



Buckingham Town Council

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 13 May 2026

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 18th May 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. Election of Chair

To elect a Chairman of the Planning Committee for 2026-2027.

2. Apologies for absence

Members are asked to approve or not approve reasons for absence.

3. Election of Vice Chair

To elect a Vice Chairman of the Planning Committee for 2026-2027.

4. Co-option

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

5. Declarations of interest

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



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



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.

6. Minutes

To agree the minutes of the Planning Committee Meeting held on 23rd March 2026 and 20th April 2026.

[Copy previously circulated](#)
[Copy previously circulated](#)

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

To note that the Town Council's responses to Buckinghamshire Council's Local Plan consultations on (a) Parking Standards and (b) Design Code were filed on 10th May and 11th May respectively (cut-off date was 12th May).

8. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are provisionally set on Wednesdays 17th June and 22nd July 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 4th June and 2nd July at 2pm.

Additional information provided by the Planning Clerk.

[PL/06/26](#)

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

1. PL/26/02529/OA Open space fronting 1 to 12 Hazley Walk, MK18 7BL
 Outline planning permission for construction of 1 x 4 bedroom dwelling, creation of 3 off road car spaces with garage and new drop kerb to front (matters to be considered at this stage: access and appearance).
Singh

These two applications may be taken together:

2. PL/26/01337/FA } Vinson Building, University of Buckingham, Hunter Street, MK18 1EG
 Freestanding signage featuring 'UOB' metal 3D letters on a base.
3. PL/26/01338/AV } *Sheridan [Delta Planning]*
4. PL/26/01758/DE Land adj. 33 Hare Close, MK18 7EN
 Reserved matters approval for access, appearance, landscaping, layout and scale following outline planning permission 23/03831/AOP (erection of a two-storey dwelling).
Blane
5. PL/26/02289/HB Barham Lodge, Tingewick Road
 Listed Building application for installation of a pedestrian gate in an existing opening in an existing boundary wall (retrospective).
Skingle
6. PL/26/02363/FA Land East Of London Road [*Benthill*] MK18 1SZ
 Demolition of existing buildings and the erection of a three storey care facility (Use Class C2) comprising 68-bedrooms, together with access, parking, landscaping, drainage, and all other associated works.
Muller Property Group

7. PL/26/02462/FA Beni-mora, West Street, MK18 1HP
Enlargement of first floor habitable area by converting the existing hipped roof to a gable end roof and the installation of dormer windows on the front and rear elevations.
Townsend
8. PL/26/02581/FA 6 Aris Way, MK18 1FX
Installation of an oak-framed gazebo.
Johnston
9. PL/26/02739/TP Summerhouse Hill, MK18 1XW
Reduce T1 Walnut by approx. 1m in height and 1 to 3m laterally to provide approx. 2m clearance from the property, reducing the risk of limb failure, and retaining a natural form.
G1 Lift the crowns of Yews to achieve 4m clearance above the access road. Reducing lateral growth over the access road by 1m to 3m so overhang does not exceed 1m. Ring ivy on all trees to prevent further establishment.
Jones [Neil Douglas Property Management]
10. PL/26/03074/FA 11 Gawcott Fields, Gawcott Road, MK18 1TL
First floor extension over existing ground floor.
Thorne
11. PL/26/03157/PRASP Wipac Group Ltd., London Road, MK18 1BH
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14, Class J) for Installation of roof mounted 1.27MW solar PV system comprising of 2758 x Canadian Solar 460w modules.
Wipac Group Ltd
12. PL/26/03177/KA 6a West Street, MK18 1HL
Scotch pine (4 metres tall) – fell.
Guamera
13. PL/26/03244/FA 3 Moorhen Way, MK18 1GN
Proposed garage conversion.
Jeans
14. PL/26/03432/SA 24 High Street, MK18 1NU
Certificate of Lawfulness for proposed improvement of EPC rating by fitting double glazed windows/door, insulating the internal walls, installing solar PV panels and thermal panels to rear facing roofs.
Abu

To receive for information only

15. PL/26/03650/TELN 8 Well Street, MK18 1EW
Notification of intention to install fixed line broadband electronic communications apparatus (1 cable on wall with all associated fixtures and fittings).
BT Openreach

AMENDED PLANS

16. 24/01853/APP Land North of 1 Bath Lane, MK18 1DX
Creation of 2No dwellings and associated gardens, parking, and bin/bike stores.
Gupta-Chaudhury [Profitable Property Solutions Ltd.]
17. PL/26/00600/FA 45 Hilltop Avenue, MK18 1YH
Installation of air source heat pump to rear of property.
Lawrence

Additional Information for the following application has been received:

18. PL/26/01770/SA 110 Western Avenue, MK18 1LW
Certificate of Lawfulness for proposed extension of shared dropped kerb and turning the front garden into hardstanding.
Green

9. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
PL/26/00156/DE	Osier Way Ph. 3	Reserved matters - Landscaping	Part Oppose/ part No Objection
PL/26/01070/SA	31 Moreton Road	Cert. of Lawfulness for relocation of front door and new window	No objection
PL/26/01704/FA	16 Lenborough Rd	2-storey rear extension	No objections
PL/26/1173/FA	1 Lime Avenue	1 st floor side extension, s/st. rear extension, conv. garage	No objections

Refused

Application	Site address	Proposal	BTC response
PL/26/01030/FA	24 Pillow Way	Loft conversion with rear dormer	No objection

10. Planning Inspectorate – new Appeal lodged

To receive for information notice of an appeal against refusal of PL/26/6209/TP: works to a tree in Foscott Way adjacent to 6 Naseby Court. The appeal is being dealt with by the Fast Track Appeal procedure and no further comments will be accepted. BTC's original comments will be included in Buckinghamshire's submission.

For the BTC response and the reasons for refusal, see the Clerk's Report.

11. Action reports**11.1. Regular Actions update**

Minute (filing date)	File application responses
670/25 21/4/26	8 via Parish Channel 2 as email attachments as after response date (despite arranged extension of time)

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

[Appendix A](#)

12. Rolling lists – updates only

12.1. Tree felling applications.

12.2. Call-in requests Cllr. Schaefer has called in application PL/26/02529/OA.

12.3. HMO Licences.

[Appendix B](#)

[Appendix C](#)

13. Street Naming

To receive for information the confirmed details of the streetnaming for Osier Way northern area (Phase 3).

[Appendix D](#)

14. Matters to report

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

15. Chair’s announcements – for information only

16. Date of the next meeting: Monday 15th June 2026

To Planning Committee:

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

Cllr. R. Newall
Cllr. L. O’Donoghue
Cllr. S. Singh
Cllr. R. Stuchbury
Cllr. M. Try
Buckingham Society Co-opted Member

BUCKINGHAM TOWN COUNCIL

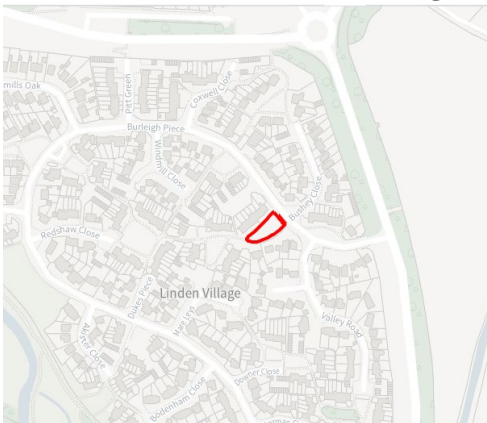
PLANNING COMMITTEE

MONDAY 18th MAY 2026

Additional information on Planning Applications

Contact Officer: Mrs. K. McElligott, Planning Clerk

1. **PL/26/02529/OA** Open space fronting 1 to 12 Hazley Walk, Linden Village
Outline planning permission for construction of 1 x 4 bedroom dwelling, creation of 3 off road car spaces with garage and new drop kerb to front (matters to be considered at this stage: access and appearance)
Singh



Location plan



View from Burleigh Piece. The only other streetlight is at the far end



Public path serving Nos 1 - 9 on left

All photos taken 2nd May 2026



The view towards Burleigh Piece from the SW tip of the green.

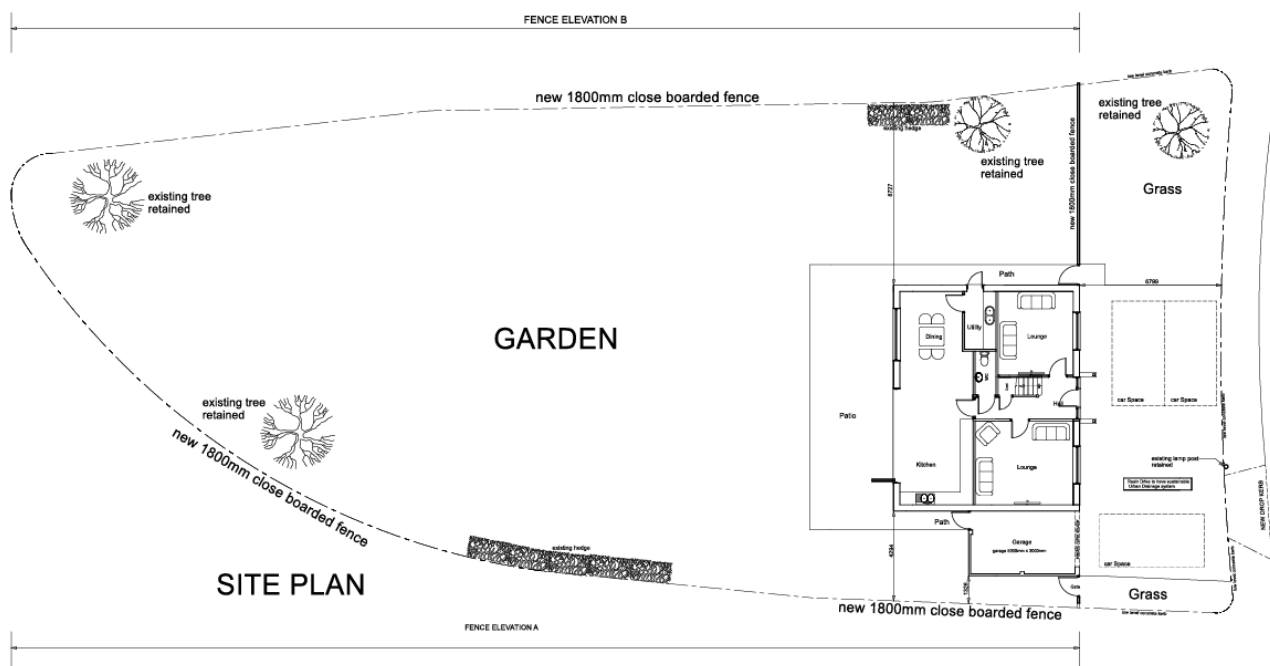
Public path serving even numbered houses on left

The site is the large green space at Hazley Walk on Linden Village, between Nos 17 and 19 Burleigh Piece opposite the entrance to Bushey Close and approximately 150m from the junction with the bypass. It is faced by Nos 2 – 12 Hazley Walk on the northwest side and Nos 1 - 9 Hazley Walk on the south side, and these houses have small front gardens and a public path separating them from the green. There is no vehicle access to these houses – all the houses either have parking in a parking court to the north or (Nos 3 & 5) in Sandy Close to the south. The grassed area contains six mature trees and two short lengths of mature hedges.

The proposal is to enclose the entire grassed area behind a 4 bedroom house and attached garage facing Burleigh Piece, set back nearly 7m from the public footway. The front area boundary will be a low level concrete kerb, and the remainder of the plot will have a 1.8m close-board fence along the boundary enclosing the existing trees and hedgerows. Four of the trees are marked on the plan as being retained; the other two are not, and neither are the two lengths of substantial hedge - however the ecology appraisal and the D&A Statement both say that all trees and hedges are to be retained. The close-board fence also

closes the gap between the boundary and the house, north and south, with a garden gate in each. The fence will not only enclose a public space, causing loss of amenity to residents and a safe area for children to play, it will cause a safety issue as the paths along the house fronts have no streetlighting - the only streetlights are on Burleigh Piece and at the SW tip of the green.

The application is for Outline Approval with access and appearance only to be considered at present, and other aspects at the Reserved Matters stage.



The 4 marked trees are TPO'd

The 1.8m close-board fence will run along the path boundary with the green enclosing the hedges within the garden



The hedges on the southern boundary ... and on the northern boundary

TPO'd trees (TPO 24/00027)

This green space was included in the auction of roadways and sundry green areas, including road verges, on Linden Village in June 2022 (the auction was triggered by the landowner Federated Homes going into receivership) . Members may remember the Town Council took part in the auction but the bidding went well beyond what was affordable.

Enquiries were made about developing this land in 2024 but nothing materialised after the following information was sent to the caller.

All the phase applications on Linden Village from the Outline Application onwards have included the following in the conditions of the approval:

(8) The areas of open space shall be laid out as such by either turfing or grass seeding not later than the first planting season following completion of the development the details of which are hereby approved and shall remain undeveloped and be maintained as amenity open space for the benefit of the development as a whole.

Application history (this area only):

Borough application **BB/23/72** and AVDC **74/01229/AV**

(Outline permission for) Erection of 301 units, roads and sewers

S106 signed 17/11/75 with clause 8 as above, which was replicated in the decision sheet issued 26/11/25

77/00213/AV Residential development (Area H3) - decision issued 9/3/78

79/00567/AV Phases 5, 6 & 7 – erection of 171 residential units & garages together with necessary roads and sewers - clause repeated as condition 7 in decision dated 2/8/79:

Conditions continued.

- 7) The landscaped open spaces indicated as such on the amended layout plan shall be laid out not later than the first planting season following completion of the development as grassed areas forming integral parts of the development and they shall thereafter remain as such amenity open space.

Apart from two domestic applications there have been no other planning applications for Hazley Walk.

Access

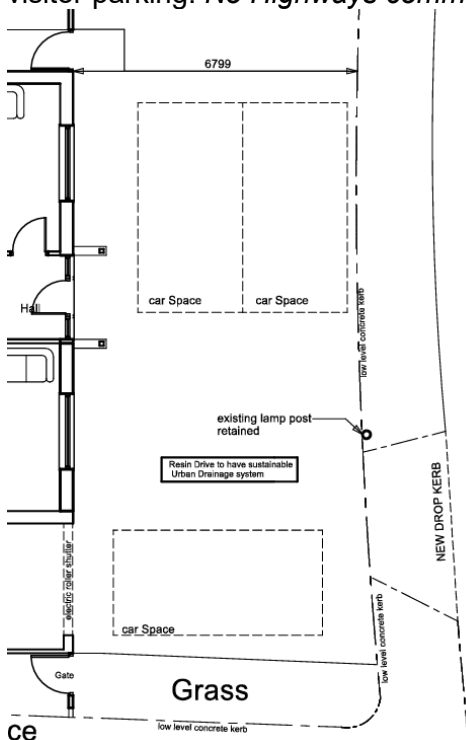
The frontage will accommodate three 2.8m x 5m parking spaces – one in front of the garage and two parallel bays to the north of them - and will require a dropped kerb to be made in the pavement. The drawing is not scaled, but it looks as though the dropped kerb will be between the lamppost and the inspection cover (see photo below) and taper from c.5m at the road edge to c.3m at the edge of the grass. The lamppost will be about 25cm (10”) from the northern edge.

The dropped kerb will be tarmacked, and the driveway and parking will have a permeable resin finish.

The street nameplate is not marked on the site plan, nor the inspection cover.

Two cars were parked at the kerb when the photographs were taken (a Saturday morning).

Highways will doubtless comment on the access point being opposite a junction, and possibly the loss of visitor parking. *No Highways comments posted at 11/5/26*



Section of drawing showing proposed frontage and dropped kerb and photo of this area

Appearance

The house will be of brick with a plain tiled roof, and aluminium coloured windows and doors. There is no indication of the colour palette other than this. There will be a tiled gabled porch with pillars and low side walls at the front door, a five-panel folding door to the patio and garden and a door in the north side wall to

the utility room. The only window in a side wall is to the en-suite bathroom off the master bedroom. Two single bedrooms overlook the street and two double bedrooms overlook the garden. The internal dimensions of the attached garage are 5m x 3m – the current Buckinghamshire Council minimum standard is 6m x 3m.

Note that the recent consultation on parking standards for new developments proposed 3m x 6m only if separate cycle parking was provided (eg in a shed); otherwise a garage with cycle storage - and EV charging point - should be either 4m x 6m or 3m x 7m.

There is a gated path each end of the front elevation giving access to the patio and garden.

Given that the only considerations at the present time are the access and appearance, it is a shame that the design does not reflect that of the surrounding houses; those on the north side form a staggered terrace with a variation of detail (see below) which includes rendered ground floors and tile-hung first floors, and bow windows. On the south side is a detached house, hidden from the green by the hedgerow, and two pairs of semi-detached houses of a matching style. The windows, doors and canopies are predominately white and the windows are divided into 8 small panes.



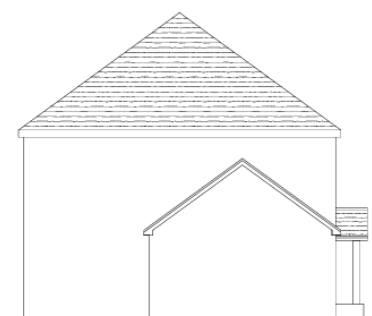
Nos 2-4-6 (paler brick) and 8-10-12 (rendered and tile-hung)



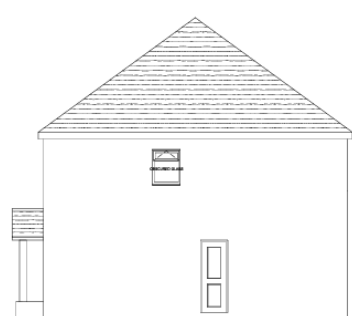
Proposed front elevation



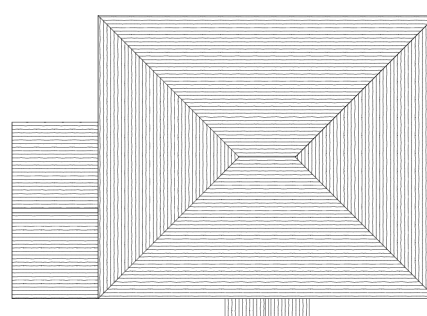
Proposed rear elevation



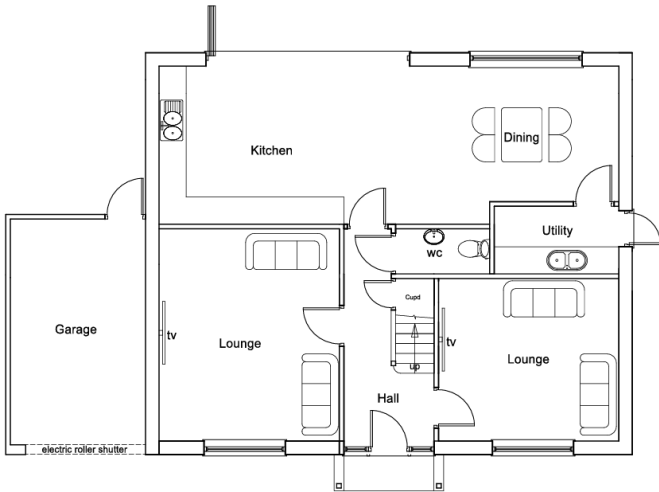
Side elevation facing SE



Side elevation facing NW



Roof plan



Ground floor

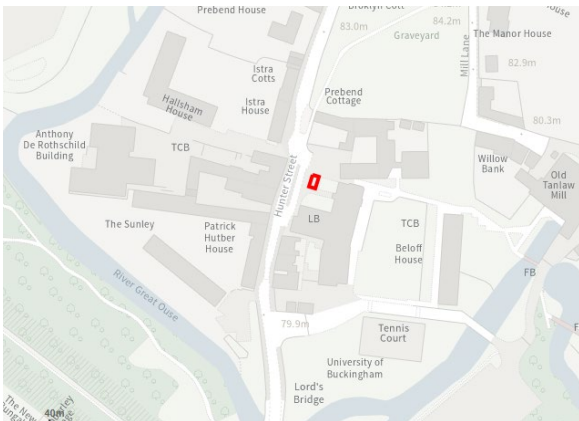
(not to same scale as elevation drawings and roof plan)



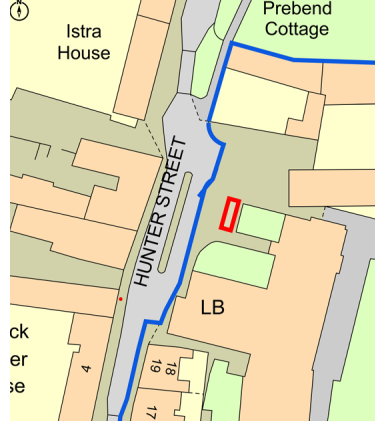
First floor

- 2. **PL/26/01337/FA**
- 3. **PL/26/01338/AV**

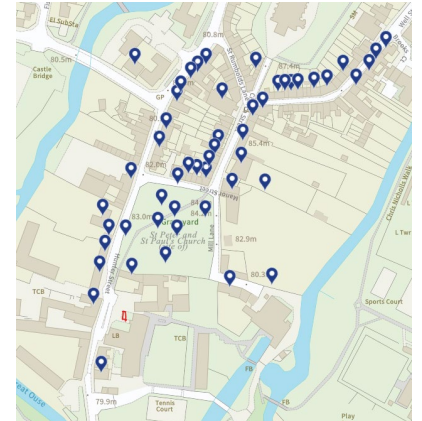
} Vinson Building, University of Buckingham, Hunter Street, MK18 1EG
 Freestanding signage featuring 'UOB' metal 3D letters on a base
Sheridan [Delta Planning]



Location plan



Block plan



Adjacent Listed Buildings



Photos taken in January 2026 as a result of a member of the public reporting the felled trees and concrete plinth

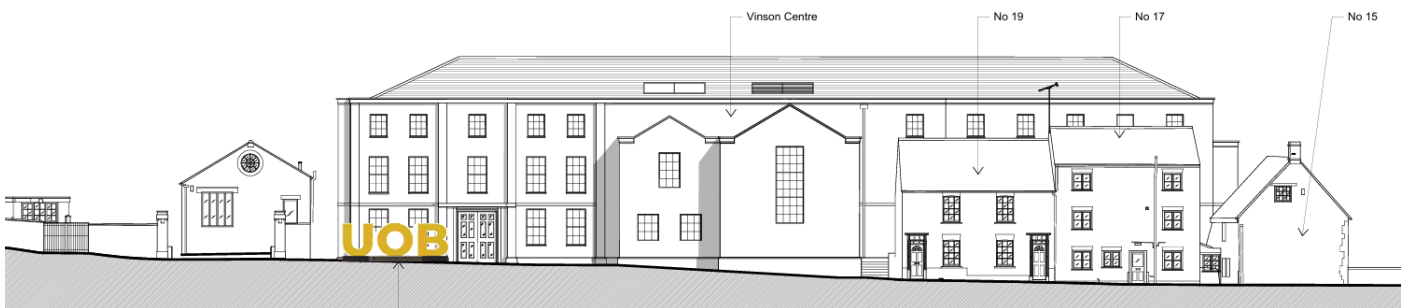


Photo submitted with application

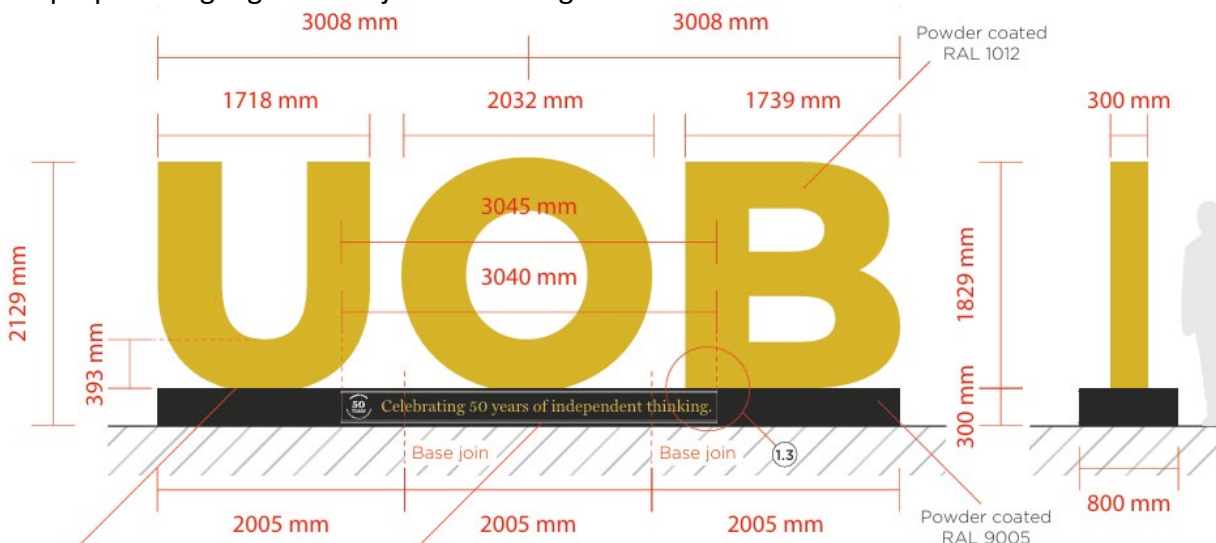
The site is the forecourt of the Vinson Building on the east side of Hunter Street south of the churchyard, therefore in the Conservation Area and adjacent to many Listed Buildings. The Vinson Building dates from 2017/8 and the landscaping included a linear plant bed parallel to the front elevation with four trees in it. A resident reported in January that these trees were being chopped down, and the plant bed was being excavated. It was subsequently filled with concrete, see above photos. Casefile (EN/26/00116/CONSRV) refers.

The University wishes to erect an artwork composed of 3 letters in a lemon yellow colour on a black plinth to celebrate the 50th anniversary of its formal opening in February 1976. The width will be rather over 6m and the height over 2m. The front and back of the plinth will have metal rails to enable a vinyl panel to be inserted. The one in the illustration below carries the words 'Celebrating 50 years of independent thinking'.

The application form indicates there are no trees on the development site, which is now true. The covering letter with the applications says that one was dead and the rest not flourishing due to constricted root-balls in the paving; the university proposes to plant four new trees in Hunter Street in better growing conditions.



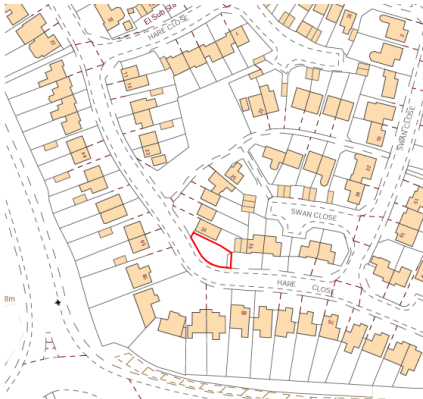
The proposed signage with adjacent buildings. №15 is Grade II Listed.



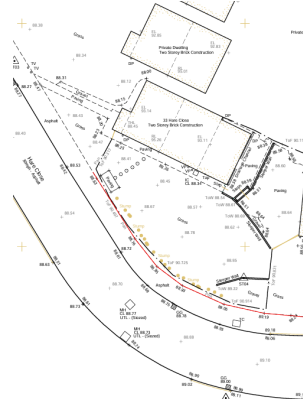
4. **PL/26/01758/DE**

Land adj. 33 Hare Close, MK18 7EN
 Reserved matters approval for access, appearance, landscaping, layout and scale following outline planning permission 23/03831/AOP (erection of a two-storey dwelling with all matters reserved)

Blane



Location plan



Existing site plan



Proposed site plan



The front view of No 33. The grassed area to the front of the house and close-board fence is not included in the red line boundary on the drawings, but the grass between the back fence and the driveway is.

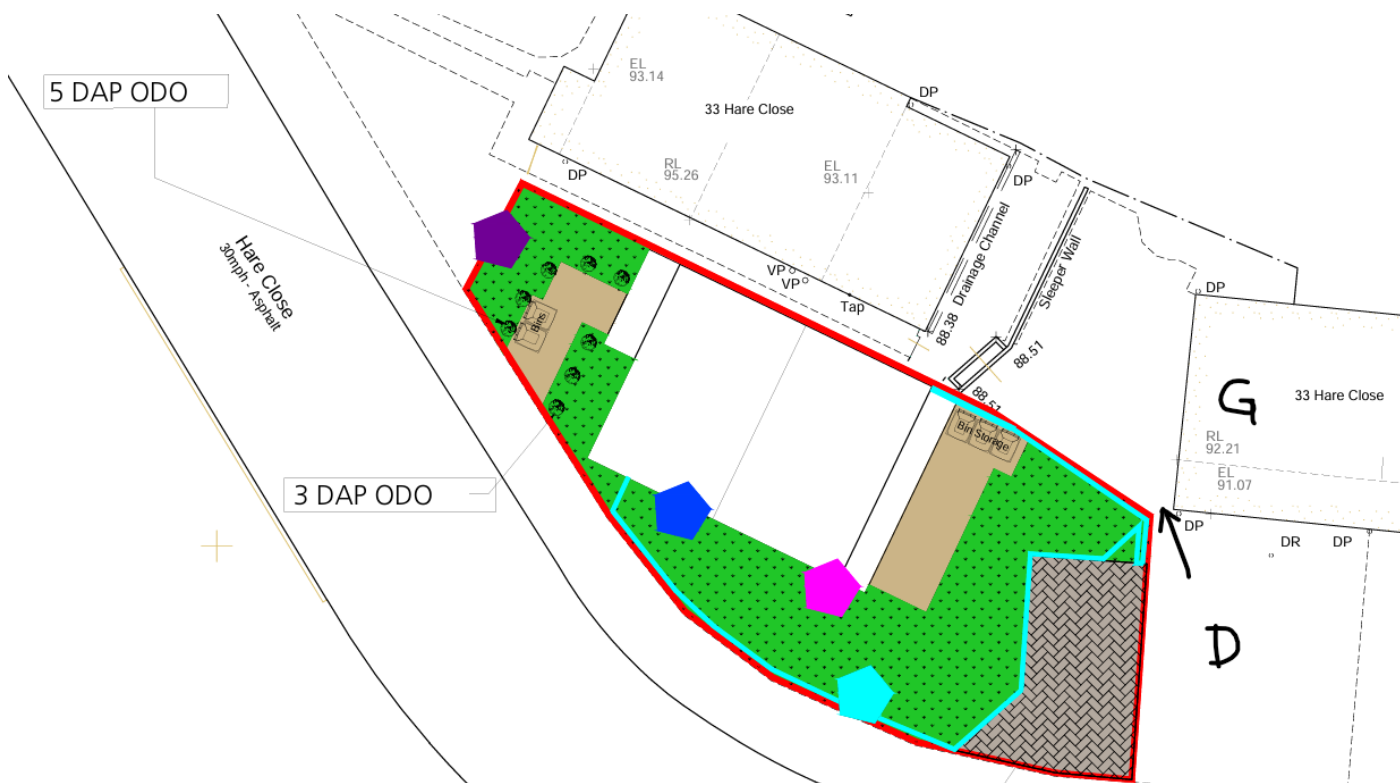


The rear of the house. The hedge on the left is the boundary to Hare Close. The fence and gate on the right give access from No 33 to its garage from the rear garden
 Photos taken 11/12/23 for AOP application

The site is the side garden of a 3-bed detached house at the western (Hare Close) end of a curved row of 5 originally identical houses facing a green. It has a projecting rectangular porch with a lean-to roof at the right-hand side of the front elevation and a full-width single story section with a lean-to roof across the rear elevation. A standard-height close-board fence surrounds the garden, with a gate at the front, and another at the rear to give access to the garage, one of a row of three attached to No 35, all facing onto Hare Close itself. There was a substantial hedge inside the part of the fence along the boundary with the public domain. According to the Ecology Checklist for the outline application, this would be unaffected by the proposal, but the new site plan, above centre, shows a line of brown dots labelled as stumps.

The proposal is to build a 2-bedroom detached house for sale on this side garden land, leaving an adequate garden for the original house. The separation from No 33 will be similar to the existing spacing, and the only window in this side of No 33 appears to be to a bathroom. The house will have one double and one single bedroom (the AOP had 2 double bedrooms) and a bathroom on the first floor and a lounge across the whole width of the rear part of the ground floor and a kitchen/diner and cloakroom at the front. The stairs are against the side wall behind the cloakroom.

There is a projecting porch with a lean-to roof on the *left* side of the front elevation, but is otherwise not dissimilar to the existing houses, though with a rather smaller footprint. The front door is reached by a dog-leg path from Hare Close with space to put out two wheelie bins for emptying, and there are three 2-pane windows in the front elevation, plus one smaller obscure-glazed window to the downstairs cloakroom. There is to be a paved patio behind the living-room's single storey section with access via a 4-panel folding door, and there are two first floor windows above it; there are no windows in either side wall and the new dwelling is set back from the existing. The patio will be where the three bins will be stored between emptying days. A standard 1.8m high close-board fence will enclose the back garden with a gate at the rear of a block-paved parking bay at the bottom of the garden. The existing dropped kerb is no wider than the existing driveway, and there is no indication that it is to be extended.



G = N^o33's garage and D = its driveway parking; ↖ = N^o33's gate access to garage and parking

— 1.8m closeboard timber fence and full height timber gate; hedgehog safe fencing

potential area for wildflower seeding; potential site for bird or bat box; rainwater butt;

grey block paving; paving slabs;

DAP ODO (guessing) = Daphne Odora shrubs - evergreen, pink scented flowers, low maintenance)

Members considered the AOP application on 18th December 2023 responding OPPOSE: *Members felt the proposed additional dwelling constituted overdevelopment, and the parking provision indicated was not according to guidelines for a 3-bed + 2-bed house, which could lead to on-street parking on a bend. Members opposed on the grounds of overdevelopment, loss of green space, effect on the street scene and inadequate parking provision, pointing out the adding another parking bay would reduce the garden area even more.*

and amended plans (minor amendments to drawings and a document addressing the objections raised by neighbours and the Parish [sic] Council) on 20th May 2024, responding OPPOSE – NO CHANGE:

Members considered that the new and amended drawings and documents did not address their previous objections and pointed out that the response to comments made

- stated that the speed limit was 20mph when it is 30mph (confirmed by Highways' response)
- that an absence of comments by Highways at this stage does not constitute a "No objections" response
- that a dropped kerb to access the new garage does limit kerbside parking, as neighbours will not park across it out of courtesy, and there is no other visitor parking proposed
- delivery and storage of materials is across a public pathway and verge, and the available area within the site boundary may not be adequate, leading to encroachment on the public open space to the front of the row of houses
- the reduction of private amenity space is contrary to Buckingham Neighbourhood Plan policy DHE6
- The statement that "The very limited impact to its immediate context from an urban planning point of view suggests that this is a good opportunity to use available land to create an additional dwelling with no significant impact." (referring to BNP Policy HP7 on Windfall Sites) ignores the impact on the immediate neighbour (No.33) and the residents opposite, especially as there is only parking for one vehicle per household. It will also bring a two-storey house nearer the street than its neighbours, closing an open aspect and not reflective of the general planned density of the estate.

The Highways Officer had responded in December that he would comment on the location only as this was an AOP he would wait for the Reserved Matters application to comment on the access and parking. In his view the location was sustainable and there was a bus stop 0.1miles away.

Highways' May 2026 response added that only one parking space is provided, but there are no parking restriction on the estate, so the required second place could be anywhere and they would not be able to demonstrate the lack of it would be detrimental to the area or unsafe. The existence of the bus stop on the London Road renders the site sustainable.

The AOP was approved on 28th November 2024 stipulating that the Reserved Matters application must be made within three years. This application specifically notes that bricks, tiles, doors and windows, and rainwater goods will match those of the existing dwelling and most of the other conditions are met, but there is no document yet addressing Conditions 8 & 9

8. Any reserved matters application for appearance submitted pursuant to Condition 1 shall include written details demonstrating how the proposal follows the energy hierarchy as set out within policy C3 of the Vale of Aylesbury Local Plan. The development shall thereafter be carried out in accordance with the approved details and specific energy efficiency measures provided prior to first occupation of the dwelling to which it relates and thereafter retained as such for the lifetime of the development.

Reason: In the interests of achieving greater efficiency in the use of natural resources as part of meeting sustainable development goals, in accordance with policies S1 and C3 of the Vale of Aylesbury Local Plan (2021) and the National Planning Policy Framework (2023).

9. The dwellings hereby permitted shall be fitted out so as not to exceed the optional water consumption standard to 110 litres per person per day, as set out in Approved Document G of the Building Regulations 2010 (as amended).

Reason: To promote sustainability in water use in accordance with policy I5 of the Vale of Aylesbury Local Plan (2021), and the advice within National Planning Policy Framework

nor is there an EV charging point marked on the drawings.

5. PL/26/02289/HB

Barham Lodge, Nelson Street, MK18 1GS

Listed Building application for installation of a pedestrian gate in an existing opening in an existing boundary wall (retrospective)

Skingle

Members should note that the building is indexed as Nelson Street, but the Lodge's main elevation faces Tingewick Road between Nelson Street and the river.

The site is the main entrance to Barham Lodge [formerly Castle Mill House], an early 19th century Grade II Listed Building which was the former mill-owner's home. Its grounds have been developed with blocks of flats (Mill House on the corner of Nelson Street and Tingewick Road, Bridgewater House between it and the river, and Nelson Court to the north facing onto Nelson Street) and Barham Lodge itself was turned into 7 flats some 30 years ago. Vehicle access to Barham Lodge and the first two blocks is from Nelson Street,

opposite the convenience store, but Barham Lodge's front door (which gives access to 6 of the flats) faces Tingewick Road. A low wall divides its frontage from the public footpath, and continues as the bridge parapet over the river with carved stone piers at intervals, and there is an evergreen hedge just higher than the wall the length of the building frontage. There is a gap in the wall in front of the door, which was filled with gateposts and a full-height gate without permission in 2022 and reported to Enforcement (case number 22/00002/LB). The gate was locked, quite pointlessly as anyone could reach round the gatepost and undo it with the lever on the back. Unfortunately Enforcement confused this report with another for the site on the south side of the road, decided it was duplication, and closed the file without telling us. The case was eventually revived as EN/26/00085/LB as a result of an enquiry about progress in the case and this application is the result.

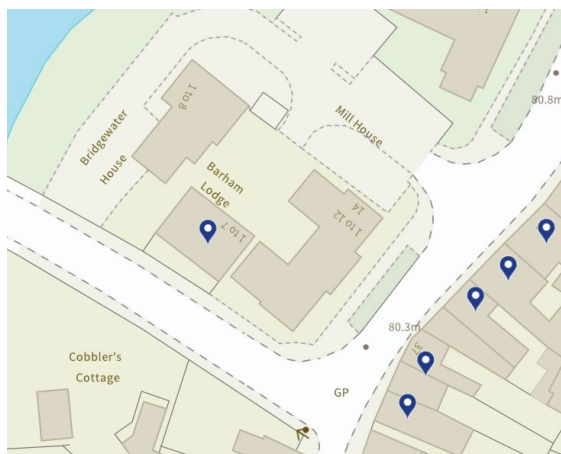
A fence was erected along the rest of the boundary to the riverbank in 2024 and Members reviewed a retrospective application at the 2nd February 2026 meeting seeking to regularise the installation. This has not yet been decided. Members' response was

Members noted that this was a fence identical to the one erected on the south side of the road in 2021 and removed from the 2023 retrospective application (23/01653/APP) as 'unacceptable and visually intrusive' and subsequently demolished. That description applies equally to this fence, with the added harm that it is adjacent to a Grade II Listed Building.

The Conservation Area boundary at this point is on the western bank of the river.



Barham Lodge before the gate was installed



Nearby Listed Buildings



The gate – photo taken in 2022 for Enforcement on the left, and this January for the fence application on the right

The Official Listing reads:

House. Early C19, with later alterations. Red brick in Flemish bond, hipped slate roof with brick internal stack. Double-depth plan. 3-storey, 3-window range. Central door approached by 3 stone steps with fanlight and round-arched head set in shallow recess with round-arched head. Sash

windows to all floors, all with gauged brick heads, that to 1st floor above door set in similar recess and that to 2nd floor above in recess with segmental-arched head. Plinth, giant strip pilasters either end and flanking centre with Tuscan capitals, supporting sections of entablature and deep bracketed cornice of rubbed brick. Plain eaves band above. 2-bay left side elevation has similar windows, pilasters and cornice. INTERIOR not inspected.

Recent Property History – Barham Lodge

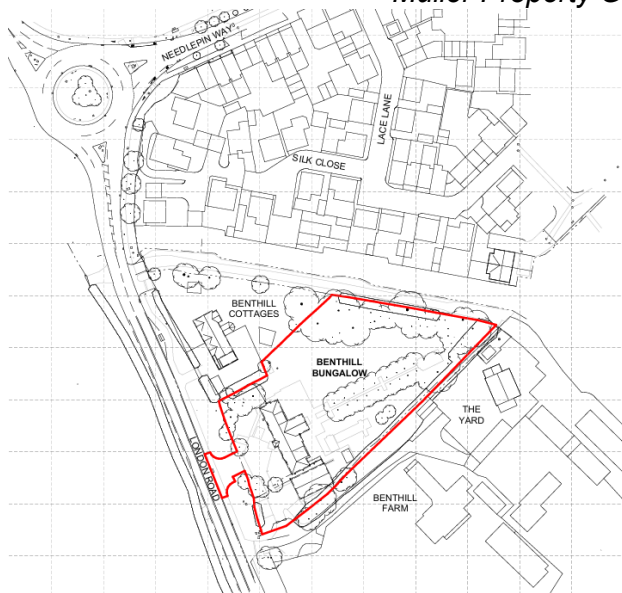
1	86/00021/AV	CHANGE OF USE TO OFFICES	APPROV
2	89/00670/APP	CONVERSION INTO 5 FLATS EXTENSION TO FORM 2/3 STOREY BLOCK CONTAINING 14 FLATS	APPROV
3	89/00671/ALB	CONVERSION OF BARHAM LODGE TO 5 FLATS AND ERECTION OF 2-3 STOREY BLOCK TO PROVIDE 14 FLATS [Mill House]	APPROV
4	94/01405/ALB	RESTORATION AND CONVERSION TO FORM FLATS	APPROV
5	PL/25/5479/FA	Boundary fence fronting the highway (retrospective)	Pending consideration
6	PL/26/02289/HB	Installation of gate in existing opening in existing boundary wall (retrospective)	Pending consideration

6. **PL/26/02363/FA**

Land East Of London Road [Benthill] MK18 1SZ

Demolition of existing buildings and the erection of a three storey care facility (Use Class C2) comprising 68-bedrooms, together with access, parking, landscaping, drainage, and all other associated works

Muller Property Group



Location plan



The wider context with Wipac and Site Q to the west, Lace Hill to the north, the Lace Hill football pitches to the east and Benthill Farm complex to the South East



The existing bungalow



Proposed front elevation (facing London Road)



Existing site plan with buildings and 28 trees to be removed in red



Proposed site plan and new access

The site is currently occupied by a 5-bed bungalow and sundry outbuildings and a large garden. Its access is off the private farm lane to Benthill Farm and the assorted dwellings in it to the south. To the north of the bungalow are the two Benthill Cottages with a direct access to London Road, and the access road to the new houses east of the farm yard and the telecom mast which runs along Lace Hill's southern boundary. It is opposite Site Q, and its access is rather to the north of that proposed for Site Q. It will make four accesses off the east side of the A413 in the 190m south of the southern Needlepin Way roundabout, and the 40mph limit will have to be moved further out of town and the chevron markings changed.

The proposed development will provide 68 extra-care units, that will be managed by Regency Luxury Living. The care home will provide 24-hour care and will be purpose built for residents who require end of life, dementia care, and those with complex health needs. The documents emphasise the quality of the accommodation – "Regency Luxury Living exists to fill a gap in the undersupply of exceptional residential and nursing care services in the current care home market. They will provide an exclusive group of purpose-built luxury care homes, comprising three or more optimally sized residences. Each is strategically clustered in an area of concentrated wealth and able to take benefit of the scale advantages of the group. These homes will cater to affluent individuals or couples who desire unparalleled residential and nursing care services, with a strong focus on specialised support for Parkinson's and inclusive dementia care, which is unavailable elsewhere. Their unique proposition will also allow residents to live alongside their beloved pets, with dedicated pet care services in place to ensure the well-being of both the residents and their companions."

The 67 standard bedrooms will have an ensuite bathroom, and there is also a family suite with a double sofa bed, additional seating and ensuite. Communal facilities include Hair & Beauty Salon, pet parlour, gym, Multi-faith room, cinema and activity room, spa assisted bathrooms, communal lounges including quiet spaces and a sensory room. Residents are permitted to have their pets with them. The 15 ground

floor rooms will have patio door access to the garden. Some of the communal rooms will be on the first and second floors.

The Care Home Need Assessment is a desk study based on the draft Local Plan and national statistics (the LP does not have settlement breakdowns, so all the calculations have to be countywide). There is a list of all the care homes in Buckinghamshire in an appendix, but without capacities. Their estimate of the local need is for 666 ensuite bedrooms by 2028 and 1525 by 2035.

The existing care and nursing homes in Buckingham & Maids Moreton have accommodation as follows (no indication of whether these have en-suite facilities):

- Clarendon House (Cornwalls Meadow) 61 rooms + 14 sheltered flats;
- Hamilton House (West Street) - 41 rooms
- Lace Hill – 62 rooms
- Maids Moreton Hall – 60 rooms
- Red house – 29 rooms

Staffing is expected to be 70-80 FTE with up to 30 staff on site at any one time.

The materials are listed as

External elevations: buff brick, soft green fibre-cement wood-effect cladding, brown clay roof tiles

Parking – There will be 25 parking spaces, broken down as

- 1 for a larger vehicles such as an ambulance or delivery truck
- 2 blue badge bays
- 22 standard bays
- 2 motorbike spaces

And in addition 6 Sheffield cycle stands which take two cycles each

Landscape

There are currently 62 individual trees, 2 groups of trees and 2 shrub beds in the garden. The building will involve the loss of 28 trees, but 34 new ones will be planted to replace them.

Travel

The Transport Statement is over 100 pages and there has only been time to skim read it (the application appeared on the website late on Tuesday 12th May). However, the bus services listed are up to date and accurate, and the conclusion is therefore that the site is sustainable travelwise – though the nearest rail station is given as Bicester and no mention of Winslow which hopefully will be functioning by 2028 when the applicants expect the care home to be open.

7. PL/26/02462/FA

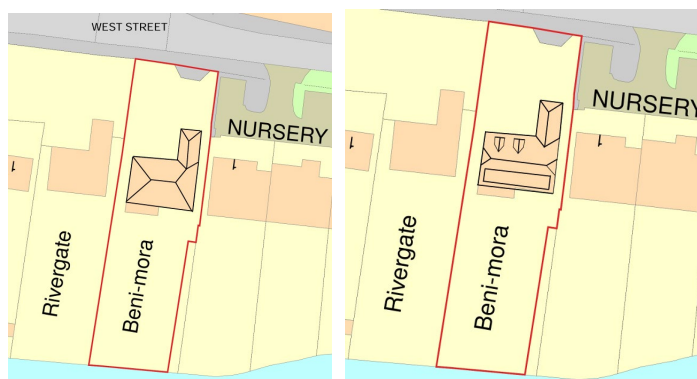
Beni-mora, West Street, MK18 1HP

Enlargement of first floor habitable area by converting the existing hipped roof to a gable end roof and the installation of dormer windows on the front and rear elevations.

Townsend



Location Plan



Existing and Proposed Site plans

The site is the easternmost of the pair of identical detached semi-bungalows built on part of the Nursery land south of West Street between Glynswood Road and Nursery Place in the 1980s. They may have originally had a shared drive, as the western one, River Gate, applied to have a separate access from Glynswood Road in 1988, so that Beni-Mora now has a private access with a considerable paved area in front of the house. It has 4 bedrooms – two on the ground floor, two in the loft - and a double garage in a projection forward of the house, and a rectangular sunroom/conservatory on the rear. The land slopes considerably from the street to the river, and the house/garage has a basement underneath. The garden is in Flood Zones 2 &3.



View of front of existing dwelling

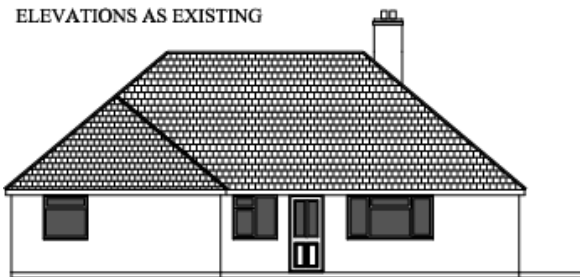


Rear view of existing dwelling (February 2026)

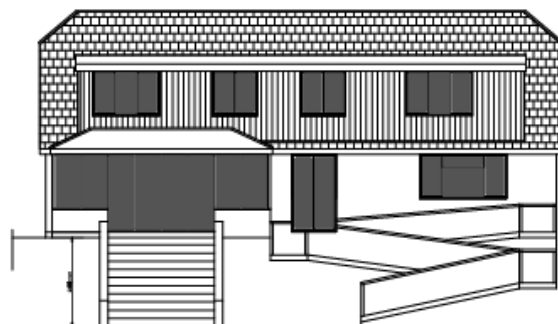
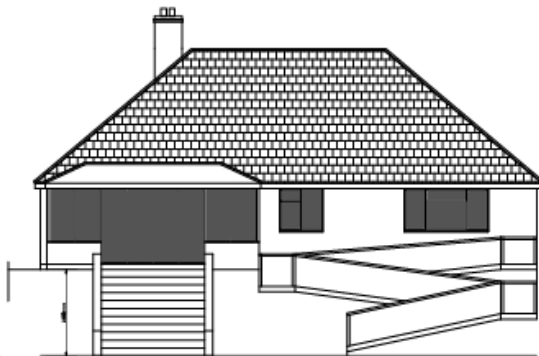
The proposal is to enlarge the loft area considerably, by changing the roof profile to make gable ends, adding two gabled dormers to the front slope and four windows in the new first floor rear wall. There are no new windows in the side walls, so no overlooking of the neighbouring properties. The enlarged roof space will accommodate all four bedrooms and a family bathroom, plus an en-suite and dressing room for the master bedroom. The chimney will be lost. The existing ground floor bedrooms will become a sitting room and a playroom but the present kitchen, living room, bathroom, cloakroom and conservatory will remain unchanged. An additional staircase will be added at the rear of the hall to the basement, under the existing one to the first floor (see section below). There is another staircase to the basement in the back of the garage. A new French door will be inserted at the back of the hall.

ELEVATIONS AS EXISTING

ELEVATIONS AS PROPOSED

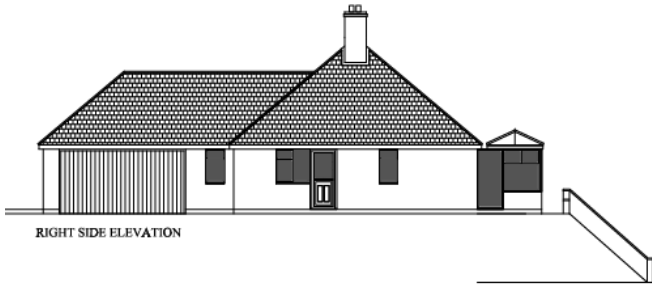


Front (facing north)

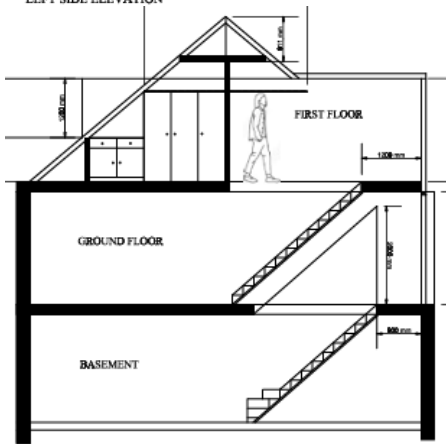
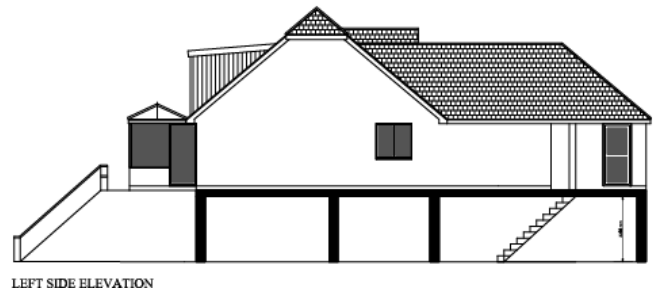
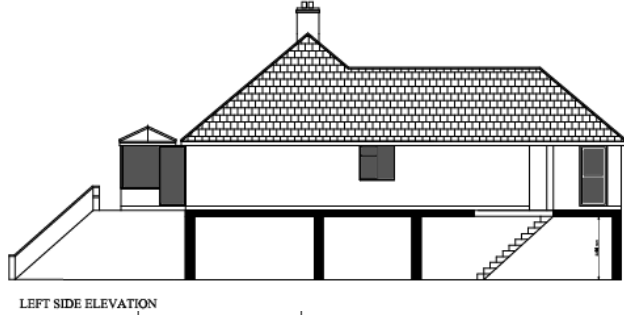


Rear (facing south)

The following pairs of drawings have been shrunk to fit on the page:

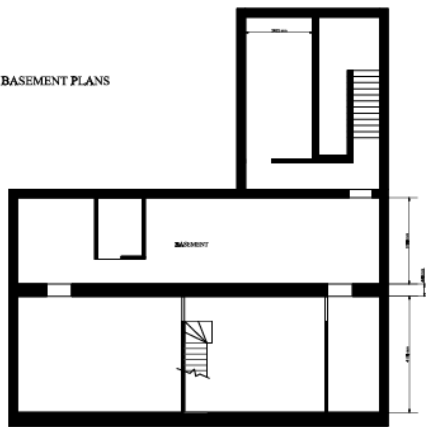
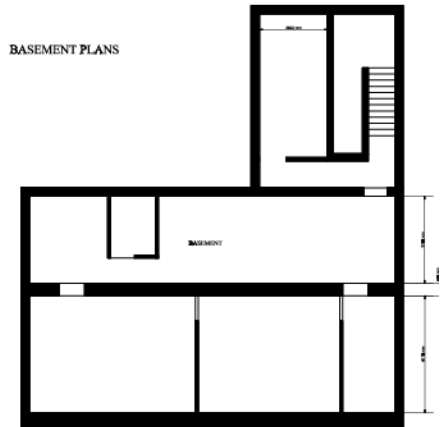


(facing west, towards "River Gate" and Glynswood Road) ↑ and (facing east, towards Nursery Place) ↓



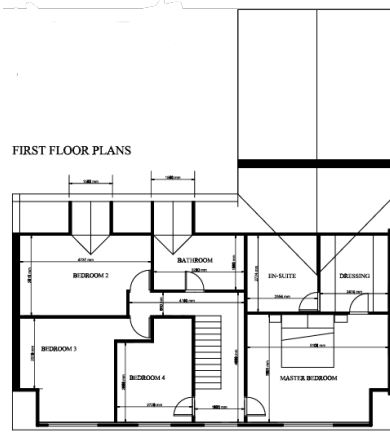
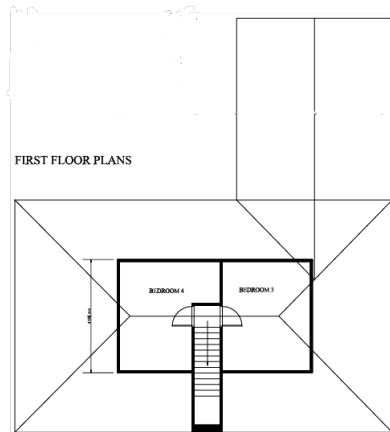
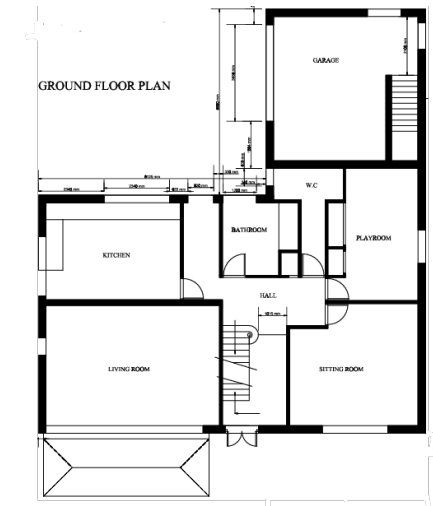
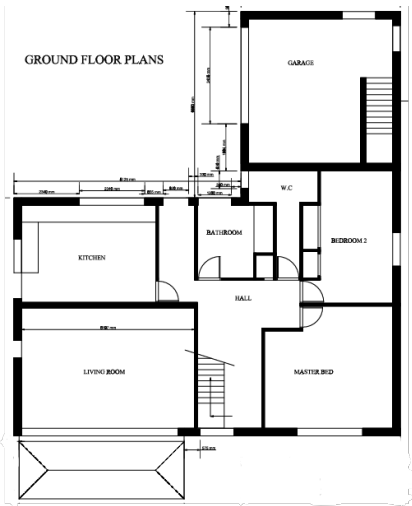
North-South section through the centre of the building showing the new staircase to the basement

Both bungalows, forecourts & gardens and separation from Nursery Place (left) and Glynswood Road (right)



Existing

Proposed



Existing

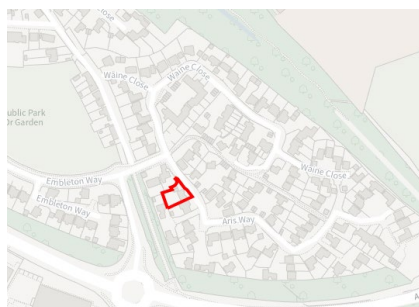
Proposed

Property history (excluding applications relating to Nursery Bungalow, part of the original site)

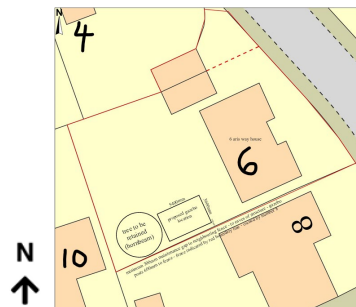
1	83/00770/AV	TWO DETACHED BUNGALOWS	APPROV
2	88/01159/APP	PROVIDE NEW VEHICULAR ACCESS FROM GLYNWOOD ROAD TO RIVER GATE	APPROV
3	PL/26/2462/FA	Enlargement of first floor habitable area by converting the existing hipped roof to a gable end roof and the installation of dormer windows on the front and rear elevations.	Pending consideration

8. PL/26/02581/FA

6 Aris Way, MK18 1FX
Installation of an oak-framed gazebo
Johnston



Location plan



Site plan



Front view of house (Google, May 2011)

The site is just inside Mount Pleasant in the eastern part between the footpath that is a continuation of Lenborough Road and Railway Walk. It is occupied by a double fronted 4-bedroom detached house with a detached double garage with driveway parking. To the north is the garden of No 4 (which faces the short

access road into this part of the estate), to the south is № 8, and to the rear is № 10 and beyond that the hedgerow boundary with the footpath.

The proposal is to install a timber garden building with open sides and a wooden shingle roof. It will be 5.4m long and 3.6m deep and set 30cm from the common boundary with № 8 (which owns the fence) to allow maintenance. There is no indication of whether it will stand on a floor of any sort, but a standard closeboard fence panel is 1.8m high and it is unlikely that any flooring would be more than a few cm high, so the neighbour's amenity will not be affected much more than it is now. The nearby hornbeam will be retained.

Planning history

1	95/01968/AOP	Residential development, new road, public open space and local centre	Approved
2	99/02125/ADP	Erection of 8 dwellings and ancillary works	Approved

There is no other record of work on this property



Catalogue photo of proposed gazebo



Aerial picture of neighbourhood

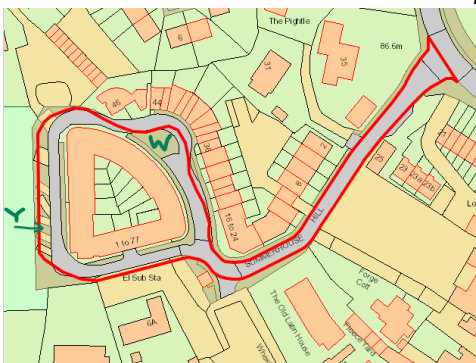
9. PL/26/02739/TP

Summerhouse Hill, MK18 1XW

Reduce T1 Walnut by approx. 1m in height and 1 to 3m laterally to provide approx. 2m clearance from the property, reducing the risk of limb failure, and retaining a natural form.

G1 Lift the crowns of Yews to achieve 4m clearance above the access road. Reducing lateral growth over the access road by 1m to 3m so overhang does not exceed 1m. Ring ivy on all trees to prevent further establishment.

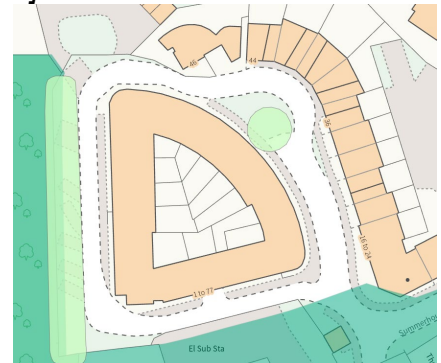
Jones [Neil Douglas Property Management]



Location plan



Photo submitted with application (rotated to match other illustrations)



map of TPO'd trees (pale green) & Conservation Area (dark green)

The description on the application form includes the amendment: "We have removed concern that the dead Yew 'may fail and cause damage' because it's not technically dead yet".

Y on the map above shows where the Yew photographed below is. W is the walnut.



The walnut from below



and from above

Photos taken 8/5/26



The yew which appears to be in the poorest condition. The car is in Bay 19



The Group of yews viewed from the top of the slope

The tree survey conducted for the development applications 12/02104/APP & 16/03138/APP contained the following:

8.25 Trees on the western boundary

Trees on the western boundary include the line of Yews [G1] and the Sycamores situated outside the site on the adjacent park area [*behind Castle House*]. It is understood that these Sycamores will be removed within management proposals for the park area. Any shading of properties would therefore relate predominately to the line of Yews.

8.26 The Yews are of a similar height to the proposed properties. They are not expected to increase significantly in height. They will cast some shade over the access road and the frontage of the adjacent properties in the late afternoon and evening. This will be less in the summer months when the sun is higher in the sky. The agreed tree removals and the proposed works will allow light between canopies reducing any shading effect.

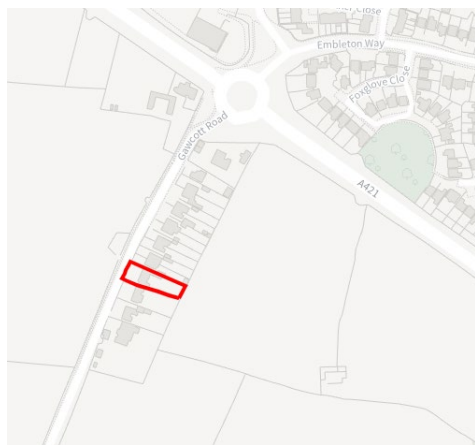
8.27 There will therefore be a pattern of shade across this part of the site during the day with limited shading by vegetation during the majority of the day and some shading of the frontage of properties on the western boundary during the late afternoon and evening. This will not be excessive and will not lead to future pressure to remove these TPO trees. Sunlight and ambient light will reach the rear gardens of properties on the western boundary. Therefore the trees will not have a negative impact on either the properties or the gardens through direct, or indirect shading.

8.28 Walnut (T90)

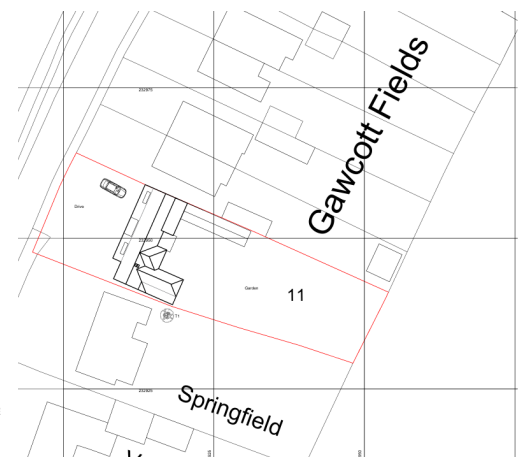
Walnut (T90) will be located within the development and will be a focal point within the design with good visual amenity. The species characteristically have an open crown which casts a dappled shade. There will be some shading of properties to the immediate north and east but this will be limited and transitory due to the separation distance to these properties (in excess of 11.0m), the movement of the sun through the day and the dappled shading pattern of the tree. There will also be a transitory shading experience for those properties to the south-east of the tree. This will occur predominately in the early morning. Therefore the tree will not have a negative impact on either the properties or the gardens through direct, or indirect shading.

10. PL/26/03074/FA

11 Gawcott Fields, Gawcott Road, MK18 1TL
First floor extension above existing ground floor
Thorne



Location Plan

western end of Osier Way
Phases 2 & 4 (24/01965/ADP)

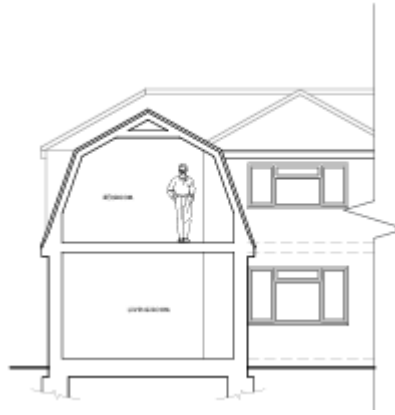
Block Plan (proposed)

The site is a large 4-bedroom detached house on the east side of Gawcott Road, south of the bypass. To the rear is Phase 2 of Osier Way, to the front is the proposed 800-house development (application expected shortly); to the south a not dissimilar detached house (Springfield) and to the north several pairs of semidetached houses with a distinctly different style. No previous applications are on record for this house. It has two wings which extend back into the garden area; the northern one is a prefabricated concrete garage, and the southern one is part of the house and contains approximately half of the living room area.

The proposal is to extend the southern wing upwards to form a fifth bedroom and some modification of the existing internal walls on the first floor will be needed to provide access from the landing and enlarge the adjacent front bedroom. There will be no changes to the ground floor, and the extension will have a gambrel roof with a lower ridgeline than the existing house. There will be a three-pane window in the rear elevation, but no side windows in the new build. Materials to match existing.



The front of the house



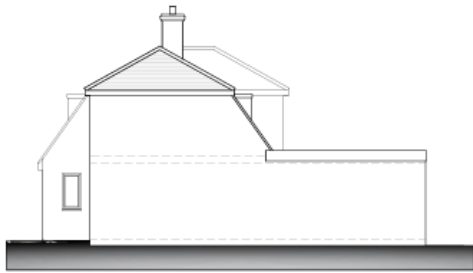
Section through the proposed extension
A gambrel roof has a shallow slope at the top and a steeper one lower down, giving a less bulky appearance



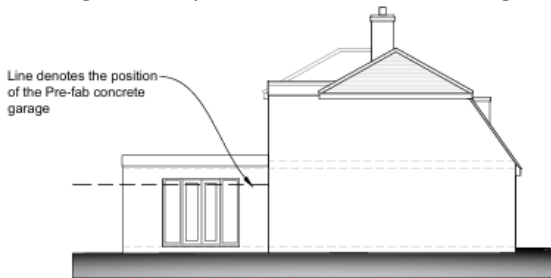
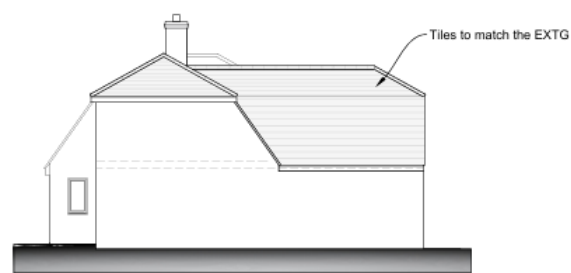
Existing rear elevation



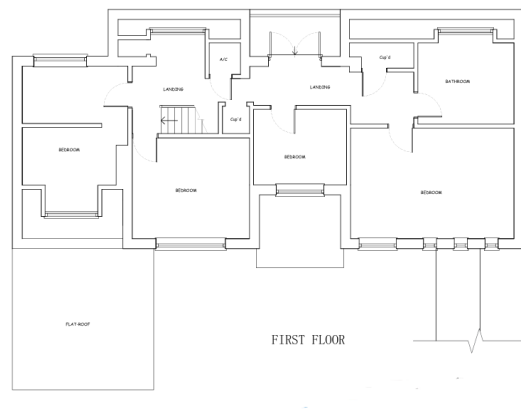
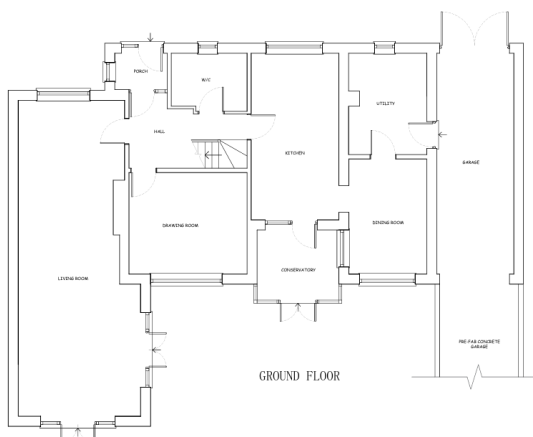
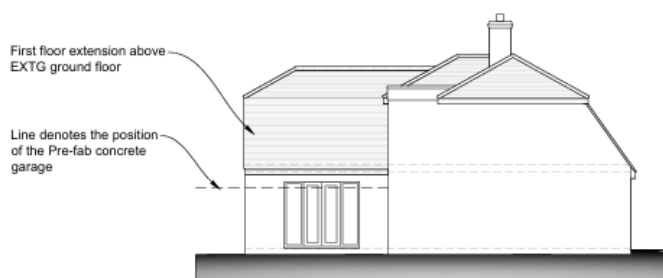
Proposed rear elevation



Existing and Proposed side elevation facing south

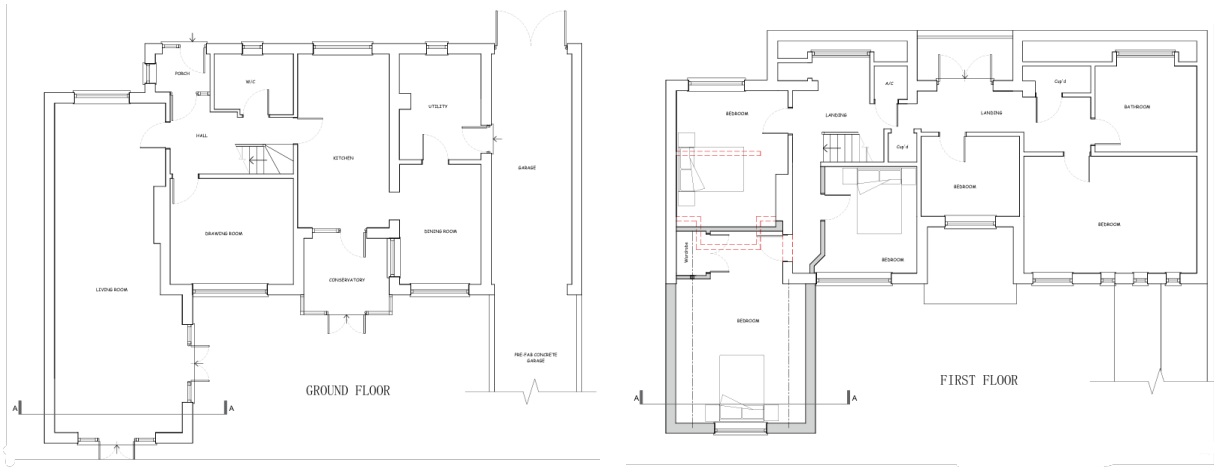


Existing and Proposed side elevation facing north

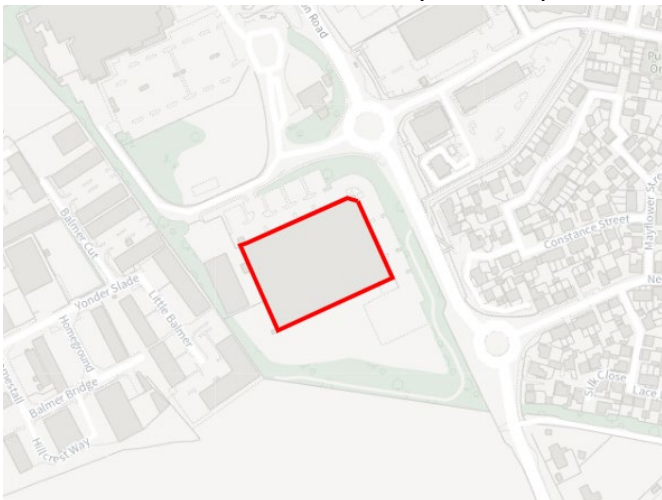


- Key
- Walls to be demolished
 - Proposed walls
 - Existing walls

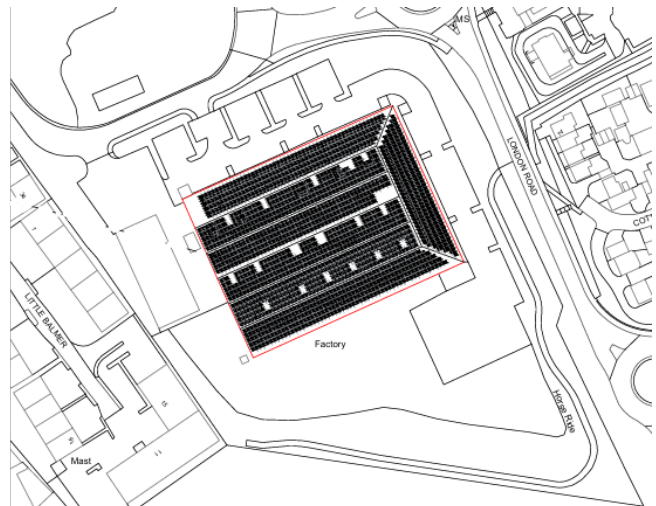
Existing floor plans ↑ and proposed floor plans ↓



11. PL/26/03157/PRASP Wipac Group, London Road, MK18 1BH
 Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14, Class J) for Installation of roof mounted 1.27MW solar PV system comprising of 2758 x Canadian Solar 460w modules
 Wipac Group Ltd.

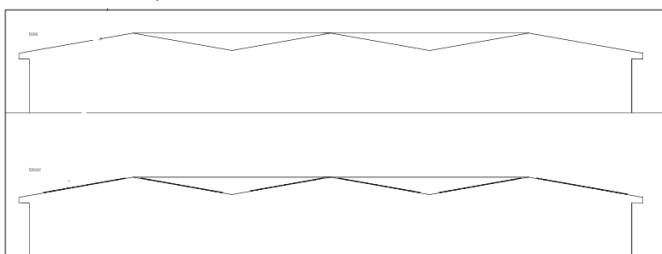


Location plan

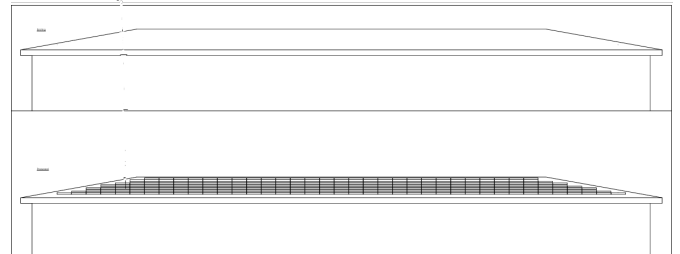


Site plan

The site is the large factory on London Road south of the roundabout which also serves the Tesco store and petrol station; its western boundary is with the industrial estate and the southern is Public Bridleway 13 and Site Q (approval for up to 300 houses and employment area).



Existing↑↑ & Proposed↑ elevation facing Industrial estate



Existing↑↑ & Proposed↑ elevation facing London Rd.

The proposal is to cover the entire factory roof with solar panels. The roof has three south-facing slopes, three north-facing slopes, and one east-facing slope facing London Road. All are at a shallow angle so the panels will be hardly visible from the access road and industrial estate, and from the south and east the factory has effective tree cover.

A very detailed technical spec for the “Canadian Solar” panels has also been submitted and available on the website. The company office is in China.

Property history

1	90/00895/AOP	RE DEVELOPMENT OF EXISTING INDUSTRIAL BUILDING AND ADJACENT AGRICULTURAL LAND FOR INDUSTRIAL USE CLASS A2/A3	REFUSE
2	90/00896/AOP		Appeal Allowed
1a	90/00033/REF	Appeal	Approved
3	97/00766/APP	DOUBLE GARAGE TO BE USED FOR INSTALLATION OF ELECTRICAL MODULES	Approved
4	03/01905/APP	Installation of vehicle turntable	Approved
5	17/02220/APP	Proposed Storage / Warehouse Facility to the rear of the existing building.	Approved
6	17/02323/APP	Two storey extension to existing offices and factory with associated external works to the existing car park	Approved
7	21/04475/APP	Proposed extension to link existing factory and storage facility and proposed storage/warehouse unit to service yard	Approved
8	PL/26/03157/PRASP	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14, Class J) for Installation of roof mounted 1.27MW solar PV system comprising of 2758 x Canadian Solar 460w modules	Pending consideration

11. PL/26/03177/KA

6a West Street, MK18 1HL
 Scotch Pine (4 metres tall) – Fell
Guamera



Location Plan



tree 23/4/26



Submitted plan

The site is 6a West Street, a 1980s house built on a piece of land originally part of Hamilton House’s garden adjacent to Reynold’s Yard. It is hidden behind 6b and is sandwiched between Hamilton House and 6c, so is not visible from the public realm – access is via the steps arrowed in the picture below left.



The neighbouring properties viewed from the yard access between No 6 & No 7 West Street.



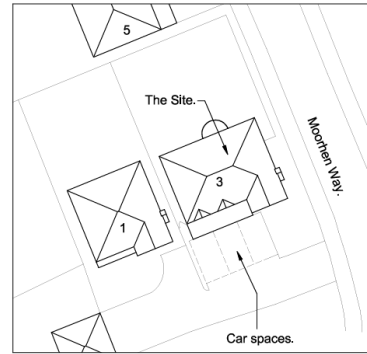
The top of the boundary wall with Hamilton House’s side passage (the base of the former trellis fence)

The boundary with Hamilton House is a low wall which had trellis above it, but the trellis became unstable and has been removed. The new owner intends to replace the trellis with a fence, but the tree is too close to the edge for the fence panel to be continuous. Its roots are also damaging the retaining wall, and it is very close to the rear of 6b (on the left of the photo at the top of this report) and the needledrop clogs its gutters and builds up on the skylights.

12. PL/26/03244/FA 3 Moorhen Way, MK18 1GN
Proposed garage conversion
Jeans



Location plan



Site plan with proposed parking layout



No1 at the left, No3 at the right. Each has a double garage (photos: Cllr. Harvey 11/5/26)

The site is a 5-bedroom detached house with integral double garage on the south side of Moorhen Way close to the mini-roundabout junction with Mallard Way. It is set sideways on to Moorhen Way facing a drive shared with No1 Moorhen Way, an almost identical house except that its garage is detached and faces along the drive.

The proposal is to

- Insert a dividing wall between the two parking spaces in the garage, continuing the existing short wall between the doors;
- Amalgamate the existing utility room and cloakroom into the kitchen;
- Divide off the rear 40% of the end garage and form a new utility room with a door to the enlarged kitchen, and another to the remainder of the garage;
- The remaining front section of the garage will be rather less than 3m x 2.5m, and retain the garage door;
- The inner garage will have a wall with a window to replace the garage door and be divided to form a rather larger cloakroom than the existing one at the rear and a family room at the front with an inward opening door replacing the existing one which opens into the hallway.

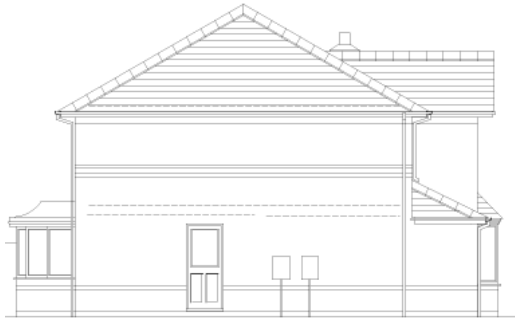
The remainder of the ground floor layout will be unchanged and the materials will match the existing. It is noted that several of this house design in Moorhen Way have already converted one or both of their garages to residential use. No other alterations or extensions to this address are on record.



Existing front elevation



Proposed front elevation



Existing elevation facin №1



Proposed elevation facin №1



Existing ground floor plan



Proposed ground floor plan

Property history

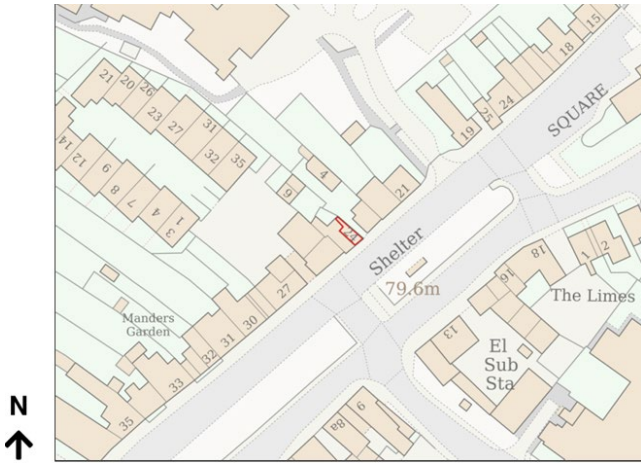
1	90/02437/AOP	Residential, shopping, petrol station, swimming pool, recreational and amenity open space & demolition of sewage works	Approved
2	92/02087/APP	Erection of 109 units and ancillary works	Approved
3	94/02087/APP	Erection of 100 dwellings and open space	Approved
4	PL/26/03244/FA	Proposed garage conversion	Pending consideration

13. PL/26/03432/SA

24 High Street, MK18 1NU

Certificate of Lawfulness for proposed improvement of EPC rating by fitting double glazed windows/door, insulating the internal walls, installing solar PV panels and thermal panels to rear facing roofs

Abu



Location plan



Adjacent Listed Buildings

The site is a 2-bed three-storey end of terrace cottage on the west side of High Street on the corner of Toombs Yard and opposite the bus stand. It is in the Conservation Area but not Listed. It is very similar to N^o25 to the south, which has already installed double glazing and a new door, see photo below, which was reported to Enforcement in 2025 as unsuitable in the Conservation Area, but Enforcement closed the case (NC/00069/CONSRV) "no breach".

It can be seen from the photographs that windows in the side and rear elevations have already been replaced. The application states:

I will not change the external look of the house. I just want to improve EPC rating, double glaze windows/door, insulate the internal walls, paint inside with similar paint, install solar PV panels and thermal panels to rear facing roofs and furnish my house

And

I did a check on the planning portal and it said I do not need planning permission since I am not changing the external look of the home.

But this is impossible to verify as no drawings apart from the location plan above have been submitted.



N^o25 (left) and N^o24 before the former installed new windows and door last year



N^o25 and N^o24 (13/5/26)



The side and rear elevations from Toombs Yard (13/5/26)

There are no previous planning applications associated with this property. The application form also states that the use class of the building is C2 so the following information is included for Members' information.

Use Class C2 of the [Use Classes Order 1987](#) (as amended) is for the use as residential institutions. The full description is used for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses).

Use as a hospital or nursing home.

Use as a boarding school, residential college or residential training centre.

This is being checked with the case officer as it looks an unlikely building for a care home.

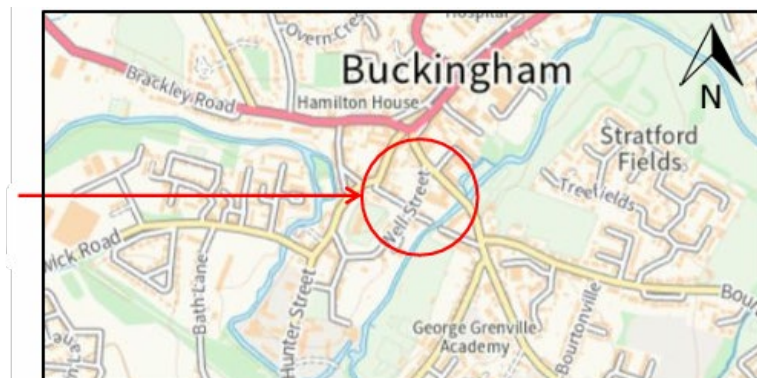
14. PL/26/03650/TELN

8 Well Street, MK18 1EW

Notification of intention to install fixed line broadband electronic communications apparatus (1 cable on wall with all associated fixtures and fittings)

BT Openreach

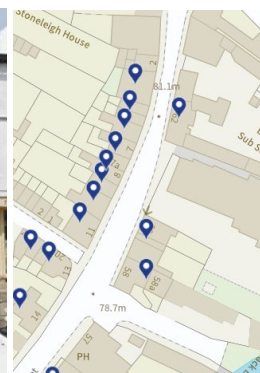
This a telecoms Notification, not an Application, and the Buckinghamshire officer has already replied "As this correspondence relates solely to notification, at this stage, I am unable to confirm whether prior approval or planning permission would be required."



Site location



No 9 (left) & No 8 Well St.



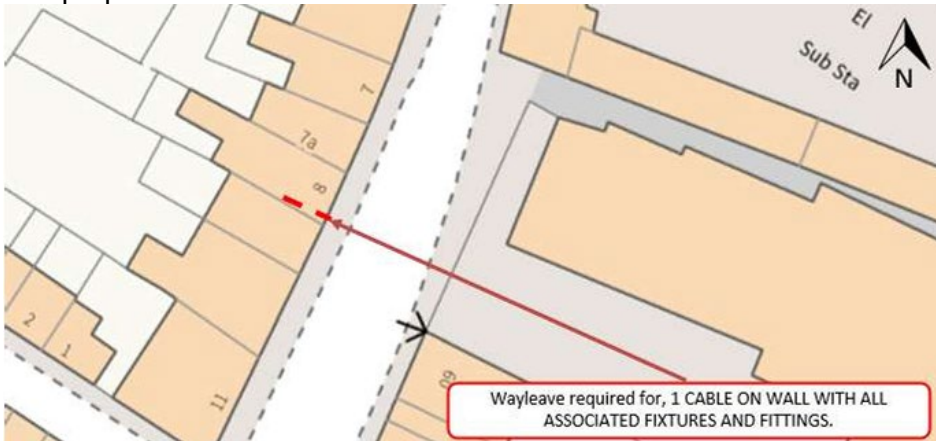
Adjacent Listed buildings

The site is a Grade II Listed Building on the raised west side of Well Street, beside *Finca el Monte* and opposite the Well Street Centre. The Official Listing reads

House. Late C18/early C19, altered C20. Pebbledashed render, probably over brick, with slate roof and brick end stack to right. Double-depth plan. 3-storey, 1-window range. 6-panel, part-glazed door to left approached by 1 stone step with pegged wood surround and straight hood. 12-pane sash

window to ground floor right, C20 window to 1st floor replacing sash, and 9-pane sash to 2nd floor.
 Rendered plinth and 1st-floor storey band.

The proposed work is described below



Work diagram/site plan



Details of work to building

AMENDED PLANS

15. 24/01853/APP

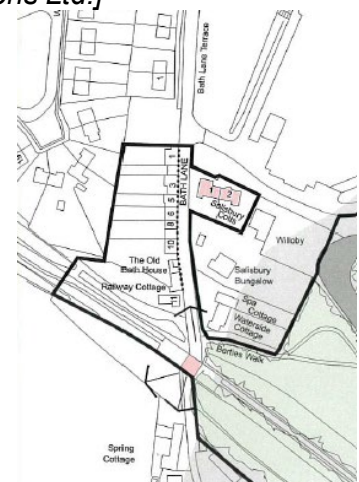
Land North of 1 Bath Lane, MK18 1DX
 Creation of 2N^o dwellings and associated gardens, parking, and bin/bike stores
 Gupta-Chaudhury [Profitable Property Solutions Ltd.]



Location plan



Land Registry plan (2002 application doc. list)



Conservation Area boundary
 (pink buildings are 'important' but not Listed)

The site is a piece of rough ground on the west side of Bath Lane, between the terrace of Victorian cottages (Nos 1-10 going south towards the railway bridge) plus two detached houses (Nos 11&12) which are at street level, and the four pairs of semidetached dwellings built as Council housing (Nos 1-8 Bath Lane Terrace going north towards Tingewick Road) which are about 2m above street level. The cottages are in the Conservation Area, and the Salisbury Cottages, almost opposite the site, are Locally Listed Heritage Assets as is the railway bridge to the south. Behind the site are rear gardens of Westfields 3-4m above Bath Lane street level. Opposite is the SW corner of the Hartridge's site, now owned by the University. The site slopes steeply down from back to front, and slightly from north to south.

None of the adjacent housing has a drive or garage, though No10 has a gated paved area which might accommodate a small vehicle, and No12 a gravelled front area big enough for one vehicle to park off-carriageway. Consequently there is a lot of on-street parking and the frontage of the site is deep enough to accommodate a vehicle off the actual roadway (there is no footpath south of Bath Lane Terrace on either side of the road). There is a retaining wall supporting the bank behind the roadside area and a Land Registry document (dated 1985; submitted with the 2002 application, see above) shows structures along the roadside, one of which at least was the communal lavatory for the 10 cottages, and the others may have included a communal laundry. The side and front walls of these buildings have been demolished, so only the rear wall (not in a good state) and flooring (square ceramic floor tiles and diaper-patterned bricks like those in Hunter Street Churchyard and the High Street) survives. At the southern end there is an access path to the rear of the cottages (their deeds guarantee access "for a man and wheelbarrow", so step-free). There does not seem to be any history of building on the upper part of the site, and the 1946 aerial photo only shows evidence of cultivation, so it may have been the cottages' gardens/allotments or a relic of the 'Dig for Victory' wartime campaign.

The original application was for three dwellings - one detached and a pair of semi-detached - with identical floorplans. They were crowded into the site (outlines show height of Westfields houses behind):



and Members' response (15th July 2024) was to **OPPOSE**:

Members agreed

- *that the proposal was overdevelopment of a site so constrained that the previous application had been refused because the officer had deemed three terraced houses too many for the site;*
- *that the scale and appearance of the proposed dwellings was out of keeping with the adjacent terrace of Victorian cottages (which are in the Conservation Area);*
- *that the pathway to the rear of the cottages was not to be preserved per their deeds either in width or in step-free access;*
- *that the frontage parking would detract from the street scene, affecting the Conservation Area to the south*

and noted

- *that there was no acknowledgment of the drainage problems experienced by the neighbouring cottages to this site, both from surface water flooding from the higher land and the inadequacy of the Victorian sewers to cope with excess water which causes inspection covers to lift and the road to flood, and asked for a SuDS report; concern was expressed that the loss of this permeable ground would make the problem worse;*
- *that cutting further into the bank would need a substantial retaining wall to support the weight of the remainder of the site and the higher land at Westfields;*
- *that Bath Lane is narrow, very narrow in parts, with on-street parking, and the site frontage is used as a passing place;*

- that there was no footway either side of Bath Lane from south of Bath Lane Terrace to the access to the Railway Walk by the bridge and six extra vehicles would add to the existing danger for pedestrians walking in the roadway;
- that the site is immediately opposite the emergency access from the Innov8 site owned by the University.

Between that meeting and these Amended Plans additional documents as follows were posted:

- (18/7/24) Highways officer – No objections; estimated 3 houses would generate 12-18 trips per day; visibility to north OK, to south below standard, but Bath Lane is so narrow vehicles will not be traveling at 30mph anyway; parking bays are of standard size.
- (November 2024) – JPP – Drainage Strategy report (40pp); surface water will drain via permeable paving to cellular attenuation tanks under the parking bays and then into the existing Bath Lane sewer; Excess flows will take the path existing overflows follow. Foul water will connect into the existing system in Bath Lane.
- (January 2025) SuDS officer – declined to comment (one of a list of 39 minor applications where no comment was offered)

Nothing new was added until the 20th April 2026 when these amended plans were posted:



Street scene: dashed outlines show previous scheme



Site plan

The site plan shows two in-line parking bays beside the house, each with an EV charging point. The patio is presumably at the same level as the ground floor, meaning that the hillside will have to be cut away to about 18m from the road edge. The remaining higher part of the site is to be supported by two thin walls containing stepped planting beds and one more substantial retaining wall and reached by two flights of steps. The double flight of steps on the southern boundary is marked 'Access to rear gardens' so if this means the cottage gardens it is not suitable for a wheelbarrow (see above). If it means an alternative way of getting to the higher part of the garden, this is not within the site boundary. The rear of the southern parking bay and the head of the steps is closed with a 1.8m closeboard fence with a gate in it, and the 'landing' at the head of the steps has a shrub bed each side. The other house has a side passage, gated at the street end.

There is clearly no intention to create a footway across the front of the site continuing the existing public path.



Landscape general plan

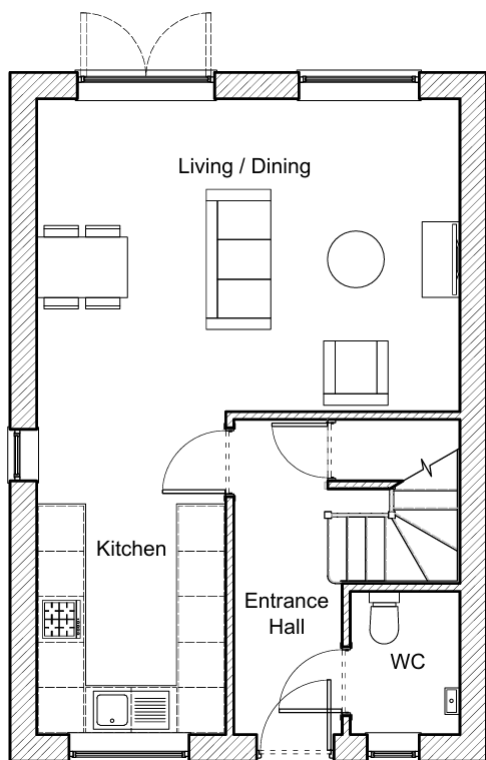
The bike shed and the bins are given space on the patio.

The original application form declared that there were no trees on the site, so none of those shown can be retained existing trees. The previous plan showed 6 large trees around the higher garden area, and 8 smaller ones west of the site boundary, and five fruit trees distributed as two on the western boundary north of the dark green circles and three alongside the steps (each house had side steps from road level to the rear garden. The kitchen, dining room, living room and patio were at first floor level).

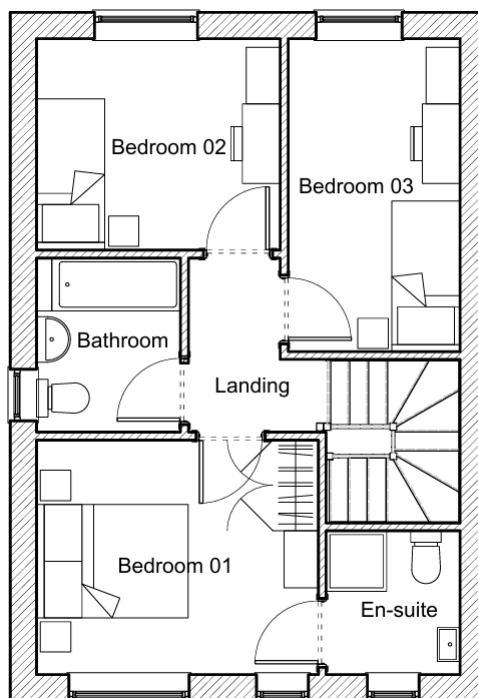
These houses have three bedrooms, one with an en-suite, and a bathroom on the first floor and a kitchen facing the street, a cloakroom, and a living/dining room with french doors facing the patio. The only windows in a side wall are to the kitchen and the bathroom. The elevations show decorative brickwork under the roof on the gable end and raised bands under the front and rear gutters and between the two floors. Bricks are to be red (not further specified), and the roof slated, and the front door will have a flat porch. Rainwater goods will be black. There is no chimney.



Proposed Front Elevation Proposed Rear Elevation Proposed Side Elevation
 facing cottages; the other end is the same without the windows



Ground floor plan



First floor plan

The previous design had two bedrooms (one with en-suite) and a bathroom on the ground floor, living room and kitchen/diner on the first floor and a third bedroom in a restricted-height room in the roof.

Planning History (the first 5 were from the same applicant (Draper; address in Essex) and not implemented; the next 3 were all from a different applicant (Kingsmead MK Ltd.)

1	80/01208/AV	ERECTION OF TWO BUNGALOW	Approved
2	83/00696/AV	ERECTION OF TWO DWELLINGS	APPROV

3	92/00385/APP	ERECTION OF 2 BUNGALOWS	Withdrawn
4	92/02009/APP	ERECTION OF 2 SEMI-DETACHED DWELLINGS	APPROV
5	02/02618/APP	Erection of two dwellings	Refused
6	09/01092/APP	Erection of No.4 Dwellings	Withdrawn
7	10/01259/APP	Erection of No.3 dwellings	Refused
8	11/01366/APP	Erection of No.3 terraced dwellings	Refused
9	24/01853/APP	Creation of 3no. dwellings and associated gardens, parking and bin/bike stores	Pending Consideration
9a	(April 2026)	Amended plans for 2 dwellings, gardens, parking, bin/cycle stores	

16. PL/26/00600/FA 45 Hilltop Avenue, MK18 1YH
 Installation of air source heat pump to rear of property
 Lawrence

(see Clerk’s Report 164/25 for full details)

Members reviewed this application on 23rd March and responded

Members noted that the submitted documents showed that the installation as proposed would exceed the maximum target noise levels and therefore affect the amenity of the immediate neighbours. They questioned why the submission was made despite this calculation.

Comment was therefore deferred until the plans were amended and shown to have acceptable acoustic levels.

The Amended Plans show that the heat pump has been moved to a more central location, and the new calculations show that it passes the criteria on acceptable noise levels. Environmental Health had reserved judgement on the original scheme, but their new response (8th May) registers ‘No Objections’ to the proposed changes.



Location plan



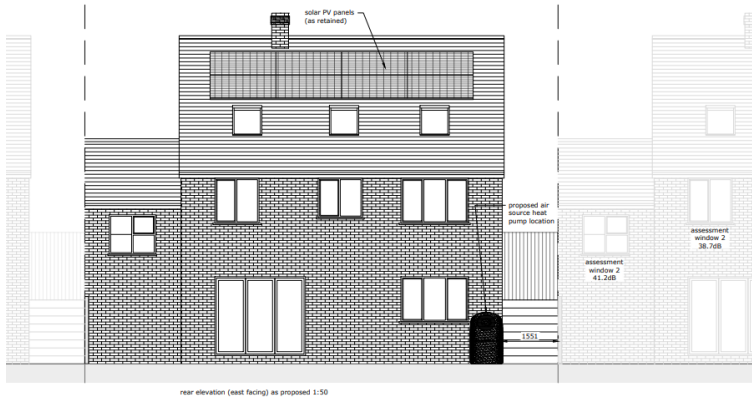
Proposed site plan



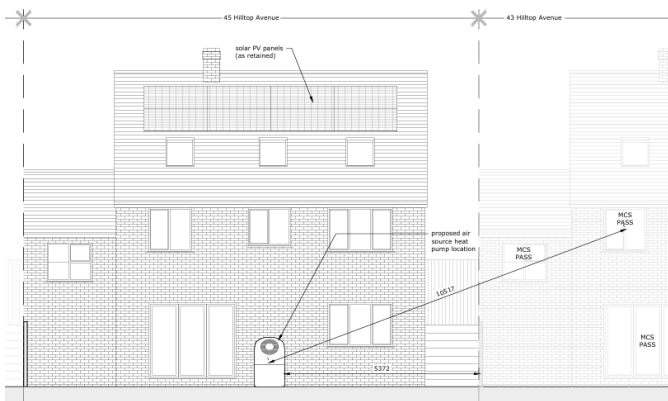
Front of house, and gaps to neighbours



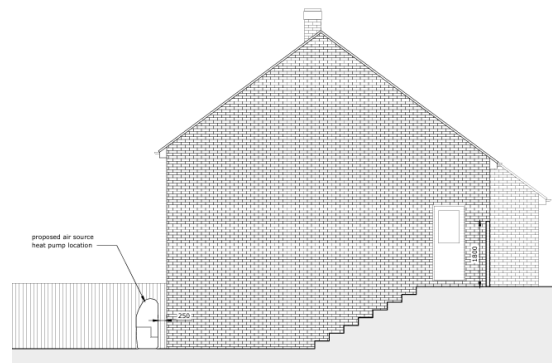
North-facing side view with height difference back-front



Original position of heat pump



New position

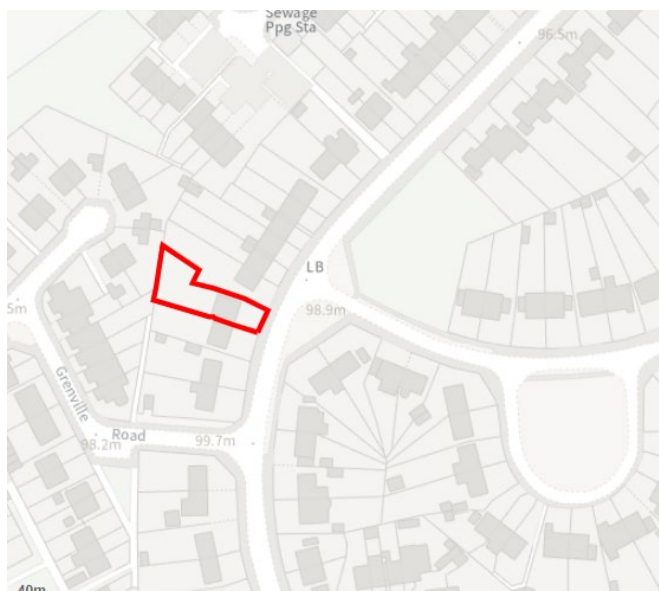


Side view

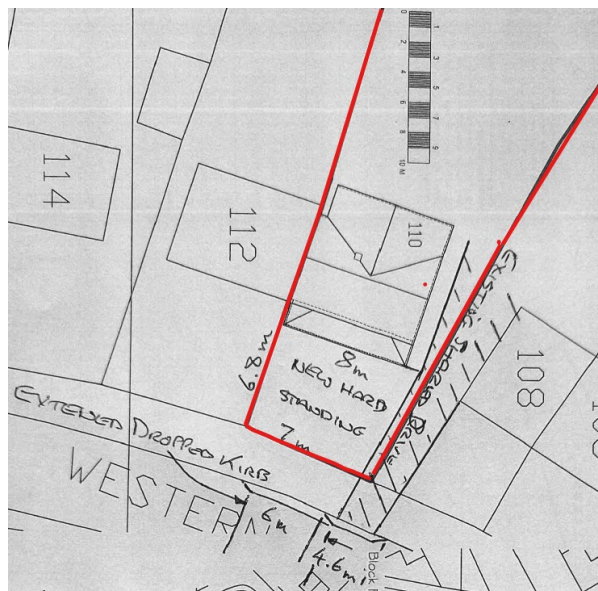
ADDITIONAL PLAN

17. PL/26/01770/SA

110 Western Avenue, MK18 1LW
 Certificate of Lawfulness for proposed extension of shared dropped kerb and turning the front garden into hardstanding.
Green



Location plan



Relevant section of new plan

Members reviewed this submission (= application form + location plan above left) at the April meeting, and responded:

Members opposed the application on the grounds of inadequate information: no dimensions or drawing showing the length of kerb to be dropped was available; no indication that the hardstanding was permeable (concern was expressed that surface water would flow onto the neighbouring property which was at a lower level)

An additional plan has been submitted with dimensions, see above right, which shows the proposed hardstanding covers 51sq.m, and the case officer has provided the following information about permeability

Regarding for the permeability question – under the relevant permitted development class for hardstanding (Class F) there are a few conditions (see below). The text below specifies that the hardstanding must be permeable in order to be considered a lawful development. Should the applicant fail to comply with the conditions, then the development will be considered unlawful. However, given the type of application submitted there is no requirement for the submission of details of the proposed materials. Nonetheless, this will be added in the report and on the decision notice.

F.2 Development is permitted by Class F subject to the condition that where—

- (a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and
- (b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,

either the hard surface is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Highways' response has since been added to the document list; the officer has no objections and advises that the applicant must obtain a licence before any works are carried on Highway land (which includes footpaths and verges).

Members' response on 2nd February 2026 was:

PL/25/6209/TP

OPPOSE

6 Naseby Court

To trim 2.5m as partial reduction of north-west facing branches to provide sufficient clearance to property x
1 Norway Maple (T2).

Members felt the proposal would leave a lopsided tree which might cause it to lean in compensation, and that the whole tree should be re-shaped if the Tree Officer was minded to approve the application. It is growing in a roadside verge and therefore not in the applicant's ownership.

And the officer's reasons for refusal were (12th March 2026):

The Maple is clearly visible from Foscott Way, Naseby Court, Cromwell Court and nearby properties, and contributes positively to the character and visual amenity of the local streetscape. The proposed works would significantly alter its natural form, diminishing its visual presence and weakening the overall landscape quality.

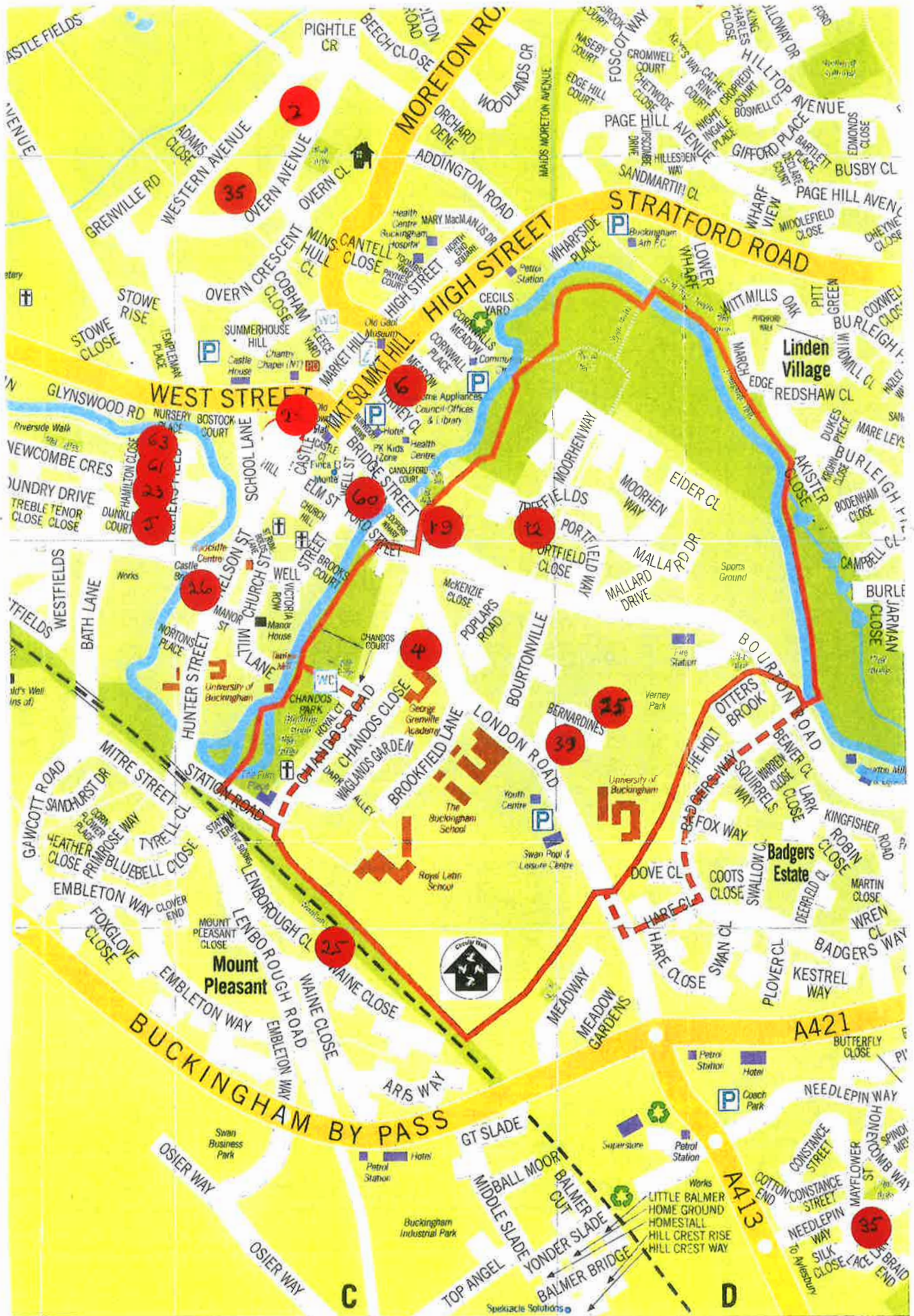
The proposed 2.5m reduction on one side would create a markedly unbalanced crown. Such an asymmetric reduction conflicts with recognised arboricultural good practice, risks creating biomechanical instability, and may lead to structurally weak compensatory growth.

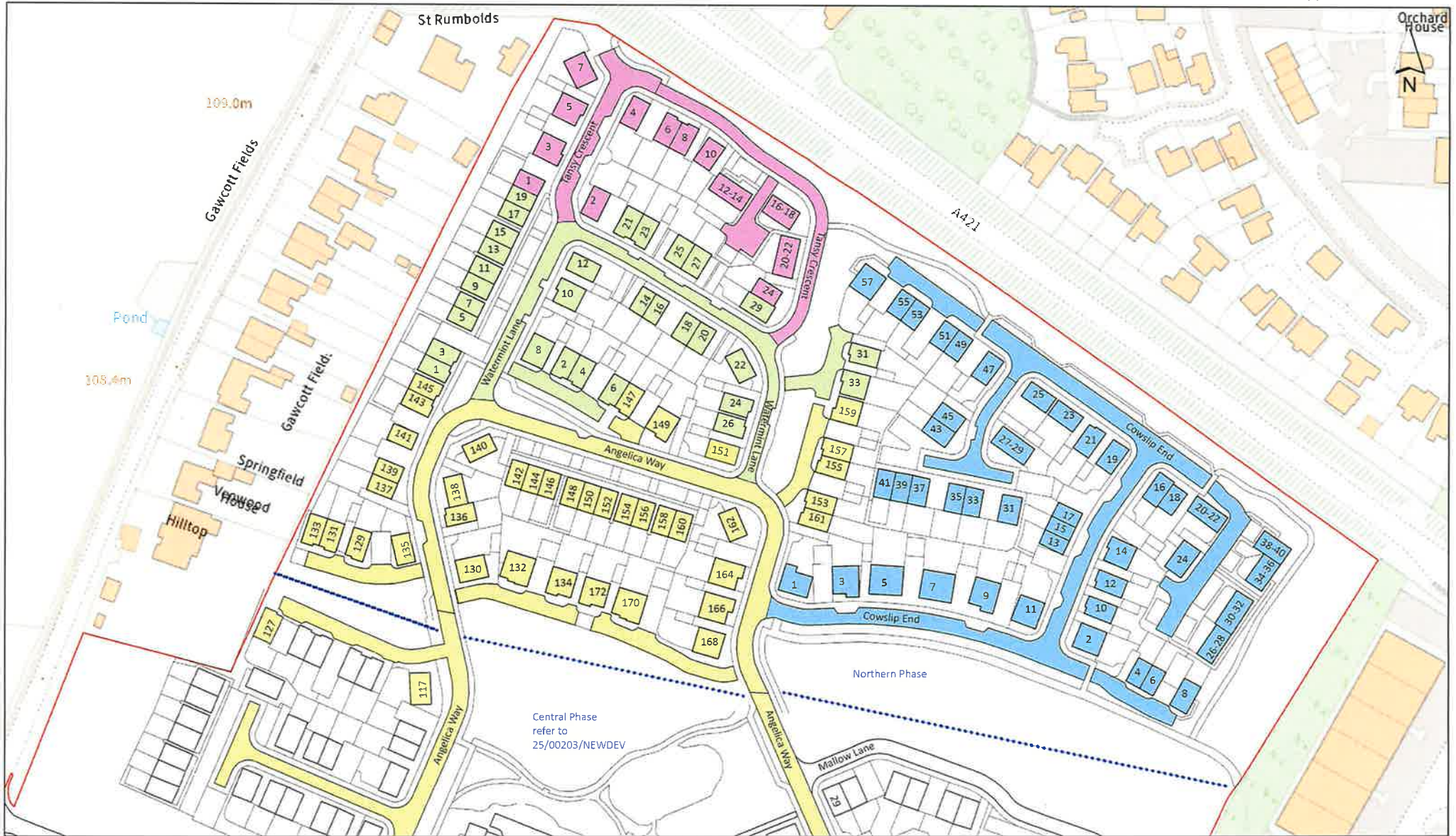
The tree is part of the Council's highway tree stock and is maintained by the Highways team. Any clearance works should be directed through the FixMyStreet system, which is the appropriate channel for requesting routine highway tree maintenance.

	B	C	D	F	G
1	Minute No.	Action	Action Required	Update	Status
3	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
4	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	
5	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	
6	377/25.2 (10/11/25)	Matters to report	Floodlights - Dragon Bay	Reported- case file 25/00893/LB opened	Awaiting decision
7	506/25.1 (2/2/26)	A421 dualling	Request Highway Information comes back for consideration.	A421 Report circulated to all Members as requested	July agenda
8	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
9	506/25.1 (2/2/26)	Land South of Bourton Road	Proper tender process for any educational establishment.	Wait for appeal decision before action.	Appeal allowed (31st March)
10	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
11	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
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	Reported back to FC
13	624/25.2 23/3/26	Tingewick Road tip	Members AGREED a press release at the appropriate time.	In progress	

	B	C	D	F	G
1	Minute No.	Action	Action Required	Update	Status
14	625/25 23/3/26	Annual Statistics 2025	Ask how many applications from Buckingham are submitted and refused compared to other areas.	In progress	
15	671/25	Planning decisions	Members AGREED a press release regarding the elm tree reduction and requested that we write to BC to ask that they stop people parking around the tree	In progress	
16	673/25.1 20/4/26	Buckinghamshire Council consultations	The Planning Clerk, assisted by Cllr. Try, to collate Members' responses and submit - Parking standards for new developments.	Submitted 10th May.	
17	673/25.2 20/4/26	Buckinghamshire Council consultations	The Planning Clerk, assisted by Cllr. Newall, to collate Members' responses and submit - Design code.	Submitted 11th May.	

	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 Way	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													
29													
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	Approved: Willow & Horse Chestnut, Refused: Cypress & Crack Willow	20.3.26		
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 Garden		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		





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

streetnaming@buckinghamshire.gov.uk

PROJECT : STREET NAMING & NUMBERING

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

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 the accuracy of the additional information

DRG NO: 26/00061/NEWDEV

Appendix to 26/00061/NEWDEV- Northern Parcel - 134 dwellings at land off Osier Way, Buckingham

Postal address summary:

	Postal Number	Street Name	Postal Town	Postcode	Houses	Flats / Maisonettes / FOGs	Total
Odds	129 - 161	Angelica Way	Buckingham	MK18 4FT	17	0	17
Evens	130 - 172	Angelica Way	Buckingham	MK18 4FW	22	0	22
Odds	1 - 33	Watermint Lane	Buckingham	MK18 4GD	17	0	17
Evens	2 - 26	Watermint Lane	Buckingham	MK18 4GD	13	0	13
Odds	1 to 7	Tansy Crescent	Buckingham	MK18 4GE	4	0	4
Evens	2 to 24	Tansy Crescent	Buckingham	MK18 4GE	6	6	12
Odds	1 to 57	Cowslip End	Buckingham	MK18 4GF	27	2	29
Evens	2 to 40	Cowslip End	Buckingham	MK18 4GF	9	11	20
					115	19	134
					Houses	Flats / Maisonettes / FOGs	Total

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Plot Number	Postal Number	Street Name	Postal Town	Postcode	UPRN	Level
122	133	Angelica Way	Buckingham	MK18 4FT	10097277622	
123	131	Angelica Way	Buckingham	MK18 4FT	10097277623	
124	129	Angelica Way	Buckingham	MK18 4FT	10097277624	
125	135	Angelica Way	Buckingham	MK18 4FT	10097277625	
126	137	Angelica Way	Buckingham	MK18 4FT	10097277626	
127	139	Angelica Way	Buckingham	MK18 4FT	10097277627	
128	141	Angelica Way	Buckingham	MK18 4FT	10097277628	
129	143	Angelica Way	Buckingham	MK18 4FT	10097277629	
130	145	Angelica Way	Buckingham	MK18 4FT	10097277630	
131	1	Watermint Lane	Buckingham	MK18 4GD	10097277631	
132	3	Watermint Lane	Buckingham	MK18 4GD	10097277632	
133	5	Watermint Lane	Buckingham	MK18 4GD	10097277633	
134	7	Watermint Lane	Buckingham	MK18 4GD	10097277634	
135	9	Watermint Lane	Buckingham	MK18 4GD	10097277635	
136	11	Watermint Lane	Buckingham	MK18 4GD	10097277636	
137	13	Watermint Lane	Buckingham	MK18 4GD	10097277637	
138	15	Watermint Lane	Buckingham	MK18 4GD	10097277638	
139	17	Watermint Lane	Buckingham	MK18 4GD	10097277639	
140	19	Watermint Lane	Buckingham	MK18 4GD	10097277640	
141	1	Tansy Crescent	Buckingham	MK18 4GE	10097277641	
142	3	Tansy Crescent	Buckingham	MK18 4GE	10097277642	
143	5	Tansy Crescent	Buckingham	MK18 4GE	10097277643	
144	7	Tansy Crescent	Buckingham	MK18 4GE	10097277644	
145	8	Tansy Crescent	Buckingham	MK18 4GE	10097277645	
146	6	Tansy Crescent	Buckingham	MK18 4GE	10097277646	
147	4	Tansy Crescent	Buckingham	MK18 4GE	10097277647	
148	2	Tansy Crescent	Buckingham	MK18 4GE	10097277648	
149	21	Watermint Lane	Buckingham	MK18 4GD	10097277649	
150	23	Watermint Lane	Buckingham	MK18 4GD	10097277650	
151	25	Watermint Lane	Buckingham	MK18 4GD	10097277651	
152	27	Watermint Lane	Buckingham	MK18 4GD	10097277652	
153	29	Watermint Lane	Buckingham	MK18 4GD	10097277653	
154	24	Tansy Crescent	Buckingham	MK18 4GE	10097277654	
155	20	Tansy Crescent	Buckingham	MK18 4GE	10097277655	Ground
156	22	Tansy Crescent	Buckingham	MK18 4GE	10097277656	First
157	16	Tansy Crescent	Buckingham	MK18 4GE	10097277657	Ground
158	18	Tansy Crescent	Buckingham	MK18 4GE	10097277658	First
159	14	Tansy Crescent	Buckingham	MK18 4GE	10097277659	Ground
160	12	Tansy Crescent	Buckingham	MK18 4GE	10097277660	First
161	10	Tansy Crescent	Buckingham	MK18 4GE	10097277661	
162	14	Watermint Lane	Buckingham	MK18 4GD	10097277662	
163	16	Watermint Lane	Buckingham	MK18 4GD	10097277663	
164	18	Watermint Lane	Buckingham	MK18 4GD	10097277664	

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Plot Number	Postal Number	Street Name	Postal Town	Postcode	UPRN	Level
165	20	Watermint Lane	Buckingham	MK18 4GD	10097277665	
166	22	Watermint Lane	Buckingham	MK18 4GD	10097277666	
167	24	Watermint Lane	Buckingham	MK18 4GD	10097277667	
168	26	Watermint Lane	Buckingham	MK18 4GD	10097277668	
169	151	Angelica Way	Buckingham	MK18 4FT	10097277669	
170	149	Angelica Way	Buckingham	MK18 4FT	10097277670	
171	147	Angelica Way	Buckingham	MK18 4FT	10097277671	
172	6	Watermint Lane	Buckingham	MK18 4GD	10097277672	
173	4	Watermint Lane	Buckingham	MK18 4GD	10097277673	
174	2	Watermint Lane	Buckingham	MK18 4GD	10097277674	
175	8	Watermint Lane	Buckingham	MK18 4GD	10097277675	
176	10	Watermint Lane	Buckingham	MK18 4GD	10097277676	
177	12	Watermint Lane	Buckingham	MK18 4GD	10097277677	
178	142	Angelica Way	Buckingham	MK18 4FW	10097277678	
179	144	Angelica Way	Buckingham	MK18 4FW	10097277679	
180	146	Angelica Way	Buckingham	MK18 4FW	10097277680	
181	148	Angelica Way	Buckingham	MK18 4FW	10097277681	
182	150	Angelica Way	Buckingham	MK18 4FW	10097277682	
183	152	Angelica Way	Buckingham	MK18 4FW	10097277683	
184	154	Angelica Way	Buckingham	MK18 4FW	10097277684	
185	156	Angelica Way	Buckingham	MK18 4FW	10097277685	
186	158	Angelica Way	Buckingham	MK18 4FW	10097277686	
187	160	Angelica Way	Buckingham	MK18 4FW	10097277687	
188	162	Angelica Way	Buckingham	MK18 4FW	10097277688	
189	164	Angelica Way	Buckingham	MK18 4FW	10097277689	
190	166	Angelica Way	Buckingham	MK18 4FW	10097277690	
191	168	Angelica Way	Buckingham	MK18 4FW	10097277691	
192	170	Angelica Way	Buckingham	MK18 4FW	10097277692	
193	172	Angelica Way	Buckingham	MK18 4FW	10097277693	
194	134	Angelica Way	Buckingham	MK18 4FW	10097277694	
195	132	Angelica Way	Buckingham	MK18 4FW	10097277695	
196	130	Angelica Way	Buckingham	MK18 4FW	10097277696	
197	136	Angelica Way	Buckingham	MK18 4FW	10097277697	
198	138	Angelica Way	Buckingham	MK18 4FW	10097277698	
199	140	Angelica Way	Buckingham	MK18 4FW	10097277699	
200	55	Cowslip End	Buckingham	MK18 4GF	10097277700	
201	57	Cowslip End	Buckingham	MK18 4GF	10097277701	
202	31	Watermint Lane	Buckingham	MK18 4GD	10097277702	
203	33	Watermint Lane	Buckingham	MK18 4GD	10097277703	
204	159	Angelica Way	Buckingham	MK18 4FT	10097277704	
205	157	Angelica Way	Buckingham	MK18 4FT	10097277705	
206	155	Angelica Way	Buckingham	MK18 4FT	10097277706	
207	153	Angelica Way	Buckingham	MK18 4FT	10097277707	

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Plot Number	Postal Number	Street Name	Postal Town	Postcode	UPRN	Level
208	161	Angelica Way	Buckingham	MK18 4FT	10097277708	
209	1	Cowslip End	Buckingham	MK18 4GF	10097277709	
210	3	Cowslip End	Buckingham	MK18 4GF	10097277710	
211	5	Cowslip End	Buckingham	MK18 4GF	10097277711	
212	7	Cowslip End	Buckingham	MK18 4GF	10097277712	
213	9	Cowslip End	Buckingham	MK18 4GF	10097277713	
214	11	Cowslip End	Buckingham	MK18 4GF	10097277714	
215	13	Cowslip End	Buckingham	MK18 4GF	10097277715	
216	15	Cowslip End	Buckingham	MK18 4GF	10097277716	
217	17	Cowslip End	Buckingham	MK18 4GF	10097277717	
218	19	Cowslip End	Buckingham	MK18 4GF	10097277718	
219	21	Cowslip End	Buckingham	MK18 4GF	10097277719	
220	23	Cowslip End	Buckingham	MK18 4GF	10097277720	
221	25	Cowslip End	Buckingham	MK18 4GF	10097277721	
222	27	Cowslip End	Buckingham	MK18 4GF	10097277722	Ground
223	29	Cowslip End	Buckingham	MK18 4GF	10097277723	First
224	31	Cowslip End	Buckingham	MK18 4GF	10097277724	
225	33	Cowslip End	Buckingham	MK18 4GF	10097277725	
226	35	Cowslip End	Buckingham	MK18 4GF	10097277726	
227	37	Cowslip End	Buckingham	MK18 4GF	10097277727	
228	39	Cowslip End	Buckingham	MK18 4GF	10097277728	
229	41	Cowslip End	Buckingham	MK18 4GF	10097277729	
230	43	Cowslip End	Buckingham	MK18 4GF	10097277730	
231	45	Cowslip End	Buckingham	MK18 4GF	10097277731	
232	47	Cowslip End	Buckingham	MK18 4GF	10097277732	
233	49	Cowslip End	Buckingham	MK18 4GF	10097277733	
234	51	Cowslip End	Buckingham	MK18 4GF	10097277734	
235	53	Cowslip End	Buckingham	MK18 4GF	10097277735	
236	16	Cowslip End	Buckingham	MK18 4GF	10097277736	
237	18	Cowslip End	Buckingham	MK18 4GF	10097277737	
238	22	Cowslip End	Buckingham	MK18 4GF	10097277738	Ground
239	20	Cowslip End	Buckingham	MK18 4GF	10097277739	First
240	40	Cowslip End	Buckingham	MK18 4GF	10097277740	Ground
241	38	Cowslip End	Buckingham	MK18 4GF	10097277741	First
242	34	Cowslip End	Buckingham	MK18 4GF	10097277742	Ground
243	36	Cowslip End	Buckingham	MK18 4GF	10097277743	First
244	30	Cowslip End	Buckingham	MK18 4GF	10097277744	Ground
245	32	Cowslip End	Buckingham	MK18 4GF	10097277745	First
246	26	Cowslip End	Buckingham	MK18 4GF	10097277746	Ground
247	28	Cowslip End	Buckingham	MK18 4GF	10097277747	First
248	24	Cowslip End	Buckingham	MK18 4GF	10097277748	FOG
249	8	Cowslip End	Buckingham	MK18 4GF	10097277749	
250	6	Cowslip End	Buckingham	MK18 4GF	10097277750	

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Plot Number	Postal Number	Street Name	Postal Town	Postcode	UPRN	Level
251	4	Cowslip End	Buckingham	MK18 4GF	10097277751	
252	2	Cowslip End	Buckingham	MK18 4GF	10097277752	
253	10	Cowslip End	Buckingham	MK18 4GF	10097277753	
254	12	Cowslip End	Buckingham	MK18 4GF	10097277754	
255	14	Cowslip End	Buckingham	MK18 4GF	10097277755	