



Buckingham Town Council

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Verney Close, Buckingham, MK18 1JP

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 14 May 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 19th May 2025 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

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

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

Claire Molyneux
Town Clerk

AGENDA

1. Election of Chair

To elect a Chairman of the Planning Committee for 2025-2026.

2. Apologies for absence

Members are asked to receive apologies for absence.

3. Election of Vice Chair

To elect a Vice Chairman of the Planning Committee for 2025-2026.

4. Co-option

Members to agree to co-opt The Buckingham Society to this Committee.

5. 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.



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.

6. Minutes

To agree the minutes of the Planning Committee Meeting held on 14th April 2025.

[Copy previously circulated](#)

7. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

To receive a verbal update from the Compliance and Projects Manager.

8. Planning applications

For Member's information the schedule of Buckinghamshire Council meetings is not available at time of publishing.

Additional information provided by the Clerk.

[PL/14/25](#)

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

1. 25/00924/APP 5 Akister Close [*Linden Village*] MK18 7HT
Householder application for proposed garage conversion, construction of single storey rear extension, parking area and rear garden store.
Cant
2. 25/01020/APP Avenue Lodge, Stratford Road MK18 1NY
Householder application for erection of two storey side extension.
Burnside
3. 25/01126/APP 24 London Road, MK18 1AS
Householder application for construction of single & two storey rear extension, front porch extension, raising of roof and addition of rear facing dormer.
Durant
4. 25/01127/APP 20 Hubbard Close [*Page Hill*], MK18 1YS
Householder application for replacement of existing conservatory with single storey side/part rear extension with covered terrace area along rear patio and addition of 6 no. rooflights.
Zoita

The following two applications may be taken together if Members wish:

5. 25/01179/ALB The King's Head PH, 7 Market Hill, MK18 1JX
Listed building application for full redecoration including repainting, new furniture, artwork and flooring, new dartboard wall, bar refurbishment, toilets to be refurbished, manager's accommodation upstairs undergo redecoration. Externally new Signage, new light fittings, repainting the external walls in modest and classic tones.
Mann [Stonegate Group]
6. 25/01267/AAD Display of 1 set externally illuminated high level text, 1 set externally illuminated fascia text, 2 externally illuminated amenity boards, 2 externally illuminated poster boards, 2 externally illuminated projection signs.
Robson [Stonegate Pub Company]

7. 25/01327/VRC 4 London Road, MK18 1AS
Removal of condition 4 (occupied solely by students) Variation of condition 6 (wording) relating to application 23/03405/APP (proposed first floor rear extension and change of use from dwellinghouse to 7-bed HMO (7 occupiers).
Lalek Properties

Not for consultation (trees: circulated separately)

The following two applications were circulated together

8. 25/01304/ATP 1 Waglands Garden, Chandos Road, MK18 1EA
T1/T2 -Reduce two Yew trees away the clients garden by 2m. This is to create more space and light in the garden, while maintaining the correct canopy shape/thickness on the trees.
9. 25/01305/ATP T3 -Reduce Yew tree away from neighbouring garden by 2m and reduce the overhang away from the access track by 1m. Work is to keep the canopy away from the road and tie in with work on the Yew trees next to it.

Not for consultation (Certificate of Lawfulness)

10. 25/01441/CPL 53 Fishers Field, MK18 1SF
Certificate of lawfulness for proposed single storey rear extension.
Bradley

9. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
24/01965/ADP	Osier Way Ph. 2	Reserved matters of 19/00148/AOP (152 of the approved 420 dwellings)	Oppose
24/02682/APP	Ring Road Garage	Ext'n to existing vehicle workshop	No objections
25/00573/VRC	Benthill Farm, London Road	Variation of Condition 1 (drawings list) of permission 24/01837/ADP pursuant to 23/02545/AOP (demolition of barn and erection of 2 dwellings)	No objections
25/00666/APP	2 Bodenham Cl.	Single storey rear extension	No objections

Refused

Application	Site address	Proposal	BTC response
25/00450/APP	5 Burleigh Court	St/storey front and side extension	No objections

Not for consultation

Approved

Application	Site address	Proposal	BTC response
25/00718/ATC	6 Mitre Street	Removal of diseased ash tree	No objections
25/00869/CPL	2 Wheeler Place	Replacement of canopy with porch	No objections
25/00922/HPDE	10, Highlands Rd	Single storey rear extension	No objections
25/01099/ATC	5 Bostock Court	Reduce top growth of sycamore by 2m	No objections

9.2 Planning Inspectorate

9.2.1 **23/00178/AOP** Land west of London Road (Site Q).

Outline planning application (with all matters other than means of access reserved) for a residential development of up to 300 dwellings (including affordable housing, employment area and associated infrastructure).

Appeal against Refusal.

Inspector has allowed the appeal.

9.2.1.1. To note that any appeal would need to be from Buckinghamshire Council and they have provided the following response.

The appeal decision has been reviewed by officers of the council.

Whilst the Town Council's disappointment in the context of the Neighbourhood Plan and current Review is understood, it is considered that there is nothing in the Inspector's decision that could be challenged. As you probably know, a successful challenge has to demonstrate that the Inspector erred in law in some way, for instance not taking into account relevant local or national policy or was unreasonable on some other basis.

The implications for the emerging Neighbourhood Plan will no doubt be explained by your consultants and I note that the appeal decision was dated some weeks before the deadline for comments on the Examiner's Clarification Note (dated 11 April 2025 - comments requested by 8 May 2025), so presumably it was taken into account in any response made.

9.2.2 **25/02843/CPE** 12 Brackley Road

Certificate of lawful use for the existing use of the land as residential curtilage together with construction of landing deck to edge of river bank.

Appeal against Refusal.

Split decision:

Inspector has dismissed the change of use to residential garden and allowed the construction of the landing deck and issued the Certificate for this part only.

10. Action reports

10.1 Regular Actions update

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
690/24 16/4/25	5 via parish channel 2 tree comments separately 2 via Comments button			

Members should note that their comments for the last two applications do not appear on the website. However they are referenced in the officer's report on the document list.

10.2 To receive action reports as per the attached list.

[Appendix A](#)

10.3 (Per Min. 690/24) **Summary of tree works applications from 2023**

At the April meeting Members asked for a summary of recent tree applications. The Planning Clerk has prepared a complete list from January 2023 to date, divided into ATP and ATC applications and colour-coded for felling and for other works.

[Appendix B](#)

11. Buckinghamshire Council Committee meetings (if the calendar is available before the meeting, the next dates will be reported verbally)

- 11.1 N. Bucks Area Planning Committee.
- 11.2 Strategic Sites Committee.
- 11.3 Growth, Infrastructure and Housing Select Committee.
- 11.4 Transport, Environment & Climate Change Select Committee.

12. Street Naming

To receive for information from the Street-naming Officer the names and postal addresses of the Lace Hill Medical Centre and the Complex Care Home. [Appendix C](#)

13. Enforcement

To report any new breaches.

14. Rolling lists – updates only

- 14.1 Tree felling applications - *see item 10.3.*
- 14.2 HMO Licences - *updated information.*

[Appendix D](#)

15. s106 Quarterly update

To receive the updated information on s106 payments

[Appendix E](#)

16. Matters to report

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

17. Chair's announcements – for information only

- 18. Date of the next meeting:** Monday 16th June 2025, following an Interim Full Council meeting

To Planning Committee:

Cllr. T. Allen
Cllr. F. Davies
Cllr. L. Draper
Cllr. J. Harvey
Cllr. H. Haydock
Cllr. A. Mahi

Cllr. J. Mordue
Cllr. L. O'Donoghue
Cllr. R. Stuchbury
Cllr. M. Try
Buckingham Society - on agenda to co-opt

BUCKINGHAM TOWN COUNCIL

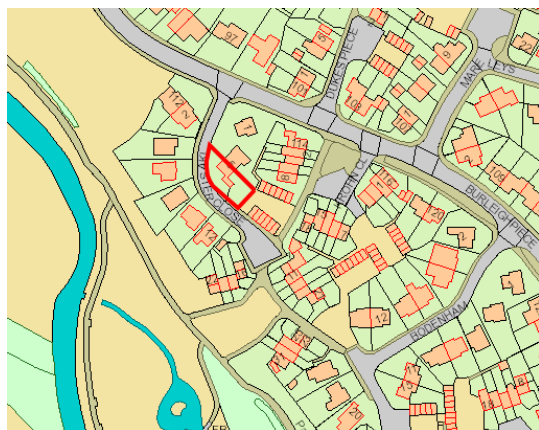
PLANNING COMMITTEE

MONDAY 19th MAY 2025

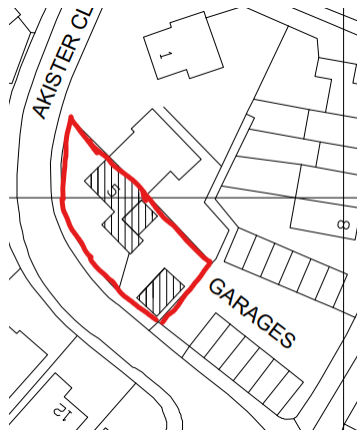
Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

1. **25/00924/APP** 5 Akister Close [*Linden Village*] MK18 7HT
 Householder application for proposed garage conversion, construction of single storey rear extension, parking area and rear garden store.
Cant



Location plan



Site plan – proposed



Aerial view



No 3 (left) and No 5 Akister Close



(Google 2009)

Side view of No 5 and its garden wall

The site is a 2-bed semi-detached house just inside the entrance to Akister Close from Burleigh Piece on the inside of the bend. It has an attached garage set back from the front building line (overlap approximately 1.5m), with a driveway in front large enough to park another vehicle. It has a wide verge to front and side which are part of the property, with a standard height brick wall at the back of it forming the boundary of the rear garden; the boundary between the two semis is a closeboard fence. To the rear of the garden is the entry to a garage court which serves the terraced houses further along.

The stairs go up from a rear corner of the living room, and there is a small window in the rear wall to light them which restricts the width of the proposed rear extension.

The proposed rear extension will occupy the angle between the existing house and the garage and be 3m deep and 3.3m wide. It will be accessed from the house by the existing door opening, and have a door in the same style with glazed side panels to the garden, and a lean-to roof at a shallower angle than the garage's with a skylight over the door. There will no opening in the side wall facing the neighbour.

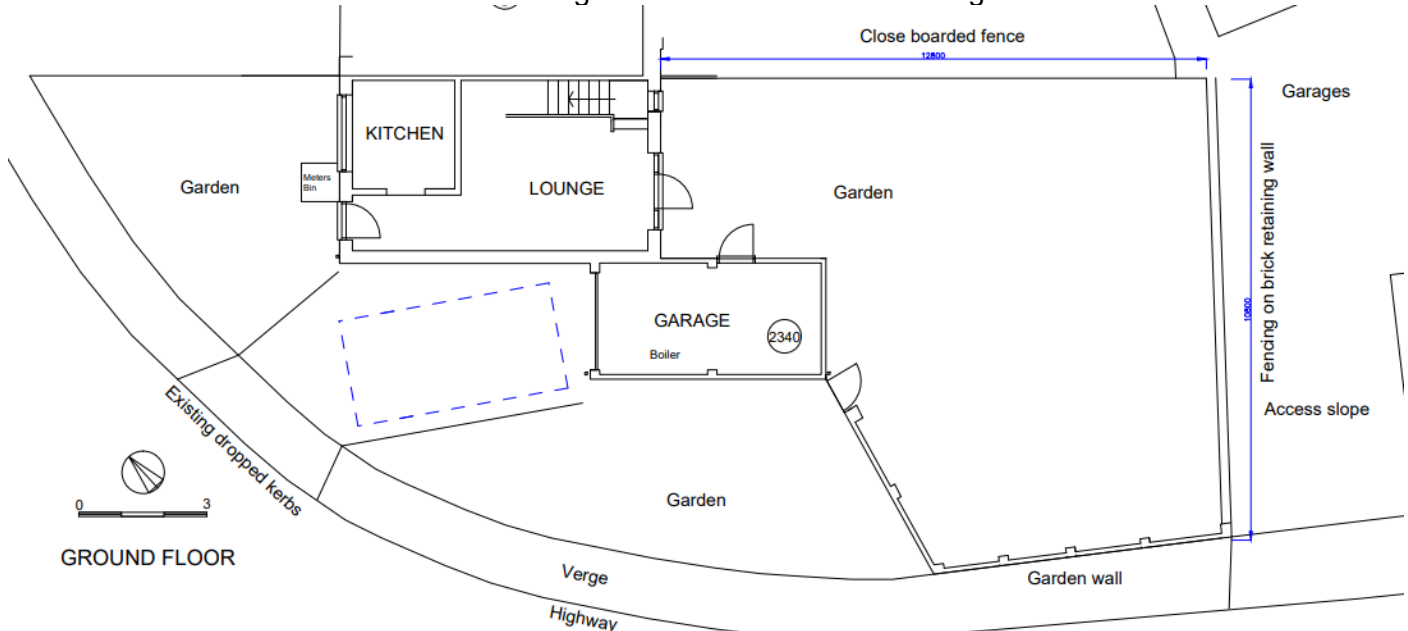
It is also proposed to convert the garage into a bedroom with en-suite bathroom (its interior width is c.2.5m, so barely wide enough for a modern car). The bathroom (at the front) will have a small window, matching the existing first floor bathroom window and presumably obscure-glazed, and the bedroom area a three-

panel window matching the existing back bedroom window in the rear wall. Access will be via the existing garage side door opening. There will be no new window in the side wall, and the existing gable roof will remain. The boiler flue will be moved up to under the ridge line.

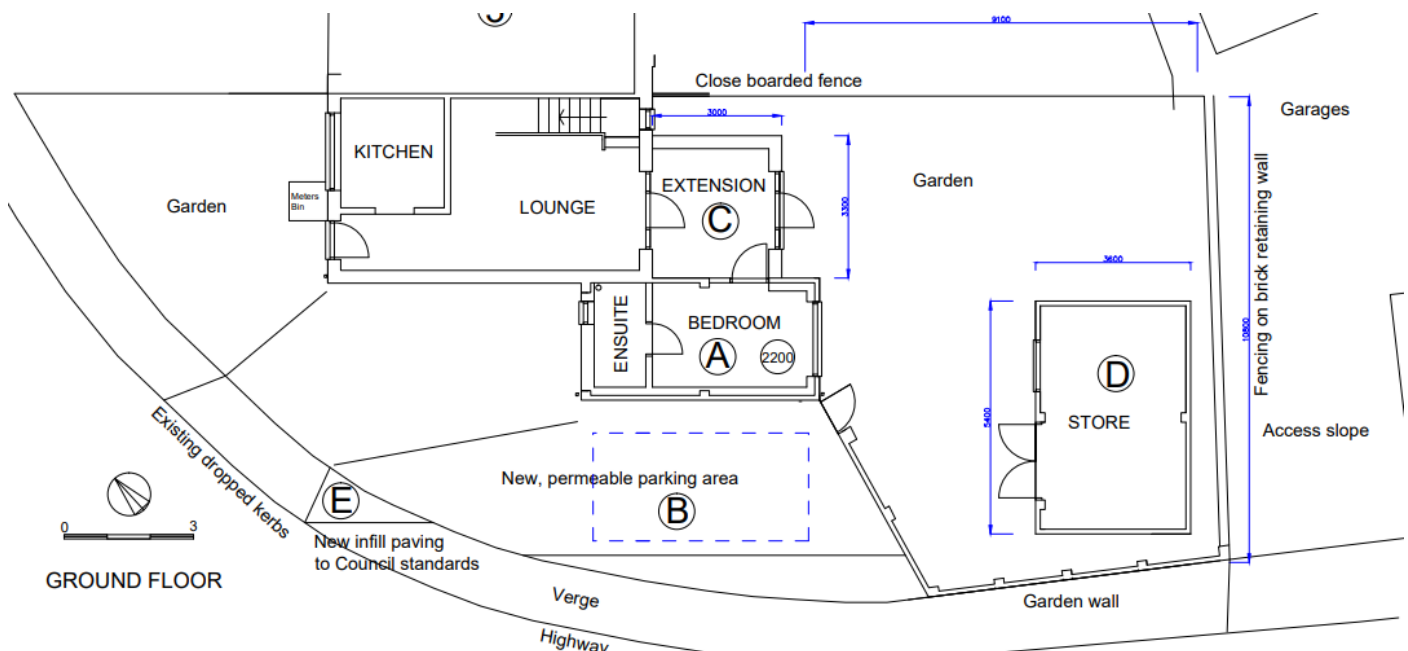
A new parking area will be added beside the side extension in front of the garden wall with a permeable asphalt surface. The existing dropped kerb will be extended into the verge to enable easier access.

In addition to the house extensions a new store with a hipped roof is proposed for the southern corner of the garden, 5.4m wide and 3.6m deep, with outward-opening double doors to the garden and a small window beside it not dissimilar in style to the house windows. There are no openings in the other walls of the store.

Extension and store walls will be of matching brick and the roof of matching concrete tiles.



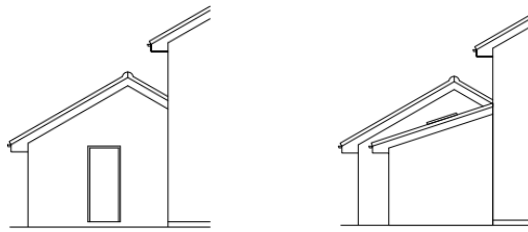
Existing ground floor layout



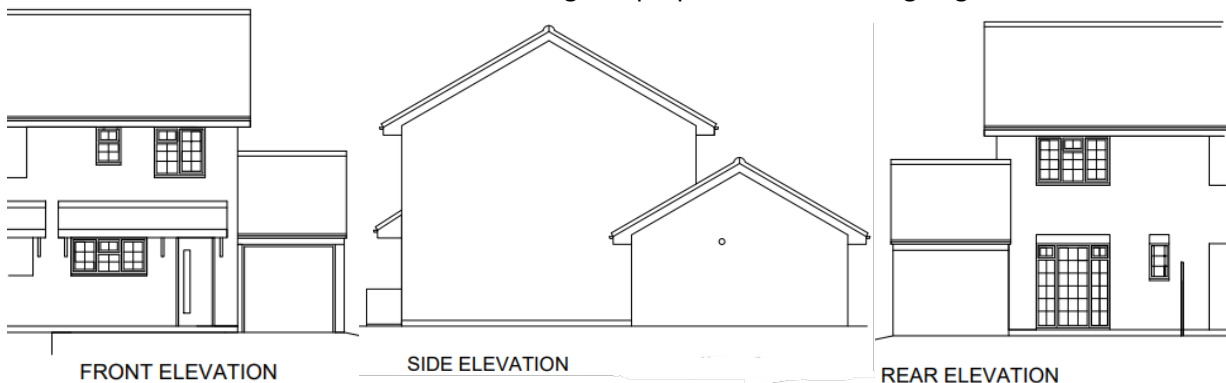
Proposed ground floor layout
(Key on next page)

PERMITTED DEVELOPMENT PROPOSALS

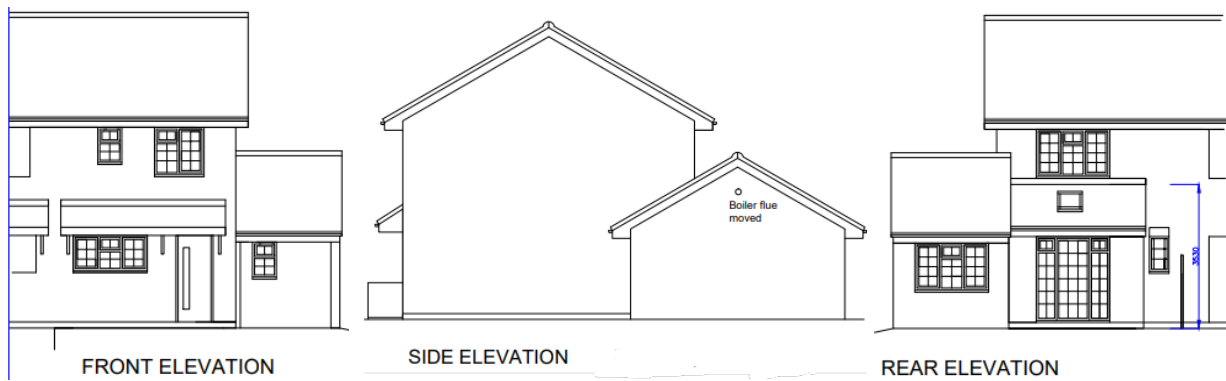
- A Garage conversion to bedroom
New rear window / infill wall to existing door
- B New, 3.6m width parking area
Porous surface: asphalt
- C Rear extension 3m maximum depth
Brick walls / tile roof
- D Detached store 3.6m x 5.4m
Brick walls / tile roof
Maximum 4m high ridge with hipped roof
- E New infill to verge



Existing and proposed side view of garage & extension from north-east

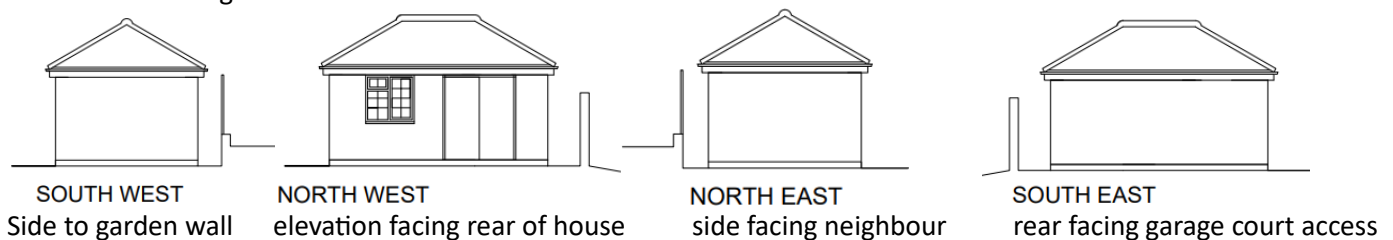


Existing



Proposed

New Store building



Planning history (unshaded entries are for this house)

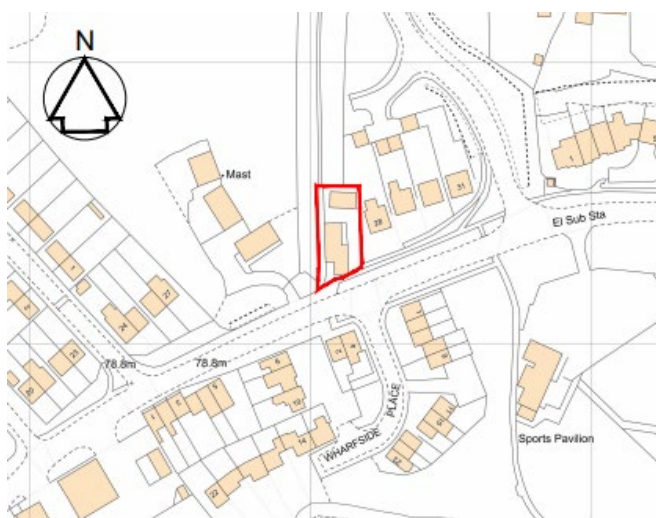
1	74/01229/AV (AOP)	Erection of 301 units with roads & sewers	Approved
2	77/00213/AV	RESIDENTIAL DEVELOPMENT	Approved
3	80/02173/AV	PROPOSED RESIDENTIAL DEVELOPMENT	Approved
4	85/00031/AV	ERECTION OF 109 DWELLINGS AND SITE FOR COMMUNITY HALL	Approved
5	91/01189/APP	FIRST FLOOR EXTENSION AND DETACHED SINGLE GARAGE	REFUSED

6	18/03898/HPDE	The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.9m, for which the maximum height would be 3.5m, and for which the height of the eaves would be 2.4m	Withdrawn
7	18/04120/APP	Single storey rear extension and partial garage conversion <i>[Not implemented; the extension would have been the full width of the house and garage, with a small store in what remained of the garage (the overlap) at the end of the drive]</i>	Approved
8	25/00924/APP	Householder application for proposed garage conversion, construction of single storey rear extension, parking area and rear garden store.	Pending Consideration

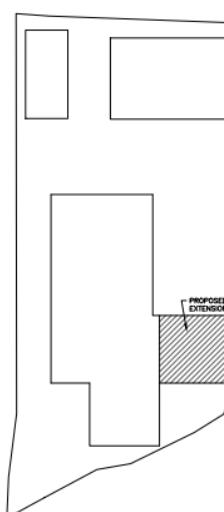
2. 25/01020/APP

Avenue Lodge, Stratford Road MK18 1NY

Householder application for erection of two storey side extension
Burnside



Location plan



Site plan



Aerial view



View of house from Stratford Road; Maids Moreton Avenue on left, No 28 Stratford Road on right



The eastern elevation (photos: May 2024)

The site is the detached originally 2-bed house on Stratford Road east of the Cadet enclosure and at the foot of Maids Moreton Avenue which runs beside its western boundary. It appears to have been built in the late 19th century (not on the 1883 OS map, but is on 1900 OS map) and has been much altered and used as business premises over the years, and then returned to residential use. It is not Listed or in the Conservation Area, but it is a Non-Designated Heritage Asset and many of the trees in Maids Moreton Avenue are Protected.

The houses to the east (Nos 28 – 31 Stratford Road) are c.1970s (early Page Hill), and those opposite (Wharfside Place) are mid-1990s. No28 comes quite close to the common boundary (see aerial view above).

The street elevation has an angled bay window at ground floor level (to the kitchen) and the 'front' door is on the west of this, on the side elevation. The ground slopes upward from front to back of the plot, and very slightly from west to east.

A 2014 application widened the rear part of the house to match the front section's width and added a second storey with dormer windows each side to the single storey rear section of the house forming a master bedroom with ensuite and another bedroom, making a total of 4. There is enough parking to the side and rear for 3 vehicles. The officer at the time considered that the lack of clear subsidiarity of the extension ridge line was not a weighty consideration.

An application which deleted the existing porch on the west side, and made a new entrance on the front elevation via a hallway in the proposed extension was refused last year, taken to appeal, and the appeal dismissed on 25th March 2025. The Case Officer's reason for refusal was:

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 Planning Inspector's reasons were rather more detailed, and included:

- (6) This siting and grouping emphasise the positive contribution that the building's traditional features make to the street scene and, by association, the character and appearance of the area. These include the original linear form, principal elevation detailing, porch, and chimney
- (7) The extension would be highly visible in the street scene and obscure the entirety of this original elevation and the above mentioned characterful details would be unacceptably eroded. The chimney particularly would be obscured and sit awkwardly in the middle of the roof. Moreover, the readability of the linear form would be lost which would reduce the quality the building's style.
- (8) The proposal would mirror the height of the ridge and eaves of the dwelling. This lack of subservience would compete for visual dominance with the host. Resultantly, it would present a disjointed and unrelated elevation. The loss of the original porch would harmfully detract from the original form of the building. The new lean-to porch, in combination with the dormer window, would clutter the front elevation and draw attention away from both the simplicity of the building and the feature of the bay window particularly.
- (9) I would ascribe substantial weight to the harm I have found above given its scope and irreversibility With this and the above in mind, there would be conflict with Policies BE1 and BE2 of the Vale of Aylesbury Local Plan 2021 and the Framework which together seek to ensure that development proposals are of a high-quality design and conserve the historic environment amongst other things.

Members' response to the refused application had been 'No Objections' with the following comments (20th May 2024 meeting):

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 No28 Stratford Road*

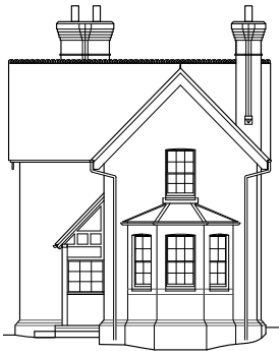
* The current LH List was obtained and the building is listed as 'candidate for inclusion (work in progress)'

That application was to extend to the east at ground and first floor levels, moving the front door to the new extension and creating a hall and further room, use unspecified, behind it, and a study and bathroom at first floor level, with access via large landing made from the existing bathroom. The existing porch was to be removed. The chimneys were to be retained.

This proposal is very similar to the refused one; the size of the extension is the same, and the new front door with its gabled porch and lean-to roof is retained, so the only apparent modifications are

1. The ridge of the extension roof is slightly subservient to the main house ridge;
2. The existing side entrance is to be retained;
3. Resulting from the lowering of the ridge, the extension eaves are lowered to halfway down the dormer window.

Matching materials are specified.



Existing front elevation



Refused application

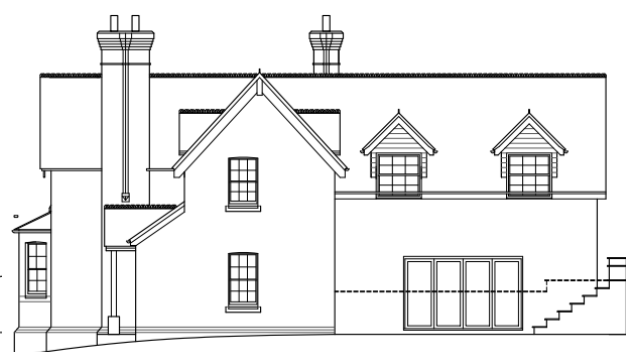


This application

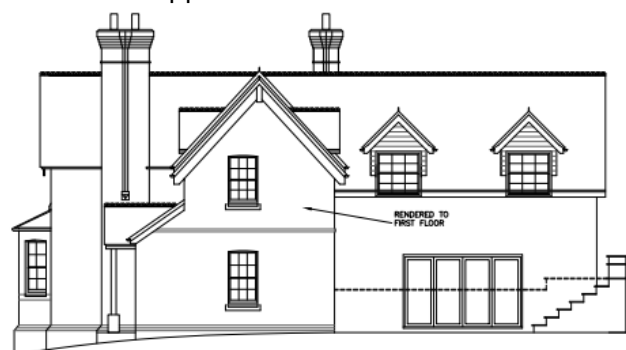
1. Extension ridge subsidiary to existing
2. Existing porch retained
3. Extension eaves lowered



Existing east elevation (to N°28)



Refused application



This application



Existing west elevation (to Maids Moreton Avenue)



Refused application



This application

Property History (not tree works). Business use shaded.

1	85/00179/AV	NCORPORATION OF LAND WITHIN PRIVATE GARDEN	Approved
2	88/00671/APP	USE OF PROPERTY AS RESIDENCE AND DOCTORS SURGERY	Approved
3	89/02866/APP	USE OF GROUND FLOOR AS A PROFESSIONAL SERVICES OFFICE AND NO OTHER USE WITHIN CLASSES B1 OR A2	Approved
4	11/02215/APP	Two storey side extension for additional office use and demolition of existing garage	Approved
5	12/02371/APP	Change of use from business to residential use and first floor extension	Approved
6	14/01859/APP	Demolition of the existing single storey rear extension and replacement with a two storey rear extension and dormer with dormer windows to front and rear elevations	Approved
7	24/01412/APP	Householder application for two storey side extension	Refused
7a	24/00075/REF	Appeal against refusal	Dismissed
8	25/01020/APP	Householder application for erection of two storey side extension	Pending Consideration

3. **25/001126/APP**

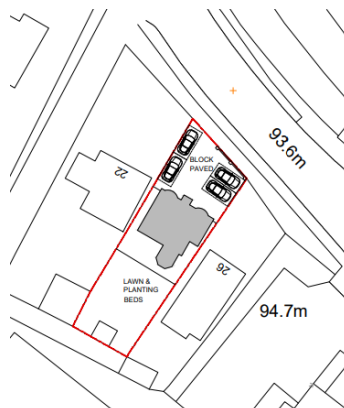
24 London Road, MK18 1AS

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

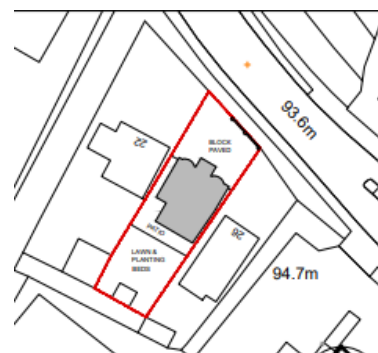
Durant



Location plan



Existing site plan



Proposed site plan



Applicant's photo of existing house frontage



The house in 2021 (Google)

The site is the middle house of the three detached post-war houses between The Buckingham School and Brookfield Lane on London Road. 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. Its frontage to London Road has been paved over inside the low front wall, and a lawned rear garden backs onto the school playground. There is a polygonal conservatory at the rear.

At the July 2024 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). At the 11th November 2024 meeting Members considered the resulting 24/03221/APP, and opposed the application as follows:

Members took issue with the statement on the application form that work had not already started, as the house had had scaffolding erected in the summer to roof level following the June Building Control acceptance of 24/01543/BN (Removal load bearing wall, replacing roof and fenestration alterations). It also involved removal of both chimneys.

The house is the middle one of three built approximately at the same time and with a common architectural style. The proposed hipped roof profile gave a bulkier aspect in the street-scene, and the lack of chimneys emphasised this. The flat-roofed dormer at the rear was described as 'overpowering' and did not tie in with the gable-roofed small dormers elsewhere on the building and is contrary to the revised Neighbourhood Plan's Design Guide.

This application was Refused in December 2024 for the following reason:

The proposed development proposes inappropriate design that would appear incongruous and not sufficiently reflective of the characteristics of the host dwelling. The proposed dormer in combination with the raising of the roof would be of a contrived and dominant design and would have a detrimental impact both upon the character of the locality and would not respect the host dwelling. The development is contrary to policy BE2 of the Vale of Aylesbury Local Plan (Adopted) 2021 and the National Planning Policy Framework 2024.

This application seeks to

- Double the front porch in both width and depth, with a shallower angled gable roof
- Demolish the existing conservatory
- Infill the existing empty corner between the lounge and kitchen and demolish the side wall to extend the kitchen at ground floor level and form a walk-in wardrobe and 'ensuite' shower-room at first floor level, replacing the existing shower-room/WC and enabling this to become a corridor to the new bedroom. The new room is not actually 'en-suite' with either the new rear bedroom or the existing front bedroom, and some remodelling of the upstairs landing is required.

In the previous application this infill had a side wall angled from the building corner, but this is now stepped in and at right angles to the rear house wall making rectangular rooms.

- Demolish some of the rear wall at ground floor level and add a rear extension across 80% of the new back wall, finishing short of the north-western house wall so as not to cover the utility room window. Part of this will be a 'sunroom' with folding doors to the garden and a bedroom over, and a gable roof; the rest will be a flat-roofed single storey kitchen.
- Remove some of the existing rear house wall at first floor level to allow access to the new bedroom and its walk-in wardrobe.
- Raise the roof in the same hipped form and convert the loft into a fifth bedroom and WC with a flat-roofed dormer window facing south-west (the rear roof slope). The difference in ridge height will be approx. 0.6m (about 2 feet)

The front two rooms on the ground floor, the utility room, the hall and stairs, and the bathroom and two northern side bedrooms will be unchanged.

The majority of the new windows and glazed sunroom door face down the garden. There is one new side window in the first floor of the new extension facing №22's garden. On the other side of the new wing, facing №26, there are three 'letterbox' windows (2 on the ground floor, one at first floor) at high level, and the Design Statement indicates that no 'habitable rooms' in №26 are affected by these.

Materials to match existing (the asbestos tiles have already been replaced by concrete tiles).





FRONT ELEVATION
Refused application elevations

SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

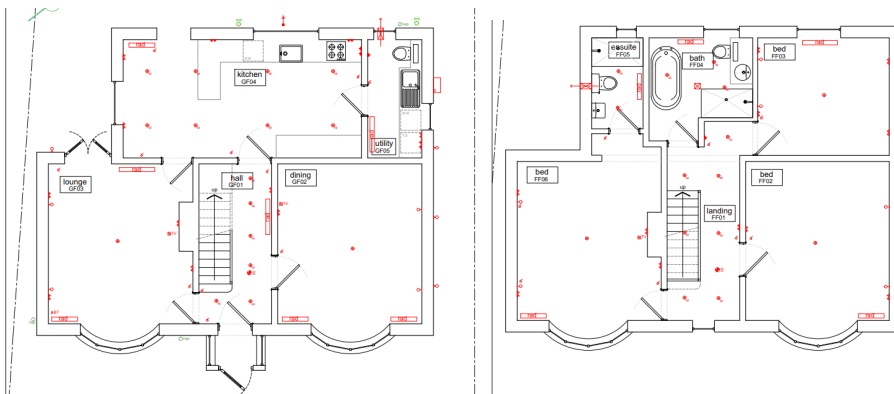


FRONT ELEVATION
Current proposal

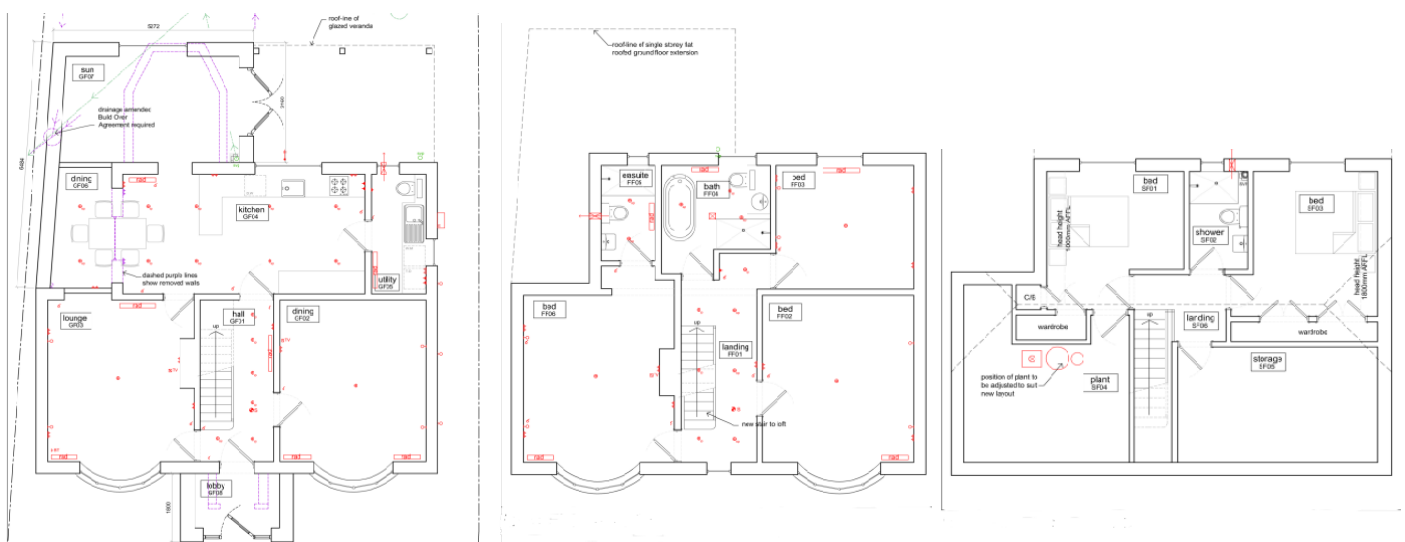
SIDE ELEVATION

REAR ELEVATION

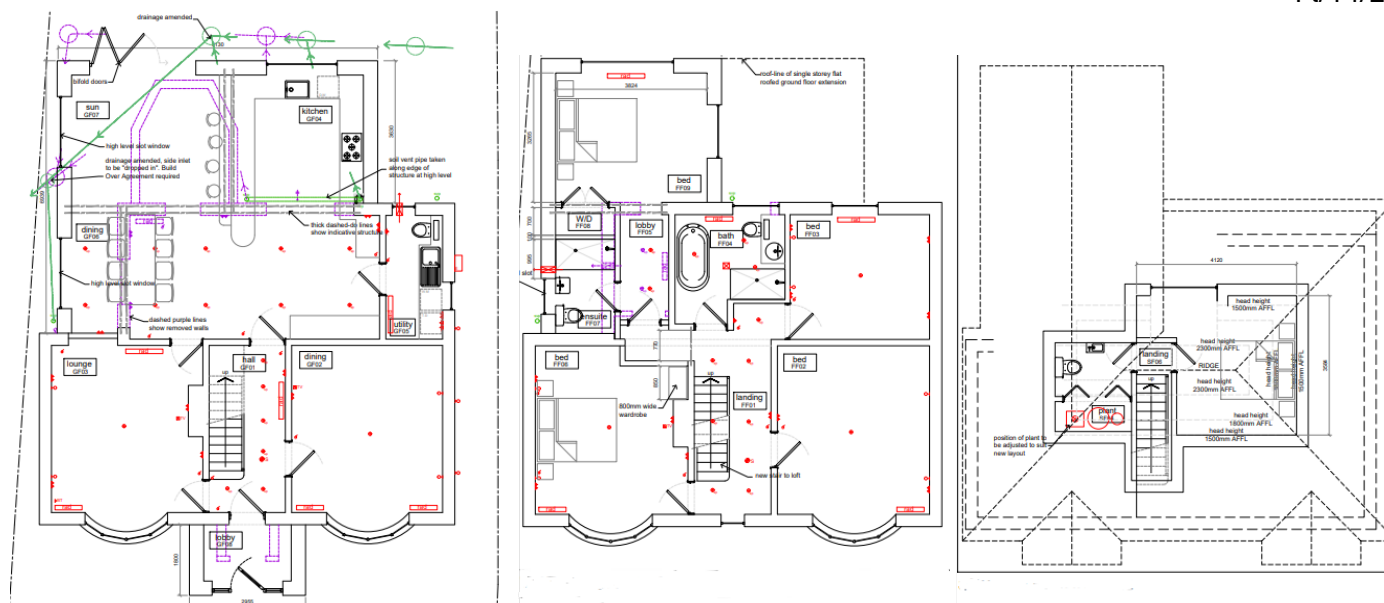
SIDE ELEVATION



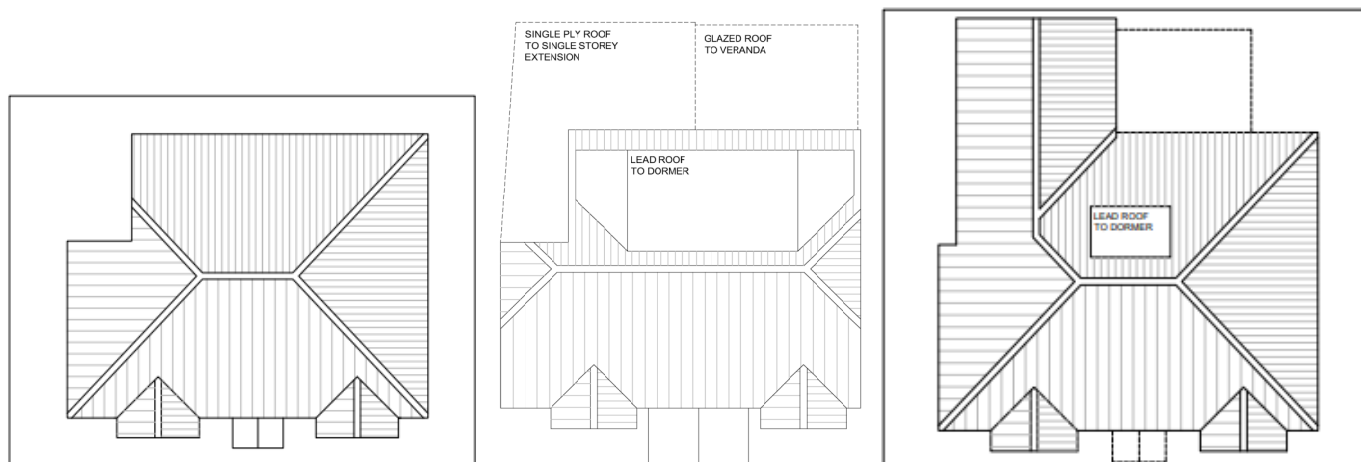
Existing ground and first floor plans



Refused application – proposed ground, first and second floor plans



Current application – ground, first and second floor proposals



Existing -

Refused -

and current proposal roof plans

Planning history

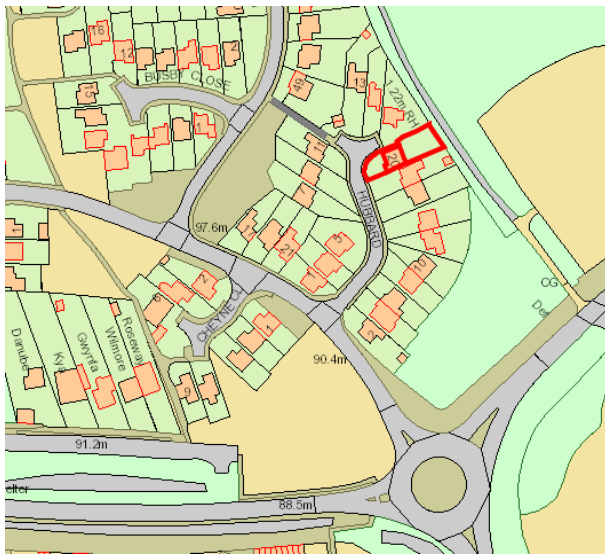
1	78/01567/AV	FORMATION OF VEHICULAR ACCESS	REFUSE
2	79/01475/AV	VEHICULAR ACCESS TO FRONT GARDEN OF PRIVATE HOUSE WITH FLAGGED AREA IN GARDEN TO ENABLE CARS TO BE TURNED	APPROV
3	24/03221/APP	Householder application for single storey rear extension, front porch extension, raising of roof and rear facing dormer	Refused
4	25/01126/APP	Householder application for construction of single & two storey rear extension, front porch extension, raising of roof and addition of rear facing dormer	Pending Consideration
<i>Members should also note the recent Building Control application (received 20/6/24; Agreed 27/6/24)</i>			
5	24/01543/BN	Removal load bearing wall, replacing roof and fenestration alterations	Accept

4. 25/01127/APP

20 Hubbard Close [Page Hill] MK18 1YS

Householder application for replacement of existing conservatory with single storey side/part rear extension with covered terrace area along rear patio and addition of 6 no. rooflights.

Zoita



Location Plan



Site plan



Front view of house (Google 2009) and aerial view with existing conservatory, and showing proximity to N°18

The site is a 3-bed detached house at the northern end of the cul-de-sac, adjacent to the turning head and backing onto the Holloway bridleway which runs between Maids Moreton Playing Fields and the Stratford Road. It has an attached garage with a gable roof which projects forward of the main house wall and continues over the front door as a porch. Most of the houses in Hubbard Close are of identical design, though some are 'handed' with linked garages, and two have detached garages outside the curtilage. There is a conservatory in the angle between the back of the garage and the kitchen/diner (originally two rooms; the dividing wall has been removed). The ground slopes down from front to back of the plot, and there is a closeboard fence between this plot and N°18, and a brick wall from front to back along the northern boundary with a side path to the rear garden inside it.

A previous owner applied for a two-storey side and single storey front extension in 2017 (17/02206/APP), which would have brought the front wall forward to line up with the porch & garage and have patio doors, extended the kitchen by continuing the garage wall backwards as far as the rear building line and adding a second storey over it and half of the garage to form a 4th bedroom and family bathroom (the existing bathroom would have become bedroom 3, and the existing bedroom 3 an en-suite for bedroom 1). This was refused for three reasons:

- 1 The proposed side extension, by reason of its siting, scale and proximity to the property boundary, would give rise to an appearance of overdevelopment by significantly closing the gap between the subject dwelling and the neighbouring dwelling, would not respect the character or appearance of the existing dwelling and would appear overly prominent within the streetscene and the locality in general. The proposal is therefore contrary to policies GP9 and GP35 of the AVDLP and advice in the NPPF.
- 2 The patio doors in the proposed front extension would appear intrusive and out of keeping, and not respect the fenestration pattern of the dwelling or the other dwellings on the cul-de-sac. As such this would comprise an unsympathetic alteration that would harm the character of the area, contrary to policies GP9 and GP35 of the AVDLP and advice in the NPPF.
- 3 The proposed side extension, by reason of its siting and scale, would result in a brick wall separated from a window in the facing side wall of the adjacent dwelling by only 1 metre. This would result in significant loss of light access to this window and outlook from it, and would thereby unreasonably reduce the level of residential amenity enjoyed by occupants of that property, contrary to policy GP8 of the Aylesbury Vale District Local Plan and advice in the NPPF.



The 1m gap between Nº20 (left) and Nº18 belongs to Nº18. Nº20's access to the rear garden is on the other side of the house.

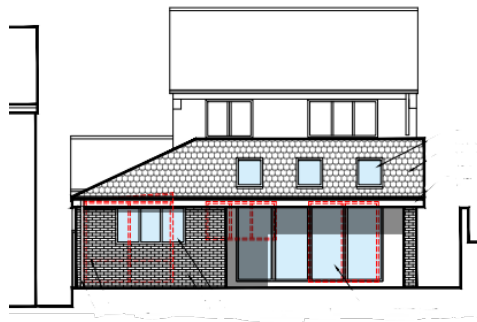
The new proposal seeks to

- Demolish the conservatory (which is narrower than the garage);
- Extend the garage side wall back c.7m, so 3m into the garden behind the main house wall making a utility room behind the (unchanged) garage and new kitchen;
- Extend across the full width of the back of the house, to include part of the new kitchen, and the remaining area (approx. 60%) a covered patio with pillar support at the northern end;
- This L-shaped area will have a single-pitch tiled roof with 3 skylights in the side roof and three more over the patio; the new kitchen will have a window looking over the garden and French doors to the patio, and the dining area's sliding patio doors will be replaced with a four-panel folding door;
- The side wall facing the neighbour will have no windows, and their facing wall has none on the ground floor, so far as I can tell, so the single storey extension should not take light from any bedroom window in Nº18.

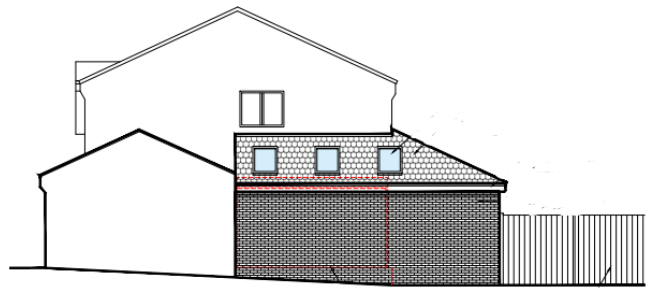
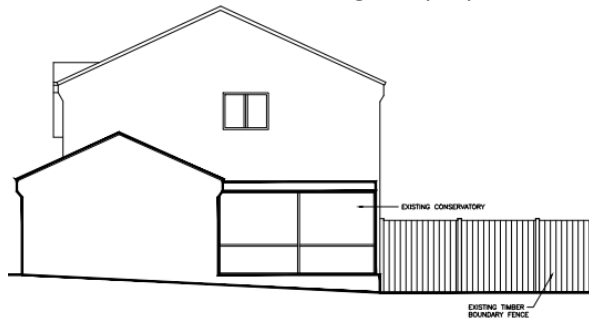
Matching materials throughout are specified.



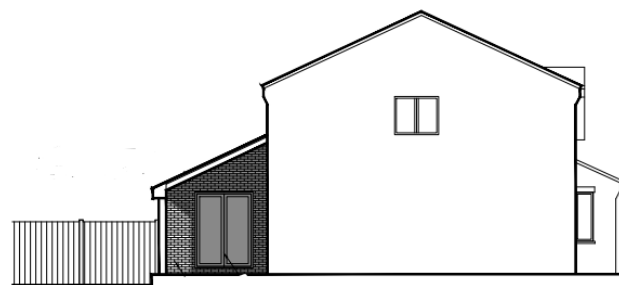
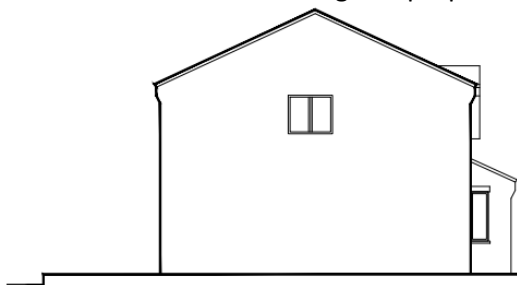
Front elevation – no change



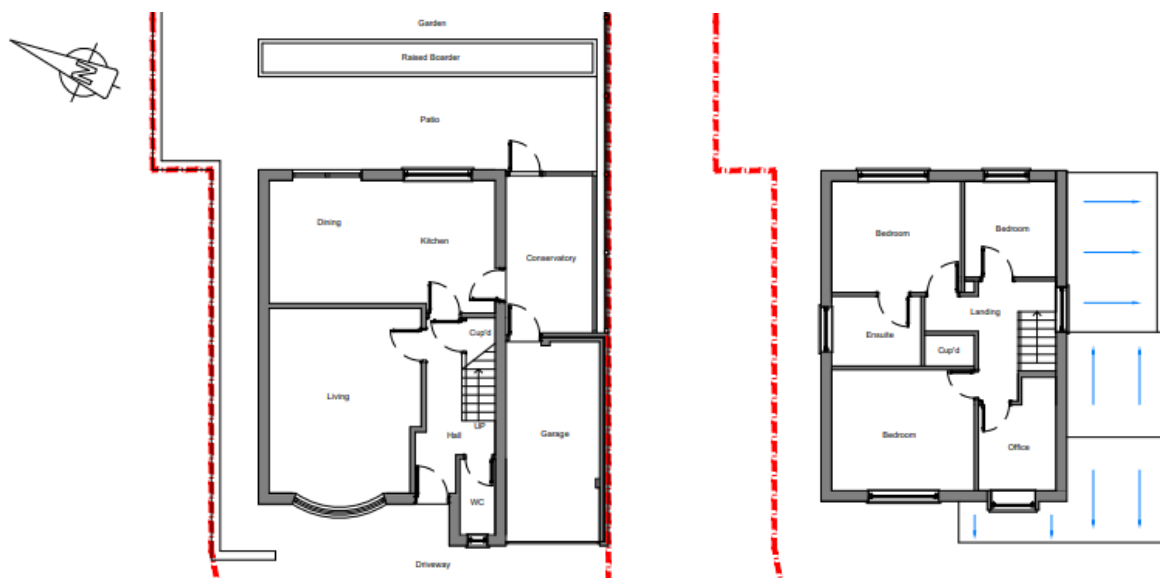
Existing and proposed rear elevation



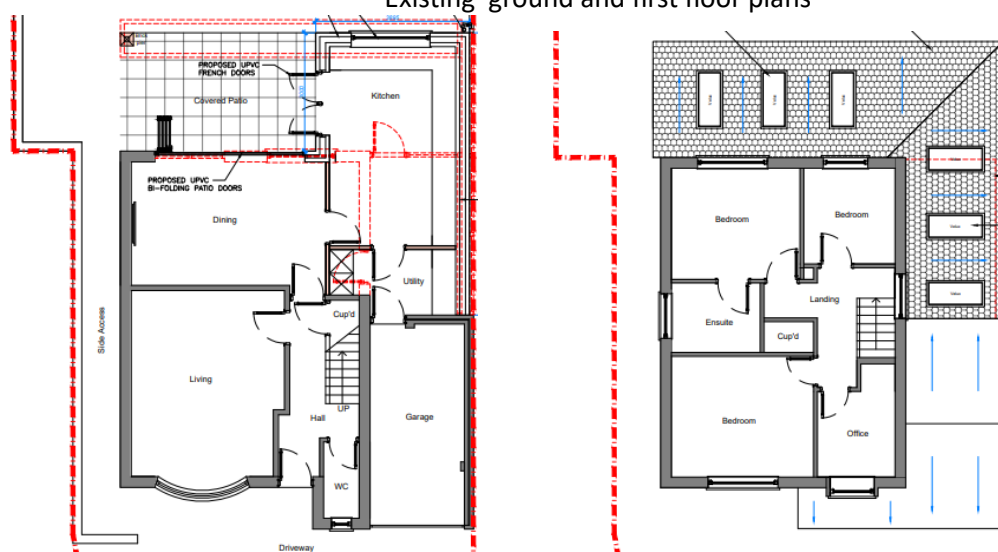
Existing and proposed elevation to No 18



Existing and proposed north-facing elevation



Existing ground and first floor plans



Proposed ground and first floor plans

Planning history

1	69/00065/BB	Erection of 300 private houses and infrastructure	Approved
2	81/01620/AV	22 dwellings on land at Hubbard Close	Approved
3	17/02206/APP	Two storey side and single storey front extensions	Refused
4	25/01127/APP	Householder application for replacement of existing conservatory with single storey side/ part rear extension with covered terrace area along rear patio and addition of 6 no. rooflights.	Pending Consideration

The next two applications may be considered together

5. **25/01179/ALB**

The King's Head PH, 7 Market Hill, MK18 1JX

Listed building application for full redecoration including repainting, new furniture, artwork and flooring, new dartboard wall, bar refurbishment, toilets to be refurbished, manager's accommodation upstairs undergo redecoration. Externally new Signage, new light fittings, repainting the external walls in modest and classic tones.

Mann [Stonegate Group]

6. **25/01267/AAD**

Display of 1 set externally illuminated high level text, 1 set externally illuminated fascia text, 2 externally illuminated amenity boards, 2 externally illuminated poster boards, 2 externally illuminated projection signs

Robson [Stonegate Pub Company]



Location plan



Block Plan
Scale 1:500

- ① Text & trough light x2
- ② Amenity board & trough light x2
- ③ Poster board & trough light x2
- ④ Projecting sign x2

Sign plan



Adjacent Listed Buildings



Existing signage



Proposed signage and lighting



The site is the Grade II Listed King's Head public house on the corner of Moreton Road and Market Hill. To the north are a courtyard seating area, the public conveniences and the Salvation Army Hall, and there is also covered outdoor seating between the building and Subway. To the south is the Old Gaol and across the Moreton Road the Old Market House, now Mey Restaurant. There are many Listed Buildings in the neighbourhood, and it is in the Conservation Area.

The site slopes down from the market area to Moreton Road, and also from north to south along the Moreton Road, and there are steps at various locations in the public areas of the pub, including access to the courtyard. The main access is from Moreton Road, opposite the pedestrian refuge, and there is a smaller door in the single storey section further uphill which gives wheelchair access. Members may like to note that there are no plans to include an accessible toilet in the renovations, and the existing male and female toilets both have step access.

The majority of the internal refurbishment is cosmetic, with some rearrangement of usage. A very complete schedule of the proposed works and a colour key to the drawing below is available on this drawing: [A1](#) (25/01197/ALB). No structural alterations are proposed, but see below for replacements for the painted-on signs.

The current colour scheme for the walls is cream on the first floor, and a charcoal grey on the ground floor. It is intended to change this to Farrow & Ball's 'Bone' for the upper floor and 'Stiffkey Blue' (a dark grey navy) below; the latter is also used for the sign backgrounds, with white lettering. All the sign illumination is exterior, and mainly black trough lights. As can be seen from the photos below, taken 7/5/25, approval has been pre-empted.



Signage



Existing Market Hill elevation

Existing Moreton Road elevation ○ = up/downlights to be removed

Proposed Market Hill elevation



This area is often occupied by a blackboard with seasonal offers, hanging on chains from two hooks

Proposed Moreton Road elevation



This board is to be removed
The first-floor bracket lamp is a streetlamp.

1. 1 set externally illuminated high level text (Moreton Road elevation)



(Left) Existing signwriting on painted wall - area occupied by sign 2.5m x 1.9m. Trough light over.

(Right) Proposed aluminium panel: 'KINGS HEAD' in 19mm white foamex letters fixed to board on locators;

Line below in white vinyl applied direct to board;

Text area 1.8 x 1.2m; board size 3.1 x 1.7m;

Section through sign at right showing trough light over.

The aluminium panel will have to be fixed to the wall, so is not a like-for-like replacement, and also contradicts the sentence in the Design & Access Heritage Statement that "Installation will require no structural alterations".

Members will remember that last year Mey's signage opposite was refused on the grounds of the Heritage Officer's comments:

The proposals are unacceptable due to the poor choice of materials for the new signage.

The use of synthetic materials such as vinyl is inappropriate for the LB and also has a negative impact on the surrounding heritage assets as it is an unsympathetic modern material that is not in keeping with traditional materials or the historic character of the CA.

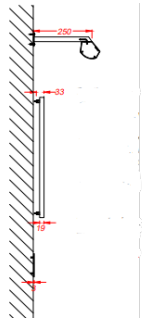
2. 1 set externally illuminated fascia text (Market Hill elevation)



Previous sign (illustration from 22/02742/AAD as the area has already been painted over);

Signwriting on painted wall - text area 4.5m x 425mm.

The cowl lights approved in 2022 have been replaced with a white trough light.

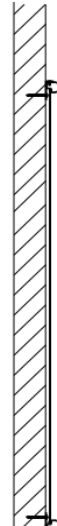
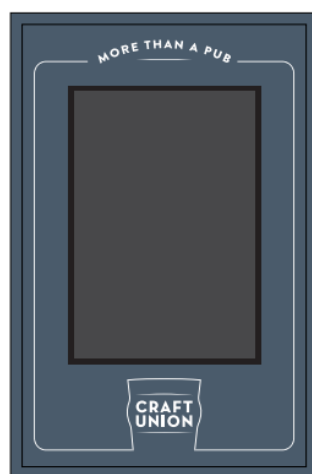


Proposed: 'KINGS HEAD' in 19mm white foamex letters fixed to wall on locators;
 Remainder is 3mm aluminium finished white and stud fixed to wall.
 Lettering occupies 4.5m x 771mm.
 Section through sign at right, showing trough light over.

3. **2 externally illuminated amenity boards** (one on each elevation)
4. **2 externally illuminated poster boards** (one on each elevation)



Existing main doorway signage. The signage over the door is to be removed.
 There are duplicate amenity boards on the Market Hill wall. Trough lights over all four.



Proposed replacement amenity board and poster board for both elevations

Aluminium panels with a bull-nosed frame

Board size 1.2m high x 800mm wide, the same dimensions as the existing boards.

Existing boards are screw fixed to the wall.

Boards will be painted Stiffkey Blue, with white vinyl text and border lines applied to panel

The blank one is a clip frame for posters, etc.

Note that the drawings show a third poster board to the right of the rear door

Black trough lights over both types of board

Section through frames at right does not show trough light

The pairs of up/down lights currently each side of each door are to be removed, per elevation drawing above.

5. **2 externally illuminated projecting signs** (Market Hill elevation and over main door on Moreton Road elevation)



(Left) the existing monochrome sign

(Centre) The existing wrought iron bracket will be retained and black trough lights positioned on both sides per the section drawing

(Right) the proposed hanging sign, with the Stiffkey blue ground, vinyl digital portrait and white vinyl lettering.

Other signage and lighting proposed but not listed in the application description

Information notices. To be placed to the left of the lefthand amenity board at the main door:



From the top: 'Challenge 25' (proof of age requirement); 'Craft Union' logo; CCTV/Data Protection statutory notice.

No indication of fixings.

Hanging sign

The existing hanging sign over the rear door. No replacement is illustrated in the documents submitted, but it is shown on the 'proposed' elevation drawing.

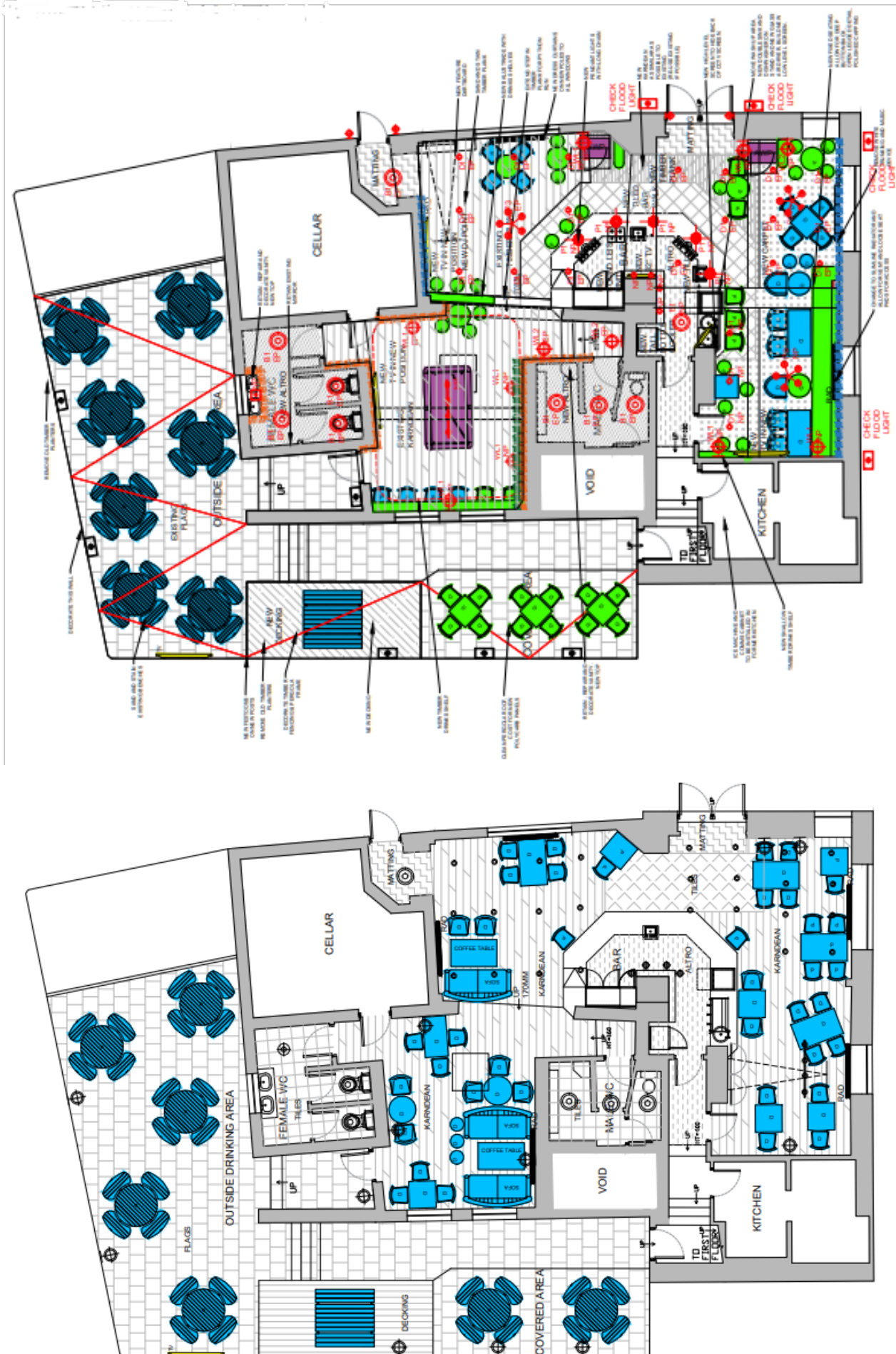
Bracket lanterns

Six of these are proposed – three on each elevation. There are some existing connection points in the walls, and four were on the 2022 approved drawings – two on each elevation to left and right of the windows - but were not installed. The extra one proposed for Market Hill is to be sited between the windows. The ones on the Moreton Road side are to be each side of the main door and adjacent to the rear door (see 'night-time' photo above).



(Photo 7/5/25; Market Hill wall) Conduits already exist to house the cabling for the floodlights (each end) and the long trough light (top) and short ones (over the amenity boards). There is no sign of any socket or other connection between the windows.

Existing and proposed floor plans



Property history (signage and decoration only)

1	89/00666/ALB	CHANGE OF EXTERIOR COLOUR OF PUBLIC HOUSE FROM GREEN AND BROWN TO WHITE AND BLACK	APPROV
2	95/00671/ALB	NEW LANTERN AND BRACKET ATTACHED TO WALL OF BUILDING	APPROV
3	95/01492/AAD	EXTERNALLY ILLUMINATED PUBLIC HOUSE SIGNS AND	APPROV
4	95/01493/ALB	INTERNAL ALTERATIONS	
5	02/00193/AAD	Replacement of existing pub signage with new signage	Refused
6	02/00718/ALB	<i>[playing card, King of Spades]</i>	
7	03/00230/ALB	Replacement of existing pub signage with new signage	Withdrawn
8	03/00231/AAD	<i>[Charles I]</i>	
9	03/00799/AAD	Replacement of existing pub signage with new signage	Advert & LB consent
10	03/00800/ALB	<i>[Charles I]</i>	
11	11/00153/AAD	Replacement of existing signage	Advert & LB consent
12	11/00156/ALB	<i>[Charles I]</i>	
13a	16/03018/ALB	Signwriting and external lighting to building and repainting of the ground floor element of building.	LB Consent
13b	16/03373/AAD	Retention of new signage to pub <i>[retrospective parallel application to 16/03018/ALB] [playing card, generic, monochrome]</i>	Advert Consent
14	22/02742/AAD	Display of signage and lighting scheme	Advert & LB consent
15	22/02743/ALB	<i>[coronet, as 'existing' illustration above]</i>	
16	25/01179/ALB	Listed building application for internal full redecoration including repainting, new furniture, artwork and flooring, new dartboard wall, bar refurbishment, toilets to be refurbished, manager's accommodation upstairs undergo redecoration - Externally new Signage, new light fittings, repainting the external walls in modest and classic tones	Pending Consideration
17	25/01267/AAD	Display of 1 set externally illuminated high level text, 1 set externally illuminated fascia text, 2 externally illuminated amenity boards, 2 externally illuminated poster boards, 2 externally illuminated projection signs	Pending Consideration

7. 25/01327/VRC

4 London Road, MK18 1AS

Removal of condition 4 (occupied solely by students) Variation of condition 6 (wording) relating to application 23/03405/APP (proposed first floor rear extension and change of use from dwellinghouse to 7-bed HMO (7 occupiers))

Lalek Properties



Location plan



Front of house (photo November 2023 for 23/03405/APP)

The site is the double-fronted 4-bed detached house next but one to Sainsbury's on London Road. The ground floor is rather below street level, and its frontage is paved at the higher level with steps down to the front door which is in a gabled front projection with a bay window to the lounge. The original house seems to have been 3-bedroom - the front part with the bay window - and the 1994 extension formed the kitchen at the rear with a master bedroom with en-suite over it, and the L-shape thus formed was filled in with the conservatory in 2000. The conservatory had a brick side wall, with polygonal glazed end to the garden. The 2023 application turned the conservatory into a kitchen/diner and the three downstairs rooms into bedrooms with en-suite shower-rooms, and extended over 2/3 of the conservatory at first floor level, allowing 4 bedrooms on the first floor, all with en-suite facilities. It should be noted that all 7 bedrooms are illustrated on the drawing with double beds, although the HMO licence only permits a maximum of 7 occupants. It was on the agenda for 27th November, but Amended plans were received on the 27th and Members decided to defer a response until the next meeting to give proper consideration to the changes; their comments at the 18th December meeting were:

OPPOSE & CALL IN

Members had not made a formal response to the original application, as the Amended Plans had been received on the morning of the previous meeting.

Concerns were expressed as follows:

The dwellings in the neighbourhood were all family homes, and a student residence was inappropriate in the area. There was no proof that the rooms would be let solely to students – the University has recently received approval for the use of the Best Western Hotel as student accommodation for the next 5 years and has much residential accommodation of its own already.

Many single persons require rented accommodation (recently HS2 workers, for example) and it was felt that too many 'conversion to HMO student accommodation' applications had been received, with no proof that the occupants were exempt from Council Tax. Reference was made to Oddfellows Hall (19/03398) which was approved as student accommodation and is now advertised as short-term holiday lets. Working people in a rural area may need a vehicle to travel to work, and even students may want to keep a car to access leisure and entertainment venues in the evenings or at weekends. Highways should be aware that many of the employment areas (not just those on the Buckingham bypass and Westcott & Silverstone EDAs, but entirely rural sites like HS2 and E-W Rail) do not have public transport links of any sort.

There is not enough parking space on site or adequate road width for kerbside parking, and any cars parked on the road would obscure the vision of cars emerging from Chandos Road. The London Road is a very busy link from the bypass to the town centre and its footways are used by hundreds of children at the two senior schools and the primary school on Chandos Road.

There is parking for two, possibly three vehicles according to Highways, but little manoeuvring space, and reversing out into a busy road and bus route across a well-used footway is not safe.

Work has already started on the conversion of the house, pre-empting planning approval, and large vehicles are parking on the footway when delivering materials.

There is no response yet from Waste & Recycling; Members noted that 5 bins are indicated on the drawings, and that one general and one recycling bin had been required per unit for the recent conversion to HMO at 36 Chandos Road (23/01938).

In addition, the 7 bins will have to be put out on collection day and taken in promptly to avoid blocking the footpath.

The call-in was not actioned and the application was approved in January 2024.

The Non-material Amendment 23/03405/NON submitted 13/6/24 and refused 18/6/24 proposed a change from student HMO to (general) HMO and 7 occupiers to 10 – "House is suitable for other HMO applicants and rooms 1, 6 & 7 meet space requirements for 2 occupants respectively (13m²)". The officer's decision says:

I am writing to advise that the above application for amendment(s), as described in the submitted application form, represents changes which are too significant to be treated as nonmaterial amendments to the planning permission reference 23/03405/APP under the terms of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

This was followed in July 2024 by a Variation application almost identical to the current application, this was withdrawn in September 2024, no reason given.

Members' response (19th August 2024) was **OPPOSE**:

Members commented on the reason given for the Variation of Condition as follows:

Condition was included according to decision letter in accordance to the aims of policy HP2 of the Buckingham Neighbourhood Plan (2015), however this plan is currently under public consultation to be renewed (From 9th July to 31st August) and HP2 no longer has a requirement for rooms to students.

We point out that the existing Neighbourhood Plan is valid until 31st December 2031, and its policies continue to carry full weight, and the revision in progress has yet to pass through the Regulation 16 phase so the statement has no validity; also the revised plan policy HP2-B retains the requirement for University student accommodation.

Moreover the property can still serve as a student accommodation without the strict requirement to be let to students alone especially in light of government policy that can limit university student intake and make the property underutilised.

The University of Buckingham is a private institution and not bound by Government policy. If the property is underutilised it is more likely to be a matter of the facilities offered and the rental charged.

This is the only known HMO in Buckingham with this condition attached.

Other recent HMOs have all been described as being for student use, as this one was. Members do not know why this particular decision contained the stipulation, but surmised it may be linked to the difficult parking provision, as the house is situated on one of the principal roads into the town centre and a bus route. None of the other HMOs have been on a main road.

Moreover, this property could be considered under HP3 of existing Buckingham Neighbourhood Plan (2015) which would align better with the proposed Buckingham Neighbourhood Plan which is under consultation

The existing Policy HP3 deals with the allocation of land for self-build plots. The relevance is not obvious, nor its alignment with the emerging Plan.

The desired variation is stated as:

Application is for Condition to be removed to allow both students and professionals

Whether the condition was imposed for lack of parking or not, opening the residence to 'professionals' would almost certainly lead to more vehicles associated with the HMO; some students may walk or cycle to lectures (though many keep a car for evenings and weekends) but 'professionals' would need to get to their workplace on a regular basis, and few of our employment areas have a bus service. Members queried whether it was possible to police the type of resident anyway, and it was reported that mixing exempt categories with non-exempt could mean the whole premises were liable for Council Tax.

The current application seeks to vary two conditions, 4 & 6, of the original application decision for the following reasons (as presented on the application form):

Condition 4 limits accommodation to only students, removal of this condition would allow non students to also live in the property. With student only condition, the property is susceptible to being under utilised as a result of Government immigration policies that affect overseas students who make up a significant proportion of students of the university of Buckingham. Most non student demand have been from care workers and nurses for local care homes as well as workers at local factories/ warehouses in Buckingham.

And the requested variation is:

Variation of condition 6 relating to kitchenettes in rooms is motivated by wanting to support tenants with serious health challenges for whom other housemates cleaning behaviour in communal kitchen have significant impact on their health. I am looking to provide a more controlled environment for such individuals that may need this by having kitchenette in 3 of 7 rooms for some resident for their cooking/ warming food outside communal kitchen and limit to some extent behaviour of other housemates on their health.

The wording of the conditions in the decision sheet for 23/03405 reads:

4 The House in Multiple Occupation (Sui Generis) hereby permitted shall be occupied solely by students.

Reason: To reflect the basis upon which the application has been submitted and assessed, and to accord with the aims of policy HP2 of the Buckingham Neighbourhood Plan (2015)

6 At no time shall kitchen facilities including kitchen unit, kitchen sink or cooking hobs shall be installed within any of the 7 bedrooms hereby permitted.

Reason: To reflect the basis upon which the application has been submitted and assessed and to ensure the property is used as a House in Multiple Occupation and not selfcontained units leading to amenity and parking issues in accordance with policies BE3 and T6 of the Vale of Aylesbury Local Plan (2021), and the National Planning Policy Framework (2023).

Aspects of Condition 5 might also be considered relevant:

- 5 At no time shall the total number of occupants of the building known as 4 London Road, Buckingham, Buckinghamshire MK18 1AS exceed seven persons.
Reason: To preserve the amenities of both existing and future occupants of the dwelling, to ensure the provision of adequate infrastructure and to ensure the provision of adequate cycle and car parking, in accordance with policies BE3, S5, T6 and T7 of the Vale of Aylesbury Local Plan (2021), the Buckinghamshire Council Standards for Houses in Multiple Occupation and the National Planning Policy Framework (2023).

The Highways Officer's 2023 comment on the parking provision was 'No Objection':

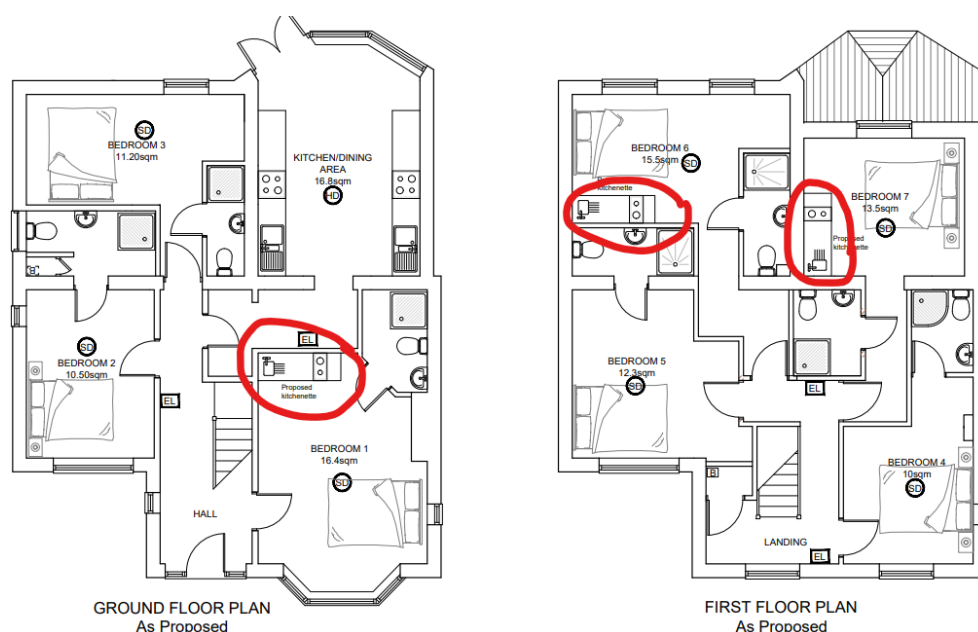
I consider that two/three vehicles can park inside of the site clear of the public highway. This is an appropriate provision given that the site is situated in a sustainable location and has good access to public transport lowering car dependence. Typically, HMOs tend to attract lower levels of car ownership compared to the general population and this is another factor I have weighed into consideration.

And on the 2024 withdrawn application:

I can confirm that I would have no objection to the removal of condition 4 as this was not imposed by the Highway Authority. Materially the removal of this condition would not alter this application from a highways perspective.

No comment from Highways has been received for this application as yet.

The proposal drawings show that no further structural changes will be made to the building, but kitchen facilities (which appear to be a sink/drain and two-ring cooker and presumably a fridge under the worktop) will be installed in Bedroom 1 (ground floor) and bedrooms 6 & 7 (first floor). No indication of additional ventilation or other necessary fittings has been submitted.



Proposed kitchenettes circled

Property history

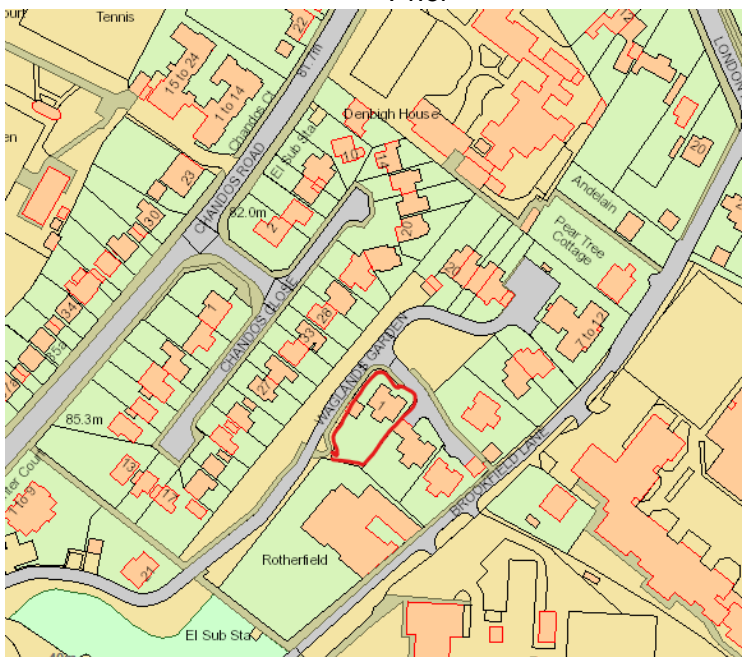
1	94/01640/APP	EXTENSIONS AND ALTERATIONS	APPROV
2	00/02362/APP	<u>Conservatory</u>	Approved
3	23/03405/APP	Proposed first floor rear extension and change of use from dwelling house to 7-bed student HMO (7 occupiers).	Approved
4	23/A3405/NON	Proposed non-material amendment to permission for first floor rear extension and change of use from dwellinghouse to 7-bed student HMO (7 occupiers) granted under 23/03405/APP	Non material amendments - refused
5	24/02131/VRC	Removal of condition 4 (occupied solely by students) attached to 23/03405/APP (Proposed first floor rear extension and change of use from dwellinghouse to 7-bed student HMO (7 occupiers)	Withdrawn

6	25/01357/VRC	Removal of condition 4 (occupied solely by students) Variation of condition 6 (wording) relating to application 23/03405/APP (Proposed first floor rear extension and change of use from dwellinghouse to 7-bed student HMO (7 occupiers))	Pending Consideration
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Not for consultation (trees: circulated separately)

8. **25/01304/ATP** 1 Waglands Garden, Chandos Road, MK18 1EA
T1/T2 -Reduce two Yew trees away the clients garden by 2m. This is to create more space and light in the garden, while maintaining the correct canopy shape/thickness on the trees.
9. **25/01305/ATP** T3 -Reduce Yew tree away from neighbouring garden by 2m and reduce the overhang away from the access track by 1m. Work is to keep the canopy away from the road and tie in with work on the Yew trees next to it.

Prior

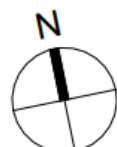


Not for consultation (Certificate of Lawfulness)

10. **25/01441/CPL** 53 Fishers Field, MK18 1SF
Certificate of lawfulness for proposed single storey rear extension
Bradley



Location plan



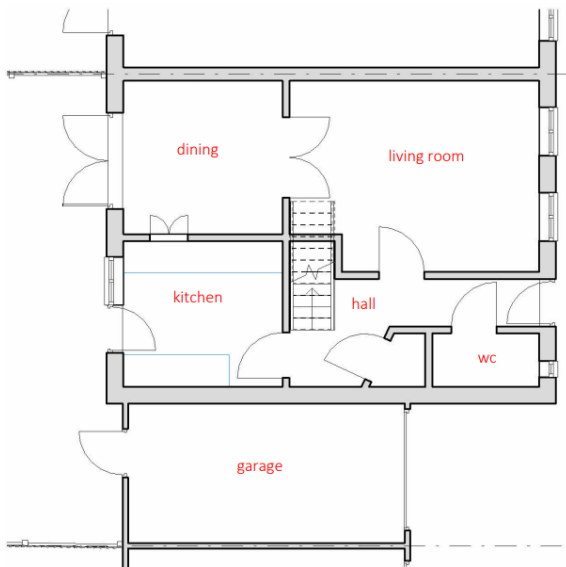
Block plan

The site is a 4-bed semidetached house on the western side of Fishers Field. To the north is №.55, and to the south №.51, with linked garages. To the rear (west) is the flank elevation of №.45 at the end of a side cul-de-sac and to the east a terrace of similar houses.

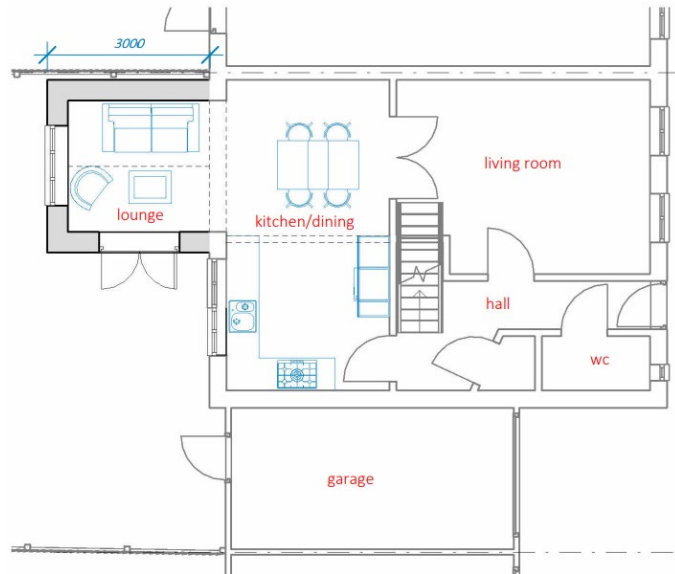
The proposal is to build a brick extension on the rear of the kitchen/diner with a window in the end wall and patio door in the south-facing side wall; the other side wall has no opening. The wall dividing the original kitchen and dining room – which appears to have had only a hatch opening, no door – is drawn as a dashed line on the Proposed plan, so is intended to be removed or already has been. The extension roof is pitched and without skylights. Its eaves are at approximately the same height as those of the garage.

Matching brick and tiles, and white uPVC windows are specified.





Existing ground floor plan



Proposed ground floor plan

Planning history

1	88/01632/APP	Erection of 78 dwellings	Approved
2	25/01441/CPL	Certificate of lawfulness for proposed single storey rear extension	Pending consideration

Members are asked to note that Condition 8 of the 1988 application reads:

- (8) Notwithstanding the provisions contained in Classes 1(1) and 2(1) of the First Schedule of the Town & Country Planning General Development Orders 1977-83 (or any order revoking or re-enacting those orders) no enlargement including the erection of a garage shall be carried out within the curtilage of any dwellinghouse subject to this approval without the prior approval in writing of the Local Planning Authority.

This implies that a CPL may not be the appropriate type of application and an APP is needed. The Clerk is checking this with the officer, and so the application might be withdrawn before the meeting.

KM 14/5/25

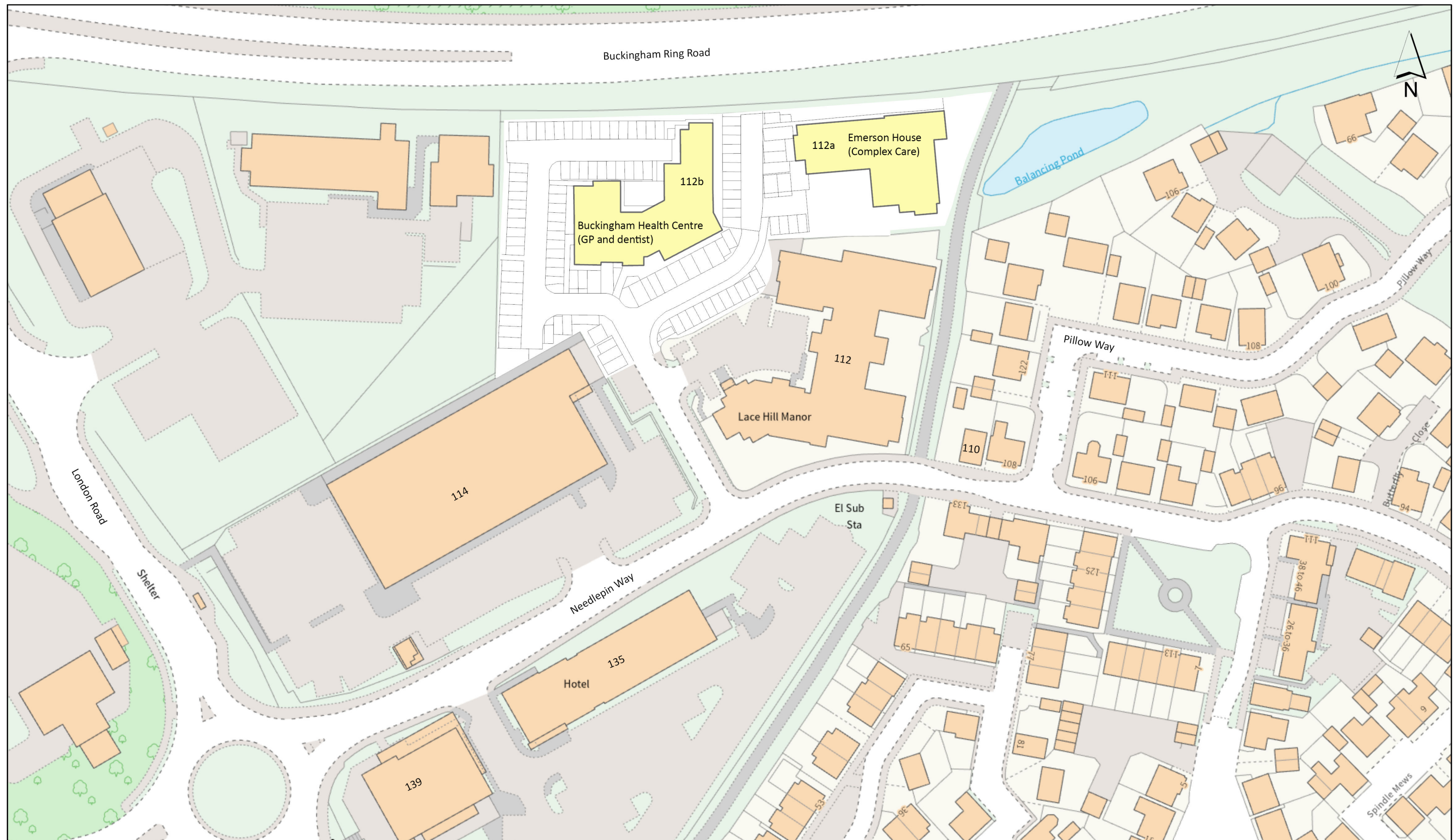
No:	Minute No.	Action	Action Required	Action Owner	Update	Status	Notes
1	529/22	Cycleway - Railway Walk	It was agreed that Cllr. Stuchbury will work with the Town Clerk to chase a response regarding the cycleway	Town Clerk	21/8/23 update from Cllr. Stuchbury: 'still under discussion in conjunction with 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
2	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	
7	532/24.1 (3/2/25)	Enforcement	Report uplighters on Mey, parking signs by the Community Centre, Villiers Hotel sign outside the Old Town Hall and the posts that have been put into the verge on the through-path from Lenborough Road.	Planning Clerk	Mey uplighters; reported	Casefile 25/00054/LB opened 10/2/25	
					car park sign; reported	Parking Services have removed sign	
					Villiers sign; reported	Casefile 25/00134/NAPP opened 1/4/25	
					bollards: reported	referred to Highways	bollards removed 25/3/25
8	690/24 (14/4/25)	Trees	Provide a report on felling and 'other works' applications for the next meeting.	Planning Clerk		see agenda 12.3	
9	693/24 (14/4/25)	Planning responses	Write to BMKALC noting their commitment. Write to the Shire Council re. in-person viewing of public comments and include Cllr. Harvey's suggestion that we ask for a copy of the legal advice underpinning their decision.	Town Clerk	Letter to Shire Council sent - awaiting response. Letter to BMKALC sent - await response.		

	A	B	C	D	E	F	G	H	I	J
1	Year	appln	type		address		proposed works	BTC response	decision	decision date
2										
3	2023									
4		00181	ATP		(public area)	Waglands Garden	G1 - Reduce group of Lawsons cypress by 2-3m in height by the visitor car parking spaces. Residents would like peace of mind as there has been storm damage.	oppose	refused	17/3/23
5		00632	ATP		The Oaks, 7	Manor Gardens	T149 Lime. Reduce regrowth to previous reduction points approx 1.5m	no objections	approved	19-Apr
6		01150	ATP		Oakwood, 6	Manor Gardens	T6 Robinia - Execute a crown reduction of between c20-30% - between 5-10ft	no objections	approved	30-May
7		01443		ATC	Brooks Court	Well Street	Acacia - 30% crown reduction and remove deadwood	no objections	approved	30-May
8		01521	ATP		Glanwin House	Avenue Road	English Oak: H 20m; Crown spread 18m; DBH 1.2m; reduce away from building by 4m to reduce damage by squirrels and branches striking the property itself. The work has been completed before as routing maintenance. 2.5m crown reduction and crown clean, last completed October 2009	no objections	approved	15-Jun
9		01605	ATP			Maids Moreton Avenue	Fell to ground 3 Hawthorns, ivy covered, 2 leaning on fence to the rear of 24 Highlands Road. T1 Hawthorn, Ivy covered. Fell, In decline, suppressed growth. T2 Hawthorn, ivy covered leaning on fence. Fell to abate a legal nuisance. T3 Hawthorn, ivy covered leaning on fence. Fell to abate a legal nuisance. Trees likely to regrow from stump	no objections	approved	16-Jun
10		01608	ATP			Watchcroft Drive	Land adj side of 15 Moreton Drive; T1 sycamore with major deadwood suffering from sooty bark disease and is in decline. Fell to ground	no objections	approved	16-Jun
11		01853	ATP			Maids Moreton Avenue	Oak: root severance. Installation of a root barrier is proposed to mitigate the influence of the oak requiring excavation 6m from the tree and within the root protection area	no objections to root barrier; would oppose felling	approved	21/7/23
12		01886	ATP			Bostock Court	Common Beech & Copper Beech - reduce overhanging branches 4m over the garden sheds to minimise risk of branch failure into Old School Court but maintaining screening for Mr & Mrs Hall; Silver Willow x 2 - pollard to height of approximately 10m; Field Maple x 2 - reduce branches on the leaning side of the trees to balance them; grey alder x 2 reduce height by up to 3m	no objections	approved	27/7/23
13		02260		ATC	St Bernardine's church	Chandos Road	T1 Lime - reduce back to previous reduction point of 2018	no objections	approved	24/8/23
14							T1 Lime - section fell to ground raised roots, risk of becoming unstable as it matures.			
15		02476	ATP			Maids Moreton Avenue	T2 Lime & T3 Lime - remove all basal and epicormic growth to alw further inspection of the base	no objections	approved	12/9/23
16		02508	ATP			4 Villiers Close	5-day notice to fell 3 dead sycamores	(5-day notice)	approved	18/8/23
17		02691		ATC	Stoneleigh House, 17	Castle Street	Repollard maple to previous position	no objections	approved	4/10/23
18							T51 Oak, crown lift to 3m over footpath; T54 Poplar, pollard to 12m has historic tear			
19		02828	ATP		Open Space	Bernardines Way	T25 Ash, Fell has ash dieback; T26 Hawthorn, Fell to ground has rotten main stem; T46 Ash, Fell has ash dieback; T48 Ash, Clear fell to ground, heavy lean and heaved root plate; T55 Ash, Fell has ash dieback	no objections	approved	10/10/23

	A	B	C	D	E	F	G	H	I	J
20							G1 - Light reduction on all Hornbeams in the front car park by 1-2ft; T2-3 Re-pollard two Willows back to previous points; T4-5 Re-reduce Sycamores back to previous points T6-7 Re-reduce healthier Ash trees back to previous points			
21		02856	ATC	ATC	Coopers Wharf		T8 Remove dying Ash tree; T9 Remove the small willow by the bridge. All works are in line with an ongoing management plan	no objections	approved	02-Nov
22		03383	ATP		20	Waglands Garden	G1-Re-reduce Lawsons Cypress hedge to previous points (approx 1m). This hedge has been managed every few years at theis height to maintain it	No objections	approved	21/11/23
23		03755	ATP		11	Moreton Drive	T1 Lime; crown reduce by approximately 3.0-4.0m in height and laterally to balance, pruning to suitable growth points to retain the flowing lines of the canopy. Works to be carried out to reduce the tree to match the height of similar trees in the area, making it less exposed following numerous recent windthrown trees along the same belt. T2 Sycamore Clear base of ivy and suckers and inspect. Crown reduce large limb growing towards wall at points indicated on attached photo. Crown clean removing all diseased, dying, crossing, rubbing and duplicate branches. Works to be carried out to reduce lever arm on severely squirrel damaged limb growing towards the protected wall.	no objections	approved	25/1/24
24										
25	2024	00286	ATP		St.Peter & St.Paul Church	Castle Street	CHH0282 - Copper Beech - Fagus sylvatica 'Purpurea' Over Mature Branch failure has torn off on one side, leaving remaining section prone to failure, remove branch. Remove Large hanging branch on NW side (still connected). Cavity on leader growing SE at approx. 4.5m. Remove failed branch back to parent branch. Remove hanging branch. Crown raise over road by approx 1.5m. Prune back from church building and Cenotaph memorial by minimum of 2m	no objections	approved	27.2.24
26		00287		ATC	St.Peter & St.Paul Church	Castle Street	CHH0283 - Fagus sylvatica 'Purpurea' Reduce hyperextended branch by approx. 4m in length, back to small secondary branch. Remove smaller section of branch directly over toilet block back to parent union. Crown raise for full circumference by approx. 1.5m to give clearance of road and lawn	no objections	approved	22.2.24
27		00385		ATC		Moreton 9 Road	Conifer tree, that has been deemed dead,dying and dangerous, at the bottom of 9 Moreton Rd. This has been raised as an issue for the tenants within 9 Moreton Rd and those opposite no 6 Moreton Rd as the tree has started to lean and cause the wall to bulge; Request is to have this tree cut as soon as possible	no objections	approved	1.3.24
28		00876	ATP		21	Beech Close	T1 Ash - reduce back to previous pruning points, approx 2m apical and lateral growth. Remove deadwood	no objections	approved	30.4.24
29		02190		ATC	St.Peter & St.Paul Church	Church Street	#300 Lime remove and treat stump; #301 Sycamore remove and treat stump; #302 Cherry - recommend remove and treat stump	no comment	approved	5.9.24

[illegible]

	A	B	C	D	E	F	G	H	I	J
51										
52										
53										
54		Key		Felling applications						
55				Maintenance applications						



Directorate For Planning,
Growth And Sustainability
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

streetnaming@buckinghamshire.gov.uk

PROJECT : STREET NAMING & NUMBERING

Title : Doctors Surgery, Dentist and Complex Care Development
at land between 112 & 114 Needlepin Way, Buckingham

Emerson House
112a Needlepin Way
Buckingham
MK18 7RB

Buckingham Health Centre
112b Needlepin Way
Buckingham
MK18 7RB

OS Ref : SP 70405 32876

Scale : 1:1,000

Date: March 2025

Drawn by : TB

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NB Further details has been added to this Ordnance Survey Map from sources held by Buckinghamshire Council
No guarantee can be given as the the accuracy of the additional information

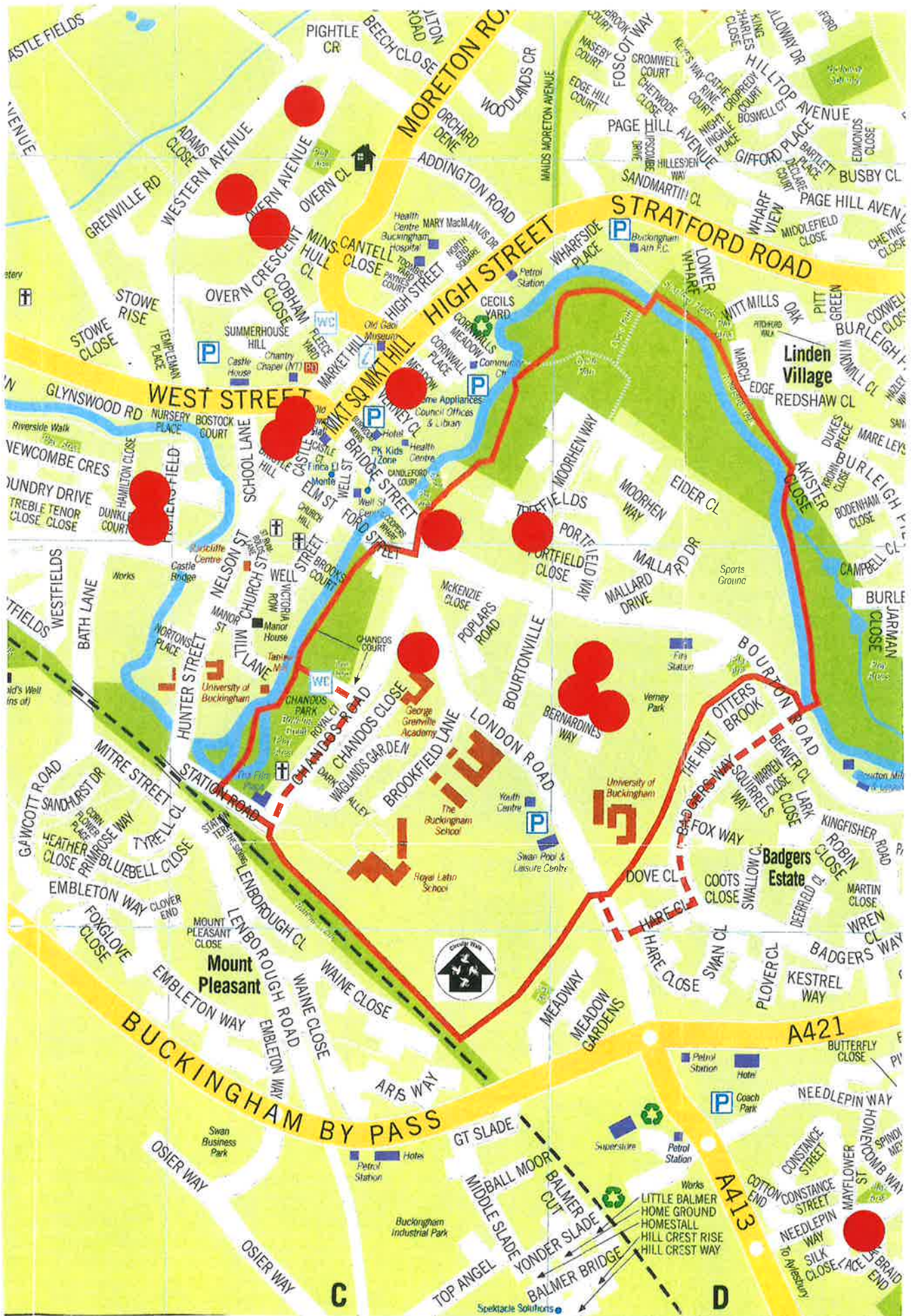
DRG NO: 25/00119/NEWPRN

UPDATED DETAILS OF HMO LICENCES IN BUCKINGHAM

Selected details from the updated public list, and cluster map (overleaf):

Licence Reference		HMO Address			Description	Licence Commence ment Date	Licence Duration in Years	Licence Expiry Date	Maximum Number of Permitted Occupants
PR202010	244734	19	Bernardines Way	MK18 1BF	Mid terrace house	17/12/20		16/12/25	5
24	00010/HMO	25	Bernardines Way	MK18 1BF	House	21/8/25	5	20/8/25	7
PR202303	317265	39	Bernardines Way	MK18 1BF	Mid terrace house	15/11/24	5	14/11/29	6
24	00004/HMO	Flat 3, 19	Bridge Street	MK18 1AF	Flat	26/7/25	5	25/7/25	6
PR202101	248914	Garden House	Castle Street	MK18 1BS	Detached house	1/4/25		31/1/25	13
PR202110	261199	5	Fishers Field	MK18 1SF	Semi-detached house	25/4/24		11/10/25	5
PR202209	276239	23	Fishers Field	MK18 1SF	Semi-detached house	17/10/23		16/10/25	5
PR202402	341496	35	Lace Lane	MK18 7RD	House	25/2/25	5	24/2/29	9
PR202404	343997	4	London Road	MK18 1AS	Detached house	9/7/24	5	8/7/25	7
PR201910	223461	6	Market Hill	MK18 1JN	Residential associated with commercial	27/7/20		26/7/25	8
PR202002	233678	2	Overn Avenue	MK18 1LQ	Semi-detached house	9/11/20		8/11/25	5
PR202210	280694	35	Overn Avenue	MK18 1LU	Semi-detached house	12/6/25		9/7/25	7
PR202202	266190	44	Overn Avenue	MK18 1LT	Semi-detached house	19/9/25		13/6/25	5
PR202005	236468	12	Portfield Close	MK18 1BD	Semi-detached house	14/7/25		16/7/25	5
PR202007	238259	Ground Floor 25 - 26	West Street	MK18 1HE	Mid terrace house	31/10/25		12/10/25	17

Checked and amended 9/5/25



	Development	Appln No.	AVDC/ BCC/BC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comments
	LACE HILL	09/01035	AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall	
			BCC	£50,000			£250,000				Footway/Cycleway contribution	Lace Hill (cycleway) – The scheme is proposed to be delivered in two phases. For the latest, please visit: https://www.buckscc.gov.uk/services/transport-and-roads/road-projects-and-improvement-schemes/a413-
			BCC	£95,000			£380,000				Bus/Public Transport subsidy	Funding to be drawn down by BCC Passenger Transpot team depending on service requirement
	MARKET HILL (SUMMERHOUSE HILL)	12/02104	AVDC	£138,863	£121,043	£0	£17,820		03/11/2025	SPORTS AND LEISURE C	£13.3k committed to skatepark project £121,043 spent on Bourton Park Junior Play area May 2023	
	POLICE STATION, MORETON RD	14/03316 & 16/	AVDC	£29,975	£0	£0	£29,975		12/05/2027	SPORTS AND LEISURE C	Stratford Fields Play Area improvements	
	MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	£0	£0	£367,056		n/a	SPORTS AND LEISURE C	not yet known	
			BCC	£166,207		£166,207					transport contribution	TfB are progressing a scheme comprising of footway improvements along Moreton Road, RTPi bus shelter opposite Balwen and at Market Hill and cycle parking facilities in town centre. Local BCC councillors consulted as part of scheme development.
	LENBOROUGH ROAD (additional house behind The Siding)	16/00145	AVDC	£4,812	£0		£4,812		28/09/2027	SPORTS AND LEISURE C	equipped play facilities at Embleton Way Open Space	
	LAND REAR GRAND JUNCTION PH (CLARENDON HOUSE care home)	16/03302	AVDC		£34,650		£34,650		04/01/2031	SPORTS & LEISURE CONTRIBUTION	Stratford Fields Play Area	Contributions received 4 January 2021 (to be used within ten years).
			AVDC	£13,000						FOOTPATH CONTRIBUTION	footpath/cycleway extending access to Riverside Walk along Great Ouse	Note; the footpath/cycleway works were undertaken and funded in Oct 2017 so this Contribution will be used to offset those works in full.
	VERNEY CLOSE FLATS	20/00483	BC	£11,500	£0	£0	£11,500	RECEIVED	2032	SPORTS AND LEISURE CONTRIBUTION	not yet known	
	ex-LITTLE CHEF (STARBUCKS)	23/01498 &9	BC	£8,653			£8,653	RECEIVED		BIODIVERSITY OFFSETTING CONTRIBUTION		
	MONIES TO BE PAID LATER IN DEVELOPMENT											
	NORTH OF A421 TINGEWICK RD (ST. RUMBOLDS FIELDS)	15/01218	AVDC	£1,086,725			£601,665 £669,694		22/10/2032	SPORTS & LEISURE CONTRIBUTION	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	First 50% instalment paid Second 50% received, with interest
			BCC	£239,000					10 YEARS FROM LAST PAYMENT DATE	SUSTAINABLE TRANSPORT	For a 3m wide pedestrian route with street lighting along the line of the old railway	To be paid in 3 instalments. All 3 now received
	MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD										(SUMS SUBJECT TO INDEXATION)	
	ODDFELLOWS HALL, WELL STREET	19/03398		£13,593 paid	£12,639		£954		26/04/2033	SPORTS & LEISURE CONTRIBUTION	Chandos Park improvements - payment received	
	LAND ADJ 73 MORETON ROAD	19/00902/ADP	AVDC	£60,653 rec. November 2024					November 2034	SPORTS & LEISURE CONTRIBUTION	Overn Avenue Play Area	
	WALNUT DRIVE, MAIDS MORETON	16/00151		TBC								
	OSIER WAY	19/00148		£234,495						SPORTS & LEISURE CONTRIBUTION	this is 50% of the total but some is allocated to leisure project(s) in Gawcott	
				£840,000						TRANSPORT STRATEGY	Bypass dualling, LH slip A422, cycle network improvements, increase bus frequency to Winslow station	to be paid in 4 tranches of £210,000
				£500,000						PUBLIC TRANSPORT	New bus service to site, and assoc infrastructure	to be paid in 5 tranches of £100,000
				TBC						EDUCATION	tbc when housing numbers/sizes approved	