



# Buckingham Town Council

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

Town Clerk: Claire Molyneux

PLANNING  
COMMITTEE

Wednesday, 09 July 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 14<sup>th</sup> July 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, 3.f, and 3.g, which will last for a maximum of 15 minutes. A member of the public shall not speak for more than 3 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email [committeeclerk@buckingham-tc.gov.uk](mailto:committeeclerk@buckingham-tc.gov.uk) or call 01280 816426 for details.

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

<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSIfcZC9Q/>

Claire Molyneux  
Town Clerk

## AGENDA

### 1. Apologies for absence

Members are asked to receive apologies for absence.

### 2. Declarations of interest

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

### 3. Minutes

To agree the minutes of the Planning Committee Meeting held on 16<sup>th</sup> June 2025.

[Copy previously circulated](#)

### 4. Buckingham Society nomination of deputy

To note that the Buckingham Society has nominated Mr. Anthony Ralph in place of Cllr. Roger Newall to deputise for Mrs. Cumming if she is unavailable.



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



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

**5. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan**

To receive any update.

**6. North Bucks Parishes Planning Consortium**

To receive and discuss a verbal report from Cllr. Try.

**7. Planning applications**

For Member's information the next scheduled Buckinghamshire Council – Central & North Buckinghamshire Planning Area Committee meetings are on Wednesdays 23<sup>rd</sup> July and 13<sup>th</sup> August 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 31<sup>st</sup> July and 28<sup>th</sup> August at 2pm.

Additional information provided by the Clerk.

[PL/38/25](#)

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

*The following applications may be considered together*

- |    |              |  |
|----|--------------|--|
| 1. | 25/01545/APP | 5 Castle Street, MK18 1BS<br>Householder application for replacement of roof including removal of roof tiles, repair roof structures, new felt and insulation, installation of new tiles and leadwork restoration.   |
| 2. | 25/01546/ALB | Listed building application for replacement of roof including removal of roof tiles, repair roof structures, new felt and insulation, installation of new tiles and leadwork restoration.<br><i>Fletcher and Danbury</i>   |
| 3. | 25/01702/APP | 2 White House Cottages, Bletchley Road [A421], MK18 7DT<br>Householder application for replacement garage.<br><i>Phillips</i>  |
| 4. | 25/02022/VRC | 24 London Road, MK18 1AS<br>Variation of Condition 4 (window plan) relating to application 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).<br><i>Durant</i> |

**Amended Plans**

- |    |              |   |
|----|--------------|---|
| 5. | 24/03568/APP | Loth Lorient, Mount Pleasant Close, MK18 1DN<br>Demolition of an existing bungalow and replacement with a two-storey residential dwelling.<br><i>Thomas</i> |
|----|--------------|---|

**Not for consultation**

- |    |              |   |
|----|--------------|---|
| 6. | 25/01753/CPL | 1 Nelson Street, MK18 1BU<br>Certificate of Lawfulness for proposed change of use from office (commercial) to residential.<br><i>Seddon</i> |
| 7. | 25/01829/ATP | 3 Cecils Yard, Stratford Road MK18 1GB<br>Prune landward side of Horse Chestnut by 2.5m and up to 3.5m from ground.<br><i>Papendrecht</i>   |

8. 25/01982/CPL

46 Highlands Road, MK18 1PL

Certificate of lawfulness for proposed erection of single storey rear extension.

*Clemens*

9. 25/02001/ATC

Coopers Wharf, Ford Street, MK18 1UP

G1 Light reduction on all Hornbeams in the front car park by 1-2ft.

T2 - Remove small Silver Birch tree.

T3/T4 - Re pollard Willow trees to previous points.

All works have been approved by the directors of the flats with all residents in agreement.

*Robertson***For information only (5-day notice; already approved)**

10. 25/01932/ATC

Candleford Court,, Bridge Street

5-Day Notice to remove 3 x Thuja trees.

*Cannon***8. Planning decisions**

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

**Approved**

Application	Site address	Proposal	BTC response
24/02682/APP	Ring Road Garage	Ext'n to existing vehicle workshop	No objections
25/00337/APP	Royal Latin School	Installation of 2 air source heat pumps	No objections
25/00492/APP	15 Bourton Road	Loft conversion with rear dormer	Oppose
25/00558/APP	19 Turnside Street	Two storey side extension	No objections
25/00652/APP	Kilrenny, Stowe Close	2-st rear extension, s/st side extension & demolition of garage	No objections
25/01179/ALB 25/01267/AAD	Kings Head, Market Hill	Internal alterations, redecoration, new signage incl. externally illuminated text, hanging signs & amenity boards	Oppose

**Refused**

Application	Site address	Proposal	BTC response
25/01357/VRC	4 London Road	Removal of Conditions 4 (student occupancy only) and 6 (wording) of 23/03405/APP (ch/use of dwelling to HMO)	Oppose

**Not for consultation (trees; circulated separately)****Approved**

Application	Site address	Proposal	BTC response
25/01304/ATP	1 Waglands Garden	T1/T2 Reduce 2 Yews by 2m	No objections
25/01305/ATP	Waglands Garden	T3 Reduce Yew by 2m away from garden and access road	No objections
25/01471/ATC	Trolley Hall, Castle Street	Crown reduce sycamore by 2-3m	No objections
25/01506/ATC	Hamilton House	Maintenance work to cypress trees	No objections
25/01548/ATP	Waglands Garden	T1 Oak – prune canopy away from garden by 4m T3 Lawsons Cypress – remove damaged branch leaning over road	No objections

25/01932/ATC	Candleford Court	Remove 3 Thuja trees (alleged danger to children and riverbank retaining wall)	5-day notice; decision made 26/6/25
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**Not for consultation (other)****Refused**

Application	Site address	Proposal	BTC response
25/01441/CPL	53 Fishers Field	Single storey rear extension	See footnote <sup>1</sup>

<sup>1</sup> Members deferred comment pending a decision on whether CPL was the appropriate application type. It was refused because PDR were withdrawn (condition 8 of 88/01632/APP).

**Called-in application 25/03426/AOP; Land south of Bourton Road**

Outline application (all matters reserved apart from access) for residential development up to 220 dwellings (including affordable dwellings), pre-school/nursery (E/F1), SuDS attenuation, public open space including children's play area, access arrangements off Bourton Road and associated landscaping, infrastructure and ancillary development.

To note for information that the Chair and Planning Clerk will be attending the North & Central Area Planning Committee on 23<sup>rd</sup> July at The Gateway to represent the Council's views on this application.

**9. Planning Consultation: Reform of planning committees: technical consultation**

To receive a [Government consultation](#); Members to consider their individual response and forward it to the Planning Clerk by Friday, 18<sup>th</sup> July 2025.

**10. Statutory Consultation: New Disabled Bay, Addington Road**

To receive a report from the Planning Clerk on a Buckinghamshire Council consultation, and agree a response to the proposal. [PL/39/25](#)

**11. Streetnaming****11.1 Osier Way Phases 2, 3 & 4**

To receive a report from the Planning Clerk collating Member's suggestions for street names per Interim Council Min. 90/25. To agree on a theme, and select 15-20 names for submission to Buckinghamshire Council. [PL/40/25](#)

**11.2 Land adj. 38 Moreton Road**

To discuss and agree a selection of names for this road. A report from the Planning Clerk describing the site and offering a few suggestions from residents which have been held on file for naming small developments is attached. [PL/41/25](#)

**12. Action reports****12.1. Regular Actions update**

Minute (filing date)	File application responses
97/25 19/6/25	5 applications via Parish Channel including Call-in request
11/6/25	3 tree applications via Comments

12.2. To receive action reports as per the attached list. [Appendix A](#)

12.2.1. (Min. 97/25) To receive a table showing the changes in the call-in procedure as revised after the May elections, as requested.

[Appendix B](#)

### 13. Town and Parish Council Quarterly Forum

To receive the Clerk's notes on the Forum meeting held on 26<sup>th</sup> June 2025.

[Appendix C](#)

### 14. Rolling lists – updates only:

- 14.1 Tree felling applications.
- 14.2 Call-in requests.
- 14.3 HMO Licences.

[Appendix D](#)

[Appendix E](#)

[Appendix F](#)

### 15. Matters to report

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

### 16. Chair's announcements – for information only

17. Date of the next meeting: Monday 18<sup>th</sup> August 2025

### To Planning Committee:

Cllr. T. Allen Vice Chair  
Cllr. F. Davies Town Mayor  
Cllr. L. Draper  
Cllr. J. Harvey  
Cllr. H. Haydock  
Cllr. A. Mahi

Cllr. J. Mordue Chair  
Cllr. R. Newall  
Cllr. L. O'Donoghue  
Cllr. R. Stuchbury  
Cllr. M. Try  
Buckingham Society Co-opted Member

## BUCKINGHAM TOWN COUNCIL

## PLANNING COMMITTEE

MONDAY 14<sup>th</sup> JULY 2025

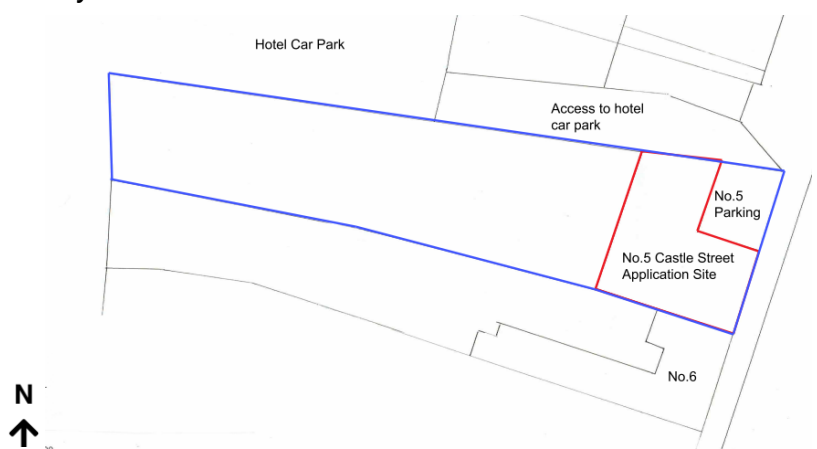
## Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

1. **25/01545/APP** 5 Castle Street, MK18 1BS  
Householder application for replacement of roof including removal of roof tiles, repair roof structures, new felt and insulation, installation of new tiles and leadwork restoration
2. **25/01546/ALB** Listed building application for replacement of roof including removal of roof tiles, repair roof structures, new felt and insulation, installation of new tiles and leadwork restoration  
*Fletcher and Danbury*



Location Plan



Site Plan



No 5 Castle St, and the entrance to Villiers' car park



Adjacent Listed Buildings



Tiling colour/broken bond format

The site is a 18<sup>th</sup> century 2 & 3 storey house with basement, on the west side of Castle Street, south of Remus House and the access to the Villiers' main car park. No. 5 is an L-shaped house, with the shorter limb to the north, leaving an off-street parking space between it and the public path. The building (both interior and exterior) is Grade II Listed, and in the Conservation Area. Recent uses of the side wing have been commercial, and it was returned to residential accommodation in 2018. The taller part is brick, and the shorter rendered, and both have tiled roofs.

The roof was surveyed earlier in the year when the property changed hands, and given 1-2 years more life; it leaks and the timbers are rotting and bowing. The proposal is for extensive internal and external



renovations to both roofs, re-using the existing tiles as far as possible (estimated 80%), new tiles to match existing where necessary, re-rendering, repointing, lead flashing to chimney and abutments, installation of insulation and eave vents.

The submitted 'existing' and 'proposed' drawings are identical except for the labelling but have been included for information. The 'proposed' labels merely replicate the text in the documents.



Front elevation



Side elevation



Rear elevation

These are a selection from the photos submitted, showing lifting tiles, crumbling brickwork, damp penetration and bowing and cracking of the roof timbers.



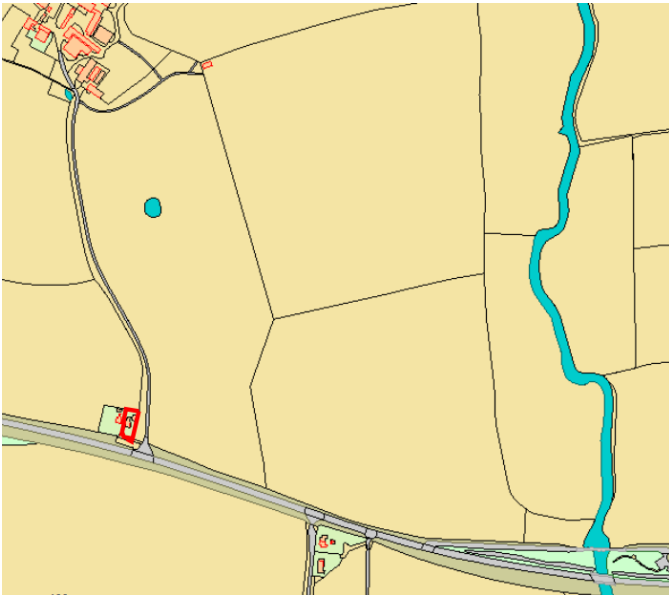
#### Property History (not trees)

1	90/02614/APP	CHANGE OF USE FROM SHOP TO OFFICE	APPROV
2	18/00007/APP	Change of use of attached office building to ancillary residential accommodation to be used in association with 5 Castle Street	Approved
3	21/04129/ALB	Listed building consent application for proposed replacement window to front elevation	L. B. Consent

4	25/01545/APP	Householder/Listed Building application for replacement of roof including removal of roof tiles, repair roof structures, new felt and insulation, installation of new tiles and leadwork restoration	Pending Consideration
5	25/01546/ALB		

3. **25/01702/APP**

2 White House Cottages, Bletchley Road [A421], MK18 7DT  
Householder application for replacement garage  
*Phillips*



(Google)

Nos 1 (left) and 2 White House Cottages

The view from the farm lane



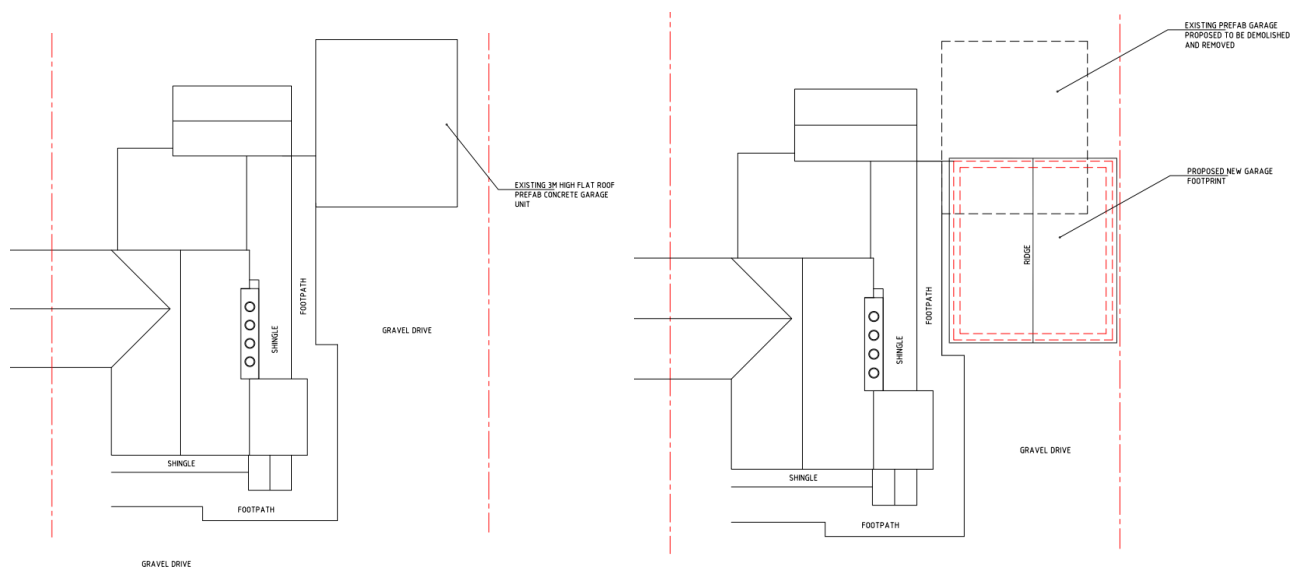
applicant's photos: the view from the layby



Side elevation of the house and the existing garage



The site is the easternmost of two Grade II Listed semi-detached late Victorian farm cottages on a layby (part of the original Bletchley Road) on the north side of the A421 about 600 yards west of Thornborough Bridge, at the junction with the lane that leads to White House Farm some distance to the north. The cottages are brick at ground floor level, timber-framed to first floor and have decorative diaper-pattern tiled gable roofs with prominent 4-stack chimneys.

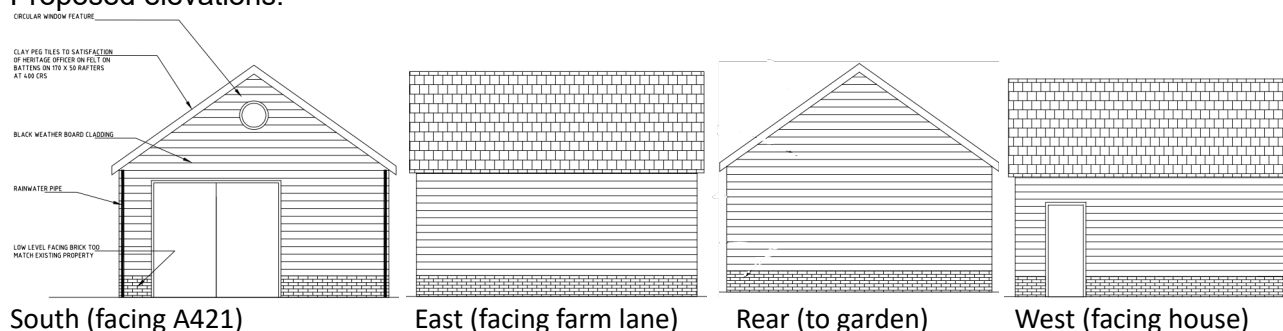


Existing site layout

Proposed site layout

The proposal is to replace the existing prefab concrete + asbestos flat-roofed garage with a new building approximately the same depth and slightly wider – c.40cm – than the present one, further forward and closer to the boundary. The new garage will have dwarf brick walls with black weather-boarding above, and a clay-tiled gable roof with the slopes at a 35° angle to match the adjacent house extension (as seen in the applicant's photo above right). The eaves height will be approximately the same. The garage listed in the 2022 application was a single-width building with a covered throughway to the rear garden at the side, and had an asymmetric gable roof with a shallower pitch, which proved incompatible with the clay peg tiles proposed and thus not implemented. The bricks and tiles will match those on the house.

### Proposed elevations:



South (facing A421)

East (facing farm lane)

Rear (to garden)

West (facing house)

### Property history

1	19/04428/ALB	Internal refurbishment work and external work to repair timber frame to gable wall and replace windows (Part Retrospective)	Listed Building Consent
2	22/03021/APP	Householder application for proposed front porch and detached garage/carport. Erection of front gate and formation of crossover.	Approved
3	22/03027/ALB	Listed building application for proposed front porch	Listed Building Consent
4	23/00364/ALB	Listed building <i>[application]</i> to replace 4 UVPC windows with traditional wood frame slimline double glazed units	Listed Building Consent
4a	23/02391/VRC	Variation of condition 2 (plans) relating to application	Approved

	see note below	23/00364/ALB (Listed building to replace 4 UVPC windows with traditional wood frame slimline double glazed units)	
5	25/01702/APP	Householder application for replacement garage	Pending Consideration

Note: The original window contractor quoted on standard double glazing and submitted matching drawings; resolved by a new contractor's provision of correct drawings (for slimline 'conservation' units), necessitating replacing the drawing numbers on the decision sheet with the new numbers.

#### 4. 25/02022/VRC

24 London Road, MK18 1AS

Variation of Condition 4 (window plan) relating to application 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)

*Durant*



Site plan as proposed and approved



Nºs 26 – 24 – 22 London Road (Google 2021)

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; an additional first floor bedroom is proposed in the rear extension, and another, with bathroom in the raised roof. Its frontage to London Road has been paved over inside the low front wall, and a lawned rear garden backs onto the school playground.

Members will recollect reviewing 25/01126/APP at their meeting on 19<sup>th</sup> May 2025 and **OPPOSED** the application for the following reason:

*“Though the amended plans were an improvement on the previous design, Members considered that the dormer was still over-development, and – contrary to design guideline - its flat roof was too close to the ridgeline of the main roof.”*

Their response to the previous design [24/03221/APP; Refused December 2024] had been

*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.*

The revised application 25/01126/APP was approved on 4<sup>th</sup> June 2025.

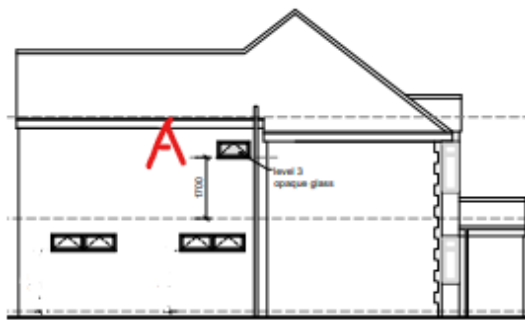
Condition 4 of 25/01126/APP states:

- Prior to the first occupation of the rear extension hereby permitted, the new window at first floor level on the south-east facing side elevation, and the new window at first floor level on the north-west facing side elevation in the rear extension hereby permitted, as shown on

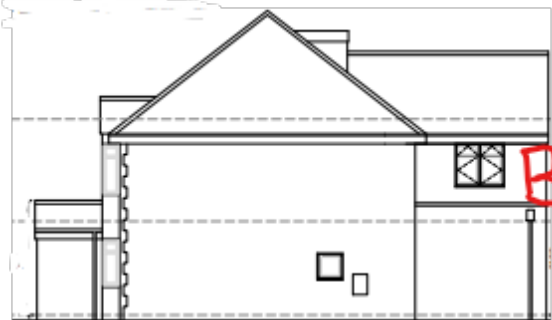
approved drawing number PL12 Rev C, shall not be glazed or reglazed other than with obscured glass to a minimum of level 3 and non-opening, unless the parts of the window that can be opened are more than 1.7m above internal floor level, and shall thereafter be retained as such in perpetuity.

Reason: To preserve the amenities of the occupants of the neighbouring dwellings, 22 and 26 London Road, and to comply with policy BE3 of the Vale of Aylesbury Local Plan (2021) and the National Planning Policy Framework (2024).

The window on the SE elevation is a high-level slot window serving a bathroom ensuite to the new master bedroom in the first-floor rear extension, and faces №26. The one in the NW elevation is larger and normal height above floor level in the master bedroom, and faces №22. The master bedroom also has a 4-pane casement overlooking the rear garden. I have marked these **A** and **B** for Members' convenience.



(SE) Side facing №26



(NW) Side facing №22

The fenestration pattern and window sizes have not been changed

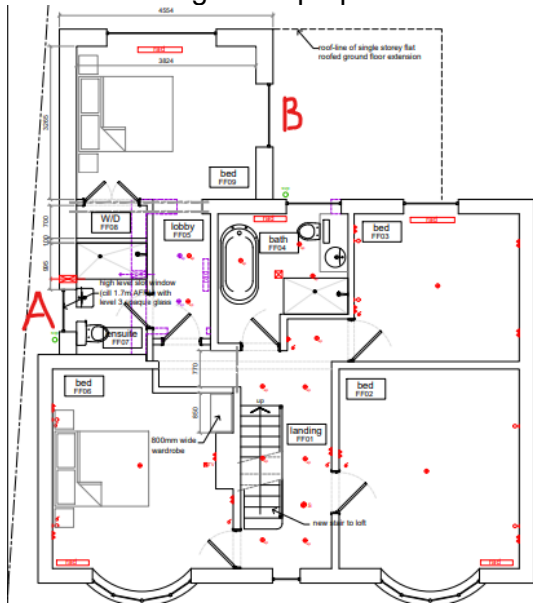
The reason stated on the application form for changing the restrictions placed on the first floor extension master bedroom window **B** is

THIS IS A BEDROOM WINDOW AND IS REQUIRED TO BE OPENABLE FOR BOTH EMERGENCY FIRE EGRESS AND VENTILATION. THE NEIGHBOUR AT 22 LONDON ROAD, HAS WRITTEN IN SUPPORT OF THIS VOC, AS PER ATTACHED FILE.

The neighbour comment referenced is

As you know I have reviewed the drawings and don't have any concern over the bedroom window that looks over my property 22 London Road. The current windows at the rear of both your house and my own property give a good view into the garden anyway so the side window of the master bedroom will not make any material difference- I do not require any window to be frosted. Trust this clarifies the situation from my position.

No other changes are proposed.



The first floor plan

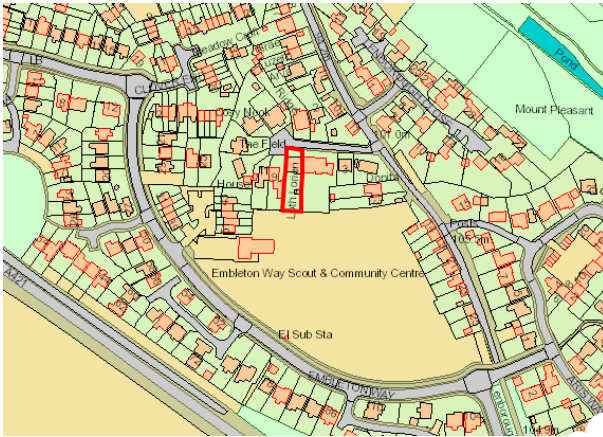


The rear elevation – master bedroom with the gable roof on the right

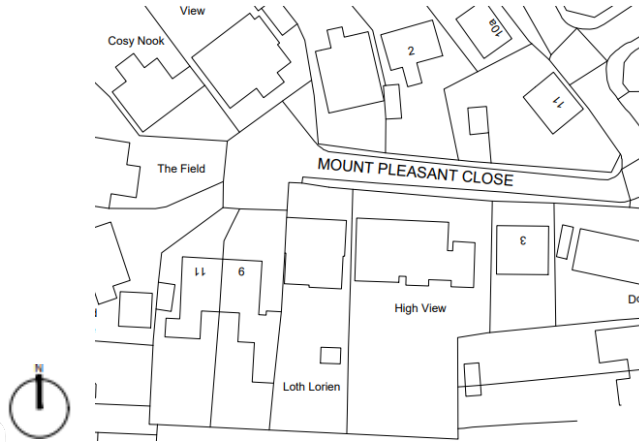
**Amended Plans****5. 24/03568/APP**

Loth Lorien, Mount Pleasant Close, MK18 1DN

Demolition of an existing bungalow and replacement with a two-storey residential dwelling

*Thomas*

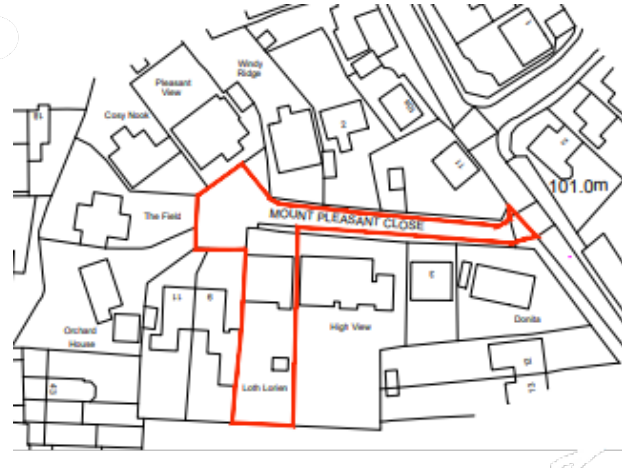
Location plan



Block Plan



Original red line plan



Amended red line plan

The site is a double-fronted brick bungalow on the south side of Mount Pleasant Close, between Lenborough Road and Embleton Way, with its rear garden stretching some distance to Embleton Way playing field. It has an attached garage on its western side, with a driveway meeting the Close just before the turning head. The site slopes down somewhat from back to front, and rather less west to east. The proposal is to demolish the bungalow and replace it with a two-storey house on a slightly larger footprint (from 113m<sup>2</sup> to 131m<sup>2</sup>) with a single storey flat-roofed section west side rear so as not to take sunlight from the neighbour's extension. Three driveway parking spaces are also shown, though at the expense of the planted bed.

Members opposed the application on 16<sup>th</sup> December 2024 for the following reasons:

Members regretted the proposed loss of another bungalow from the housing stock; bungalows allow older or less able residents to continue to live independently and the emerging revision of the Buckingham Neighbourhood Plan aspires to provide more bungalows. It was suggested that a 1½ storey building would be more suited to a cul-de-sac where half the existing dwellings are single storey.

The design of the proposed house was described as bland and did not complement the other house styles, and the lack of chimneys was an anomaly in the street-scene.

It would appear that the deeds show a right of access along the Close to the bungalow, and this should have been shown within the red line 'ownership' boundary, hence the amended plan above. There are no other changes to the documents.



**Not for consultation****6. 25/01753/CPL**

1 Nelson Street, MK18 1BU

Certificate of Lawfulness for proposed change use from office (commercial) to residential

*Seddon*

Location plan



Nearby Listed Buildings



Google 2021)

The site is the corner building at the junction of Nelson Street and Bristle Hill, behind the parking area. It is Grade II Listed, in the Conservation Area, and dates from the mid 18<sup>th</sup> century. The houses to the south (Nos 2-4 Nelson Street and most of the houses to the west (Nos 9-12 Bristle Hill)) are also Grade II Listed and mid 18<sup>th</sup> century to early 19<sup>th</sup> century. No 2 used to be the Admiral Nelson pub; it closed in 1938. No 1 has three floors above a basement, and a gable roof with dormers in the front slope. It has had several uses over the last fifty years, as can be seen from the Planning History below.

The application form states:

"I bought 1 Nelson Street in the mid-eighties. At that time it was used as an office by a marketing consultancy. I'm told prior uses included dental surgery and antiques sales.

Existing in the old part of Buckingham 1 Nelson Street is the only premises used as an office. It is surrounded by residential properties. My wife and I currently live in the countryside on the outskirts of Granborough. We are both in our 70s, my wife is disabled and has to use a wheelchair. The time may come when we would be better suited to live in town where we would not be reliant on public transport. 1 Nelson Street could fulfil that need. I have discussed this proposal with neighbours and they are supportive of the building being returned to residential use.

There is no indication that anything but change of use to C3, residential accommodation, is requested, no structural or cosmetic changes to the building itself.

**Planning History**

1	76/01708/AV	Change of use to photographers office, darkroom and store and 2 other access'	Withdrawn
2	81/01348/AV	CHANGE OF USE OF PART OF PREMISES TO USE FOR SALE OF ANTIQUES	APPROV
3 4	87/02225/APP 87/02226/APP	EXTERNAL ALTERATIONS AND USE OF PREMISES AS A PROPERTY LETTING AGENCY (CLASS A 2) IN ACCORDANCE WITH FURTHER DETAILS GIVEN IN ACCOMPANYING LETTER	APPROV APPROV

5	25/01753/CPL	Certificate of lawfulness for proposed change use from office (commercial) to residential	Pending Consideration
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(Tree works: circulated separately)

7. **25/01829/ATP** 3 Cecils Yard, Stratford Road MK18 1GB  
 Prune landward side of Horse Chestnut by 2.5m and up to 3.5m from ground  
*Papendrecht*

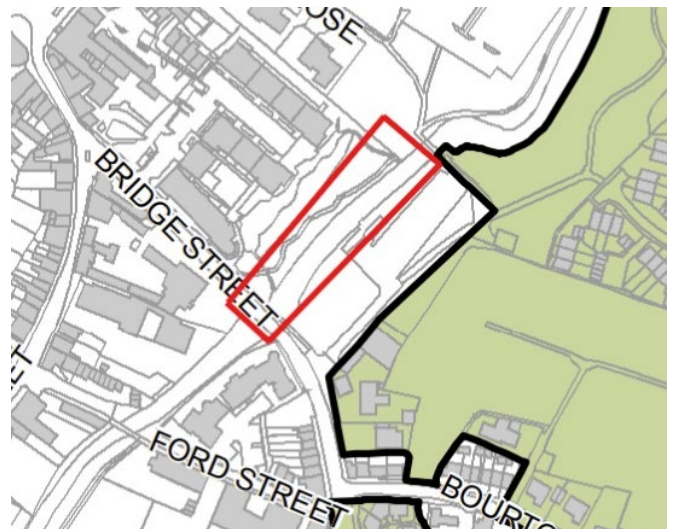


The following application was approved on 25/6/25

8. **25/01932/ATC** Candleford Court, Bridge Street  
 5 day notice to remove 3x thuja trees  
*Cannon*



Location as marked on the website Map button



Location marked on the only submitted document





Photo taken 8/7/25 after trees felled (stumps on left), showing damaged wall. Replacement trees (alders) will be planted.

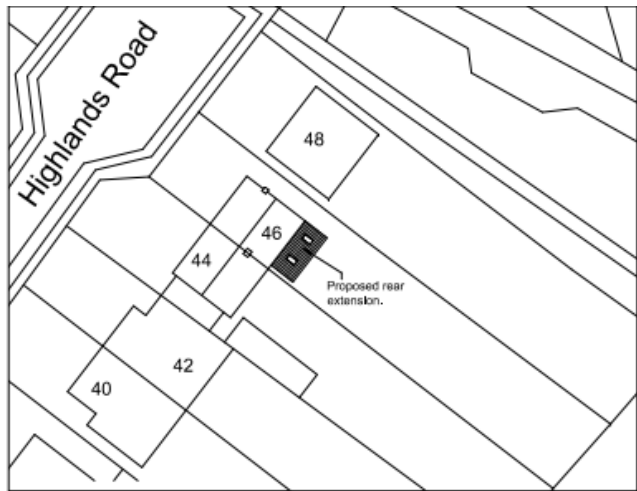
9. **25/01982/CPL**

46 Highlands Road, MK18 1PL

Certificate of lawfulness for proposed erection of single storey rear extension  
*Clemens*



Location Plan



Site Plan

The site is the penultimate house on the east side of Highlands Road, just before the school entrance and having access from the widened part of the road. It is a 3-bed semi-detached (with №44); №48 to the North is detached. All these houses have long gardens which back onto Maids Moreton Avenue. There is a drive along its northern side with a detached single brick garage at the end of it, which has a long roof with a shallow slope from front to back. This is not shown on any of the 'proposed' drawings, so it is possible that it is to be demolished, as the garage wall is in line with the housewall. The house has a gabled tiled roof with two chimneys (one stack shared with the neighbour) and its upper floor front is rendered. The front door and its side glazed panel has a flat-roofed porch; the door at the side, to the kitchen, has a lean-to tiled porch. There is a conservatory at the rear which overlaps somewhat with the garage.



Front of Nos 46 (left) and 44 Highlands Road (2011, Google)



The rear of the house, conservatory and garage (?2020, when the house last changed hands)

The 2015 application was not dissimilar at ground floor level, but extended the garage forwards and incorporated it into the rear house extension and extended the back bedroom over about half the new extension. However, this does not appear to have been implemented as the 'existing' layouts are identical to those submitted for this application.

The proposal is to demolish the conservatory and extend the back of the house by 3m over almost the whole width to form a single storey kitchen/diner. Its lean-to roof will have two small skylights, its side walls will have no openings, and the rear wall has French doors to the dining room and a small window over the kitchen sink. The existing kitchen is to become a utility room. The lounge area will remain the same but will have no daylight source other than from the French doors in the new dining room.



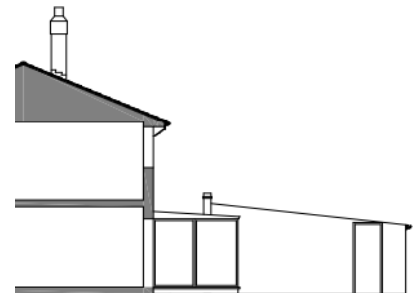
No front elevation drawing has been submitted with this application; this is from 15/02036/APP. Note that the porch roof to the kitchen door on the left side wall is not shown. The application was approved but not implemented.



Existing SE (rear)



Existing NE side (to No 48). The side garage door must be an error as this side is on the boundary



Existing SW side (to No 44)

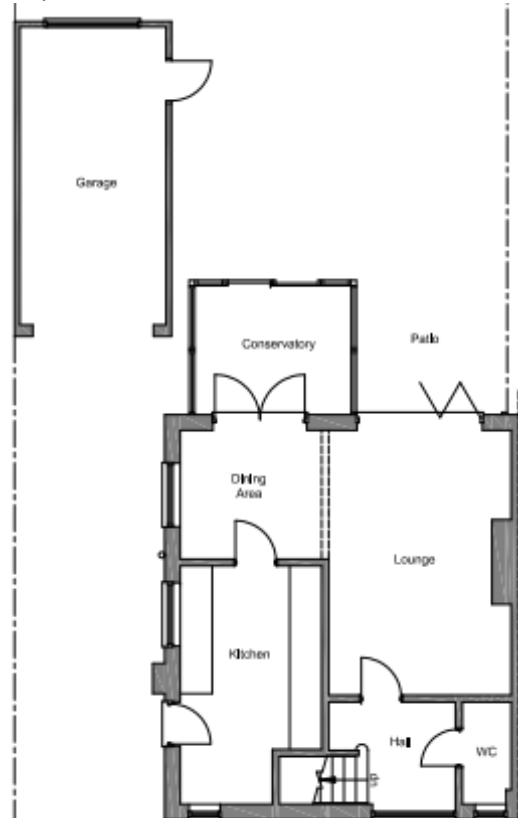




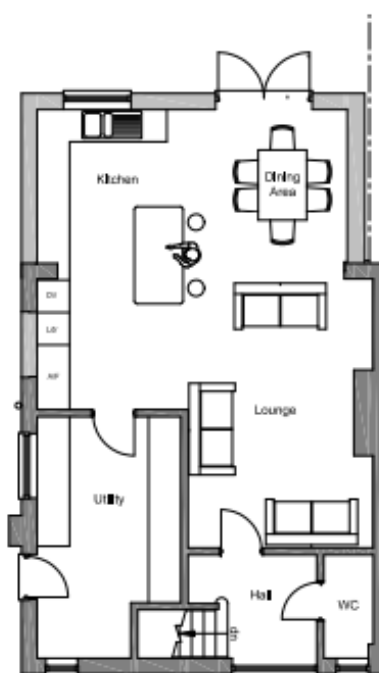
Proposed rear elevation



Proposed side elevation



Existing ground floor layout



Proposed ground floor layout

## Property History

1	15/01062/HPDE	The erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.5m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m.	Refused
2	15/02036/APP	Single storey rear extension, single storey side extension to existing garage and first floor rear extension to existing bedroom	Approved
3	25/01982/CPL	Certificate of lawfulness for proposed erection of single storey rear extension	Pending Consideration

**(Tree works: circulated separately)****9. 25/02001/ATC**

Coopers Wharf, Ford Street, MK18 1UP

G1 Light reduction on all Hornbeams in the front car park by 1-2ft.

T2 - Remove small Silver Birch tree.

T3/T4 - Re pollard Willow trees to previous points.

All works have been approved by the directors of the flats with all residents in agreement.

*Robertson*



The birch tree to be removed is causing a nuisance, and is not as well-grown as others planted at the same time.



.Photo 8/7/25

**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 14<sup>th</sup> JULY 2025**

Agenda 10: Consultation on new Disabled Bay, Addington Road

Contact Officer Mrs. K. McElligott



The proposed disabled bay is on the eastern side of the one-way (downhill) section of Addington Road, close to the junction with Stratford Road.

A consultation was launched for a bay in the same place on 12<sup>th</sup> November 2024, to be responded to by 19<sup>th</sup> November 2024. Members were therefore circulated by email and responded (besides protesting at the shortness of consultation time) on 18/11/24:

*Consultation with Members of Buckingham Town Council indicates that they would have no objections, but it must be borne in mind that on this part of Addington Road there are more than 20 houses with no off-road parking due to the steepness of the verge, and though residents park on the eastern side only, this reduces the road to a single carriageway (which is why it is now one-way). They therefore ask that when the need for the disabled bay ceases, it be restored to availability for all by removing the markings.*

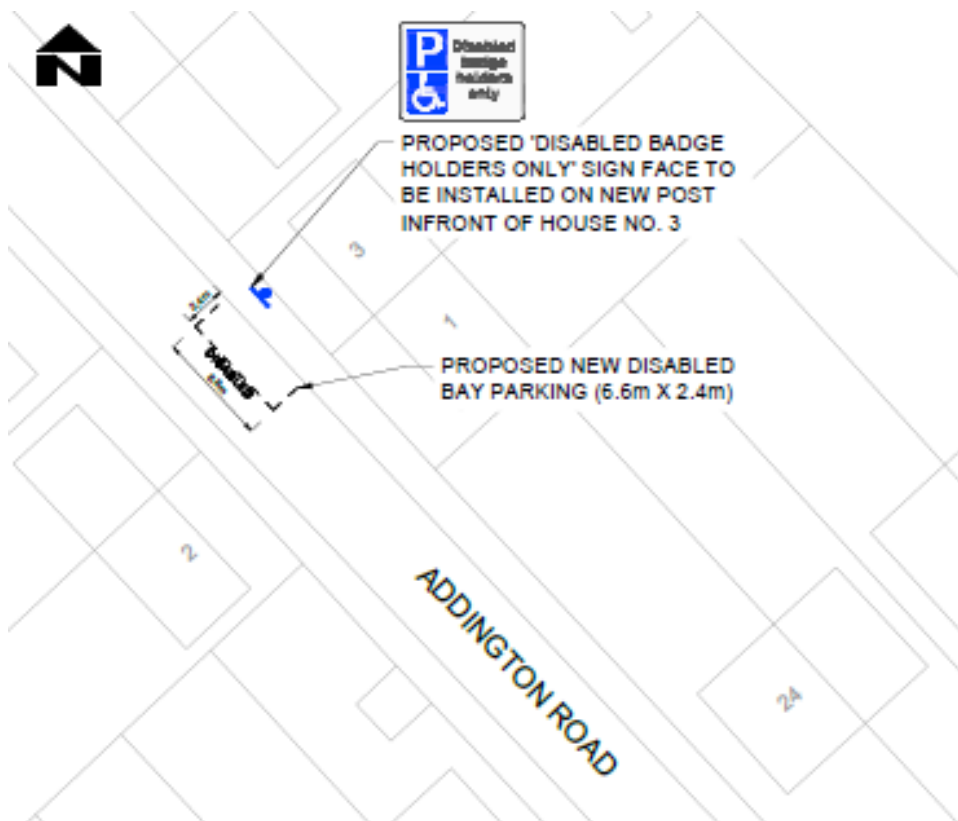
This consultation commences on 4<sup>th</sup> July and runs to 1<sup>st</sup> August.

The site and its roadside and the proposed signage are below. It was confirmed in November that if a handrail is required for the steps, this is a separate matter.





No 3 Addington Road, showing steep verge and step access from roadway.



Proposed signage



**Buckingham Town Council****Planning Committee****Monday 14<sup>th</sup> July 2025**

Contact Officer: Mrs. K. McElligott, Planning Clerk  
Agenda 11.1

**Street Naming for Osier Way Phases 2, 3 & 4****1. Recommendations**

- 1.1. Members to agree the common theme for the remaining three phases of the Osier Way development
- 1.2. To agree a selection of 15 – 20 names from the chosen theme for submission to Buckinghamshire Council's Street-naming Officer.

**2. Background**

- 2.1. Names must not be of living persons; duplicates of or very similar to existing street names in the county (all names listed below have already been checked with the official street list); and not susceptible to misinterpretation.
- 2.2. Names were requested for Phase 1 in March 2024 and Councillors were circulated for suggestions; the item was on the agenda of the 18<sup>th</sup> March Full Council. However, the officer realised that Phase 1 was entirely within the Parish of Gawcott-with-Lenborough, and the choice was forwarded to them. The Minute reads

**690/23 New road names**

Members received a report from the Planning Clerk.

Cllr. Cole informed Members that the Street Planning Officer should have requested names from Gawcott Parish Council, not Buckingham Town Council.

He Proposed that this is deferred to a future meeting. Cllr. O'Donoghue Seconded and Members unanimously **AGREED**. Members **AGREED** that the Town Clerk will talk to the Gawcott Parish Clerk.

**ACTION TOWN CLERK**

Gawcott-with-Lenborough's choices for the road names were:

Aspen (Crescent)	Juniper (End)	Redwood(Green)
Birch (Lane)	Magnolia (Close)	Rowan (Field)

**3. 2024 Suggested Themes**

- Herbs and spices
- D- day airfields
- Rural crafts and occupations
- Cricketing terms
- Former Buckingham pub names

- English rivers
- Follies
- Rodents/small mammals
- Notable Buckingham people
- Notable British people from marginalised communities
- Willow

#### 4. Themes already used

- (Badgers) Native Mammals (phase I), birds (phase 2) & trees (phase 3)
- (Clarence Park) Words relating to the Tudor bell foundry on the site
- (Heartlands) Ducks + name of house (Treefields) demolished to allow development
- (Lace Hill) Lace making materials, terms and patterns
- (Linden Village) Field names + councillors & aldermen
- (Mount Pleasant) Native wild flowers + notable councillors + original landowner
- (Moreton Grange) Mainly family names of the Dukes of Buckingham
- (Moreton Road I) Notable Councillor + rare breeds of sheep
- (Moreton Road II) Rugby – including 6 names of notable local players
- (Moreton Road III) More rare breeds of sheep
- (Page Hill) English Civil War mostly + councillors + field names
- (St. Rumbold's Fields) Saxon saints and notable people
- (Industrial Estate) Field names + the osier bed by the stream

#### 5. Phases 2 & 3 Street Layouts

The Street Naming Officer has already allocated the descriptives for the Phase 2 streets:



yellow: 'Way' continues into Phase 3. The eastern end runs to Osier Way, and is the proposed bus route  
 pale orange: 'Road'  
 purple: 'Lane'  
 pink: 'Walk'  
 green: 'Close'

The Phase 3 street plan was supplied separately and without suggested descriptives, and its three separate streets have green pink and blue centrelines.

One Member included the following suggestions, as being rather different:

Nook	Copse	Dip	Hollow	Field	Path	Turn	Alley
Byway	Mews	Corner					

Not currently being consulted on is the red area, Phase 4, (custom builds and a continuation of the Gawcott Road housing). The 15-20 names to be submitted will allow the eventual allocation of a street name to Phase 4.

## **6. The developers' suggestions and their reasoning:**

1. Bucca Way - Named after Bucca, the leader of the Anglo-Saxon tribe that settled in the area in the 7th century, giving Buckingham its name.
2. Mint Lane - A nod to Buckingham's Saxon royal mint, which played a crucial role in the town's early economy.
3. Charter Street - Reflecting the royal charters granted by Mary Tudor in 1554 and Charles II in 1684, which established Buckingham's market days and fairs
4. Chantry Avenue - Named after The Chantry Chapel, one of Buckingham's oldest surviving buildings
5. Firecrest Drive - Commemorating the great fire of the early 18th century that led to the rebuilding of much of Buckingham's centre.
6. Swan Crescent - A reference to Buckingham's historic symbol, the Swan, which dates back to Norman times.
7. Johnson Walk - Honouring Samuel Johnson, the 18th-century writer and lexicographer, in tribute to Buckingham's literary and academic heritage.
8. Beck Lane - Inspired by the small beck running through the southern parcel, reflecting Buckingham's natural waterways and landscape.
9. Nash Close - Named after John Nash, the architect who transformed Buckingham House into Buckingham Palace in the early 19th century, reflecting the area's historical ties to architectural heritage.
10. Stowe View - Honouring the nearby Stowe Landscape Gardens, a significant historical estate.
11. Market Walk - Celebrating Buckingham's long-standing market heritage, which dates back to the 16th century.

*Clerk's comments,:*

*The following will almost certainly not be allowed due to duplication:*

1. We already have Bucca's Lane on St Rumbolds

5. *There is a Firecrest Way in Coldharbour (Fairford Leys). The Firecrest is a small bird similar to a Goldcrest.*
6. *Already have Swan Close on Badgers and Swan Pool on London Road*
7. *There is a Johnson Street in Broughton*
8. *No Beck Lanes, but there is a Back Lanes in Tingewick, and Back Streets in Gawcott and Thornborough*
9. *We have 5 Nash Roads in the immediate neighbourhood – Beachampton, Great Horwood, Thornborough, Thornton, Whaddon*
10. *We already have Stowe Avenue, Stowe Close & Stowe Rise, and there is a Stowe View in Tingewick*
11. *We already have Market Hill & Market Square.*

## 7. Member's themes and suggested word lists

All the following lists have been checked for duplication, and the duplicated words removed.

Several Councillors suggested Herbs and Spices as a theme so their suggestions have been amalgamated into one list:

Angelica	Bayberry	Primula
Betony	Ginger	Purslane
Caraway	Heartsease	Ransoms
Cardamom	Hypericum	Rue
Chamomile	Hyssop	Saffron
Chive	Lemongrass	Sage
Cinnamon	Lovage	Salvia
Clove	Marjoram	Sweet Cicely
Comfrey	Marshmallow	Sweet Woodruff
Cowslip	Meadowsweet	Tansy
Cumin	Mullein	Tarragon
Dill	Oregano	Thyme
Fenugreek	Paprika	Woundwort
Feverfew	Parsley	Yarrow
Figwort	Peppermint	

The following were themes offered by individual Councillors, some with suggested street names (the rest were researched by the Planning Clerk):

### Rural trades and crafts

Arrowsmith	Chairmaker	Cordwainer
Basketweaver	Charcoalburner	Dairyman/maid
Blacksmith	Cheesewright	Ditcher
Bowyer	Clockmaker	Drayman
Brickmaker	Clogmaker	Falconer
Brushmaker	Coachbuilder	Fanmaker
Carpenter	Collarmaker	Flutemaker
Cartwright	Cooper	Glassworker
Carver	Coppersmith	Glovemaker



Groom	Papermaker	Silversmith
Gunsmith	Parchminer	Spinner
Harnessmaker	Pargeter	Strawplaiter
Hedgepleacher	Ploughman	Tanner
Hurdlemaker	Ploughwright	Thatcher
Knifegrinder	Rakemaker	Tiler
Laddermaker	Ropemaker	Tinsmith
Lorimer	Saddler	Toolmaker
Millwright	Shearer	Trugmaker
Ostler	Shoemaker	Wheelwright

### The Great Fire of 1725:

Assembly	Guard	Scuttle
Blanket	Hose	Spark
Charcoal	Kindling	Tinderbox
Extinguish	Ladder	Torch
Firebreak	Mask	
Firewall	Oxygen	

### The Saxon mint & Roman coins:

Farthing	Planchet	
Florin	Scissel	Aureus
Groat	Shilling	Denarius
Guinea	Sixpence	Quinarius
Penny		Solidus
Halfpenny		Sestertius

### Apple varieties

(unfortunately Berryfields has used an extensive number of the more suitable names already):

### Trees (to follow on from Gawcott's choices)

Bay Willow	Cypress	Horse Chestnut
Black Poplar	Fir	Plane
Blackthorn	Goat Willow	Sloe
Box	Grey Willow	Wild Service Tree
Buckthorn	Holm Oak	Wych Elm

### Rivers

#### 1. Tributaries of the Great Ouse

Babingley <sup>1</sup>	Lark	Ouzel
Cam <sup>2</sup>	Leck	Tove
Ivel	Little Ouse	Wissey
Kym	Nar	

<sup>1</sup> there is a Babington Road in Wendover, which is close enough for confusion

<sup>2</sup> there is a Cam Mead in Aylesbury

## 2. Major rivers of England

Adur		
Alde	Fal	Soar
Aire	Fowey	Taw
Allen	Greta	Teign
Avon	Irwell	Teme
Arun	Itchen	Test
Colne	Leven	Thames
Crouch	Lune	Trent
Dart	Medway <sup>3</sup>	Tweed
Dearne	Mersey	Ure
Dee	Monnow	Wensum
Don	Ribble	Wye
Esk	Rother	Yare
Exe	Severn	

<sup>3</sup> may be considered too like Meadway

KM  
24/6/25

**BUCKINGHAM TOWN COUNCIL**  
**PLANNING COMMITTEE**  
**MONDAY 14<sup>th</sup> JULY 2025**

**Agenda 11.2 Streetnaming: Land adjacent to 38 Moreton Road**

Contact Officer Mrs. K. McElligott

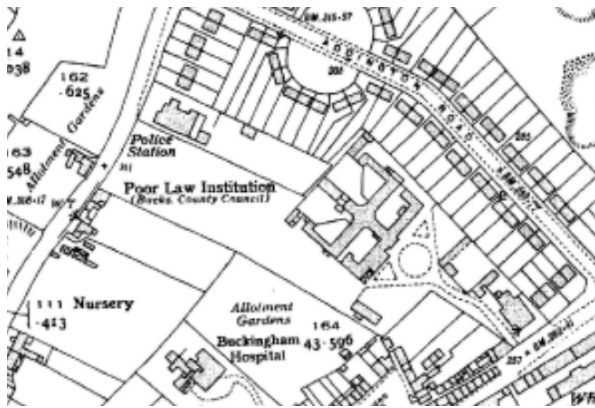


The Town Council has been asked to suggest 2 or 3 names for this road (the T-shape coloured yellow above) (appl<sup>n</sup> 23/03607); one will be selected. Choices will have to be checked against the list of existing street names, and agreed with the Royal Mail and the developer. Names of living persons are not allowed, nor are words capable of misinterpretation.

The site is the rough ground between the roadside cottages and the Old Police Station on the east side of Moreton Road. It slopes downhill steeply from the road towards Mary MacManus Drive and there will be 7 houses and a new access. It was formerly the kitchen garden of the Workhouse which was where Mary MacManus Drive/North End Court is now. The Workhouse was designed by George Gilbert Scott and opened in 1838. It was demolished in the 1970s together with the Fever (Isolation) Ward added in the 1860s behind where the GP surgery is now, and the Casual Ward (for vagrants) by the entrance.



Site added to 1881 OS map



The 1938 OS map shows the Police Station on the northern site boundary, and Addington Road, and a 1946 RAF aerial photograph shows the site having been turned over to 'Dig for Victory' allotments along with the land beside the Hospital where the GP surgery now stands

The developer (Trio Square) has suggested Trinity Grove or Close, a name related to the company name which they have used elsewhere, though not in Bucks.

If Members would prefer a name with local relevance, we have on file requests to commemorate the following deceased townspeople:

- Diana Elkerton (first female Mayor of Buckingham)
- Cyril Hardy (ex Councillor)
- Vera Hollis (who ran the garage which stood where the cottages on Stratford Road by Mary MacManus Drive are now, almost opposite BP)
- George Lorimer (a solicitor in Buckingham for 50 years; vice president of the Rugby, Cricket and Hockey Clubs and a keen golfer; worked via the League of Friends to keep the hospital open; advised the nascent University and was active with the Rotary Club)
- Mr. Parker (Borough Councillor and owner of the Chandos Cinema where Sainsbury's is now)
- John Roberts (past Mayor)
- Herbert Whitney (the last Station Master, retired after 45 years service)

KM  
4/7/25



No:	Minute No.	Action	Action Required	Action Owner	Update	Status
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.
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
3	532/24.1 (3/2/25)	Enforcement	Report uplighters on Mey, parking signs by the Community Centre, Villiers Hotel sign	Planning Clerk	Mey uplighters; reported	Casefile 25/00054/LB opened 10/2/25
					Villiers sign; reported	Casefile 25/00134/NAPP opened 1/4/25
4	690/24 (14/4/25)	Trees	Provide a report on felling and 'other works' applications for the next meeting.	Planning Clerk		<b>see agenda 14.1</b>

No:	Minute No.	Action	Action Required	Action Owner	Update	Status
5	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.	
6	30/25 (19/05/25)	BNDP	Cllr. Stuchbury requested a briefing note of the main parts of the Plan. The Compliance and Projects Manager will check but believes this is already part of the plan.	Compliance and Projects Manager	Included in existing documents. Written out to Planning Committee and new members with links and explanation.	Done.
7	32/24.2.1.1 (19/05/25)	Site Q	Cllr. Harvey Proposed that the Town Clerk compiles a report on the Site Q implications for our Neighbourhood Development Plan.	Town Clerk	Will not be available until a response is received from the examiner.	
8	33/25.2 (19/05/25)	Action reports	Cllr. Draper reported that the Railway Walk has flooded due to the aggregate from the new path blocking the drain. She will brief the Planning Clerk and provide photographs.	Cllr. Draper and Planning Clerk	Photographs provided and report made to Bucks.officer	
9	35/25 (19/05/25)	Street naming	The Planning Clerk will email Members with details of the reason for the naming of Emerson House.	Planning Clerk		
10	36/25 (19/05/25)	Enforcement	Report light on the Dipalee Lounge.	Planning Clerk	Reported - Enforcement casefile NC/25/00215/LB opened 22/5/25	
11	38/25 (19/05/25)	s106 Quarterly update	Members AGREED that we invite an officer from Buckinghamshire Council to come and talk to BTC about s106 and CIL. The officer to be briefed on the question regarding the £380,000 allocated to bus/public transport subsidy prior to a meeting.	Compliance and Projects Manager/ Town Clerk	Conversation ongoing	
			Chase up parts of the transport contribution not yet used	Planning Clerk	Response awaited	

No:	Minute No.	Action	Action Required	Action Owner	Update	Status
12	39/25 (19/05/25)	Matters to report	Report rotting fence between Moorhen Way and Heartlands.  Report five bar gate leading to Hilltop Avenue (cannot be opened).	Planning Clerk	Reported. Responses awaited	
13	97/25 16/06/25	Planning applications	<b>AGREED</b> that the Town Clerk prepares a short report explaining the new call-in planning rules.	Town Clerk	On this agenda at 12.2.1.	

Buckingham Council Constitution (as amended February 2023) – Planning Committees – Call-ins	Buckingham Council Constitution (as amended May 2025) – Planning Committees – Call-ins
<p>3.31. Member Call in (within 28 days):</p> <p>a. Within 28 days of being notified of a Planning Application, members must use Public Access or Consultee Access to notify the planning officer that they may wish to call-in the Planning Application to the relevant Planning Committee;</p> <p>b. Where notification under a. above has been given, once the officer has reached a recommendation they will inform the member who has requested the call-in and the Ward members if different;</p> <p>c. The member requesting the call-in has 7 days in which to provide material planning reasons via Public Access, confirming their request for the Planning Application to be determined by committee;</p> <p>d. At that time, the member requesting the call-in must also disclose whether they have a Disclosable Pecuniary Interest, personal interest, prejudicial interest or any personal bias in the Planning Application being called-in;</p> <p>e. The Service Director Planning and Environment in consultation with the Chairman (or, in his absence, the Vice-Chairman) of the relevant planning committee will determine whether or not the matter called-in by a councillor should be considered by Planning Committee, or whether the exercise of delegated powers is appropriate;</p> <p>f. The Service Director Planning and Environment will notify the relevant member and Ward members of the decision on whether or not to agree to a call-in request with reasons.</p>	<p>3.36. Member Call in (within 28 days):</p> <p>a. Within 28 days of being notified of a Planning Application (for the purposes of this paragraph this does not include an application for Permission in Principle), members must use Public Access or Consultee Access to notify the planning officer that they may wish to call-in the Planning Application to the relevant Planning Committee;</p> <p>b. Members must also set out whether they wish their call-in request to continue in the event that officers are minded to recommend the application is refused or in the event that officers are minded to recommend the application is approved;</p> <p>c.</p> <p><i>No change in text</i></p> <p>d.</p> <p><i>No change in text</i></p> <p>e.</p> <p><i>No change in text</i></p> <p>f.</p> <p><i>No change in text</i></p> <p>g.</p> <p><i>No change in text</i></p>



3.32	<p>Member Call in (post 28 days):</p> <p>a. If after 28 days of being notified of a Planning Application and providing the Planning Application has not yet been determined, Members can notify the planning officer, using Public Access, that they wish to call in the application into the relevant planning committee:</p> <p>(i) as a direct result of substantial changes to the Planning Application, or</p> <p>(ii) due to a change of circumstances or</p> <p>(iii) due to another reason for the delay in notification;</p> <p>b. Members will need to cite material planning reasons and the reason for the delay in notification;</p> <p>c. At that time, the member requesting the call-in must also disclose whether they have a Disclosable Pecuniary Interest, personal interest, prejudicial interest or any personal bias in the Planning Application being called-in;</p> <p>d. The Service Director Planning and Environment in consultation with the Chairman (or, in his absence, the Vice-Chairman) of the relevant planning committee will determine whether or not the matter called-in by a councillor should be considered by Planning Committee, or whether the exercise of delegated powers is appropriate;</p> <p>e. The Service Director Planning and Environment will notify the relevant member and Ward members of the decision on whether or not to agree to a call-in request with reasons.</p>	3.37	<p>Member Call in (post 28 days):</p> <p>a. If after 28 days of being notified of a Planning Application <b>(for the purposes of this paragraph this does not include an application for Permission in Principle)</b> and providing the Planning Application has not yet been determined, Members can notify the planning officer, using Public Access, that they wish to call in the application into the relevant planning committee:</p> <p>(i) as a direct result of substantial changes to the Planning Application, or</p> <p>(ii) due to a change of circumstances or</p> <p>(iii) due to another reason for the delay in notification;</p> <p><b>b. Members must also set out whether they wish their call-in request to continue in the event that officers are minded to recommend the application is refused or in the event that officers are minded to recommend the application is approved;</b></p> <p><b>c.</b> <i>No change in text</i></p> <p><b>d.</b> <i>No change in text</i></p> <p><b>e.</b> <i>No change in text</i></p> <p><b>f.</b> <i>No change in text</i></p>
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3.33	Three Member Call in:	3.38.	Automatic member Call in:
	a. Where a call-in has been requested by all members under paragraph 3.31 or 3.32 above for a particular ward, the application will automatically be considered by the relevant Planning Committee as decided by the Service Director Planning and Environment;		a. Where a call-in has been requested under paragraph 3.36 or 3.37 above by at least two members whose ward would be affected by the application, the Members must provide material planning reasons for the application to be automatically considered by the relevant Planning Committee as decided by the Service Director for Planning and Environment. Where an application relates to a single member ward and that ward is the only one affected, then for call in by the Member for that ward to be automatically considered by that Committee, it must be supported by at least one Member from an adjacent ward (whether that ward is affected or not). The responsibility for demonstrating that a ward is affected lies with the member(s) requesting the call in with material planning reasons;
	b. At that time, the members requesting the call-in must also disclose whether they have a Disclosable Pecuniary Interest, personal interest, prejudicial interest or any personal bias in the Planning Application being called-in.		No change in text
			c. If one or more members indicates that their call-in is not to proceed and this results in the call-in not being an Automatic Ward Member call-in under this paragraph 3.38 if there remains a call-in request this will be considered by the Service Director Planning and Environment in consultation with the relevant Chairman in accordance with the call-in procedures at 3.36 and 3.37 above as appropriate.
3.34.	Call in by Town and Parish Councils	3.39	Call in by Town and Parish Councils
	a. Within 28 days of being notified of a Planning Application, Town and Parish Councils must use Public Access or Consultee Access to notify the planning officer that <ul style="list-style-type: none"> <li>i They wish to call-in the Planning Application to the relevant Planning Committee</li> <li>ii Provide material planning reasons for a call in</li> </ul>		a. Within 28 days of being notified of a Planning Application (for the purposes of this paragraph this does not include an application for Permission in Principle), Town and Parish Councils must use Public Access or Consultee Access to notify the planning officer that:

	iii Provide an undertaking that a representative will attend and speak at committee if the request for call-in is agreed;		<i>i – iii These subclauses are unchanged</i>
	b. The Service Director Planning and Environment in consultation with the Chairman (or, in his absence, the Vice-Chairman) of the relevant planning committee will determine whether or not the matter called-in by the Town or Parish Council should be considered by Planning Committee, or whether the exercise of delegated powers is appropriate;		<i>b. Unchanged</i>
	c. The Service Director Planning and Environment will notify the Town or Parish Council and Ward members of the decision on whether or not to agree to a callin request with reasons		<i>c. Unchanged</i>
		3.40	<b>Minded to Decisions</b>
			a. Where a Ward Member considers it necessary for the purposes of deciding whether to request, continue or withdraw a call in, they can contact the relevant officer who will provide details of any minded to approve or refuse view which they have reached at that time.
			b. If the officer has disclosed a minded to view to a ward member which is subsequently changed for whatever reason they will notify and update the ward member accordingly.
			c. The ward member will only use any information provided by the officer for the purposes of considering whether to make a call-in request or withdrawing a call-in request and will treat the information disclosed to them by the officer as confidential and will not disclose it any further including within any call-in request. Further explanation or assistance on this can be provided by Legal Services.
			d. For the avoidance of doubt a minded to view is confidential, is subject to further consideration and may change in part or in full and is not binding on the Council.

## Notes

**Town & Parish Forum 26<sup>th</sup> June 2025 10.00am via Teams****1. Welcome etc – Darren Eggleton**

Cllr. Haydock attended until she left for another commitment

**2. The structure of the Planning Department**

This has been redesigned. There were 4 Heads of Service (2 of them Interim) under the Service Director; there are now 3.

Darren Eggleton	Development Management and Enforcement Technical & Commercial Development & Innovation
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Claire Bayley	Major Developments Natural Historic & Built Environment Highways Development Management Development Control Orders (eg HS2, E-W Rail)
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Hannah Joyce	Spatial Planning & Climate Resilience Policy Setting
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Charlotte Morris has replaced John Chesterton in Neighbourhood Plans & Planning Policy

**3. Statistics**

From April 2024 to March 2025

- there were 106 Major applications
- 65.7% of all applications were valid on receipt
- Speed of determination was above target
- Of 39 appeals, 10 were allowed, 27 dismissed + 2 split decisions

Enforcement – 807 pending; 84 Enforcement Notices served and awaiting compliance, 79 appeals in hand. More Enforcement Notices lead to more appeals.

- Compliance wins (1) the repair of a fire-damaged building (2) 2 illegal caravan and carparking sites have been cleared and the land returned to its previous use

Question: Felling of TPO'd tree: Does anybody come out immediately?

Answer: A tree officer will come out straight away, before irreversible harm is done. Please use the reporting system on the website, it is monitored constantly.

Q: What if an unprotected tree is threatened by proposed development? Can't get a TPO until development has started, by which time the tree has gone.

A: There may be a clash if approval is awaited.

**4. Site Notices (former Aylesbury Vale area only)**

There will be a move to Neighbour Notification letters sent to adjoining properties later this year. We need to get all officers onto the OneUniform system first.

**5. Chiltern Beechwoods SAC – notes taken, but due to limited BTC interest not typed up. Full story when slides are available.**



**6. Local Plan update (Hannah Joyce)**

Delayed by the changes to the NPPF. Cabinet has approved the Local Development Scheme for setting out the programme. Statement of Community Involvement.

4<sup>th</sup> Call For Sites produced over 450 – these are being evaluated

The Draft Plan will be finished in August and put out for consultation September/October

A draft HELAA will be published in due course [*HELAA = Housing & Economic Land Availability Assessment*]

Q: How many sites in total?

A: (DE) 1550. There is a directory available but it only covers the first three Calls for Sites, as the viability of the new ones isn't confirmed yet.

Q: Will Town and Parish Councils be notified of sites in their area, and consulted?

A: They will be able to record their views in the consultation.

Q: Will you make sure all Clerks are contacted? Some of us have not seen anything.

A: Yes.

Q: (Cllr. Ed Gemmell) What are you doing about sites for renewables? Are we pushing for renewable energy to be included in all new developments (eg solar panels on roofs)? How will it be co-ordinated with Neighbourhood Plans, especially if they come in before the Local Plan?

A: There a number of evidence-based studies including the use of renewables - we will publish them. There are no specific sites yet, we are considering preferred sites. We are making policies on solar roofs. Green infrastructure policies will be in the autumn consultation.

Q: New sites – timing – we need this info for our N.Plan

A: Information is not yet ready- will be for autumn consultation

Q: So no housing numbers or sites? No info on site areas, no clues about possibilities? Why not?

A: Have to contact the officer who can contact the owner

Q: What about sewerage capacity and floodability?

A: There will be an interactive map with the new data – no details as yet

Q: HELAA – when will the final criteria be published? Will it contain previously rejected sites?

A: Methodology will be published with the HELAA. Previously rejected sites will be considered if circumstances have changed. Flood risk and water strategy will be included. We are working with the water companies on sewerage.

Q: One site put forward has been rejected twice on appeal as not deliverable because of its history. Why is it being considered?

A: (DE) Since the election the target number of houses has gone up a lot, so the number required of the county has gone up too. However we still have to consider deliverability – but some previously rejected might now be accepted.

Q: Could areas decided now be circulated earlier to reduce the size of the consultation in the autumn? Six weeks is not very long for a Parish Council.

A: No, they are interdependent so have to be done all together.

Q: Can the period be extended? We may only have one meeting in those six weeks.

A: Maybe. Would do if it was a holiday period. Will consider.

**7. NPPF & 5-year land supply (Yan Wong)**

Requirement is based on 0.8% of existing stock with uplift applied on affordability.

Only applies to West, East and South Planning Areas – VALP is still valid for North.

Based on last three years completions

5YLS at 6/6/25:

North & Central	3.62	Shortfall 2,105 based on VALP
West	1.98	4,426
East	0.75	4,700

South	0.91	2,917
Total	2.2	14,148

For Neighbourhood Plans, we can't give Parish Councils actual numbers until we have settled the sites; use +10% for now. If a higher figure is set, more will be expected.

The Local Plan will cover 2024 – 2045. It will be submitted to the Government by end of 2026.

Q: So when will you publish any numbers?

A: Regulation 19 stage, so next year.

Q: (Cllr. Gemmell) Need to get more creative re use of garages. 60% are not used for anything but storage. How is one garage per house sustainable? It needs extra land + a drive. Terrace housing allows better insulation, have garages in blocks? Or utilise brownfield sites which already have a hard surface.

A: (YW) We can only consider sites >0.25ha or for more than 5 dwellings. Also urban sites allow greater density. There are potentially 7000 garage sites, 60% unused – so fewer greenfield sites needed. Need to look at deliverability, and whether owner willing to sell.

*[There was some confusion about what type of garages were being considered – domestic or super-annuated petrol stations]*

Q: Are applications considered separately, or combined for impact on (eg) schools?

A: (CB) A s106 is site-specific. We do try and work together for mitigation generally.

Q: What about areas without CIL?

A: Have to take account of local infrastructure. It is very difficult to get CIL organised – end of next year earliest.

Q: Parishes only get Sport & Leisure s106 contributions. How will CIL be different?

A: CIL money goes to the (County) Council for Education, Roads, Health, etc. 15% goes to the Parish Council if they have no Neighbourhood Plan, 25% if they do have one. They can spend this money on what they want providing they report back on how it is used. It must be for infrastructure improvements, but not as specific as s106.

Q: But what if we don't want it used for Sport & Leisure?

A: (CB) s106 can only be used to mitigate the effects of the development, hence specific. No flexibility.

A: (HJ) The Aylesbury Vale area will have both. We'll present this at the next Forum meeting.

## 8. Neighbourhood Planning – Rachel Riach

The Government is no longer supporting new NP applications, for grants or technical support. Buckinghamshire Council will continue to support as usual via the NP team, but this does not include preparation of documents or financial support.

## 9. Government Consultations

The Government is currently consulting on

- Planning Committees
- Site Thresholds
- Speed of Build-outs
- Bio Net Gain
- Infrastructure

## 10. Area Planning Committees

There has been some redrawing of the Areas covered by the Committees, but not a redistribution of officers. The Team Leader for North & Central is Laura Pearson.

- a) Central & North is the old AVDC Area
- b) West is Wycombe
- c) South and East is the rest

Maps and other details will be sent out with the slides.

## Q&A session

Written question: BTC had asked:

*Recently a Tracker system alert was received re applications 25/00392/APP and 25/00393/ALB, 9 Market Square, Buckingham MK18 1NJ, for replacement windows in a shopfront in the Conservation Area.*

*On checking the document list, an amended plan had been submitted on 1<sup>st</sup> April, and the Revision box on the drawing indicated a revision B had been made "Amended to Heritage comments". There were no comments from Heritage in the document list.*

*Correspondence with the Case Officer produced the – to us – surprising news that the comments were not published as Heritage are not a statutory consultee, even for changes to the street elevation of a Listed Building in a Conservation Area.*

*We presume that this is because the response is submitted via the Comments button used by the public to register neighbour comments, and thus automatically diverted from the visible document list.*

*There will be occasions when the comments of Heritage and other non-statutory consultees are useful to the Town Council Planning Committee, if not to form their response to the particular application, then as learning for future ones. Both the original (March) and the April post-Amended Plans comments from Heritage were eventually reproduced in full in the officer's report to Council, but that is too late as the decision is made by the time this is available on the website. Concern has been expressed that non-statutory consultee responses - and possibly informal email responses as well - are no longer being made available for public viewing.*

A: This is an error and it won't happen again.

There was a general discussion about the removal of neighbour comments from the website, including a contribution from a legal practitioner who said that the ruling was plain wrong, but the decision has been made, and nothing can be done about it. Wakefield Council has reversed its decision and its Terms and Conditions are reproduced below for Members' information.

There was also a complaint about on-street parking following garage conversions – no compliance with the rules laid out in VALP and no policing. New developments laid a lot of emphasis on not having car-dominated streets, but this was still going on.

A full list of questions and answers is expected with the slides. (Not available at 7/7/25)

KM  
7/7/25

## **Wakefield Council/Planning/Public Access T & Cs**

### **Terms and conditions**

Commenting on or objecting to applications

Please be aware that all comments submitted by you are a matter of Public Record and will be placed on our website for inspection by the public. When submitting your comment, please:

- do not include your signature
- do not include your phone number
- do not include any other information you are unwilling to publish on the Internet
- do include your surname, initials and address

If the comments are considered to be:

- defamatory
- frivolous
- offensive
- amount to a criminal act
- bring the council into disrepute

They will be immediately removed in accordance with the law, including the Defamation Act 2013. You could also face legal actions from the council or individual about whom the comment is being made.

We will only consider comments which include a name and postal address as we may need to contact you.

We will not acknowledge your comments, but any comments we receive will be displayed on Public Access.

Year	appln	type		address		proposed works	BTC response	decision	decision date
2023									
	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
	00632	ATP		The Oaks, 7	Manor Gardens	T149 Lime. Reduce regrowth to previous reduction points approx 1.5m	no objections	approved	19.4.23
	01150	ATP		Oakwood, 6	Manor Gardens	T6 Robinia - Execute a crown reduction of between c20-30% - between 5-10ft	no objections	approved	30.5.23
	01443		ATC	Brooks Court	Well Street	Acacia - 30% crown reduction and remove deadwood	no objections	approved	30.5.23
	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	15.6.23
	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	16.6.23
	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	16.6.23
	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
	01886	ATP			1 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
	02260		ATC	St Bernardine's church	Chandos Road	T1 Lime - reduce back to previous reduction point of 2018	no objections	approved	24.8.23
	02476	ATP		Maids Moreton Avenue		T1 Lime - section fell to ground raised roots, risk of becoming unstable as it matures. T2 Lime & T3 Lime - remove all basal and epicormic growth to alw further inspection of the base	no objections	approved	12.9.23
	02508	ATP			4 Villiers Close	5-day notice to fell 3 dead sycamores	(5-day notice)	approved	18.8.23
	02691		ATC	Stoneleigh House, 17	Castle Street	Repollard maple to previous position	no objections	approved	4.10.23
	02828	ATP		Open Space	Bernardines Way	T51 Oak, crown lift to 3m over footpath; T54 Poplar, pollard to 12m has historic tear 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



	02856	ATC	ATC	Coopers Wharf		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 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	2.11.23
	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
	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
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
	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
	00385		ATC	9	Moreton 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 tennants 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
	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
	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

	02248	ATP		land adj. 73	Moreton Road	Removal of 3No trees: T13 - Lawson Cypress T14 - Ash (Common) T17 - Western Red Cedar Trees to be felled to ground level and stumps ground-out. These trees are subject to TPO/1991/No.31/G2. Trees generally in poor condition, or of low quality with reduced life expectancy, and trees will be significantly harmed by consented scheme (Planning Ref: 15/04106/AOP & 19/00902/ADP), thus making their retention untenable. Replacement Planting: Recommend replacement planting to be provided in similar location, but with greater separation from existing tree groups so as to ensure adequate space for trees to reach maturity. These would consist of heavy standards of either native or naturalised species and would be planted in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape: Recommendations.	no objections	withdrawn	16.9.24
	02338	ATP		Maids Moreton Avenue		T1 Lime Reduce height of tree by 3m. No lateral reduction. The top of the crown is dead T2 dead Beech - reduce height of dead tree to 2m; T3 dead, fell to ground	no objections	approved	4.9.24
	02677	ATP		riverside land at	Fishers Field	repollarding & crown reduction per list	decision before meeting	approved	7.10.24
	02703		ATC	55	Nelson Street	Removal of 5 conifer trees	no objections	approved	22.10.24
	02758	ATP		15	Moreton Drive	5-day notice to remove dead oak tree	no objections		
	02807		ATC	Hill House, 12	Castle Street	T1 & T2 (yews) - 5ft reduction in height	no objections	approved	25.10.24
	02890	ATP		130	Western Avenue	T1 Cherry tree - remove tree tree is dying/dead	oppose	approved	7.11.24
	02953	ATP		15	Moreton Drive	T1 sycamore - tree unbalanced (towards neighbouring property) due to shading, reduce canopy by approx 30-40%, equating to approx. 5m to balance crown.	no objections	approved	7.11.24
	03009	ATP		Hartridges site	adj Bath lane	T1 mature oak reduce the lateral branches only that are extending towards the adjacent property by 2-3m to increase clearance as it is encroaching on this	no objections	approved	4.12.24
	03409	ATP		Play Area	Wittmills Oak	Works to 2 field maples (adjacent trees) 3-4m crown lift to allow machinery through for nearby play area improvement works	no objections	approved	9.12.24
	03435		ATC	1	Salisbury Cottages	Apple tree Crown reduction of 1.5m to prevent contact with power lines that run directly above the tree	no objections	approved	16.12.24
<b>2025</b>									
	00071		ATC	George Grenville Academy	Chandos Road	Reduce height and shape round 30% (approx 6m and spread 4m)	no objections	approved	11.2.25
	00205	ATP		rear of 4 Woodlands Close	Maids Moreton Avenue	G1. Reduce row of trees (2-3m) bordering 4 Woodlands Close, back to the boundary. Trees in the row are Horse chestnut, Sycamore, and lime. The canopies are encroaching over the property, posing an H&S risk in storms.	oppose		
	00718		ATC	6	Mitre Street	T1 Ash tree. (Diseased) Removal	no objections	approved	14.4.25
	01099		ATC	5	Bostock Court	One sycamore tree (no TPO) reduce lateral side growth over boundary rear garden by 2m. Reduce top growth by 3m. Work to be carried out by local arborist	no objections	approved	8.5.25
	01304	ATP		1	Waglands Garden	T1/T2 - reduce two yew trees away from the client's garden by 2m. This is to create more space and light in the garden, while maintaining the correct canopy shape/thickness on the trees	no objections	approved	2.7.25

	01305	ATP		1	Waglands Garden	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.	no objections	approved	2.7.25
	01471		ATC	Trolley Hal	Castle Street	Crown reduce sucamore by 2-3 m	no objections	approved	19.6.25
	01506		ATC	Hamilton House	West Street	Section of Cypress trees, rear corner of building T1 - Nearest split stem Cypress: Remove to near ground level This tree is within the line of trees (TG1), it's the split-stem Cypress on the end near the property. Reason for work: For safety due to possible failure in high winds.TG1 - Remaining group of trees: Reduce in height by approximately 60% (10-11m). Trim both sides hard back to compact form Reason for work: To get the trees back to manageable height and size to then be easier to maintain going forward. It will open up the area as well to allow more light through and the area will be tidy and not overgrown as it is now. Before Height - 18.5m After Height - 7.4m	Chadwick		
	01548	ATP		Wagland Garde	Chandos Road	T1 - Oak tree - Prune the canopy away from 4 Waglands Garden by 2m. The canopy is close to the property and overbearing when in leaf. T2 - Yew tree - Prune away from the highway by 1-1.5m. The canopy is overhanging the road. T3 - Lawsons Cypress - Remove the leaning branch over the road. High winds have caused one branch to lean over the road, it needs to be removed. All proposed work will be inline with BS3998	Prior	approved	2.7.25
	01829	ATP		3 Cecils Yard	Stratford Road	A large Horse Chestnut tree that the branches are spreading out and starting to swallow up the communal garden The underneath of the tree is bare dirt that is widening onto the communal garden as it is so dark under the branches. There are a few branches that need cutting backgrowing out into the cecils yard land. Th river side will remain untouched. Proposed work is to cut back the branches to allow more light. Proposed pruning 2m in and 3.5m from ground	Papendrecht		
	01932		ATC	Candleford Court	Bridge Street	5-day notice to remove 3 Thuja trees	Cannon	approved	26.6.25
	2001		ATC	Coopers Wharf	Ford Street	G1: Light reduction on all Hornbeams in the front car park by 1-2m; <b>T2: Remove small Silver Birch tree;</b> T3/T4: Re pollard Willow trees to previous points	Robertson		
	Key			Felling applications					
				Maintenance applications					

						called in by				committee		officer	
	appln	type	address			Shire	BTC	other	date	date	decision	date	decision
2019	00902	ADP	land adj. 73	Moreton Road	12 new houses	RS			Jan-21			22/11/23	approved
2020	00483	APP	Land behind 2	Market Hill	New detached building comprising 7 apartments		✓		24/2/20			16/6/21	approved
	00506	APP	Blue Shutters 12A	Stowe Avenue	Two storey front extension and single storey side and rear extensions		✓		24/2/20			30/4/20	approved
	00510	APP	Land west of	Moreton Rd & Castlemilk	Erection of 130 dwellings			Sec of State	July 2023	Appeal Hearings Oct 2023		1/3/24	approved
	01018	APP	7	Krohn Close	Single storey side extension and two storey side/rear extension				20/4/24			3/9/20	approved
	01240	APP	5 The Villas	Stratford Rd	single storey side extension	WW						18/9/20	withdrawn
	02013	APP	10	Hilltop Avenue	Erection of fence (retrospective) and erection of timber shed		✓		20/7/20			23/9/20	refused
	02511	APP	garage site @	Pightle Cresce	Demol. block of 20 garages, erection of 8 x 2-storey apartments	RS						Inspectorate 03/12/21	refused on appeal
	02752	APP	12-13	Market Hill	Alterations to the ground floor retail unit and ch/use of upper storeys to 9 flats	TM						21/1/22	refused
	04044	APP	site of former 61	Moreton Road	Condition to be added to approval 19/00735/APP following amended plan	TM						19/3/21	withdrawn
	04127	APP	10	Hilltop Avenue	Erection fence (retrosp.) & timber shed	HM						13/7/20	approved
	04249	APP	2	Chandos Close	Boundary fence (retrospective)	HM						16/4/21	approved
						called in by				committee		officer	



[illegible]

	appln	type	address		Shire	BTC	other	date	date	decision	date	decision
	03472	APP	35	Lace Lane	Ch/use to HMO with 7 bedrooms & loft conversion inc.rear dormer (retrosp.)	RS			10/11/21		10/2/23	approved
2023	00178	AOP	Site Q	London Road	300 houses + employment	RS(Jan), S.Wilson & S.Guy (Aug)			31/1/23; 16/8/23; 17/8/23	22/05/24	<b>Refused</b> (appeal awaited) <b>Allowed on appeal 8/4/25</b>	
	01593	APP	Garage site	Overn Crescer	Demol. garages & erection of 3 dwellings		✓		22/6/23	call-in refused 4/3/24		4/10/24 Approved
	01653	APP	4	Tingewick Road	erection of fence and shed (retrospective)	RS			August ?		15/8/23	approved
	02204	APP	1	Mallard Drive	Single storey side extension (retrosp.) and proposed toilet with septic tank		✓		23/8/23		9/11/23	approved
	03405	APP	4	London Road	Conv. house to 7 person HMO for students		✓		20/12/23		15/4/24	approved
	03605	APP	Land between 38 Moreton Road and Old Police Station	Moreton Road	7 dwellings with access etc. Call-in requested following Amended Plans 25/3/24		✓		26/3/24	call-in refused 2/9/24		13/12/24 approved
2024	00085	APP	7	Krohn Close	side extension/annexe (retrospective)		✓		7/2/24	call-in refused 29/2/24		8/3/24 approved
	03426	AOP	land south of	Bourton Road	up to 200 dwellings, nursery & infrastructure		✓		10/12/24	23/7/25		
	03608	APP	Home Appliances	Market Hill	2-storey roof extension, 8 flatss & ch/use ground floor to accessible flat		✓		18/12/24	application has not been withdrawn, but part of building is being used for martial arts March 2025; change of signage application (25/00494/AAD)		

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