



Buckingham Town Council

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 18 March 2026

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 23rd March 2026 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 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 2nd February 2026 and 23rd February 2026.
[Copy previously circulated](#)
[Copy previously circulated](#)
4. **Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan**
To note that Full Council's response to the Buckinghamshire Local Plan has been submitted.

Twinned with Mouvaux, France; 

Neukirchen-Vluyn, Germany 

Valmadrera, Italy 

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. North Bucks Parishes Planning Consortium

To receive the minutes of the 18th February 2026 and discuss any matters for Cllr. try to raise t the next meeting. [Appendix A](#)

6. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 22nd April and 13th May 2026 at 2.30pm. The next Strategic Sites Committee meeting is on Thursday 9th April at 2pm.

Additional information provided by the Planning Clerk.

[PL/164/25](#)

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

1. PL/26/00600/FA 45 Hilltop Avenue [*Page Hill*] MK18 1YH
Installation of air source heat pump to rear of property.
Lawrence
2. PL/26/01030/FA 24 Pillow Way [*Lace Hill*], MK18 7RQ
Loft conversion with rear dormer.
Lijofi
3. PL/26/01070/SA 31 Moreton Road, MK18 1JZ
Certificate of lawfulness for the proposed relocation of front door and replacement of current entrance with double glazed glassed panel with top opening.
Preston
4. PL/26/01173/FA 1 Lime Avenue, MK18 1JJ
Demolition of existing conservatory, followed by construction of first floor side extension above existing garage, single storey rear extension, garage conversion, and changes to fenestrations.
Evans
5. PL/26/01292/FA 41 Hilltop Avenue [*Page Hill*], MK18 1YH
Garage conversion, installation of window and internal alterations.
Bruver
6. PL/26/01527/KA 12 Chandos Road, MK18 1AH
T1 Elder - Fell to ground level. T2 Apple - Fell to ground level.
(Buckingham Conservation Area).
Fuller
7. PL/26/01529/KA 22 Moreton Road, MK18 1LA
Various tree works as shown on application form. (Buckingham Conservation Area).
Williams

We have also received notification of the following application.

8. PL/26/00156/DE Osier Way, Phase III
Landscaping details for Phase III Reserved Matters application.
24/01966/ADP
Vistry Northern Home Counties

A DE application is for approval of details that relate to the original reserved matters application 24/01966/ADP and were not approved at the time the decision was made.

We have never had one of these before – our involvement usually ends at the ADP application – but our comments have been invited, so the submission is analysed in the Clerk's Report.

7. 7.1 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
PL/25/6112/FA	8 Treefields	Single storey rear extension	No objections
PL/25/6350/FA	25 Hare Close	Single storey side extension	No objections
PL/25/6670/FA	5 King Charles Close	Ch/use garage to habitable room (retrospective)	No objections
PL/26/00083/FA	4 Gilbert Scott Road	Remove conservatory, replace with single storey extension	No objections
PL/26/00217/TP	20 Waglands Garden	Reduce Thuja hedge by 1m to previous points	No objections
PL/26/01078/KA	18 Chandos Rd	Pruning 2 apples by 4m and trim 2 Yews	No objections

Refused

Application	Site address	Proposal	BTC response
PL/25/6209/TP	6 Naseby Court	Partial reduction on side facing house of Norway maple in road verge	Oppose

Withdrawn

Application	Site address	Proposal	BTC response
PL/26/01140/TP	4 McKenzie Cl.	Maintenance work to 2 Lime trees	No Objections

7.2. Planning Inspectorate

7.2.1. Land S of Bourton Road 24/03426/AOP – appeal on the grounds of non-determination.
To receive a verbal report on the appeal hearing held on 5th March 2026.

7.2.2. Members are advised that an appeal against an Enforcement Notice has been lodged for alleged replacement of timber-framed windows in a Listed Building with uPVC double glazing (50 Well Street). The report did not originate from the Town Council, but should Members wish to make any comments to the Inspectorate on the case the closing date is 31st March.
The appellant is challenging the accuracy of the EN issued by Buckinghamshire Council.

[PL/165/25](#)

8. Streetnaming

To receive for information the proposed names for Phase 3 (northern area, between Gawcott Road and the Swan Business Park, south of the bypass) and the map.

Cowslip End (coloured blue)

Tansy Crescent (coloured pink)

Watermint Lane (coloured green)

The yellow-coloured road is the loop of Angelica Way continued from Phase 2 (central area)

[Appendix B](#)

9. Action reports

9.1. Regular Actions update

Minute (filing date)	File application responses
568/25 (25/2/26)	Two applications for works to trees (one in Conservation Area, one to TPO trees)

9.2. To receive action reports as per the attached list.

[Appendix C](#)

9.2.1. To receive an update from the Environment Agency on the Tingewick Road tip.

[Appendix D](#)

10. Annual Statistics 2025

To receive and discuss the statistics for 2025 applications, appeals and other planning matters.

[Appendix E](#)

11. s106 Quarterly update

To receive the updated s106 list

[Appendix F](#)

12. Rolling lists – updates only

12.1. Tree felling applications.

12.2. HMO Licences.

[Appendix G](#)

[Appendix H](#)

13. Matters to report

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

14. Chair's announcements – for information only

15. Date of the next meeting: Monday 20th April 2026 following Interim Council

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

North Bucks Parishes Planning Consortium

Meeting held via Zoom on Wednesday 18th February 2026 commencing at 7.30pm

Pat Hardcastle, Chair of the meeting, requested permission to record the meeting, this was unanimously approved. The meeting was therefore recorded for the purpose of creating accurate minutes.

Present: Pat Hardcastle, Maids Moreton PC, Roy van de Poll, Treasurer, Graham Stewart, Whaddon PC, David Smedley, Granborough PC, John Riches, Middle Claydon PC, Steve Cookman, Newton Longville PC, Keith Wallace, Adstock PC, Lin Gilbert, Wing PC, Helen Sunday, Wing PC, Mary Saunders Great Horwood PC, Robbie MacPherson, Little Horwood PC, Simon Mallett, Maids Moreton PC, Stephen Le Tissier, Steeple Claydon PC, Christopher Leech, Great Brickhill PC, Teresa Connelly, Thornton PM, Anthony Ralph, Associate Buckingham Society, Gill Morgan, Secretary.

Item	Detail	Responsible / Action
2	Apologies for absence- Caroline Cousin (Great Horwood PC), Rima Scott (Foscote Parish Meeting).	
3	Declarations of interest None.	
4	Minutes of meeting held on 12th November 2025 Approved.	
5	<p>Matters Arising</p> <p>a) Consortium meeting with Head of Planning in BC</p> <p>Pat suggested that this meeting might be better received later in the year as the Heads of Planning will be busy reacting to the recent minister's letter concerning the BC Local Plan which was further discussed under agenda item 7.</p> <p>Members views on this were invited by email exchange.</p> <p>b) Invitation to Callum Anderson MP</p> <p>Pat suggested this meeting might be more useful when the NPPF and BC LP are further along in their development and we have a better understanding of the national government expectations and BC's approach to the north of the county.</p> <p>Callum held a Meet your MP session in Maids Moreton a couple of weeks ago and spent several hours both meeting MM residents and talking with Pat and Simon Mallett about local planning issues. With the caveat that MPs don't usually get too</p>	<p>Pat Hardcastle</p> <p>ALL</p> <p>Pat Hardcastle</p>

	involved in local planning issues, talking with him about some of our challenges could certainly prove useful.	
6	<p>Treasurer's report</p> <p>TSB notified our treasurer in a letter dated 30 January 2026 that our account would be closed on 31 March 2026. After looking into alternative options, Roy has initiated a new 'Community Account' with NatWest Bank. The paperwork and approvals for our new account are in progress and it is expected that all will be in place by the March 31 deadline. Both savings and current accounts will be available to us. As our FY ends in March, the timing is not too bad, all things considered. In readiness for the transfer, Roy has closed out the TSB savings account and transferred the funds to the current account.</p> <p>TSB consolidated Current Account - £8540.28p</p> <p>Pat Hardcastle noted that in the event the NWB accounts are not open by 31 March, the Maids Moreton PC account could be used on a temporary basis.</p>	Roy Van De Poll
7	<p>Buckinghamshire Council Local Plan</p> <p>BC held a meeting on Monday on the HELAA and the LP, which was reportedly fairly chaotic in its planning, communication and on-the-day organisation and also demonstrated that their housing numbers do not reach the target they have been set by the government, with a shortfall of about 10%. North Bucks still remains open to very speculative development.</p> <p>Anthony Ralph noted the letter sent by the government minister to BC made no mention of Neighbourhood Plans (NP) and queried whether NBPPC could write to the minister reminding him of the importance of NPs. Anthony agreed to draft this letter that members could review and would be sent to the minister from NBPPC.</p> <p>Christopher Leech asked whether the decisions on land in the current HELAA were likely to be changed with time. Pat noted that prior experience would indicate the current decisions are unlikely to be set in stone and can be subject to change.</p> <p>Steve Le Tissier recommended people review the HELAA in conjunction with the New and Expanded Settlement Study (NESS) as this gives more information about the individual sites, their suitability and might give an indication on whether BC is likely to take them seriously. Steve also clarified on the numbers that the housing target is 95K but as 20K are already assigned, the new homes target is actually 75K over the 20 year period.</p> <p>Helen Sunday noted that Wing has been given an allocation of 2400 houses however the PC are finding that the available published documentation, including NESS, is confusing and inconsistent. Initially they were given a target of 150 houses and have been updating their NP to allocate for 150 houses and are currently at Regulation 14 in that process. Now they are facing a potential target of 2400, with a site owned by the diocese that if built would have a very negative impact on the</p>	Anthony Ralph

	<p>existing village when there could be an alternative site on land owned by BC that would be less harmful. Wing PC are meeting with planning officers to try to get clarification on this new target number and the site allocation in the HELAA. Several members strongly recommended Wing take their planning advisor to join them at their meeting with the planning officers.</p> <p>Mary Saunders gave a warning that the NESS had no hyperlinks and pagination is inconsistent. It will take commitment to work through it.</p> <p>Graham Stewart directed readers of the NESS (around page 245) to a chart showing the relative merits of each of 17 sites against each other. The concern is that BC have picked the sites from their three Call for Sites that are the easiest to go for to achieve their housing target. Graham noted an allocation of another 750 houses to Shenley Park and a massive new site of 10.5K houses that would take up the Whaddon valley between Whaddon and Beachampton. This site was promoted by a developer and their consultants and if built will engulf Whaddon into MK.</p> <p>The strategy by BC appears to include bolt on new 'suburbs' or new small towns to existing historic Bucks villages; Wing is an example of this. Pat had raised a question in the BC meeting asking how these bolt-ons will be managed holistically taking into consideration the infrastructure and the impact of multiple bolt ons in the same area. The response from Claire Bayley (BC Chief Planning Officer) was disappointingly generic and did not reassure that BC recognised the importance of the historic villages and villager amenity and that their proposed strategic evidence-led approach was going to happen.</p> <p>Steve Le Tissier posted up the response from Steve Broadbent to the Government minister. This will be attached to the meeting minutes.</p>	
8	<p>Meetings and Webinars</p> <p>A webinar has been suggested for next Wednesday (25th February) on responses to the NPPF which remains open for comment until 10 March. Please let Gill know if you would like to participate. Currently four councils have expressed interest.</p> <p>Another call for topics for the meetings with Heads of Planning and Callum Andersen. A spreadsheet has been circulated and will be reattached with the minutes that contains tabs for each of these and suggestions for webinars. NBPPC can usefully run webinars for its members quite cheaply if we have enough member councils interested in the topic. The two most recent cost participating members £30 and £50 per head.</p> <p>All members are encouraged to add their own subjects to any or all of these tabs.</p> <p>Keith Wallace brought up the failure of Bucks Council as a unitary authority. This is something that had been added to the tab for discussion with our MP. It may be the government is so wedded to unitaries that we are stuck with it and need to</p>	<p>ALL</p> <p>ALL</p>

	<p>work 'smarter' with ours. Perhaps our experiences and lessons-learned can still be valuable for future district councils facing the same fate.</p> <p>Keith raised other points concerning impact of planning approvals on existing infrastructure and will provide an email with his concerns as topics to be raised with Heads of Planning.</p> <p>Simon raised the question about public comments being unavailable to PCs. This can be raised with Heads of Planning.</p> <p>The conversation moved onto 20mph speed limits. BC are determinedly against 20mph speed limits in our county. Martin Tett was very anti – 20mph and now Steve Broadbent has raised the same objections. The usual argument is that Thames Valley Police can't enforce it, but outside of Bucks there are 20mph zones and roads within the TVP area, so that is not a valid justification. The suspicion (and likely part of the reality) is that they don't want to incur the cost of replacing the road signs and have suggested PCs and TCs would have to cover the costs. There may also be cost considerations for BC for the required consultation to reduce speed limits (traffic regulation orders). They even turn down the opportunity to implement 20mph roads when the costs will be covered by a developer. It is a political decision on their part as their transport plan clearly have policies that allow for 20mph limits.</p> <p>Road traffic surveys done by BC are expensive for PCs (in the order of £10K) with no guarantee for a positive outcome or that any changes will be implemented. Pat commented that MM have recently done their own traffic survey for about £2.5K and offered to share contact details with Wing and with Adstock PCs.</p> <p>All towns and villages need to bring as much pressure to bear on BC either directly or through their MPs. It was noted that Callum is very engaged in the 20mph argument and this conversation could be leveraged through discussions about pedestrian safety. PCs and TCs can/should engage with 20Plenty campaigns. Evidence does show that drivers do reduce speed in 20Plenty areas. A suggestion was made that prospective candidates for local elections should be asked to publish where they stand on 20pmh speed limits in the area.</p> <p>Later in the meeting Graham mentioned that a new councillor at Whaddon PC, Matt Garland, has done work on this and has sent a letter to parish clerks asking that all councils consider some action on this subject. Pat asked Graham to ask Matt if he would consider hosting a webinar on this subject for NBPPC members.</p>	<p>Keith Wallace</p> <p>Pat Hardcastle</p> <p>Graham Stewart</p>
9	<p>Update on applications for Solar Farms and Battery Storage Facility</p> <p>John Riches noted that a First Planning Inspectorate meeting on Rosefield will be held soon at Great Horwood House. Impressive work to date has been done by the Solar Farm Action Group and East Claydon PC. The overall cost is staggeringly high and the land space for the required infrastructure needed to support it has not been included in HELAA, or the impact considered on village amenity.</p>	

Steve Le Tissier said that industrial sites are recorded in a different location in the Local Plan other than the HELAA.

David Smedley confirmed that plans for other solar farms and battery storage facilities remain around Granborough and North Marsden but all has gone quiet. Possibly because National Grid has gone quiet about its plans for the East Claydon substation. Consultation on this has been delayed until later this year.

Teresa Connolly updated the meeting on the solar farm application for the Thornton Parish Meeting. Thornton PM found out recently that they are not even considered by BC as a statutory consultee but have managed to make comments under the name of Thornton PM.

Teresa emailed a written summary which is copied here below:

Update on Thornton Solar Farm proposal 25/02132/APP

An application for an 88 hectare (220 acres) Solar Farm was made in July 2025. Most of the site lies in Thornton (16% of the Parish) with a new substation to serve the Solar Farm lying within the parish of Nash.

The initial consultation period up to end of September 2025 led to 50 public comments (all opposing the plans) as well as 20 statutory responses. Objections were raised to aspects of the plans by some of the statutory consultees, most notably:

- Thames Valley Police over the security of the site regarding cable theft.
- The senior archaeological officer over no geophysical survey and trial trenching being undertaken due to known Roman remains found across the site.
- The sustainable drainage officer due to insufficient information regarding the proposed surface water drainage scheme and in particular that the sites of the proposed infiltration ponds/ storage ponds had not been properly assessed.
- The ecologists over insufficient information provided on natural buffers (Woodland), Biodiversity Net Gain, habitat surveys, impacts to priority habitats and protected Species (Badger, Bats, Birds, Reptiles).
- The arboriculture officer also wanted a full Arboricultural Impact Assessment.

Thornton Parish Meeting and neighbouring Parish Councils (Nash, Thornborough, Beachampton, and Leckhampstead) also submitted objections.

These varied in nature but most focussed on either the inadequate documentation, the size and scale of the site in conjunction with neighbouring solar farms (planned or proposed), or both points. In addition to also raising some of the issues noted above TPM also thought that the Landscape and Visual Impact Assessment was inadequate, that the Transport Statement underplayed the number of HGV movements required and that a public right of way would be partly encapsulated by fencing for several hundred metres. All these consultee comments are visible on

	<p>the site but none of the public comments are. However, we have anonymised copies of all of these following a FoI request.</p> <p>After this consultation period the agents submitted further documentation in early January 2026 covering a revised drainage strategy, a new ecological impact assessment, an arboricultural method statement, and archaeological mitigation proposal, and a response to the consultation comments (including it seems a summary of the public responses provided by BC). Comments could be made up until the end of January.</p> <p>So far only TPM, Leckhampstead and the sustainable drainage officer have commented on this additional documentation. The latter still objects due to insufficient information regarding the proposed surface water drainage scheme. Leckhampstead PC still object but on the same grounds as their previous objection.</p> <p>TPM still object on the same grounds but also noting that some of these have not been addressed or simply dismissed. We objected to the proposed archaeological mitigation plan which was not to do pre-approval geophysical surveys and trial trenching and do this afterwards under conditions noted elsewhere. One aspect of this mitigation would be to use concrete footings for the panel legs if there are belowground archaeological features. We argued that such footings would change the flood risk and that a revised drainage strategy would be needed but that all this needs to be done pre-determination.</p> <p>We also commented on the statement in the applicant's response letter concerning community consultees, where they begin by noting: 'It is important to note that the issues identified and the objections provided are based on perceptions and opinions. In contrast the full planning application being considered has been supported by technical evidence by qualified and professional consultants'. We countered this by noting that among the community consultees are a member of the Chartered institute of Ecology and Environmental Management and a Chartered Environmentalist and secondly a fellow of The Landscape Institute with more than 35 years' experience in Landscape Architecture and Horticulture.</p> <p>We now await the Planning Officer's report but do not know when it may be ready or when it might go to a Planning Committee meeting (the important dates on the planning website keep slipping/changing and in some cases we only know of some deadlines through request made by John Chilver, our Horwood Ward Councillor).</p>	
10	<p>Major Developments in the NBPPC area</p> <p>a) Shenley Park</p> <p>Whaddon PC continue to get very little or no information from BC and brought it up at a members surgery. From the notes of the meeting minutes, Whaddon learned that BC continue to receive a large number of technical documents that remain complex and sometimes incomplete and unclear and are not yet in a position to confirm if the information allows them to confirm and support the</p>	

	<p>recommendation to the strategic site committee. The developer has announced its determination to appeal if a decision is not made by March latest.</p> <p>Whaddon don't know what MK or BC will decide about this site. However despite not having planning approval for Phase 1 of Shenley Park, BC have allocated a Phase 2 to the site for 750 more houses in the LP and in the HELAA.</p> <p>b) Shenley Den – also partially covered under agenda item 7.</p> <p>Shenley Den is a proposal for 1000 houses which is included in the MK LP. If that goes forward it breaches the Shenley ridge and will spill houses into the Whaddon valley. If the ridge bet's breached, it makes the proposed site for 10.5K in the Whaddon valley more likely to happen.</p> <p>c) Ox-Camb Link</p> <p>Keith expressed considerable dismay at the tone and language expressed in the Labour Together paper that has been circulated earlier. He suggested anyone wanting a more balanced account of the Oxford-Cambridge Arc, there is a link to news segment here:</p> <p>the link to the BBC News report on OX-CAM arc is:</p> <p>https://www.bbc.co.uk/news/articles/cze0gr42xw9o</p> <p>Pat referred to a spoof parody of the East-West Rail link published as a Thomas the Tank Engine story. He will hunt it out for general circulation.</p>	
12	<p>Any other business</p> <p>The Court of Appeal heard the judicial review for the Walnut Drive application in Maids Moreton today. Watch this space.</p>	
13	<p>Date of the next meeting: 17 June following the AGM</p>	ALL

Time meeting ended: 9.15pm

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 23rd MARCH 2026

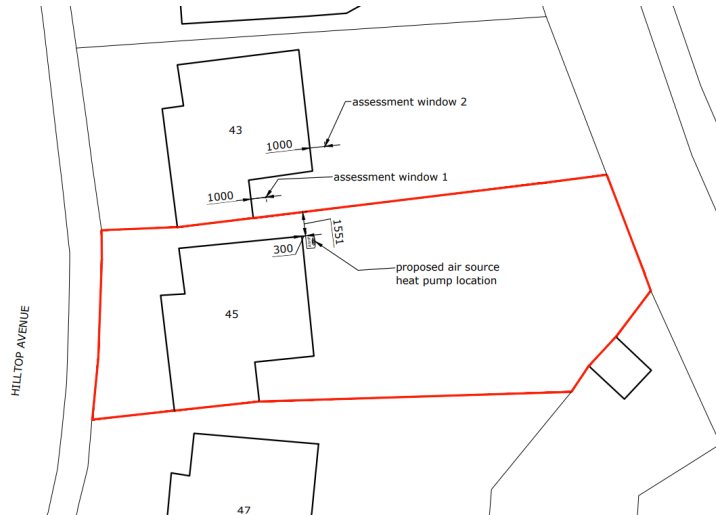
Additional information on Planning Applications

Contact Officer: Mrs. K. McElligott, Planning Clerk

- 1. PL/26/00600/FA** 45 Hilltop Avenue [*Page Hill*] MK18 1YH
Installation of air source heat pump to rear of property.
Lawrence



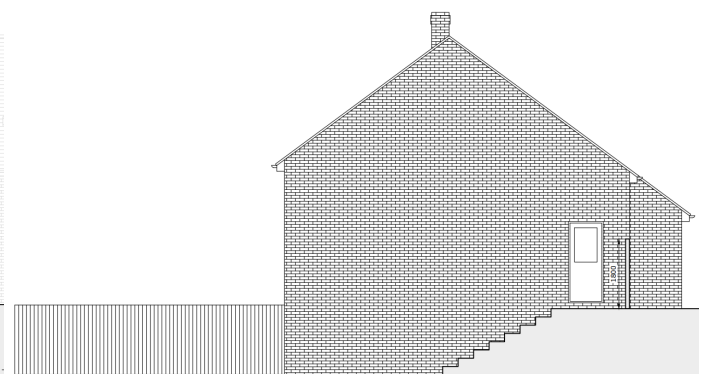
Location plan



Proposed site plan



Front of house, and gaps to neighbours



North-facing side view with height difference back-front

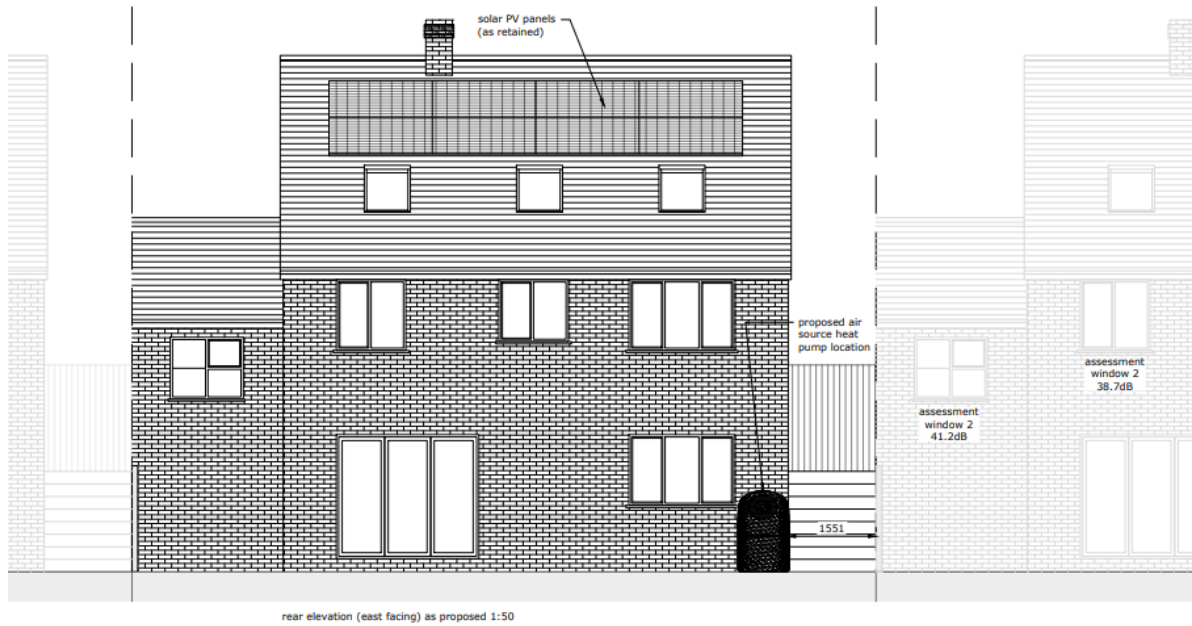
The site is a 4-bed detached house on the eastern side of Hilltop Avenue with a single storey attached garage on its southern side wall, in the middle of a row of similar houses (same style, some are handed so their garages are adjacent) between the junction with Fleet Close in the north to the green space and the boundary walls of Hubbard Close and Page Hill Avenue gardens in the south (odd Nos33 – 49 inclusive). There are two houses on the opposite side, (Nos28 & 30) but otherwise it is rear boundary walls of Busby and Edmonds Close houses. To the east is the bridleway that runs from Stratford Road bypass roundabout past Holloway Spinney to Maids Moreton, and the land slopes considerably from front to back.

There is no record of previous work to this dwelling.

The proposal is to install an air source heat pump at the northern end of the rear wall, by the (?) kitchen window. The neighbour’s garage will separate the unit from their main house. The professional assessment sheets for the two windows in the rear of the neighbour’s house both show a projected noise level greater than the permitted 37dB(A); the Environmental Health comments submitted on 25/2/26 recommend a

recalculation with an acoustic barrier in place, or seeking an alternative location further from the neighbouring property.

dB(A) is the measure of sound level as perceived by the human ear, which cannot receive all frequencies equally (as, say, a microphone does). It is a weighted measure used for sound and noise pollution levels.



Proposed rear view

Relationship to neighbour's windows:



Assessment position 1

Final calculated sound pressure level 38.7 dB(A)

Maximum permitted sound level at assessment position 37 dB(A)



Assessment position 2

Final calculated sound pressure level 41.2 dB(A)

Property History

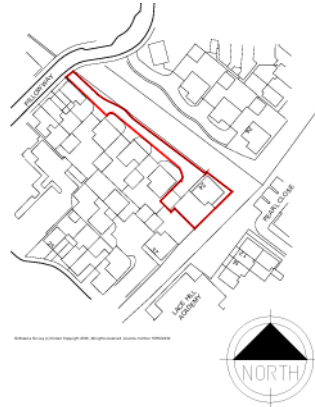
1	69/00065/BB	Erection of 300 private residential houses with roads/sewers and services etc	Approved (≡ AOP)
2	78/00848/AV	Alternative House styles	Approved
3	79/02030/AV	Erection of 36 dwellings with garages & infrastructure	Approved
4	80/00308/AV	Erection of 43 detached houses & infrastructure	Approved (≡ ADP)

2. PL/26/01030/FA

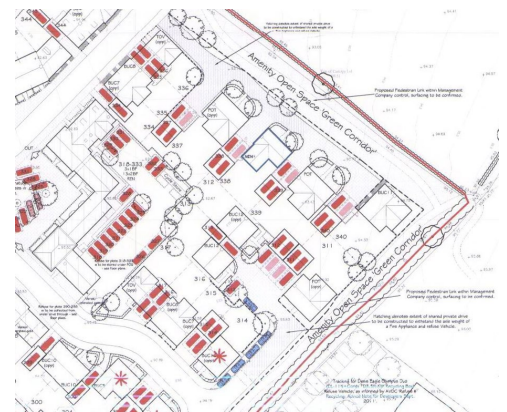
24 Pillow Way [Lace Hill], MK17 7RQ
Loft conversion with rear dormer
Lijofi



Location plan



site and shared driveway plan



parking plot (12/00394/ADP) Amended
Red=required; pink=bonus/visitor space



Detail from original site layout. Plot #340, housetype 'Buckingham 11'.

Note this is the original site of the double garage; it was moved forward before construction at the buyer's request, see amended parking plot above. The curved road bottom left is Catchpin Street and the school car park is visible on the bottom edge of the drawings.

The site is a 4-bed detached house with detached double garage at the southern end of a shared private drive which also serves Nos 18, 20 and 22 Pillow Way, the loop road which links Phase I with Phase II of Lace Hill. The application has therefore been notified to these neighbours, according to the documents submitted. The drive lies along the western edge of the green corridor which crosses the site diagonally from the bypass almost to the school site, where it meets another narrower green strip at right angles. The the houses and flats to the southwest of these four are on Catchpin Street, the access to the school and sports centre, and to the southeast (approx. 30m away) are houses on Pearl Close. This house faces northwest along the line of the drive; the other three houses face northeast towards the green open space. It has two designated parking spaces in front of the garage, and room for two more on the drive.

The proposal is to convert the loft into habitable space to house two new bedrooms and a shower-room. The new staircase will be taken from the existing first floor landing, making a total of six bedrooms. The rear roof slope will be extended as a flat-roofed dormer to give headroom, and its new roof-line is visibly subsidiary. The chimney will remain. There will be three windows in the new rear dormer, one in Bedroom 5, two in Bedroom 6, none for the shower-room. The front roof slope will gain 5 skylights, two for each bedroom and one for the stairwell. The dormer sides will be tile-hung and its windows will be white, both to match the existing style.

There are no close neighbours to the rear, and no new windows in the side facing the Catchpin Street houses, so there is no concern about overlooking.



Existing rear (facing SE) side facing SW front facing NW side facing NE section
 The window outlined on the SW-facing elevation would have served the Bedroom 2 en-suite bathroom but does not feature on the floorplan below, so is not a drawing error.



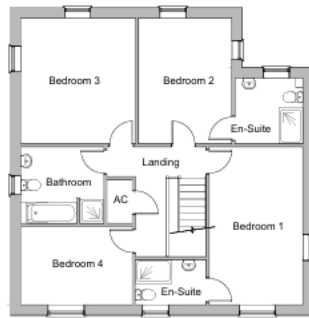
Proposed rear (facing SE) side facing SW front facing NW side facing NE section

Property History

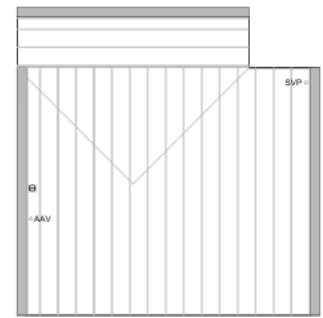
1	09/01035/AOP	Development of 700 dwellings, school, healthcare and employment provision and assoc. infrastructure	Approved
2	12/00394/ADP	Phase 1L (part) and Phase 1M (128 dwellings)	Approved
3	PL/26/01030/FA	Loft conversion with rear dormer	Pending consideration



Existing ground floor



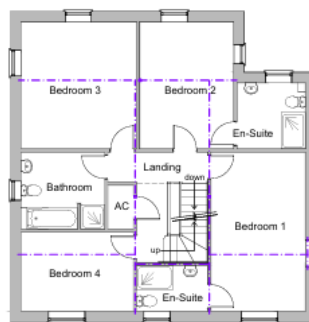
First floor



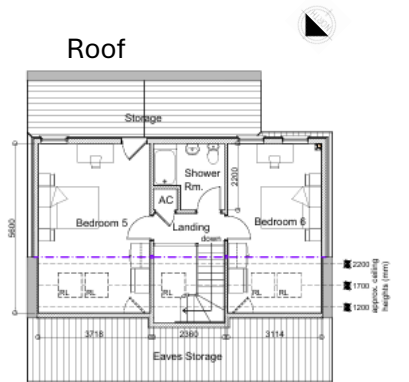
Roof



Proposed ground floor (no change)



First floor



Second floor

3. PL/26/01070/SA

31 Moreton Road, MK18 1JZ

Certificate of lawfulness for the proposed relocation of front door and replacement of current entrance with double glazed panel with top opening.

Preston



Location plan



Front view 10/3/26



The 2011 proposal – front elevation and ground floor plan (rotated so garage is at left to match elevation)

The site is a former bungalow on the north side of what is now Summerhouse Hill. It originally had two bedrooms, but the raising of the roof by 1.4m was approved in 2011 and allowed conversion of the loft to accommodate two more bedrooms and a bathroom. The attached flat-roofed garage was to be divided internally leaving about 1/3 of its depth as garage, and 2/3 as a new kitchen, and the WC in its back corner (access from the garden only) was enlarged to make a shower room accessed internally from a new lobby. The internal walls of the former dining room and kitchen were to be removed leaving a large lounge at the eastern end of the building. The new loft rooms each have a large dormer window; the two skylights between light the bathroom and stairwell, and there are 5 skylights in the rear roof slope.

The house is accessed via a private drive which also serves № 35 and The Pightle (№ 33), and is somewhat hidden from public view by № 35's garage and № 2 Summerhouse Hill.

As can be seen above, there is a small projecting porch at the front, with a side door, necessitating a right angle turn inside to reach the hallway.

The proposal – which was not accompanied by any drawings; these photos were added to the website by request on 16/3/26 – is to relocate the front door in the porch wall with the window in the drawing above right to allow a straight run for a wheelchair user, replacing the window with a double door and the existing door opening with a double-glazed window.

Applicant's photos of current and proposed site of door, and the proposed style and dimensions:



Property History

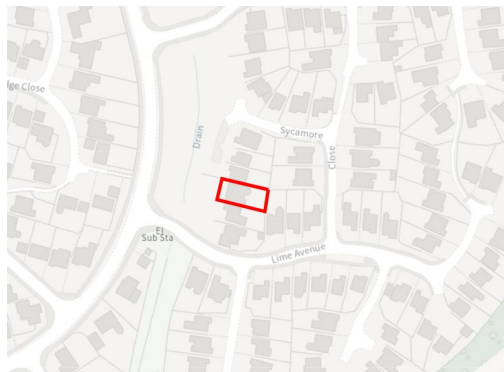
1	11/00665/APP	Raising of roof to create first floor accommodation	Approved
2	PL/26/01070/SA	Certificate of lawfulness for the proposed relocation of front door and replacement of current entrance with double glazed glassed panel with top opening.	Pending consideration

4. PL/26/01173/FA

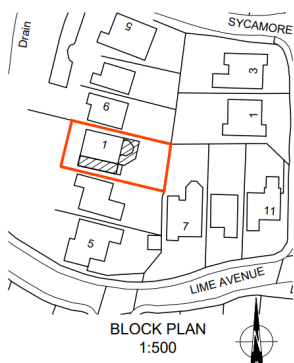
1 Lime Avenue [Badgers] MK18 7JJ

Demolition of existing conservatory, followed by construction of first floor side extension above existing garage, single storey rear extension, garage conversion, and changes to fenestrations

Evans



Location map



Block plan



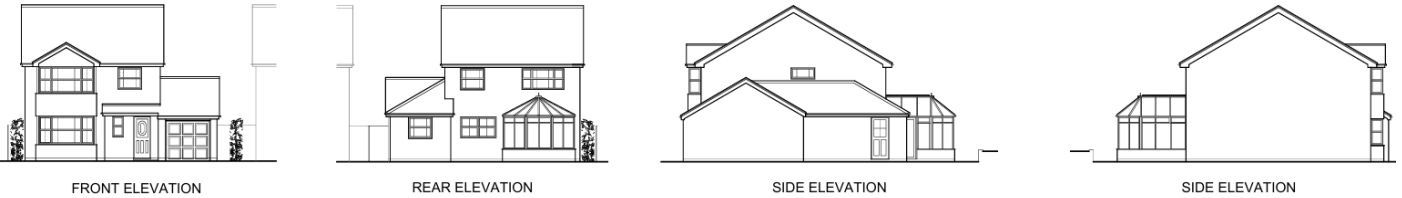
Front elevation

The site is a detached 4-bedroom house facing the eastern limb of Badgers Way across the broad green area bordering the stream that runs north from the bypass to the river between Bourton Mill and the car park. It is one of three, of a similar style but different designs. The line of houses continues as Nos 5, 7 and 9 Sycamore Close.

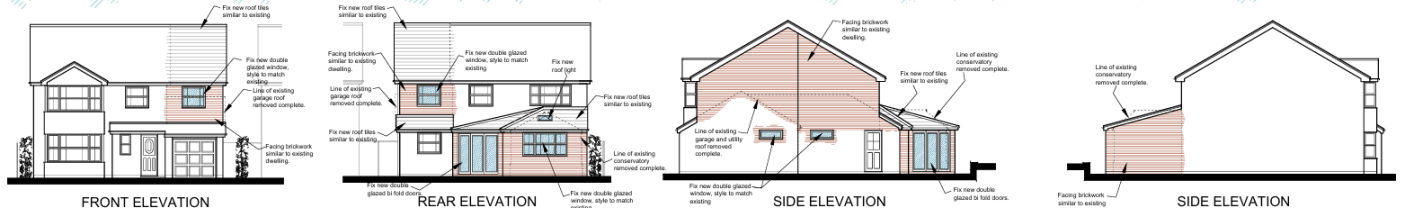
It has a single-storey attached garage which continues the full depth of the main house, housing a boot-room and a utility room, and both ends project a small distance further than the house footprint. There is a continuous porch roof over the garage and front door, and a small single pitch roof over the utility room projection. The lounge and master bedroom have a gabled bay window through both floors. It appears to be as built, apart from a polygonal conservatory on the rear wall of the dining room, as there is no planning history for this site.

The proposal is to:

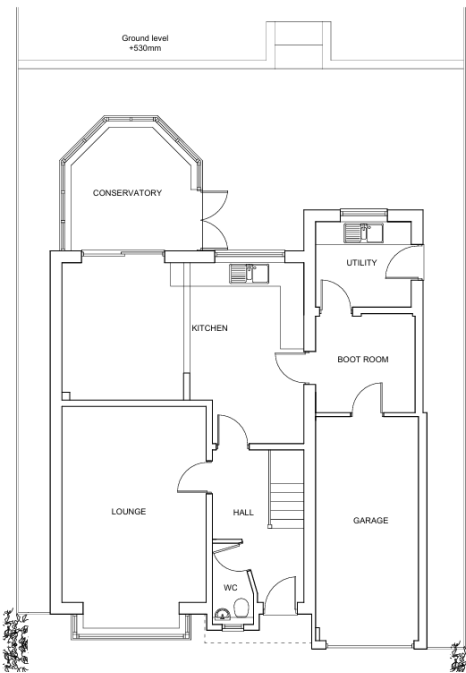
- Add a first floor over most of the single storey element (excluding the porch and utility roofs), extending the rear bedroom, and adding a new bedroom at the front; there will be new windows matching the existing, in the front and back walls. The existing small front bedroom is to become a study, so the number of bedrooms remains at four. The existing window to the upstairs landing will be replaced by a doorway to the new bedroom, and the new exterior wall will have no windows. The roof will be a continuation of the existing roof without a subsidiary ridgeline, contrary to the usual requirement.
- Demolish the existing conservatory and build a brick extension from the existing house side wall to the utility room projection, very slightly deeper than the existing conservatory, with a diagonal wall with a folding patio door, a window facing the garden, but no window in the other side wall (facing the back garden of 9 Sycamore Close). The existing rear house wall will be removed to make one large room and the kitchen moved across to the side wall. The roof will be single pitch, angled at the diagonal, and with a skylight in the garden aspect.
- The garage is to be divided to form a storeroom at the front, and the remainder amalgamated with the boot-room to form a playroom. There will be two high-level slot windows in the playroom, facing No 3, but this should not affect the neighbour's amenity.
- Matching materials are specified.



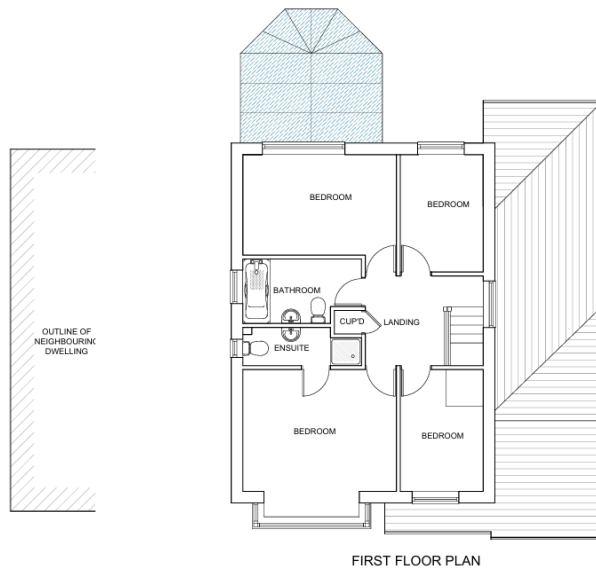
Existing elevations



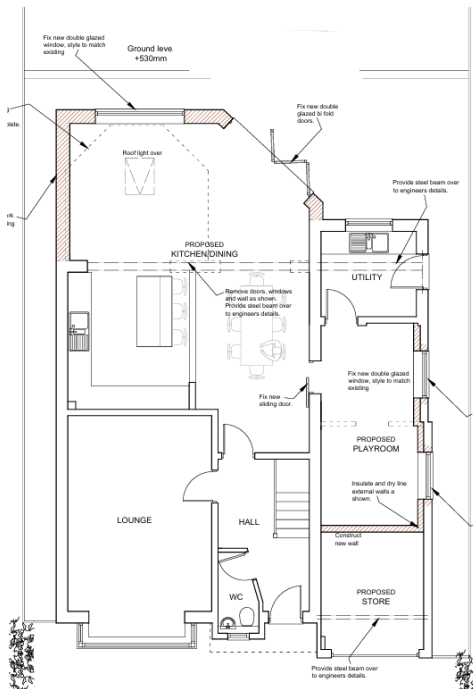
Proposed elevations



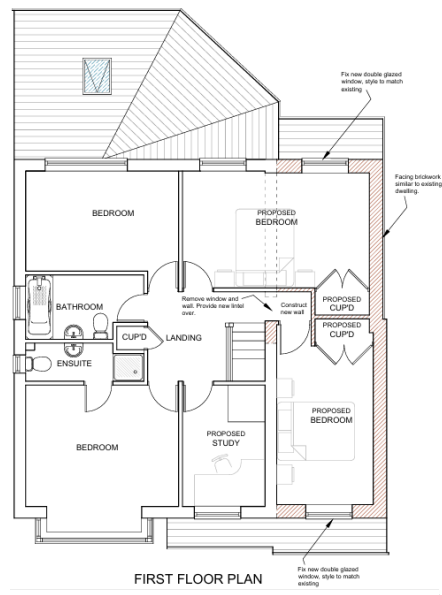
Existing ground and first floor plans



FIRST FLOOR PLAN



Proposed ground and first floor plans

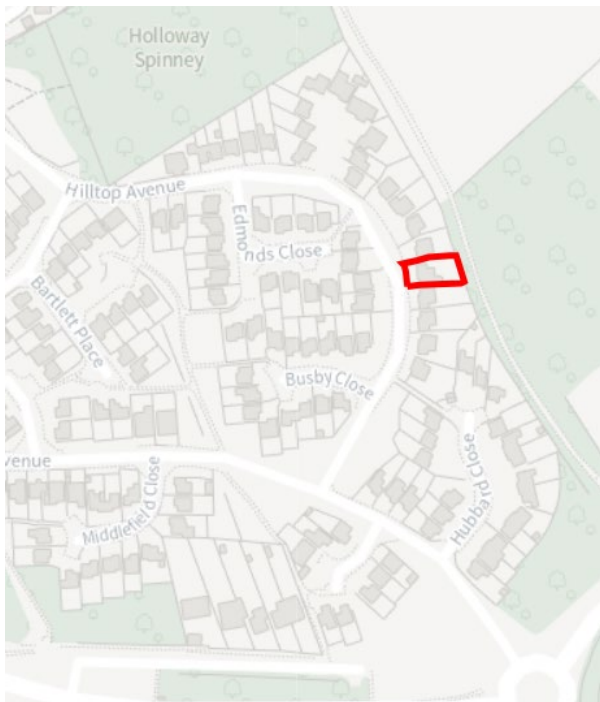


FIRST FLOOR PLAN

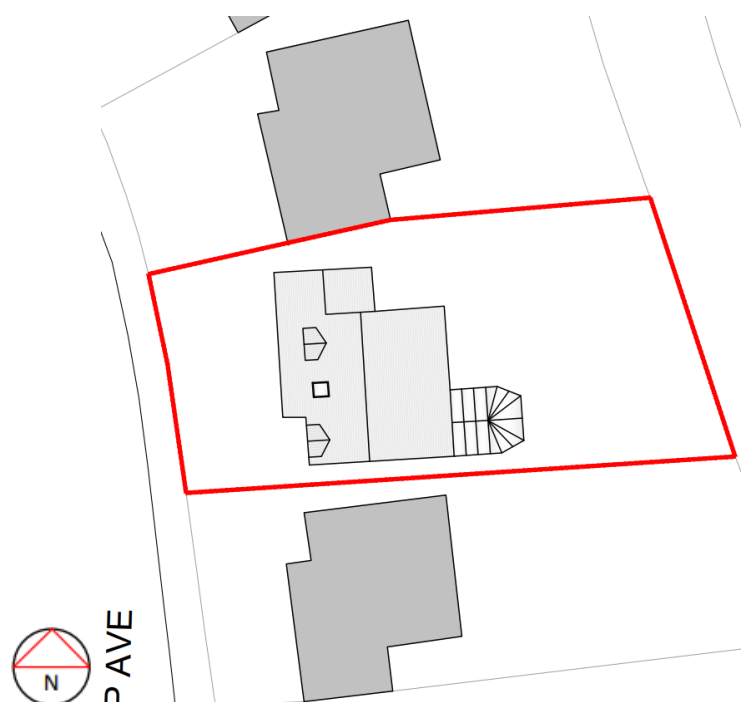
1	86/00515/AV	Residential development of 111 dwellings	Approved
2	PL/26/01173/FA	Demolition of existing conservatory, followed by construction of first floor side extension above existing garage, single storey rear extension, garage conversion, and changes to fenestrations	Pending consideration

5. PL/26/01292/FA

41 Hilltop Avenue, [Page Hill], MK18 1YH
 Garage conversion, installation of window and internal alterations
Bruver



Location plan



Site plan



41 Hilltop Avenue (26/1/26)

The site is a 4-bed detached house on the eastern side of Hilltop Avenue with a single storey attached garage on its northern side wall, in the middle of a row of similar houses (same style, some are handed so their garages are adjacent) between the junction with Fleet Close in the north to the green space and the boundary walls of Hubbard Close and Page Hill Avenue gardens in the south (odd Nos33 – 49 inclusive). There are two houses on the opposite side, (Nos28 & 30) but otherwise it is rear boundary walls of Busby and Edmonds Close houses. To the east is the bridleway that runs from Stratford Road east of the bypass roundabout past Holloway Spinney to Maids Moreton.

On the 2nd February agenda there was an application for an identical proposal, but for a Certificate of Lawfulness. Members were advised that this was inappropriate as PDR had been removed on the original estate application. The Committee then agreed to defer comment until a formal application was received, and that application was refused on 13th February.

All the houses on this stretch of Hilltop Avenue have retained their garage door (№47 had a double garage and has converted half of it but retained a garage door to the remainder) but hedges and other planting, and the curve of the road means a unified streetscene aspect is not presented.

Property History

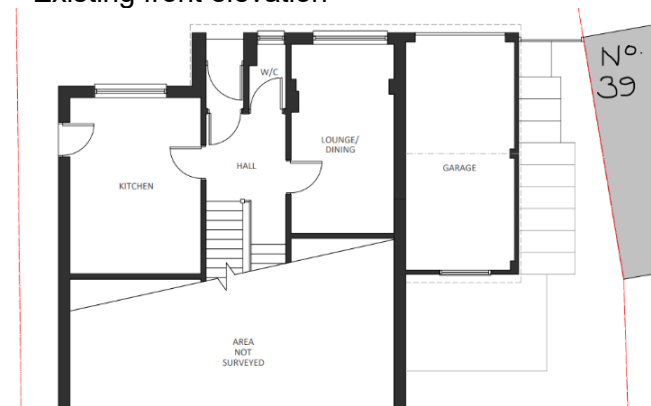
1	69/00065/BB	Erection of 300 private residential houses with roads/sewers and services etc	Approved (≡ AOP)
2	78/00848/AV	Alternative House styles	Approved
3	79/02030/AV	Erection of 36 dwellings with garages & infrastructure	Approved
4	80/00308/AV	Erection of 43 detached houses & infrastructure	Approved (≡ ADP)
5	92/01927/APP	Conversion of integral garage to dining room [<i>does not appear to have been implemented</i>]	Approved
6	PL/26/00164/SA	Certificate of Lawfulness for a proposed garage conversion	Refused
7	PL/26/01292/FA	Garage conversion, new window & internal alterations	Pending consideration



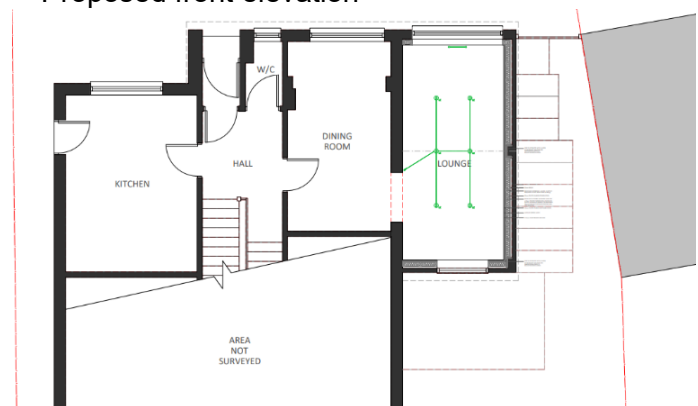
Existing front elevation



Proposed front elevation



Existing ground floor (front elevation at top)



Proposed ground floor (front elevation at top)

6. PL/26/01527/KA

12 Chandos Road, MK18 1AH

T1 Elder - Fell to ground level;. T2 Apple - Fell to ground level. (Buckingham Conservation Area).

Fuller



The site is one of a pair of semidetached Victorian houses at the northern end of Chandos Road, backing on to Ford Meadow. The trees are in the back garden.

The proposed works are:

T1 Elder Height 5m Crown spread 4.5m DBH - 300mm
Work required : Fell to ground level

T2 Apple Height 6m Crown spread 2m DBH - 300mm
Work required : Fell to ground level

Members are reminded that the Wildlife & Countryside Act 1981 prevents non-urgent works to trees during the nesting season, 21st February to 31st August.

The only previous application for this site was a joint application with №11 to add a front staircase between the existing two which give access to the front doors so that a basement flat could have its own entrance (07/02078/APP)

7. PL/26/01529/KA

22 Moreton Road [Fernleigh], MK18 1LA

Various tree works as shown on application form. (Buckingham Conservation Area).

Williams



Location plan

Site plan

Adjacent Listed Buildings & Conservation Area boundary

The site is Fernleigh, a Grade II Listed Building dating from the early 19th century, on the eastern side of Moreton Road, south of Cantell Close - the Conservation Area boundary runs along that boundary wall. Its back garden has a common boundary with the Hospital and to the south, and joined to it, is Sandon House, also Grade II Listed, and then the detached Moriah Cottage, also Grade II.



Fernleigh and its trees so far as can be seen from the road (10/3/26)

The proposed works to the trees are:
(boundary with N^o1 Cantell Close)

- | | | | | |
|----|---------------|--------------------------------------|------------------|------------|
| T1 | Alder | Height 14m | Crown spread 12m | DBH 500mm; |
| | | Work required : 5m crown reduction | | |
| T2 | Purple Prunus | Height 6m | Crown spread 4m | DBH 300mm; |
| | | Work required : 1.5m crown reduction | | |
| T3 | Birch | Height 7m | Crown spread 5m | DBH 300mm; |
| | | Work required : 2m crown reduction | | |

(Boundary with Sandon House):

- | | | | | |
|----|----------------|--------------------------------------|------------------|-----------|
| T4 | Holly | Height 8m | Crown spread 3m | DBH 350mm |
| | | Work required : Fell to ground level | | |
| T5 | Lawson Cypress | Height 17m | Crown spread 14m | DBH 600mm |
| | | Work required : Fell to ground level | | |

Previous application

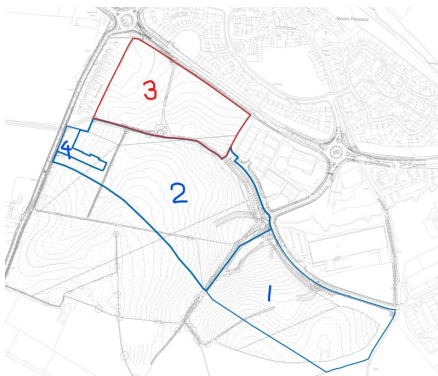
11/01043/ATC	Works to birch, cherry and alder tree	Approved
--------------	---------------------------------------	----------

There is no plan with this application, so it is not possible to confirm whether any of these are the T1/T2/T3 listed above. The application was made by the occupant of 1 Cantell Close, so they were certainly along that boundary, and the allegation was made that the roots were damaging their property.

There are no other applications associated with this address.

8. PL/26/00156/DE

Osier Way, Phase III
 Landscaping details and compliance for Phase 3 Reserved Matters
 application 24/01966/ADP
 Vistry Northern Home Counties



Site Location and Phase map



Site Layout (24/01966/ADP)

The drawings submitted fall into 4 categories

- a) External Works
- b) Public Open Space Detailed Planting Proposal (3 sheets: 2 plans, 1 schedule)
- c) Plot Planting Plans (6 sheets: 5 plans, 1 schedule)
- d) Design Code Compliance Statement (uploaded in 4 sections, total 44pp)

a) External Works



Proposed 1.5m wide self binding gravel, such as Breedon Golden Amber, or similar approved. Where self binding gravel transitions onto an adjacent hard surface, ie asphalt, three rows of flush granite setts are to be provided to prevent erosion and transfer of aggregate.

(All other paths are to be blacktop/tarmac)

The majority of the public space is round the perimeter of the Phase 2 area, apart from a broad strip with grass and trees about 1/3 of the way in from the western edge. The proposed planting is largely standard species except for the wetland area in the south east corner.

The plant schedule is divided into Trees, Shrubs, Native Copse Planting (Wetland), Mixed Native Shrub Mix, Ornamental Hedgerow and Marginal/Aquatic Mix. There is a reference to bulb planting (scatter and plant where they fall) but no indication of what types or where.

Nearly 100 new trees are proposed as follows:

Species	Note	Common Name	Number
Acer campestre		Field maple	15
Alnus glutinosa		Black alder	4
Betula nigra	Multi-stemmed	Black birch	3
Betula pubescens		Downy birch	13
Carpinus betulus		Hornbeam	23
Morus nigra		Black mulberry	1
Populus nigra betulifolia	seedlings	Black poplar	4
Prunus avium		Wild (or Sour) cherry	4
Prunus avium 'Plena'		Wild cherry with double blossoms	3
Quercus robur		English oak	5
Salix alba		White willow	2
Salix caprea	Selected Standard/ clear stem	Goat willow	3
Sorbus aucuparia		Rowan	13
Tilia cordata		Small-leaved lime	2

All of these are to be supplied as Heavy or Extra Heavy Standards except as noted

The Black Mulberry is to go by the triangular roundabout at the eastern end.

The four Black Poplars are to go just north of it.

The two Limes are to go in the aquatic area, one by each of the ponds with the dark blue outlines, as are the alders and the willows.

c) Plot Planting Plans

These are for the interior areas - mostly small beds in front of the houses, between blocks of on-street parking bays and similar miscellaneous patches of land. Familiar flowering plants and shrubs (hebe, lavender, rosemary, euonymus, hypericum) are interspersed with small trees. Among the less common are Judas Tree (4), Fatsia Japonica (2) and Witch Hazel (4).

d) Design Code Compliance Statement (44pp)

The plans included in the document are the originals submitted; there have been two major sets of amendments since then, including the street layout and distribution of Affordable Housing. It is hard to say whether 'compliance' with the superseded plans can be said to have been achieved for many sections of the Code, but comparisons have been made with the versions on the document list on the decision sheet for 24/01966/ADP.

Notes and comments

p.5 Street hierarchy

As the street plan in the submitted document is no longer valid, the surface treatment plan has been compared. Block paving is usually a good guide to private drive status and comparison with the version 3 Refuse Collection drawing shows that residents of almost all the orange roads will have to haul their bins to the nearest adopted road for emptying, The one that doesn't is in the northernmost rectangle, and that serves three blocks with accessible housing on their ground floors. See also pp14-15 below. Bucks. will not send bin lorries along block-paved roads.

The two grades of block paving are not explained.



p.12 Chimneys will be provided on at least 25% of the houses, with stacks on the gable end.

p.23/24 There are two qualities of materials: a minimum of 40% of dwellings will have stock bricks and Higher Quality roofing, and 5% will have a rose coloured rendered surface.

Walling types:

- S Red Brick 1- Stock (TBC)
- Red Brick 1- Wire cut (TBC)
- S Red Brick 2- Stock (TBC)
- Red Brick 2- Wire cut (TBC)
- S Purple Multi Stock
- Chalk Render and Purple Multi Stock
- Rose Render and Purple Multi Stock

Roof Tiles:

- 1 Grey Tile (Higher Quality)
- 2 Grey Tile
- 1 Red Tile (Higher Quality)
- 2 Red tile

Boundary Treatments:

- 1.8 m high close boarded fencing
- 1.8 m high brick masonry wall

The drawing on p23 (in Part 3 as uploaded) is too complicated to be reproduced at this scale. It also includes details of where the higher quality materials are to be used, and which buildings have chimneys.

[PL 26 00156 DE-OSWBU3-MCB-XX-XX-DR-A-0001-D5-P1-DESIGN CODE COMPLIANCE STATEMENT PART3-5290893.pdf](#)

Rainwater goods will be black.

Garage doors will be black.

The majority of front doors will be black; some will be “heritage” dark blue, green or red.

Window frames will be white.



p.27 Parking Strategy

There are now more Visitor spaces within the body of the estate (formerly there was only one). The Design Code states that flats over garages (FOGs) must have access to private amenity space and have a minimum parking space of 3m x 6m. This has been ticked as complied with, "with the exception of 2 plots". There is only one FOG on this part of the site, and it appears to have a garden area (see drawing on p15 below).

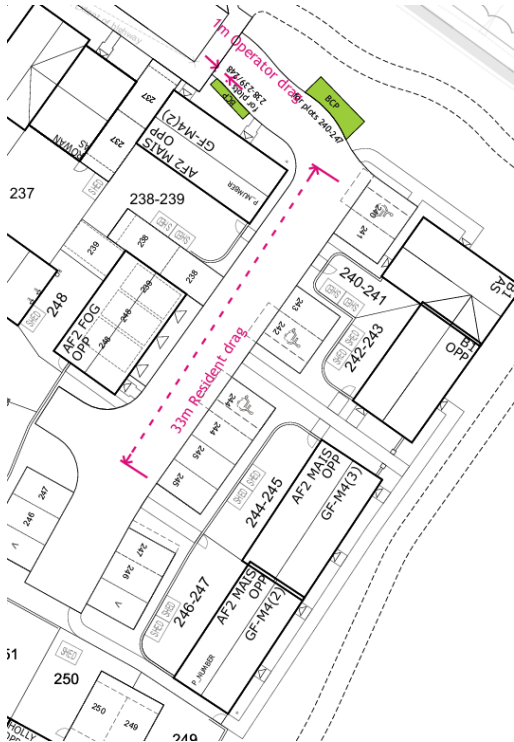
Design detailing, p28 onwards

P.29 The Refuse Strategy Plan in the document is version 01; the approved drawing, which altered many of the bin collection points, is v.03. However this approved plan still has haul distances for both residents and bin crews over the maximum in Bucks' policy (25m for residents, 10m for crews). Furthermore there is no comment from Waste & Recycling in the document list for the amended ADP application, so the decision was made without their input.

BTC did comment on this in its response. Green rectangles labelled BCP are Bin Collection Points



And it is to be hoped that this long haul from the accessible units is excused by the special arrangements that can be made for disabled residents:



The section of the Affordable Housing drawing on the right, which is not listed in the decision sheet for 24/01966/ADP, shows a cluster of disabled-accessible dwellings. The blue units are Affordable Rent, and each ground floor is for a disabled resident - 3 are M4(3) (wheelchair accessible) and one at each end M4(2) (capable of being adapted for a disabled resident). The upper floors are ordinary maisonettes (with stair access). The brown one is a Shared Ownership FOG with 3 bays underneath, two for the flat (248), one for the neighbouring plot 238, which has another open-air bay to the rear. The building to the left of '248' is a twin garage for plots 236 and 255 which face an adjacent road, so 248's garden won't be as dark as it would have been if sandwiched between two two-storey buildings, so it has a similar 'amenity area' to the other homes on the cul-de-sac.

The disabled accommodation at the other end of the estate has acceptable distances and collection points on a tarmacked road (the cul-de-sac is block-paved):



KM
16/3/26

BUCKINGHAM TOWN COUNCIL**PLANNING COMMITTEE****MONDAY 23rd MARCH 2026****Agenda 7.2 Planning appeal 50 Well Street****Enforcement ref: NC/25/00001/LB****Appeal ref: 25/00087/ENFNOT**

An Enforcement Notice was issued 5/11/25 with the following reasons:

The Council considers it expedient having regards to the provisions of the development plans and to all other material considerations to issue a Listed Building Enforcement Notice for the following reasons:

The building is included within a list of buildings of special architectural or historic interest compiled or approved under section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The building is a Grade II listed building. It appears to the Council that unauthorised works have been undertaken to the Listed Building without obtaining the necessary listed building consent which constitutes a contravention of s9(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended). The property, 50 Well Street, Buckingham, is a Grade-II Listed Building. The current windows are not appropriate material for the age and style of the building. UPVC does not appear the same as painted timber. The glazing bars are stuck on and thicker than previous. There are trickle vents at the top of each window. The windows appear to either be tilt-and-turn windows or a mixture of top and side hung, and they are standard double glazing.

The works have caused harm to the building's special architectural and historic interest and detracted from the character of the conservation area. The installation of UPVC windows harms the architectural integrity of the listed building by introducing non-traditional materials and modern detailing, erodes the historic appearance of the front elevation and fails to preserve or enhance the character and appearance of the surrounding Buckingham Conservation Area.

The new windows due to their material would cause a substantial harm to the significance of the Heritage Asset, and the setting of Buckingham Conservation Area.

Furthermore, in terms of the impact on the setting of the Designated Heritage Assets, the works undertaken are not considered to preserve or enhance the area as such, have been identified to cause harm. There are not public benefits which have been identified to outweigh the harm identified to the designated heritage assets. Therefore, it is concluded that the advertisement is unacceptable and contrary to the provisions of section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990, Policies BE1 and BE2 of the Vale of Aylesbury Local Plan (2021) and Sections 12 and 16 of the National Planning Policy Framework (2023).

The Council does not consider that listed building consent should be given, because conditions could not overcome these objections.

The appellant's Statement is below.

Appeal statement relating to the enforcement notice issued by
Buckinghamshire Council referencing the replacement of windows
within the front elevation of the listed building at 50 Well Street
Buckingham MK18 1EP on behalf of

Mr Alec Rose

Council reference number NC/25/00001/LB

Introduction

The enforcement notice was issued on the 5th November 2025.

The Enforcement Notice

There are a number of errors in the notice, which are listed below.

Section 3 The matters which appear to constitute a breach of planning control are stated to be, in paragraph 1 –

'Without listed building consent, the removal of two original timber single glazed windows and the insertion of two double glazed UPVC windows on the front elevation of the building'

This statement is incorrect; firstly, the timber windows are not 'original' and the replacements are not UPVC. In fact, the replacement windows are made from aluminium.

Section 4 Reasons for issuing this notice

Paragraph 3 line 3 onwards mentions that *the glazing bars are stuck on and thicker than previous. There are trickle vents at the top of each window. The windows appear to be either tilt and turn windows or a mixture of top hung and side hung.*

The appellant is not sure whether or not a Council officer has visited the site as if he/she had they would have noticed that the glazing bars are the same size as those on the previous windows, there are no trickle vents, and the windows are side hung as per the previous windows. Therefore, this reason is inaccurate.

Paragraph 4 again mentions UPVC windows, which as stated above is incorrect.

Paragraph 6 lines 5/6 states '*Therefore, it is concluded that the advertisement is unacceptable and contrary to the provisions of*' and then lists the various legislation and policies.

The notice has already incorrectly described the alleged breach of planning control relating to the windows and now refers to an advertisement being unacceptable!

Section 5 What you are required to do.

Step 1 states 'remove the UPVC double glazed windows from the front elevation of the building'.

This obviously cannot be done as the windows are not UPVC, so this inaccuracy is being repeated throughout notice.

Grounds of Appeal

The appellant has lived in 50 Well Street since 2007 and has undertaken repairs to the wooden window frames on a regular basis during that time. However, this ongoing repair of rotting wooden windows was proving futile as the nature of the frames did not prevent damp affecting the front wall of the property and/or drafts entering the living area.

The front elevation wall, particularly below the window ledge, had damp on a near permanent basis, which was proving difficult to cure, despite the use of an industrial room heater to hopefully remove the problem.

Therefore, quotes were received from local suppliers for replacement window frames for the property.

Wooden hardwood frames were approximately £25000 for the specification that included double glazing and prevent damp and keep the house more secure. This was considered unaffordable.

The aluminium frames were £10000 and the quote for uPVC frames was £7500.

It was decided that the aluminium frames were the best solution to solve the problems with continuing rot and dampness and for added security and energy efficiency.

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1201414

Date first listed: 03-Apr-1973

List Entry Name: 49 AND 50, WELL STREET

Statutory Address 1: 49 AND 50, WELL STREET

Location

Statutory Address: 49 AND 50, WELL STREET

The building or site itself may lie within the boundary of more than one authority.

District: Buckinghamshire (Unitary Authority)

Parish: Buckingham

National Grid Reference: SP 69520 33713

Details BUCKINGHAM

SP6933 WELL STREET 879-1/6/167 (East side) 03/04/73 Nos.49 AND 50

GV II

Two cottages in one build. **C18 with C20 alterations**. Rendered with plain-tile roof and brick ridge and end stacks. 2- and 1-unit plans. 2 storeys and attic; 3-window range. C20 doors to left and right of centre, that to right with straight hood on shaped brackets. 2-light casement windows to ground and 1st floors. Rendered stepped eaves, and 2 gabled roof dormer windows.

Listing NGR: SP6

The list entry describes 'two cottages in one build. **C18 and C20 alterations**'. The latter has been bold typed to highlight that 49 and 50 Well Street are not as originally built. As mentioned in the description above both front doors have been changed, and again subsequent to the listing, in 1983 consent was given for an extension to the rear of No 50, as shown on the plan below.



Front elevation of 50 Well Street – July 2018 courtesy of Google Street view.



Front elevation with replacement windows – September 2025

Buckinghamshire Council Heritage responses

The enforcement notice states that 'the works have caused harm to the buildings special architectural or historic interest and detracted from the character of the conservation area' however, this 'harm' has not been precisely explained on either count.

The appellant has not been furnished with any comments expressed by the Councils Heritage Officer despite numerous requests, which were presumably asked for by the enforcement team to justify the serving of this notice.

The appellant has not therefore been given any evidence or information on which the Council has seemingly based its case.

Alleged harm to the Conservation Area

Regarding harm to the conservation area, the majority of buildings nearby to 50 Well Street are not listed, and many of these have had non wooden replacement window frames fitted, which are mainly uPVC; this has been a common practice throughout the Buckingham conservation area. Therefore, suggesting the use of aluminium window frames causes harm to the conservation area appears contrary to the evidence that exists.

Provided that the replacement windows are of the same proportions and style of those before, and openings are similar, then non wooden frames have little or no effect on the historic value of the heritage asset.

If the Council insists harm is being done, then the appellant would expect a more detailed explanation of this; precisely in what manner is this harm to the conservation area taking effect?

Alleged harm to a listed building

As described above, the replacement aluminium window frames are the same design and style as the previous wooden ones; the windows are also side hung as before. So, apart from the different materials there has been no change to the front elevation.

The Council accepted a flat roofed rear extension to 50 Well Street built using modern materials; both Nos 49 and 50 have had various replacement front doors over time, as highlighted in the listing, and looking at the 'before' and 'after' images (of the windows) of the front elevation there appears to be no harm caused to the historic interest of the building.

Furthermore, very little of the 'original' building remains, the roof timbers have been replaced at some date in the past and the roof covering also replaced. Possibly the sole remaining original feature is the front elevation wall, which will have been re rendered many times since first built.

There has also been inconsistency in the Council's approach when dealing with alterations to windows in listed buildings within Buckingham, and examples of this are highlighted below.



This image shows part of a terrace of listed buildings within Bridge Street approximately 100 metres to the south east of 50 Well Street.

The red dots indicate replacement windows that consist of uPVC; the first floor window is top hung. It appears that the Council are content to allow these windows to replace what were formerly wooden frames whereas the window frames at 50 Well Street are considered harmful.



Another example of non wooden window frames within a listed building in Hunter Street, which presumably the Council are content with including the use of trickle vents.

Both of these examples indicate an inconsistency of approach by Buckinghamshire Council when considering this type of alteration to a listed building.

But perhaps the most glaring inconsistency relates to advertisement signs, lighting, and window canopies attached to the Buckingham Town Hall, shown on the image below.



The Town Hall is a Grade 2* (star) listed building, meaning it has significant importance. The building sits in a prominent location at the top end of the Market Square and 'encloses' this part of the street. Along with The Old Gaol and the Parish Church, these buildings are the most prominent within the historic town centre.

Whilst the lettering shown is being changed, the Council has allowed a replacement sign to be attached above the entrance door, whilst the window canopies will remain. These attachments, including lighting, are manufactured from modern materials and being attached to a Grade 2* listed building.

It is the appellants opinion that the effect of these attachments will have a far more significant impact on the historic nature of the listed building and conservation area than that of the new window frames on the much smaller building at 50 Well Street.

Active Hospitality - **Villiers Ballroom**

5364mm

VILLIERS BALLROOM

ILL

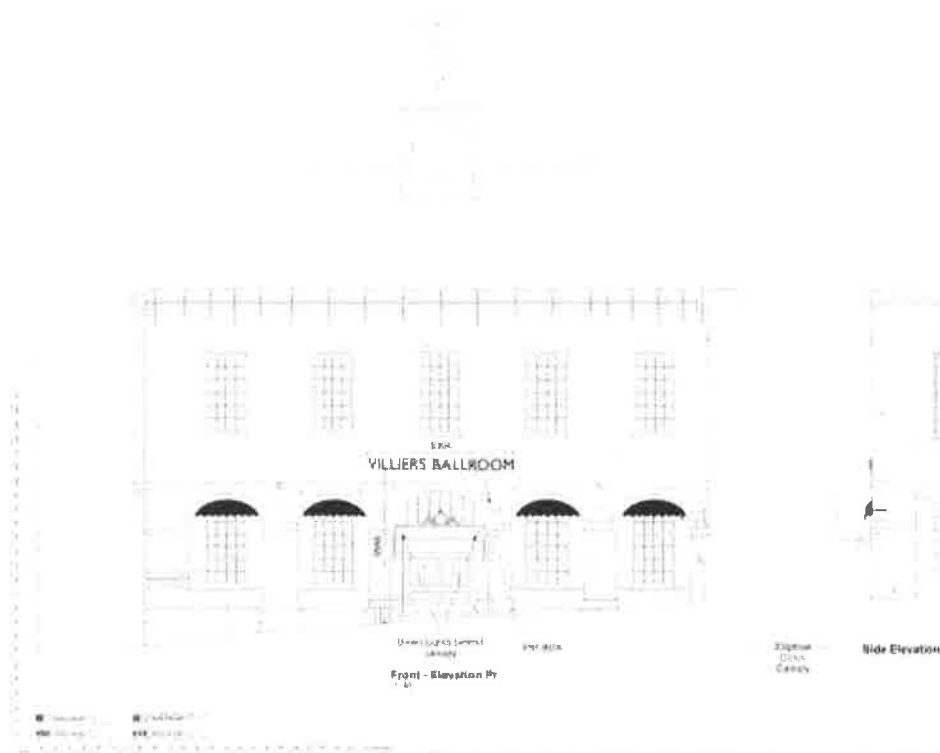


Built-up flat faced 0.9mm descaled s/s letter coated RAL 9005 black satin, 4mm opal material OVERSIZED (by 3mm all round) backtrays fitted on clear acrylic blocks 400mm high with 50mm deep returns re: 'VILLIERS BALLROOM'

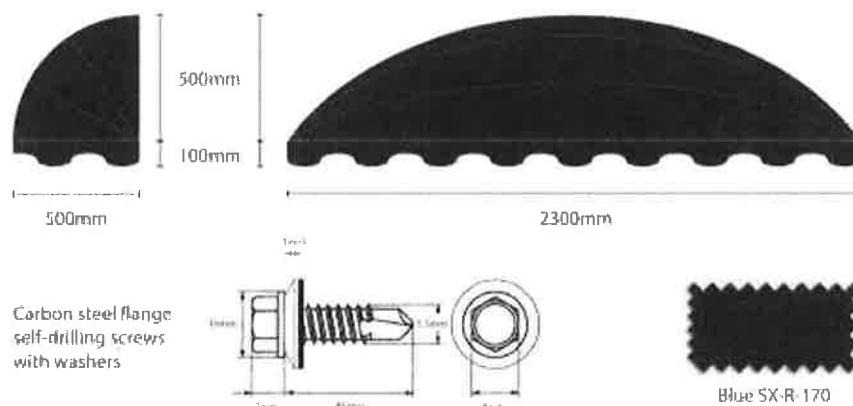
Built-up flat faced 0.9mm descaled s/s letter coated RAL 9005 black satin, 4mm opal material OVERSIZED (by 3mm all round) backtrays fitted on clear acrylic blocks



Permitted sign at the Town Hall



Proposed front and side elevations of the Town Hall



Awning style: Elliptical Dutch Canopy
 Size: 2300mm (w) x 500mm (h) (+100mm valance) x 500mm (d)
 Internal Frame: Black powder-coated aluminium extrusion with grey plastic end caps
 Canopy material: Recasens fabric
 Colour: Blue SX-R-170
 Fixing: 3 x Black powder-coated steel half brackets secured with carbon steel flange self-drilling screws with washers into large plastic rawl plugs, into brickwork/concrete
 Approx. 3-4 metres from ground to bottom of canopy valance (depending on position from ground incline)

Permitted window canopies at the Town Hall

However, each site must be treated on its own merits, in which case advice from English Heritage, Government, and Local Plan policy must be considered.

In the English Heritage Advice Note 18 'Adapting Historic Buildings for Energy and Carbon Efficiency' dated July 2024 it states -

Our historic buildings must continue to change and evolve if they are to both contribute to a greener future and be fit for purpose for the people who live in, experience and care for them. If done thoughtfully and carefully, these changes can achieve the complementary goals of protecting our heritage and adapting to a changing climate.

The world faces a climate emergency. Buildings are a major consideration in addressing this challenge. They are one of the largest contributors of UK carbon emissions and can emit carbon dioxide throughout their whole lifecycle, including during construction and demolition.

The country has an extraordinarily rich historic environment, including the oldest housing stock in Europe. By retaining, using and appropriately adapting our historic buildings, they can be a key part of the solution for lower carbon emissions.

Adapting historic buildings appropriately does not just mean employing the most effective means of reducing carbon emissions and reliance on fossil fuels. It also means doing so in ways that protect historic significance and character, which is pivotal to making beautiful places, supporting the economy and creating jobs.

Mitigating climate change and conserving historic buildings are compatible goals.

Paragraph 82 of this note states –

Many historic buildings have windows which are relatively recent and not contribute to a building's special interest. In such cases, their replacement with double-glazed windows of an appropriate material, glazing bar pattern and detailing is likely to either have a neutral impact or to enhance significance.

NPPF paragraph 212 states –

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Vale of Aylesbury Local Plan

The section dealing with Heritage Assets leads to the formal policy BE3, part of which states –

All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.

The council will:

a Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets.

Policy conclusion

Throughout this advice and policy, the suggestion is that provided any change does not cause 'harm' and if done thoughtfully, changes can achieve the goals of protecting our heritage. Harm is very subjective so in this case the appellant would argue that based on English Heritage advice none has been caused.

Since the installation of the aluminium frames the appellants energy use has reduced by over a third, thereby fulfilling the aims of making the listed building more energy and carbon efficient.

Also stated in the English Heritage advice many historic buildings have windows that are relatively recent, as is the case at 50 Well Street, and which do not contribute to the buildings special interest.

As mentioned above, much of the original 18th century building has been replaced over time as part of its continual maintenance as a habitable dwelling, including the windows.

The NPPF suggests that great weight should be given to the asset's conservation. The use of aluminium window frames in this case will help to efficiently maintain the building as a habitable dwelling without causing harm to the historic context in which it sits.

Similarly, Local Plan policy suggests the same.

Conclusion

The main issue as the appellant sees this is 'harm', which the Council say has been caused and is very subjective.

Aluminium is derived from the mineral Potassium Alum, so it can be argued that this is a natural material in a similar way to wood, as both require manufacturing processes to achieve a finished product.

Considering the issues raised in this statement, and advice and policy, it is considered that the aluminium window frames at 50 Well Street do not cause harm to either the listed building or the conservation area, for the reasons given.

The new window frames do not change the appearance of the dwelling as the proportions match what has been replaced, and do not diminish the historic value of the asset.

The owner of a listed building has the responsibility to maintain the property in good order; failure to do this may result in action being taken by the Local Authority. As a responsible owner the appellant has undertaken repairs in the most efficient and affordable way possible to secure the long-term future of the fabric, and historic value, of No.50 Well Street.

The building has retained its authenticity typical of its type and period in the area, and bearing this in mind the appellant would respectfully request that the Inspector allows this appeal.



PROJECT : STREET NAMING & NUMBERING

Title : Northern phase - 134 dwellings on land off Osier Way, Buckingham



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

streetnaming@buckinghamshire.gov.uk

OS Ref : SP 69103 32933

Scale : 1:1,250

Date: March 2026

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 accuracy of the additional information

DRG NO: 26/00061/NEWDEV

No:	Minute No.	Action	Action Required	Update	Status
1	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.	Photographs provided and report made to Bucks.officer	Awaiting response/ action by BC or developer
2	375/25.2 (10/11/25)	Action reports	Members AGREED, for monitoring purposes, to add the six external floodlights retrospective application (25/01975/APP; Refused 30/10/25) to the action report.	Enforcement case opened 15/2/26 - EN/26/00209/LB	
4	274/25 (22/9/25)	Matters to report	April Cottage - chase up the Heritage Officer.	New photos taken and passed to Heritage with request for update	
5	377/25.2 (10/11/25)	Matters to report	Floodlights - Dragon Bay	Reported- case file 25/00893/LB opened	Awaiting decision
6	506/25.1 (2/2/26)	A421 dualling	Request Highway Information comes back for consideration.	A421 Report circulated to all Members as requested	May agenda
7	506/25.1 (2/2/26)	non-determination appeals	Question quarterly forum on lag time in non-determination.	Question submitted for Forum meeting on 16/2/26	Meeting not held: question referred to Appeals officers
8	506/25.1 (2/2/26)	Land South of Bourton Road	Proper tender process for any educational establishment.	wait for appeal decision before action	Decision awaited
9	506/25.2 (2/2/26)	The Old Telephone Exchange	Send a letter re new proposals and give BTC view.	Sent to Inspectorate	Receipt acknowledged
10	506/25.2 (2/2/26)	The Old Telephone Exchange	Write to ask why application was not considered at cancelled meeting / view of officers and chair .	sent to Cllr Strachan who referred it to officer for response	Response awaited
11	507/25.2 (2/2/26)	Action Reports	Write to ask why we have not received a response from s106 officer re visit to BTC.	S106 officer only deals with payments, no planning officer available to speak at meetings	
12	507/25.2 (2/2/26)	Action Reports	Next meeting to discuss CIL/s106	Referred to s106/CIL Working Group who will report back to FC	Due to meet week starting 15th April

No:	Minute No.	Action	Action Required	Update	Status
13	507/25.2 (2/2/26)	Matters to report	Comment again on illegal waste site on Tingewick Road triangular site on Foundry Drive.	Response from EA Appendix C on this agenda	

Agenda 8.2.1**Minute 507/25.2****Response from Environment Agency to report of unlicensed tipping at Tingewick Road Industrial Estate
Received 4/3/26**

Thank you for taking the time to report this matter to our Incident Communication Centre. I can provide you with a summary of our involvement below.

The Environment Agency received initial reports from concerned residents on 28 October last year. Officers from the Enforcement Team attended on the 4 November and confirmed that partially processed mixed waste (this type of waste is typically made up of commercial type waste that has been treated and shredded at a waste treatment facility) had been tipped at the site. There is no environmental permit or waste exemption covering the site; therefore the importation and storage of waste is not allowed.

We contacted the landowner on the 6 November and having established who the tenant was we wrote to them on the 19 November. Our letter to the tenant required the company to cease the importation of waste with immediate effect and to clear the waste from the site.

We are satisfied that no further waste was brought to site following our intervention.

We have carried out inspections in December, January and again last month. The skips full of waste have been removed and an estimated half of the processed waste has also gone. This was cleared before Christmas. Since the New Year we have asked that the remaining waste be cleared voluntarily; unfortunately this did not occur. We have now issued a formal Enforcement Notice on the tenant with a legal requirement that the remaining processed waste be removed by the end of April.

We will continue to monitor the site and will visit to determine compliance with the Notice.

Buckingham Planning Application statistics 2025

Figures correct to 17/3/26; 2024 figures in { }

Figures below are based on the total number of 2025 Buckingham applications whether or not duplicated or decided. Comparisons with last year cannot be made as the Northern Area became amalgamated with Central Area in May. The combined area's total for the year (including late validations) was 6869, so Buckingham applications formed 1.56% of the total. (2024's was 3.15% of a total of 3870 applications).

There were 107 {121} 2025 Buckingham applications received as follows (omitting one duplication and 1 sent in error):

Applications by suffix:

Old suffix	new suffix			
AAD	AV (signage)	5+1	6	{ 5}
ADP	RM (Approval/details foll. Outline Permission)		0	{ 5}
AEL	Electrical structure		0	{ 1}
AGD	(Agricultural check)		0	{ 1}
AGN	AGN (Agricultural notification)		0	{ 1}
ALB	HB (listed buildings)	5+1	6	{16}
AOP	OA (Outline Permission)		0	{ 1}
APP	FA (general)	23+14	37	{54}
ATC	KA (works to trees in Conservation Area)	12+ 6	18	{ 6}
ATP	(works to TPO trees)	12+ 3	15	{10}
CPE	EU Certificate of Lawfulness (Existing use)	1	1	{ 0}
CPL	SA Certificate of Lawfulness (Proposal)	6+ 3	9	{10}
HPDE	PNE (Householder Permitted Development–Extension)	2	2	{ 0}
PAPCR	PAPCR(Change of use commercial → residential check)		0	{ 1}
PIP	PIP (Permission in Principle)	1	1	{ 0}
PVN	(solar panel array)	1	0	{ 2}
	SA (other Small Application, not CPL)	1	1	{ 0}
ATN	TELN (telecoms notification)	5	5	{ 0}
VRC	VRC (variation of condition)	6	6	{ 9}

Applications by type:

Agricultural buildings	0	{ 2}	
Airconditioning/Air source heat pump	1	{ 2}	
Alterations/renovations/repairs	5	{13}	
Annexe (caravan)	1	{ 0}	
Carport (new)	0	{ 1}	
Change of use	9	{18}	
	Loft conversion	3	{ 2} {+ 1 shed → cattery
	Office → residential	1	{ 0} 4 buildings → flats
	C4 HMO (6 units) → sui generis HMO (7 units)	1	{ 1} 1 house → HMO
	Carport → study/washroom	1	{ 0}
	Garage → residential use	2	{ 9}
	C3 dwellinghouse → residential care home	1	{ 0}
Chimney removal	0	{ 1}	
Conservatory	0	{ 1}	
Doors and windows	new door to 1 st floor of Post Office	1	{ 2}
Dropped kerb	1	{ 2}	
EV charging hub	0	{ 1}	
Electrical power line	0	{ 1}	
Extension	28	{27}	
External staircase / Fire escape	0	{ 1}	
Fence/Wall/Gate (residential)	2	{ 0}	
Floodlights	2	{ 0}	

Garage (replacement)	1	{ 0}
Housing (new)	1	{ 7}
(Net loss of one house to residential care home	1	{ 0}
Medical Centre	0	{ 1}
Porch	2	{ 1}
Reserved matters	0	{ 2}
Signage	8	{ 8}
Solar Panels	1	{ 2}
Telecomm. Notifications	5	{ 0}
Variation of planning condition	6	{ 9}
	<i>Variation of drawing numbers due to change layout (2);</i>	
	<i>variation of placement of window (1);</i>	
	<i>variation of condition barring kitchen areas in HMO (1);</i>	
	<i>variation of condition limiting occupation to students (1);</i>	
	<i>variation of plans to accommodate more modern food processing plant</i>	
Works to trees	33	{16}

Double applications

24/00677/00678 (APP/ALB)	<ul style="list-style-type: none"> Internal and external alterations inc. garden area Signage and lighting Floodlighting additional to above Replacement shop window Signage Repair of roof tiles and timbers
24/02054/02055 (AAD/APP) White Hart Hotel	
25/01975/01976 (APP/ALB)	
25/00392/00393 APP/ALB) 9 Market Square	
25/01179/01267 (ALB/AAD) Kings Head	
25/01545/01546 (APP/ALB) 5 Castle Street	

Applications following a refusal

24/01443/01444 (APP/AAD) 12 Bridge Street	<ul style="list-style-type: none"> External staircase (refused) & signage (approved) External staircase
25/00519/APP	
2402183/02185 (ALB/AAD) Old Market House	<ul style="list-style-type: none"> Signage Signage (retrospective)
25/01499/01500 (AAD/ALB)	
24/02745/APP,25/00192/APP 27 Osberg Road	Ch/use carport to habitable room
25/00211/HPDE, 00922/HPDE 10 Highlands Rd.	Extension
24/01412/APP,25/01020/APP Avenue Lodge	Extension
24/03221/APP,25/01126/APP 24 London Road	<ul style="list-style-type: none"> Extension, raising roof, dormers Variation of windows
25/02022/VRC	
23/01938/APP,24/01365/VRC } 36 Chandos Road	Addition of kitchenettes to some bedrooms
25/01537/VRC	
25/01441/CPL,25/4193/APP 53 Fishers Field	Extension
25/3439/SA, 25/5142/FA 5 Frideswide St.	Loft conversion

Applications following a withdrawal

24/02131/VRC 25/01357/VRC } 4 London Road	Removal of 'students only' condition refused
---	--

New application for same site/variation of existing approval

24/01001 White House Farm repairs to former dairy	withdrawn
24/01104 " " " re-roofing and other repairs	approved
24/03028 " " " demol. Dutch barn repl. with machine shed	further detail required, see 03712
24/03536 " " " structural work to dairy	approved
24/03577 " " " external works inc. opening up blind windows	approved
24/03593 " " " internal works	approved
24/03712 " " " machine shed	approved
25/00783 " " " solar panels on new shed	awaiting decision
22/02022 & 25/00225 46 Burleigh Piece front and rear extension	approved
23/02545,24/01837,25/00573/VRC Benthill, 2 new houses (revised drawing numbers)	approved
25/01126/APP,25/02022/VRC 24 London Rd, (revised drawing, side window)	refused
24/00977/APP, 25/02143/VRC Puratos (upgrade of processing plant)	approved
19/00902/ADP, 24/02616/VRC, 25/02337/VRC land adj.73 Moreton Rd (changes to house designs)	approved

Buckinghamshire Area Committee Meetings held comparison with other Areas (per Minute 621/21):

Area	№ of meetings in calendar Jan – May 2025 excluding May meeting to elect Chairman (no other business)	№ of these cancelled 2025 Some June & early July meetings were cancelled due to the election purdah period The five Area Committees were reduced to three after the May elections	N.B. Not all meetings after May had business for both areas Totals are calculated as if still separate	Number held and % of total 2024
Central Area	5: J F M A M	7: J J A S O N D Would have been 2C & 4N if they had remained separate	5/12 (42%)	11/13 (85%)
North Bucks Area	5: J F M A M		7/12 (58%)	6/13 (46%)
East Bucks Area	5: J F M A M	7: J J A S O N D	4/12 (33%)	8/13 (61%)
South Bucks Area	5: J F M A M	Would have been 2E & 4S	8/12 (67%)	7/14 (50%)
West Bucks Area	13	J F M A M J J J A S O N D	11/13 (85%)	8/13 (61%)
Strategic Sites	18	J F F M A A M J J J A A S O N N D D	9/18 (50%)	4/16 (25%)
Growth Select Committee	5	Jan Mar Jul Sept Nov	5 (100%)	5 (100%)
Transport Select Committee	5	Feb Mar Jun Sept Nov	5 (100%)	5 (100%)

Appeals lodge and decided during 2025:

application	site	against	decision	date
23/00064/ ENFNOT	14 Church Street	Enforcement Notice	dismissed	10/11/25
23/00178/AOP	Land west of London Road	Refusal (300 houses on industrial site)	allowed	8/4/25
23/02843/CPE	12 Brackley Road	refusal	split decision: landing deck allowed, ch/use dismissed	14/4/25
24/00798/AAD	22 Bridge Street	refusal	dismissed	13/11/24
24/01365/VRC	36 Chandos Road	Refusal of Var.Cond.4 of 23/01938/APP to allow kitchen facilities in HMO	dismissed	4/2/25
24/01412/APP 25/01020/APP	Avenue Lodge, Stratford Road	Refusal Non-determination	dismissed allowed	25/3/25 26/11/25
25/00327/APP	28a Deerfield Close	refusal	dismissed	18/8/25

Applications called-in - committee date & decision

24/03426/AOP	Land S of Bourton Road	220 houses etc	23/7/25 & site visit report 3/9/25	Committee refused Appeal lodged
25/01537/VRC	36 Chandos Road	Making some HMO rooms selfcontained	No decision at 26/2/26	

Per Min. 1036/09 the **Planning Consultations** during 2025 were

Buckinghamshire Local Plan	Local facilities list (update of 2023 survey)	February
MHCLG	Reform of planning committees – technical consultation	July
Buckinghamshire Council	Proposed Disabled Bay in Addington Road	July
Buckinghamshire Council	Proposed update of and extensions to Buckingham Conservation Area	November
MHCLG	Changes to the Statutory Consultees on planning applications	December

Responses/decisions to 17/3/26

BTC responses 2025						
	Total 107	approved	refused	Withdrawn	Permission not required	No decision yet
No objections (includes tree works)	80	65	7	2	2	4
(of which 'subj Env. Health')	1)	2				
(of which 'subj HBO')	4)	4				
Support	2	2				
Oppose (includes tree works)	14	8	4			2
(of which called-in)	1)					1
No comment made	11					
(of which						
withdrawn before meeting	1			1		
decision before meeting	4	3	1			
comment deferred	1		1			
telecom notification	5)	5				
Tree works (ATP/TP)	15					
No objections		11		1		1
Oppose		2				
Tree works (ATC/KA)	18					
No objections		14		1		
Oppose						
Decision made before meeting		2				
BTC application (Chandos Park)		1				

Last 10 years comparison (discrepant totals are due to noted/withdrawn/not consulted on/no decision yet etc)

Year	Total responses to	% total for area	Decision	%approved	% refused
2016	138 of 156	3.4%	Support 3	67%	0%
			No Objections 79	90%	1%

			Oppose 34	44%	12%
2017	134	2.8%	Support 12	75%	0%
			No Objections 75	81%	9%
			Oppose /Oppose & attend 26	50%	35%
2018	164	3.5%	Support 1	no.decision yet	
			No Objections 97	73%	7%
			Oppose/Oppose & attend 41	29%	15%
2019	137	3.0%	Support 1	No decision yet	
			No Objections 83	81%	4%
			Oppose/Oppose & attend 36	36%	14%
2020	135	3.0%			
			No Objections 71	74%	3%
			Oppose/Oppose & attend 26	19%	8%
2021	135	2.7%			
			No Objections 85	78%	0%
			Oppose/Oppose & attend 34	38%	36%
2022	149	3.4%			
			No Objections 106	83%	8%
			Oppose/Oppose & attend 34	14%	65%
2023	141	3.5%	Support 5	40% (3 no decision)	
			No Objections 96	90%	7%
			Oppose 34	53%	21%
2024	121	3.15%	Support 5	40%	
			No objections 80	71%	11%
			Oppose 25	36%	12%
2025	107	1.56%*	Support 2	100%	
			No objections 80	70%	9%
			Oppose 14	57%	21%

* see explanatory paragraph on page 1 of this report

Undecided applications before new system introduced (as at 17/3/26)

Reference ⇅	Address ⇅	Type ⇅	Status ⇅
16/O2252/APP	Oakhaven Park Radclive Road Gawcott Buckinghamshire	Application	Awaiting decision
20/O1000/APP	Land At Moreton Road Buckingham Buckinghamshire MK18 1JZ	Application	Awaiting decision
24/O1853/APP	Land North Of 1 Bath Lane Buckingham Buckinghamshire	Application	Awaiting decision
24/O3426/AOP	Land South Of Bourton Road Buckingham Buckinghamshire MK18 7DR	Application	Decided
24/O3608/APP	Home Appliances The Old Telephone Exchange Market Hill Buckingham Buckinghamshire MK18 1JT	Application	Awaiting decision
25/O0783/APP	White House Farm Bourton Road Buckingham Buckinghamshire MK18 7DT	Application	Awaiting decision
25/O1537/VRC	36 Chandos Road Buckingham Buckinghamshire MK18 1AP	Application	Awaiting decision

The highlighted applications are awaiting appeal decisions

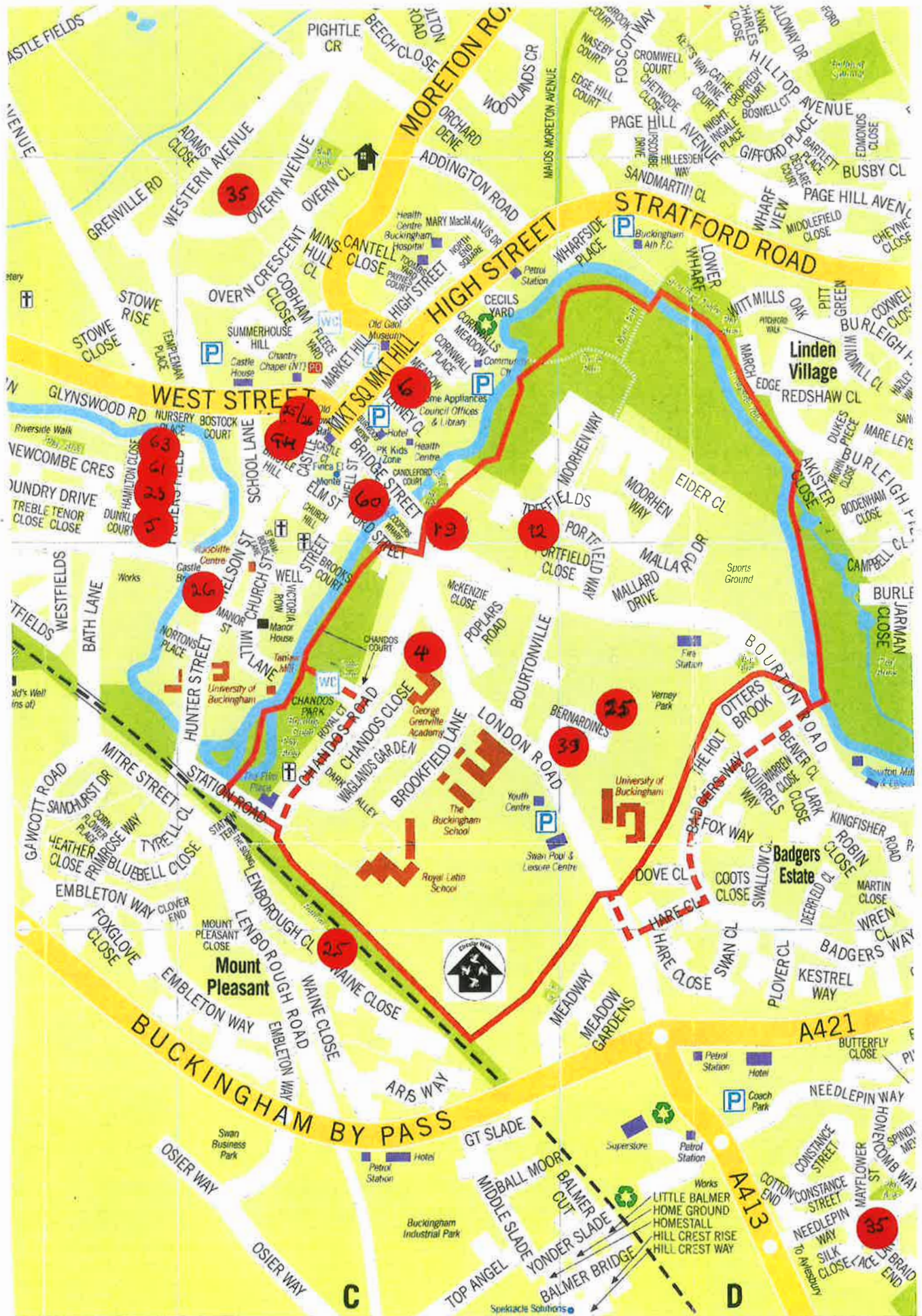
Undecided applications after new system introduced (as at 17/3/26)

Reference ↕	Address ↕	Type ↕	Status ↕
PL/25/5000/FA	22 Lenborough Close Buckingham Buckinghamshire MK18 1SE	Application	Registered
PL/25/5479/FA	Barham Lodge Nelson Street Buckingham Buckinghamshire MK18 1GS	Application	Registered
PL/25/5633/AV	Swan Business Centre Osier Way Buckingham Buckinghamshire	Application	Registered
PL/25/6526/TP	2 Bostock Court West Street Buckingham Buckinghamshire MK18 1HH	Application	Registered
PL/26/00156/DE	Land Off Buckingham Ring Road Buckingham Buckinghamshire	Application	Registered
PL/26/00600/FA	45 Hilltop Avenue Buckingham Buckinghamshire MK18 1YH	Application	Registered
PL/26/01030/FA	24 Pillow Way Buckingham Buckinghamshire MK18 7RQ	Application	Registered
PL/26/01070/SA	31 Moreton Road Buckingham Buckinghamshire MK18 1JZ	Application	Registered
PL/26/01173/FA	1 Lime Avenue Buckingham Buckinghamshire MK18 7JJ	Application	Registered
PL/26/01527/KA	12 Chandos Road Buckingham Buckinghamshire MK18 1AH	Application	Registered
PL/26/01529/KA	22 Moreton Road Buckingham Buckinghamshire MK18 1LA	Application	Registered

The bottom seven applications are on this agenda.

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-
MARKET HILL (SUMMERHOUSE HILL)	12/02104	AVDC	£138,863	£121,043	£17,280	£0		03/11/2025	SPORTS AND LEISURE CONTRIBUTION	121,043 spent on Bourton Park Junior Play area May 2023 committed to Overn Avenue Play Area	£17,280
TINGEWICK ROAD - CLARENCE PARK	11/02116	AVDC		£345,344		£293,268		December 2026	SPORTS AND LEISURE CONTRIBUTION	carried over for 2026/7 works at Bridge Street outdoor gym and other improvements	
POLICE STATION, MORETON RD	14/03316 & 16/00917	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)	22/04198	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		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											
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	
MORETON ROAD PHASE III	20/00510/APP	BC			£1,558,119	809,177.78	RECEIVED 26/8/25	AUGUST 2035		Education - MM Cof E, Buckingham Primary & Buckingham School	to be paid in 2 tranches of 50%
					£270,051.55					Highways - left turn filter on A422, Buckingham Transport Strategy	
WALNUT DRIVE, MAIDS MORETON	16/00151		TBC							Highways works in Buckingham (High Street and Moreton Road)	Approved, but no occupation until Anglian Water have capacity at Water Treatment works
OSIER WAY	19/00148		£234,495		Phase I	£395,363	paid in full		SPORTS & LEISURE CONTRIBUTION	this is 50% of the total but some is allocated to leisure project(s) in Gawcott	
			£840,000			£230,860	first payment received		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			£109,860	first payment received		PUBLIC TRANSPORT	New bus service to site, and assoc infrastructure	to be paid in 5 tranches of £100,000
			TBC		Phase I	£1,815,557.20	paid in full		EDUCATION	tbc when housing numbers/sizes approved	
SITE Q, LONDON ROAD	23/00178/AOP	BC	TBC						SPORTS & LEISURE CONTRIBUTION	to be agreed at Reserved Matters stage	
			TBC						EDUCATION	to be agreed at Reserved Matters stage	
			£675,899						HEALTHCARE		
			£726.00						BUCK.TRANSPORT STRATEGY		
			£300,000						PUBLIC TRANSPORT		

	A	B	C	D	E	F	G	H	I	J	K	L	M
16		02248		ATC	7 Victoria Row	Well Street	5-day notice to remove 1 cherry and 1 holly tree	decided before meeting		23.7.25			
17		02261	ATP		Open Space	Bernardines Wa	Crown reduction 1 oak	no objections	approved	21.8.25			
18		02286	ATP		Verney Park	London Road	Fell 3 ash, crown reduce grey poplar, pollard grey poplar	no objections	withdrawn	11.9.25			
19		02287	ATP		Land between Station Road and river	Station Road	Crown reduce ash; fell another ash	no objections	approved	11.9.25			
20		02289		ATC	Land around island car park	Hunter Street	Crown reduce poplar, white poplar, 2x Lombardy poplar & eucalyptus; pollard 8x willow; fell 5x ash (Dieback);	no objections	approved	11.9.25			
21		02323	ATP		Buckingham Primary School	Foscott Way	maintenance work per survey & schedule	no objections	approved	17.9.25			
22		02324		ATC	Mitre Court	Hunter Street	Crown reduce Laburnum & Whitebeam	no objections	approved	2.9.25			
23		02328	ATP		Land at Castle Bridge	Tingewick Road	Crown reduce poplar, pollard willow	no objections	refused	12.9.25			
24		02358	ATP		land at	Station Road	reduction of 2 x ash over car park; fell failing ash	no objections	approved	12.9.25			
25		02359		ATC	land at	Station Road	Remove willow over car park	no objections	approved	12.9.25			
26		02361		ATC	land between Hunter Street and the river	Hunter Street	crown reduce 3x ash; pollard 3x willow; remove ash (Dieback) and storm damaged willow; reduce Lombardy poplar; crown reduce maple; crown lift hornbeam; remove pear (basal decay)	no objections	approved	12.9.25			
27		02362	ATP		Prebend House	Hunter Street	Remove yew and elder, ivy through crowns	no objections	approved	12.9.25			
28													
29								Agenda for:	Response	decision	decision date		
30	PL/25/	3161	TP		Corner House	West Street	Crown reduce 3 acacia, 1 yew to previous points	28/9/25	no objections	approved	16.10.24		
31		3164	KA		14 Chandos Road		Crown reduce 1 sycamore, 1 acacia, 1 cedar	28/9/25	no objections	approved	2.10.25		
32		3218	KA		Chandos Park	Chandos Road	Repollard willow; remove faulted branch and repollard willow	28/9/25	no objections	approved	24.09.25		
33		3723	KA		Markhams Court	Market Square	Remove Cherry - unsuitable location	28/9/25	no objections	approved	13.10.25		
34		3735	KA		5 Bostock Court		Crown lift sycamore and remove deadwood	28/9/25	no objections	approved	13.10.25		
35		4417	KA		37 Well Street		Fell 1 sycamore - renewal of existing approval	10/11/25	no objections	approved	14.11.25		
36		6209	TP		adj. 6	Naseby Court	Partial reduction to provide clearance to property	2/2/26	oppose	refused	12.3.26		
37		6526	TP		2	Bostock Court	Fell 1 Willow, 1 Horse Chestnut, 3 Cypress and 4 Crack Willow	2/2/26	no objections				
38		6638	KA		18 Chandos Road		Fell to ground level: T1 Larch, T2 Holly, T3 Laburnum and G1 group of self set Ash, Prunus, Sycamore, Holly.	5/1/26	no objections	withdrawn	28.1.26		
39	PL/26/	00217	TP		20 Waglands Garde		Trim Thuja hedge by 1m	2/2/26	no objections	approved	25.2.26		
40		00650	KA		18 Chandos Road		Fell all plants to ground level	2/2/26	oppose	withdrawn	9.2.26		
41	PL/26/	01078	KA		18 Chandos Road		2 apples - prune by c4m; trim 2 yews	23/2/26	no objections	approved	25.2.26		



	A	B	C	D	E	F	G	H	I	J
	Licence Reference		HMO Address			Description	Licence Commencement Date	Licence Duration in Years	Licence Expiry Date	Maximum Number of Permitted Occupants
1										
2	24/	00010/HMO	25	Bernardines Way	MK18 1BF	House	21/08/2024	5	20/08/2029	7
3	PR202303-	317265	39	Bernardines Way	MK18 1BF	Mid terrace house	15/11/2024	5	14/11/2029	6
4	24/	00004/HMO	Flat 3, 19	Bridge Street	MK18 1AF	Flat	26/07/2024	5	25/07/2029	6
5	PR202101-	248914	Garden House	Castle Street	MK18 1BS	Detached house	01/04/2021		31/03/2026	13
6	PR202110-	261199	5	Fishers Field	MK18 1SF	Semi-detached house	25/04/2024	2	10/11/2026	5
7	PR202209-	276239	23	Fishers Field	MK18 1SF	Semi-detached house	17/10/2023		16/10/2028	5
8	24/	00025/HMO	61	Fishers Field	MK18 1SF	Semi-detached house	28/12/2024	5	27/12/2029	5
9	PR202301	286032	63	Fishers Field	MK18 1SF	Semi-detached house	12/03/2024		1/17/2028	5
10	PR202402-	341496	35	Lace Lane	MK18 7RD	House	25/02/2024	5	24/02/2029	8
11	PR202404-	343997	4	London Road	MK18 1AS	Detached house	09/07/2024	5	08/07/2029	7
12	25/	00019/HMO	6	Market Hill	MK18 1JN	Residential assoc. with commercial	27/07/2020	5	26/07/2030	8
13	PR202204-	268658	26	Nelson Street	MK18 1DB	Mid terrace house	10/05/2022	5	09/05/2027	7
14	PR202210-	280694	35	Overn Avenue	MK18 1LU	Semi-detached house	12/06/2023	5	09/07/2028	7
15	25/	00018/HMO	12	Portfield Close	MK18 1BD	Semi-detached house	16/07/2025	5	15/07/2030	5
16	25/	00003/HMO	25	Waine Close	MK18 1FF	Detached house	11/03/2025	5	10/03/2030	7
17	24/	00024/HMO	60	Well Street	MK18 1EN	End terrace house	28/12/2024	5	27/12/2029	5
18	25/	0030/HMOAS	25 - 26	West Street	MK18 1HE	Mid terrace house	13/10/2025	5	12/10/2030	17
19										
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Last updated 3rd February 2026

missing from latest update

new/renewed this update