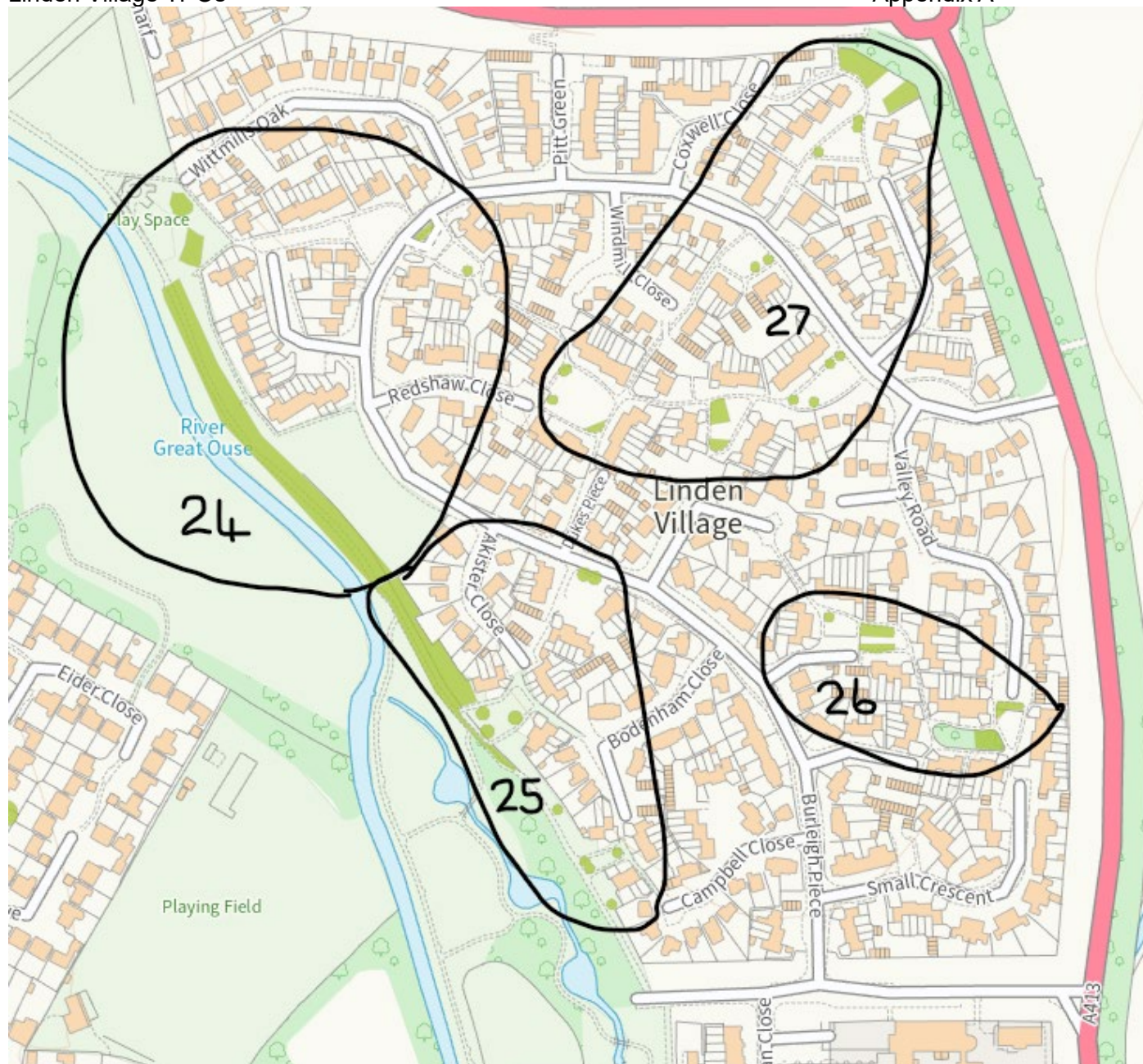


LH ELEVATION

If Members wish to add to their existing comments, the closing date for submissions is 25<sup>th</sup> December.

KM  
27/11/24





Darker green areas are Protected by the following:

TPO 24/00024	T1	Pitchford Walk
	G1, G2,	Wittmills Oak Play Area
	G3	Hedgerow on east side of Riverside Walk, March Edge - Akister Close
	G4	Burleigh Piece at Pitchford Walk parking area by shop
TPO 24/00025	T1, T2	Krohn Close
	T3-T10	T3-T5 green between Akister & Bodenham Close; remainder as below
	G1, G2, G3	Hedgerow on east side of Riverside Walk, rear of Akister Close and part of Bodenham Close
TPO 24/00026	T1, G1, G2	Downer Close
	G3, G4	Small Crescent/Valley Road
TPO 24/00027	T1-T3, G1	Redshaw Close;
	T4-T7	Hazeley Walk
	T8, T9	Burleigh Piece (open space surrounded by odd Nos 21-37)
	T10-T12	Greenway Walk
	G2, G3	Mare Leys
	G4, G5	open space to north of Greenway Walk)