



Buckingham Town Council

Town Council Office, Buckingham Centre,
Verney Close, Buckingham, MK18 1JP
01280 816426
office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 14 October 2026

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 19th October 2026 following the Interim Full Council meeting 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/UC89BUTwVpjAOEIdSlfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

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

2. Declarations of interest

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

3. Minutes

To agree the minutes of the Planning Committee Meeting held on 28th September 2026.

[Copy previously circulated](#)

4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – Central & North Buckinghamshire Planning Area Committee meetings are on Wednesdays 11th November and



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.

9th December 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 22nd October and 19th November 2026 at 2pm.

Additional information provided by the Planning Clerk.

[PL/37/26](#)

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

1. PL/26/06750/HB 18 Castle Street, MK18 1BP
Listed building consent for replacement of advertisement fascia board along with non illuminated vinyl graphics on shopfront windows and door along with repainting of front elevation windows, window architraves, fascia, balustrade, shop fronts, shop cornice, central shop pediment, doors, door architraves and door reveals in grey (RAL 7040) (Retrospective)
Ud din
2. PL/26/07420/FA 32 Overn Avenue, MK18 1LQ
Double storey side extension, single-storey rear extension to the existing dwelling, loft conversion with flat roof dormers, hip-to-gable roof conversion, and subdivision of the whole building to create 4 flats x1 bedroom and loft to have an additional study/ occasional sleeping area with bathroom
Godhania
3. PL/26/07468/SA 15 Robin Close, MK18 7HD
Certificate of Lawfulness for proposed Single storey rear extension
Edwards
4. PL/26/07773/KA The University Of Buckingham, Hunter Street, MK18 1EG
[riverside by Tanlaw Mill]
Re-pollard approximately 6 metres above ground level to 1 x Mature Willow (T1) as the tree is overweighted and over extended over the student bar and recreation area with a high target risk
and
re-pollard to 7-8 meters above ground level to 1 x Crack Willow (T2) as part of routine maintenance and to mitigate the risk of failure.
University of Buckingham

The following application is for information only; the application was only posted after the decision was made to approve.

5. PL/26/07818/KA Open Space Adjacent Waterside Cottage, Bath Lane
Proposed works as per tree planning notice works and remove x 1 Hawthorn (RE01), 2 x Sycamore (RE02 & RE05), x 1 Willow (RE03), 1 x unknown tree (RE04) and x 1 Goat Willow (RE06)
Pasmore [Buckinghamshire Council]
6. PL/26/7831/SA 7 Partridge Close, MK18 7HH
Certificate of Lawfulness for proposed conversion of existing garage space
Johnson & Trow

The following application is a notification only; Buckinghamshire Council have already (7/10/26) registered No Objections

7. PL/26/08118/TELN Opposite] 78 Moreton Road [adjacent to 2 Bradfield Avenue]

Notification under Regulation 5 of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) for the installation of 1 x 10m Medium wooden pole
BT plc

5. Planning decisions

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

Refused

Application	Site address	Proposal	BTC response
PL/26/02059/FA PL/26/02060/HB	14 Well Street	S/st. rear extension to and removal of existing balcony & canopy on modern rear extension	No objections
PL/26/03323/HB	14 Well Street	Roof repairs and replacement dormer	No objections subj. to satisfaction of Heritage Officer

Members had no objections to the first two (20th April) as the work involved the 1978 rear extension and not the Listed front part of the building. However the site inspection revealed that the roof of the Listed Building had been stripped of tiles front and back (though carefully stored for re-use) which was not included in these applications, which led to the third application.

The response to the third (15th June) was

Members agreed with the Heritage Officer's comments on the modern-style flush-framed uPVC dormer window, which was plainly not a like-for-like replacement as per the Description of Works in the submission, and asked that action be taken to ensure a replacement acceptable to the Officer. The other works to the roof were clearly necessary to the preservation of the building and Members had no objections to this aspect of the application.

The Heritage Officer agreed with both points, as the replacement of the roof timbers and retiling was clearly of long-term benefit to a Listed Building, but recommended refusal of the application because of the unsuitable dormer which had been installed. The dormer is in the centre of the street-facing roof slope.

6. Planning Inspectorate

To receive the decision on the following appeal:

24/03608/APP Old Telephone Exchange, Market Hill, MK18 1JT
Two storey roof extension providing 7 residential units and conversion of part of the ground floor to provide 2 residential units with ancillary residential use

The appeal on the grounds of non-determination has been dismissed.

[Appendix A](#)

7. Action reports

7.1. Regular Actions update

Minute (filing date)	File application responses
245/26 (30/9/26) 246/26	Application not in our Parish 1 application 4/9/26 } circulated by email for comments as 3 applications 16/9/26 } extension not granted 6 applications 30/9/26 }

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

7.2.1 (255/26.2) Old Town Hall signage and lighting

7.2.2 (255/26.4) Diversion signs

[Appendix B](#)

[Appendix C](#)

[Appendix D](#)

8. Street Naming

To receive for information confirmation of John Roberts Rise for the site adjacent to 73 Moreton Road. [Appendix E](#)

9. Chair's announcements – for information only

10. Date of the next meeting: Monday 16th November 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 19th OCTOBER 2026

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications**1. PL/26/06750/HB**

18 Castle Street, MK18 1BP

Listed building consent for replacement of advertisement fascia board along with non illuminated vinyl graphics on shopfront windows and door along with repainting of front elevation windows, window architraves, fascia, balustrade, shop fronts, shop cornice, central shop pediment, doors, door architraves and door reveals in grey (RAL 7040) (Retrospective)

Ud din

Location plan



No 19 (left) and No18 Castle Street 25/9/26



Photos submitted with the 2019 report to Enforcement



and for the May 2025 report

The site is the southern half of the former department store on the east side of Castle Street beside Stoneleigh House. The other half of the ground floor of the building, No. 19, is an Indian food store, and the upper floors of both have been turned into flats. The combined building is Grade II Listed and in the Conservation Area.

There have been three Enforcement cases for the ground floor, all related to the appearance of the street elevation and illustrated above.

19/00081/CON3: reported to AVDC in February 2019; the fascia was turned from orange lettering to purple and vinyls added to the windows reflecting a temporary change from Dipalee Tandoori to Thai Lounge.

20/00362/CONB (№19) and 20/00363/CONB (№18) were dealt with together and identical Enforcement Notices issued on 12th December 2024. They included the following comments:

"Nos 18 & 19 are Grade II listed as a pair. Their design if the shopfronts and elevation above are supposed to read as a pair. The painting of both properties (shop fronts and windows above) should be the same to maintain the original architectural design intention of the building which adds to the building's significance.

The painting of the shop front has detracted from the significance of the listed building and results in harm which cannot be mitigated other than by removal of the current paint colour and applying a uniform colour across both buildings."

...

"Furthermore, in terms of the impact on the setting of the designated Heritage Assets (to include the nearby listed buildings and Buckingham Conservation Area) the works undertaken are not considered to preserve or enhance the area as such, and have been identified to cause harm.

There are no public benefits which have been identified to outweigh the harm identified."

The harm was to be rectified within two months by painting the fascia, windows, architraves, balustrade, shop fronts, cornice, pediment, doors and door reveals in white.

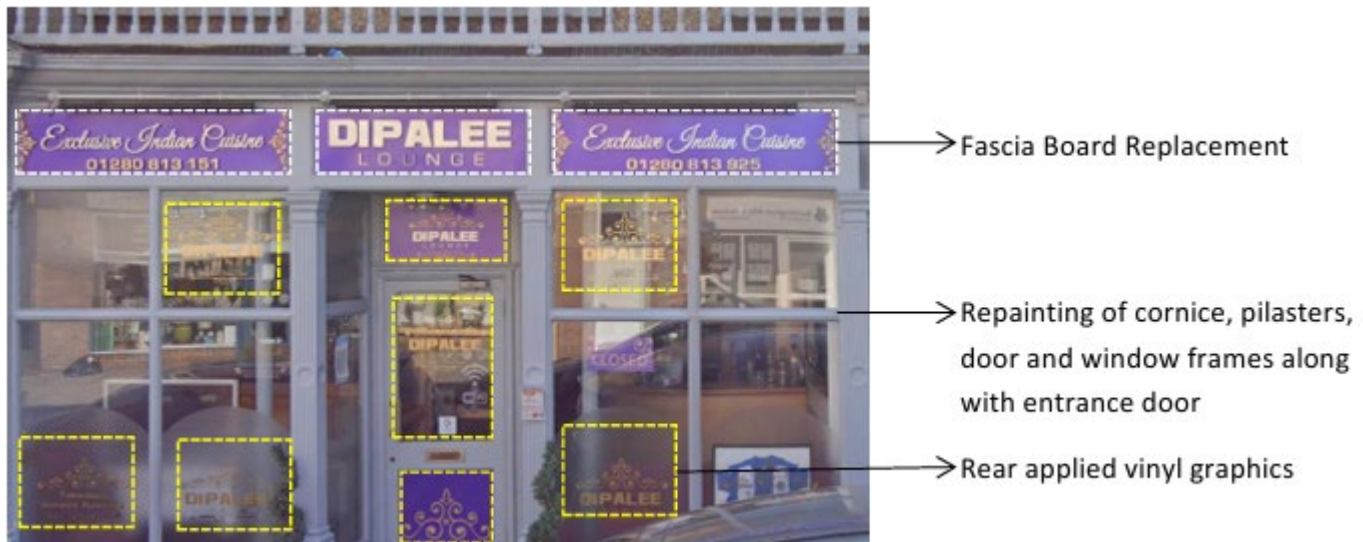
NC/25/00215/LB: reported to Buckinghamshire Council in May 2025 that the upper storeys were uplit in fluorescent green. The case file was closed on 7th November 2025 as the breach had ceased 'through negotiation'. The photo included with the report, on page 1, taken in May 2025, shows the dark grey paintwork.



The D&A Statement submitted describes the changes as

- Repainting of the shopfront including pilasters, cornices, entrance door, garage door as well as window frames to traditional grey which is in harmony with surrounding areas
- Replacement of pre-existing fascia with updated vinyl faced aluminium fascia board
- New rear applied window vinyl graphics on shopfront window and door

And the fascia as "The installed aluminium composite panel fascia board in a dark colour featuring raised acrylic lettering in RAL 9010 along with rear attached vinyl graphics on the shopfront window."



However, as can be seen from the photo at the top of page 1, taken in September, the paintwork is clearly white, not grey. The case officer has been asked to clarify why a retrospective application has been submitted for the grey scheme. No clarification had been received at date of issue of this agenda.

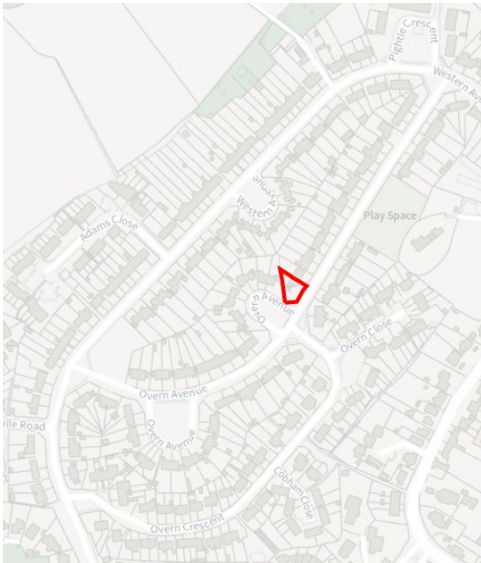
Property History (Ground floor exterior and signage only)

82/00281/AV	CHANGE OF USE OF GROUND FLOOR TO RESTAURANT WITH ANCILLARY STORAGE USE OF REAR OF FIRST FLOOR AND USE TO PROVIDE A SINGLE DWELLING UNIT OF FRONT PART OF FIRST FLOOR AND SECOND FLOOR ACCOMMODATION	APPROV
82/00756/AV	FASCIA AND PROJECTING SIGN	REFUSE
82/00780/AV	DISPLAY OF INTERNALLY ILLUMINATED LETTERS OF FASCIA	APPROV
82/01745/AV	USE OF GROUND FLOOR ONLY OF NUMBER 18 CASTLE STREET AS A RESTAURANT FOR THE SALE OF FOOD FOR CONSUMPTION ON THE PREMISES BETWEEN THE HOURS OF 12.00 NOON TO 11.00 PM ON SUNDAYS MONDAYS TUESDAYS WEDNESDAYS AND THURSDAYS AND TO 11.30PM ON FRIDAYS AND SATURDAYS	APPROV
83/00843/AV	CONTINUATION OF USE WITHOUT COMPLIANCE WITH CONDITION (4) IMPOSED BY AV/1745/82 RELATING TO SALE OF FOOD FOR CONSUMPTION OFF THE PREMISES	REFUSE
88/01811/APP	CONTINUED USE WITHOUT COMPLIANCE WITH CONDITION (4) IMPOSED BY AV/1745/82 RELATING TO SALE OF FOOD FOR CONSUMPTION OFF THE PREMISES	APPROV
92/00472/AAD	ILLUMINATED PROJECTING SIGN	REFUSE
97/00461/AAD 97/00462/ALB	EXTERNALLY ILLUMINATED 'FLAG' SIGN	APPROV LBconsent
PL/26/06750/HB	Listed building consent for replacement of advertisement fascia board along with non illuminated vinyl graphics on shopfront windows and door along with repainting of front elevation windows, window architraves, fascia, balustrade, shop fronts, shop cornice, central shop pediment, doors, door architraves and door reveals in grey (RAL 7040) (Retrospective)	Pending Consideration

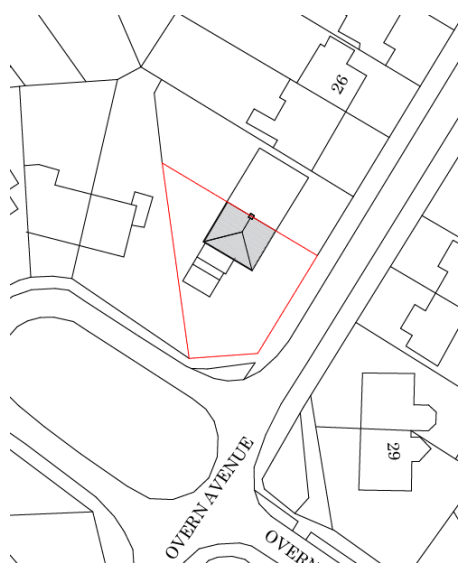
2. PL/26/07420/FA

32 Overn Avenue, MK18 1LQ

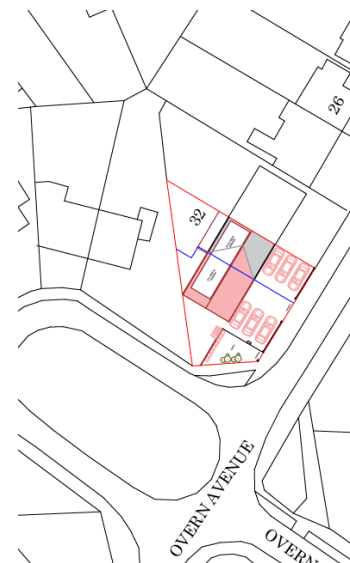
Double storey side extension, single-storey rear extension to the existing dwelling, loft conversion with flat roof dormers, hip-to-gable roof conversion, and subdivision of the whole building to create 4 flats x1 bedroom and loft to have an additional study/occasional sleeping area with bathroom
Godhania



Location plan



Existing block plan



Proposed block plan

The site is the more southerly of a pair of 3-bed semidetached houses on the western side of Overn Avenue almost opposite the junction with Overn Crescent. It is a corner plot with a close with a central green to the west, so with a large side garden as well as a rear (triangular) garden. It has a detached garage with driveway parking in front, the original attached garage having been converted to a utility room, cloakroom and store (no application traced). The roof styles in the area are a mix of hipped and gable, and many have retained the small flat-roofed porch. The rear of the house faces the side wall and garage of No 34.

A similar application (PL/26/04648/FA) blinked in and out of the website in June before any drawings had been posted. It had a slightly different description: "Double-storey side extension, single storey rear extension, to the existing dwelling, loft conversion with flat roof dormers, hip-to-gable roof conversion and subdivision of the whole building to create 4 no. 2-bedroom flats". There have been no other applications for this site.



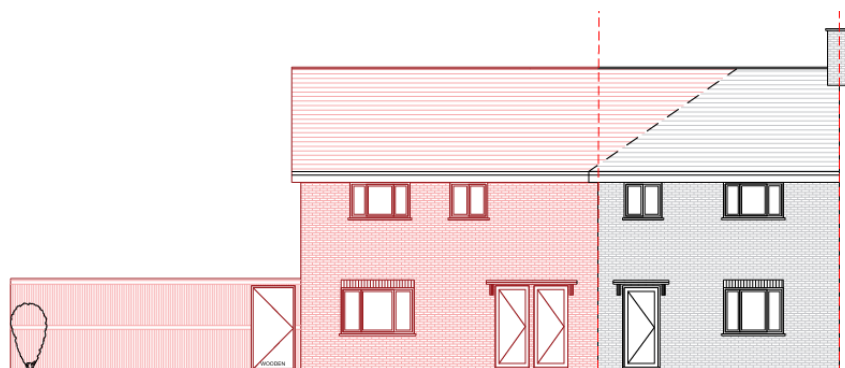
The existing site (Google Streetview, 2018)

The new proposal is to build a two-storey side extension with a larger footprint than the existing house and turn the result into four flats, demolishing both the original brick garage and the replacement. Because the existing house has a footprint smaller than the newbuild, a small rear single-storey flat-roofed extension will also be needed to bring that ground-floor flat into conformity with the National Space Standards. A new door in the front elevation will give access to the two upstairs flats. The lofts will be converted with two large dormers in the rear roof slope to provide further accommodation for the first floor flats, and the hipped end of the roof extended into a gable end. The ground floor flats will have French doors into their respective garden areas. The side garden will be divided into two with a standard height fence continuing the line of the front house wall, and on the street side of the fence will be the bin store (one green, one blue, for each flat) with a new access from the street. Behind the fence there will be a wooden shed for 4 cycles. The garden in front of the extended house will be paved over and provide parking for 6 vehicles, and each group of three will have an EV charging point. Matching materials are specified.

Ground Floor				
	Living room/ diner/kitchen	Bedroom (double)	Storage	Bath/Shower room
Flat 1	25 m ²	12 m ² (double)	2.0 m ²	Shower room
Flat 3	25 m ² (inc.s/st.extension)	12 m ² (double)	3.0 m ²	Shower room
First & Second Floor				
Flat 2	26.4 m ²	11.5 m ² (double)	1.9 m ²	Shower room
Loft bedroom/study		25 m ²	Under eaves	Shower room
Flat 4	25.0 m ²	9.7 m ² (single)	1.5 m ²	Shower room
Loft bedroom/study		25 m ²	Under eaves	Shower room
Minimum National Space Standards				
Livingroom/Diner/Kitchen 23 m ²		Double bedroom 11.5 m ² Single bedroom 7.5m ²	1.5m ²	Not specified



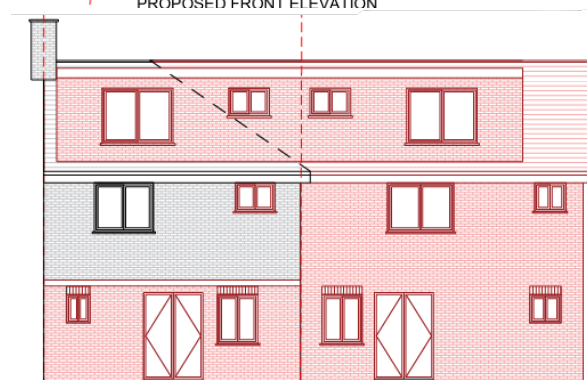
EXISTING FRONT ELEVATION



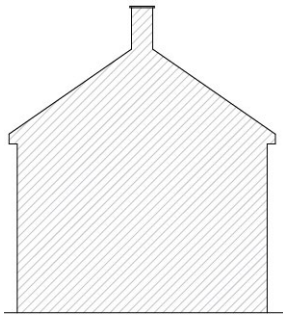
PROPOSED FRONT ELEVATION



EXISTING REAR ELEVATION

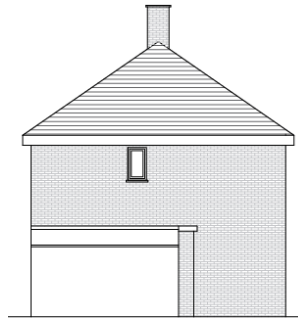


PROPOSED REAR ELEVATION



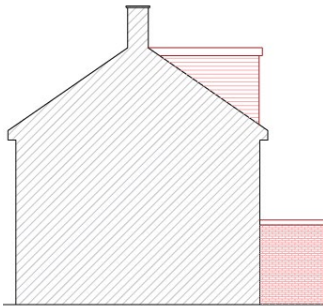
EXISTING SIDE ELEVATION 1

(Party wall with №30)

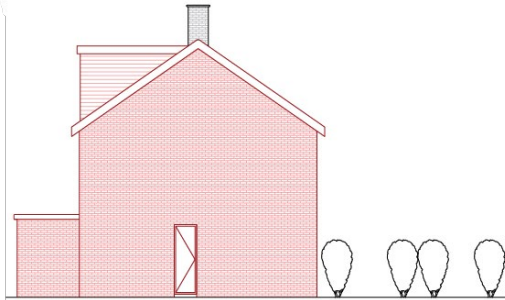


EXISTING SIDE ELEVATION 2

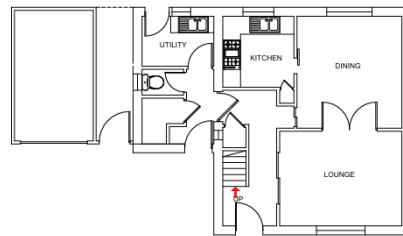
(facing side garden)



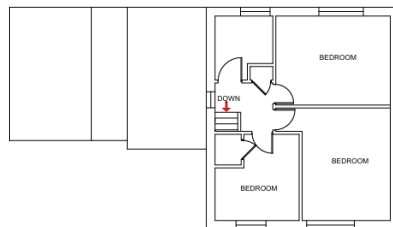
PROPOSED SIDE ELEVATION 1



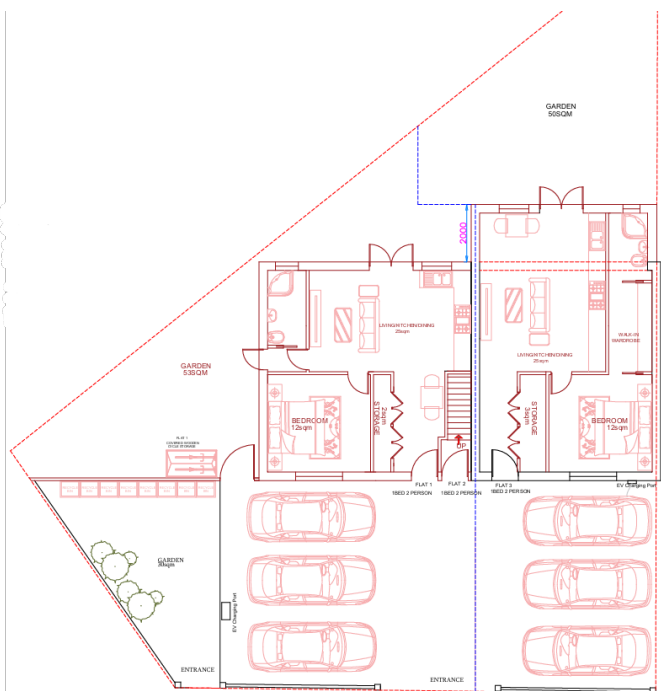
PROPOSED SIDE ELEVATION 2



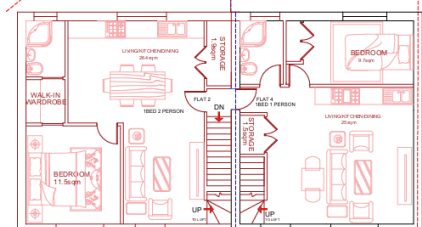
EXISTING GROUND FLOOR PLAN



Existing first floor plan

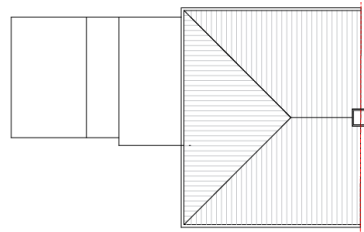


PROPOSED GROUND FLOOR PLAN

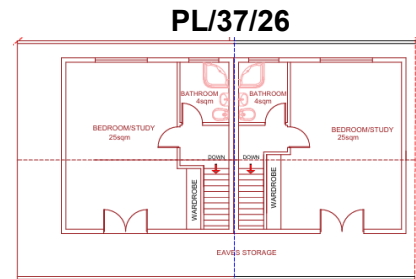


Proposed first floor plan

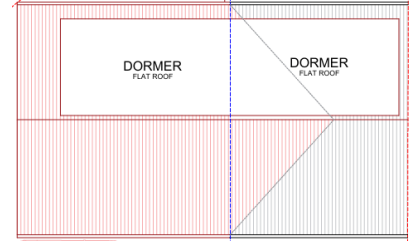




Existing roof plan



Proposed loft conversion plan



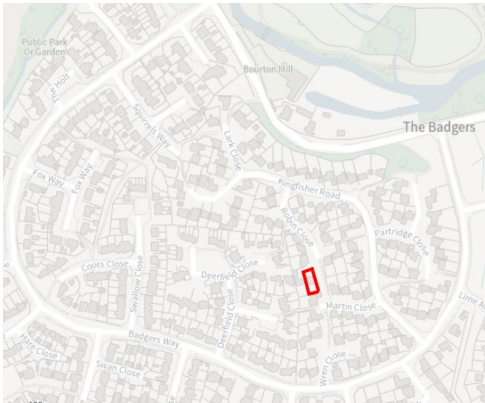
Proposed roof plan

3. PL/26/07468/SA

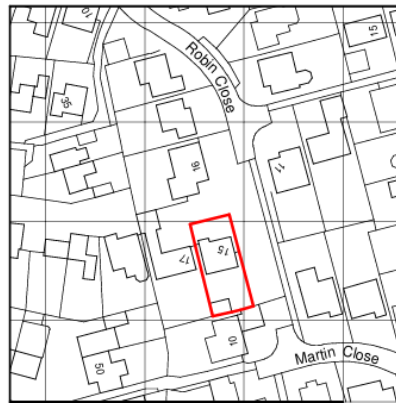
15 Robin Close, MK18 7HD

Certificate of Lawfulness for proposed Single storey rear extension

Edwards



Location plan



Site plan



Location of proposed extension



The front of the house



Rear elevation and part of the garden area

The site is a 4-bed detached house on the Badgers estate at the southern end of Robin Close. To the east is a wide green space and the path linking Robin Close with Martin Close; to the south is the side of No 10 Martin Close; to the west a similar house, No 17, which shares the private drive; and to the north the side of No 16 Robin Close. There are no previous applications for this address.

The rear garden is part paved, part lawned, and has a garden building at the southwest corner.

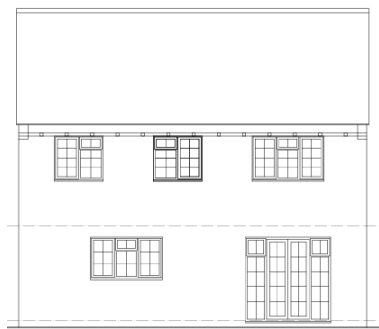
The proposal is to add a modest (approx. 2.5m x 3.7m) rectangular single-storey extension where the double doors to the garden are currently, at the eastern end of the rear elevation, to form a family room. It will be flat-roofed with a flat skylight, and a three-panel glass door to the garden and a window facing west towards the neighbouring house. Materials are not specified.

Other changes to the house are proposed:

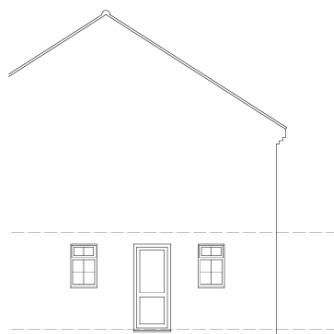
- Remove the garden doors and side panes to give a wide access to the new family room;
- Extend the dining room into the living room with a solid dividing wall, making two rooms of approximately the same size;
- Remove the wall dividing the kitchen from the dining room to make a single room;
- Install a wall across the garage area to form a store (front) with a door to a utility room opening off the existing lobby behind the side door. In the absence of a front elevation drawing, it may be assumed the garage door will be retained to give access to the store

Note that the drawings on the left of each row are captioned 'Front elevation' incorrectly; both are rear elevations.

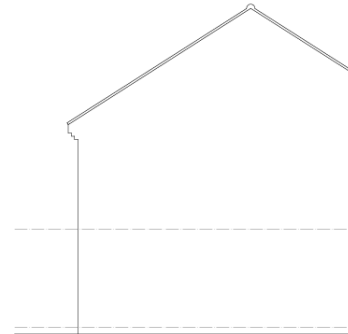
Existing



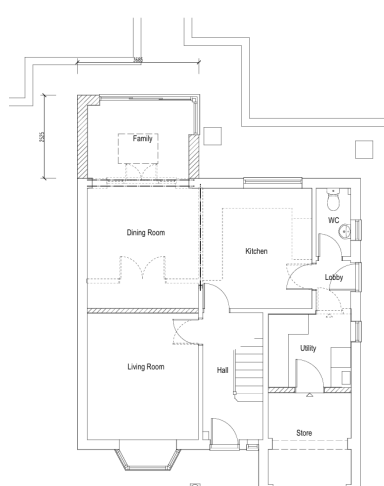
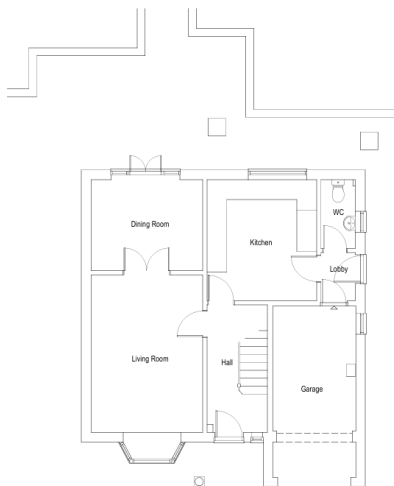
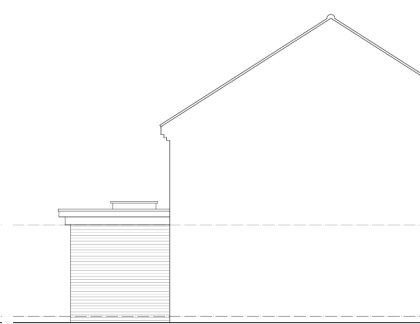
rear elevation
Proposed



side facing N^o17



side facing green space & path



Existing and proposed ground floor plans.

PL/37/26

4. PL/26/07773/KA

The University Of Buckingham, Hunter Street, MK18 1EG

[Riverside by Tanlaw Mill]

Re pollard approximately 6 metres above ground level to 1 x Mature Willow (T1) as the tree is overweighted and over extended over the student bar and recreation area with a high target risk and

re pollard to 7-8 meters above ground level to 1 x Crack Willow (T2) as part of routine maintenance and to mitigate the risk of failure.

University of Buckingham

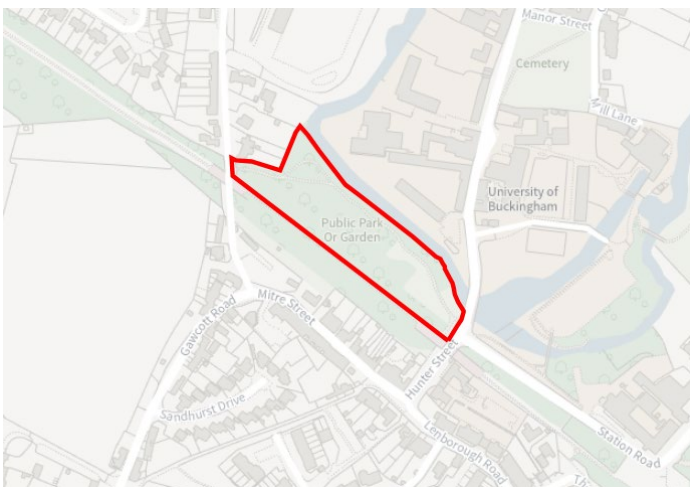
Photo: 13/10/26 from Chandos Park

This application had already been decided when it appeared on the website.

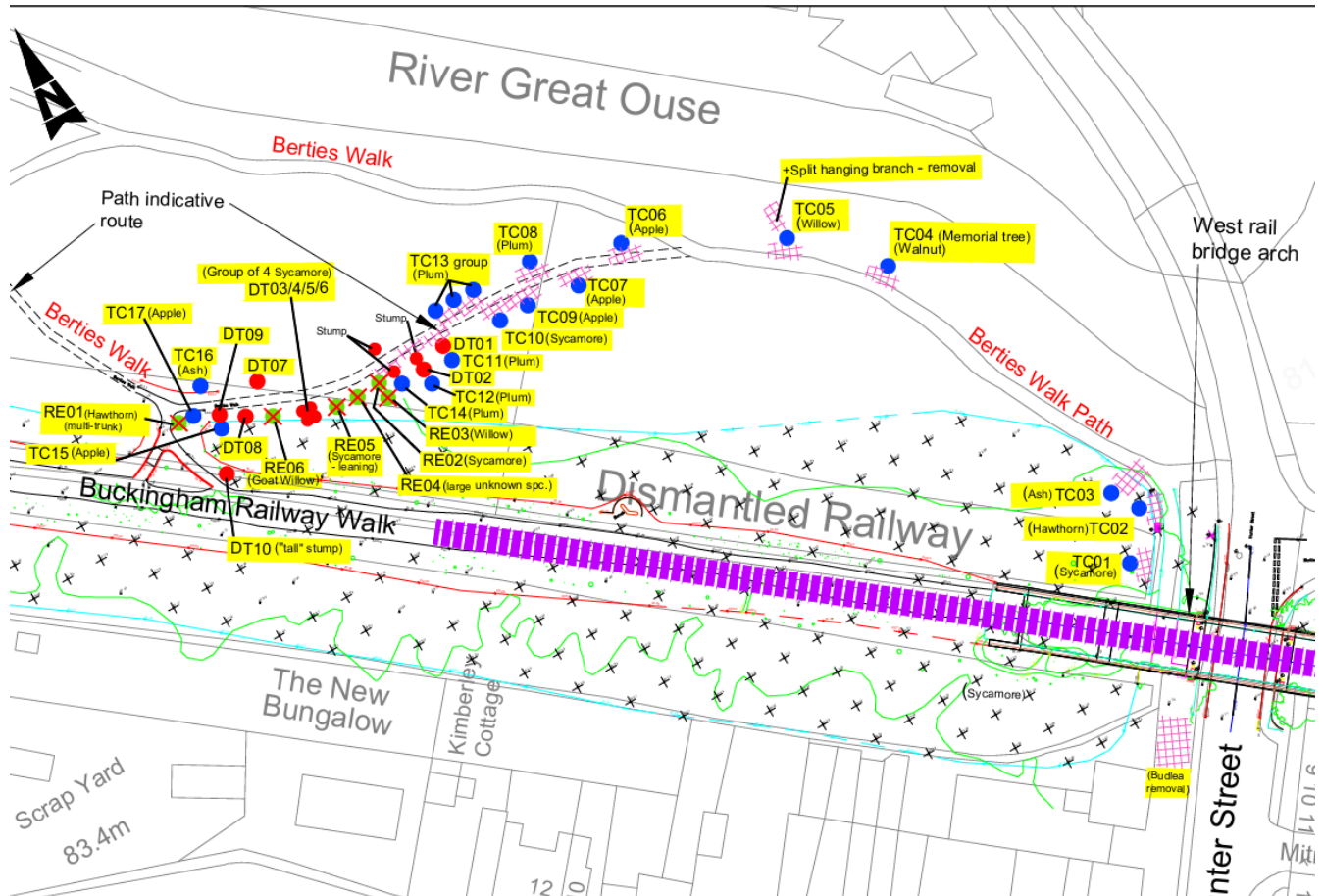
5. PL/26/07818/KA

Open Space Adjacent Waterside Cottage, Bath Lane

Proposed works as per tree planning notice works and remove x 1 Hawthorn (RE01), 2 x Sycamore (RE02 & RE05), x 1 Willow (RE03), 1 x unknown tree (RE04) and x 1 Goat Willow (RE06)

Pasmore [Buckinghamshire Council]**KEY:**

DT01		DEAD TREE REMOVALS
RE01		TREE FOR REMOVAL
TC01		TREES - FOR CROWN LIFTING
(species)		
		ZONE FOR LOCALISED TRIMMING (1-3.5m)
		BUCKINGHAM RAILWAY WALK PATH (BRW)

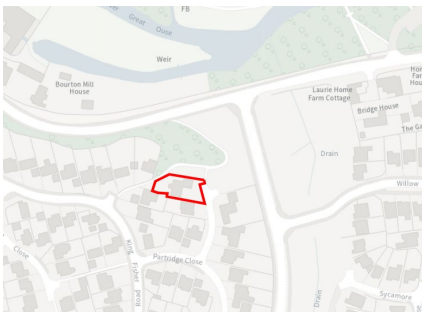


The works are to enable access to the Scenic Walk in connection with the installation of the cycleway.

6. PL/26/07831/SA

7 Partridge Close, MK18 7HH

Certificate of Lawfulness for proposed conversion of existing garage space
Johnson & Trow



Location plan



Site plan



Front view of house and garage

The site is a 4-bed detached house at the end of the northern limb of Partridge Close on Badgers. It has a double width driveway with a single-storey double garage facing its northern side edge; beyond this is a public path linking Partridge Close to Kingfisher Road, a large green area with mature trees, and Bourton Road.

The proposal is to turn the inner garage and the rear half of the outer garage into habitable space, forming a family room and a study, and enlarging the utility room and cloakroom. The remaining part of the outer garage will become a store and retain the garage door. The inner garage will have the door opening bricked up and a window installed; no other new windows are proposed. Other changes will make the kitchen and dining room into one room, and the cloakroom into a shower room.



Front elevation (east facing)



North side elevation



Rear elevation (west facing, to garden)

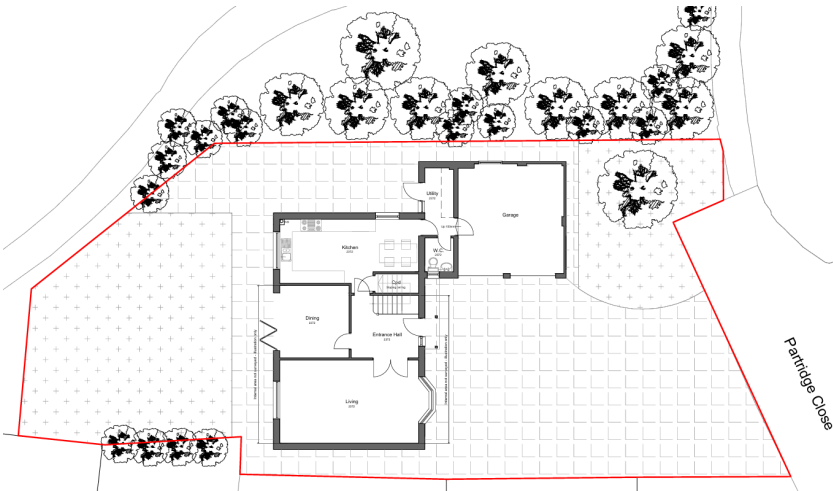
These will not be changed by the proposed works.



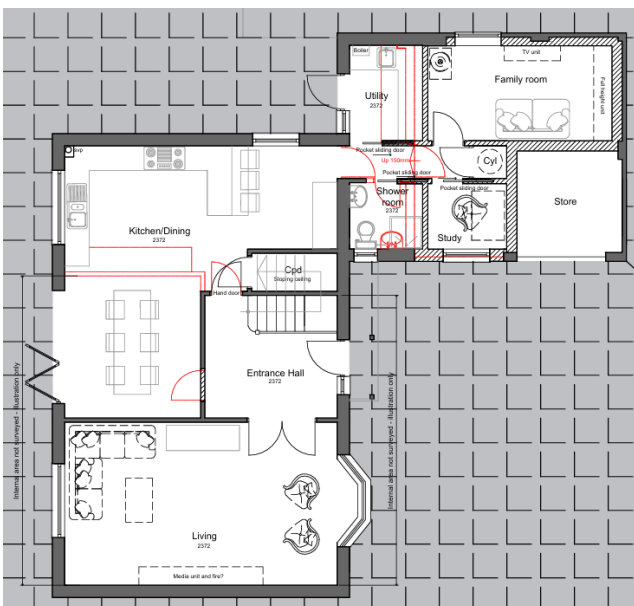
Existing south facing elevation



Proposed south facing elevation



Existing ground floor plan, and placing on plot



Walls etc. to be removed, and doors rehung or removed



Proposed arrangement of rooms

This notification was approved on 7/10/26 before any documentation was posted.

7. **PL/26/08118/TELN** [opposite] 78 Moreton Road, [adjacent to 2 Bradfield Avenue] MK18 1PR
Notification under Regulation 5 of The Electronic Communications Code
(Conditions and Restrictions) Regulations 2003 (as amended) for the
installation of 1 x 10m Medium wooden pole
BT plc



Location plan



There is already a DSLAM cabinet on this verge, installed 2014

KM
13/10/26

Appeal Decision

Site visit made on 1 September 2026

by **R Kent BA (Hons) MTP DipM MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 8 October 2026

Appeal Ref: 6002808

The Old Telephone Exchange, Market Hill, Buckingham MK18 1JT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission
 - The appeal is made by V Anderyassain against Buckinghamshire Council.
 - The application Ref is 24/03608/APP
 - The development proposed is described as a 'Two storey roof extension providing 7 residential units and conversion of part of the ground floor to provide 2 residential units together with ancillary residential use'
-

Decision

1. The appeal is dismissed and planning permission is refused.

Preliminary Matters

2. The description of the proposed development in the heading above is a revised version to that on the planning application form. It has been identified as the correct, updated description by the Council and appellant.
3. Plans submitted with the appeal include revision 'E' versions of the elevations and floor plans of the proposal which incorporate significant alterations to the internal layout of the proposed accommodation and to the number of flats. The Council states that it has only assessed the elevations and floor plans which were submitted under revision 'F' and not the versions of those plans that were submitted under revision 'E'. This is because, in the Council's opinion, that revision would fundamentally alter the description of the development.
4. It is not clear to me from the evidence whether public consultation has been carried out on the revision 'E' plans. Therefore, having regard to the *Holborn Studios*¹ judgement, it could result in procedural unfairness if I were to take the changes in the revision 'E' floor plans and elevations into account in this appeal. As a consequence, I have determined the appeal on the basis of proposed drawing numbers OTE/23/006 rev F; OTE/23/007 rev F; OTE/23/008 rev F and OTE/23/009 rev F.
5. On 17 August 2026 a new National Planning Policy Framework (the Framework) was published. The Council and the appellants have had the opportunity to make comments on the new Framework in so far as it relates to this appeal. I have taken account of the comments which were made and the new Framework in my decision.

¹ Holborn Studios Ltd v The Council of the London Borough of Hackney [2017] EWHC 2823 (Admin)

Background and Main Issues

6. As the appeal is against the Council's failure to make a decision within the prescribed period, no formal reasons for refusal were issued. However, the Council has set out its putative reasons for refusal in its statement of case.
7. Accordingly, the main issues in this appeal are:
 - The effect of the proposal on the available space for town centre employment uses; and
 - Whether the proposal would provide acceptable living conditions for the future occupiers of the proposed flats with regard to noise and accessibility for wheelchair users.

Reasons

Employment

8. The site lies to the south east of the High Street to the rear of the Primary Shopping Frontage identified in policy EE1 of the Buckingham Neighbourhood Development Plan 2026 (BNDP). A Royal Mail delivery office and other buildings lie between it and the High Street. Part of the ground floor of the building is currently used as a jiu jitsu gymnasium.
9. The appellant's evidence indicates that direct marketing to let the property started in 2020 and that it has been continuously marketed since September 2022 for uses falling within Class E and B8 of the Use Classes Order (UCO)². The marketing information submitted with the appeal indicates for the period up to November 2024, that whilst there was some limited interest in the premises, there were no follow up offers. Although the building was vacant when the planning application was submitted in December 2024, the estate agent's updated report³ submitted with the appeal however states that a two year tenancy for part of the property has been secured.
10. Whilst the building is only partially occupied by the jiu jitsu academy, it is a use consistent with Class E of the UCO and in my judgement falls within the definition of an employment use given in the supporting text to policy E2 of the Vale of Aylesbury Local Plan 2021 (VALP). Therefore, even though the academy may be a startup operation and unable to commit to a longer term arrangement, the building is currently partly in use for employment purposes. This indicates to me that whilst the remainder of the building continues to be marketed, there has been some viable interest in the use of part of it.
11. Policy E2 sets out 5 criteria which the redevelopment and/or reuse of employment sites to alternative non-employment uses must meet in order to be supported. In terms of those criteria, I have not seen any compelling evidence that the existing use is not a viable business and it has not been demonstrated how it would be relocated. Nor has it been evidenced that there is a substantial over-supply of suitable alternative employment sites in the local area. I address effects on the efficient and effective operation of the Royal Mail delivery office in the second main issue below.

² The Town and Country Planning (Use Classes) Order 1987 (as amended)

³ Russell & Butler letter dated 20th February 2026

12. Policy EE1 of the BNDP sets out the criteria to be applied to development within Buckingham town centre. Whilst the BNDP recognises that residential uses in the town centre contribute to maintaining and/or enhancing its vitality and viability, it also seeks to ensure that active frontages remain at ground floor level. In this instance, the conversion of the ground floor of the premises to residential use would result in the loss of an active town centre ground floor use and the existing commercial ground floor frontage. For the reasons given in the second main issue below, I am not convinced that satisfactory living conditions would be achieved for future occupiers of the flats due to the noise generated by the use of the nearby service yards.
13. Whilst VALP policy S2 identifies Buckingham as a primary focus for development and policy S3 identifies it as one of the most sustainable towns in Aylesbury Vale, policy S1 sets out criteria against which the sustainability of development proposals should be considered. Although these include giving priority to the reuse of underused brownfield land, the criteria also require that consideration be given to providing a mix of uses, and especially employment, to facilitate flexible working practices so minimising the need to travel.
14. As the proposal is solely for residential use it would not provide a mixed use and would result in the loss of available employment space in the town centre. Therefore, for the reasons given, the proposal would conflict with VALP policies E2 and S1 and BNDP policy EE1 regarding employment sites in Buckingham town centre.

Living conditions

15. The evidence indicates that the Royal Mail delivery office is operational from 04:00 to 18:30 on Mondays to Saturdays. Its use is a potential source of a significant amount of noise and high numbers of daily vehicle movements, including in the early morning when mail arrives for sorting, and especially during peak periods such as at Christmas. A service yard for a retail development lies immediately to the north east.
16. Policy NE5 of the VALP states that applicants may be required to submit a noise impact study or assess the effect of an existing noise source upon a proposed development prior to the determination of a planning application. Whilst a Noise Report prepared in 2024 was submitted with the proposal, it was in relation to a different version of the scheme and has not been updated to assess the appeal proposal.
17. The noise measurements were taken in June 2023. The highest noise levels were recorded at 06:14 and 09:44 on 8 June 2023 and measured as 61.7dBA and 63.2dBA, respectively. The report indicates that the source of this noise was likely to be from the delivery office loading bay.
18. The proposed development would have habitable room windows at ground, first and second floor levels. There would be bedroom windows at first floor level in both the north east and north west elevations and at second floor level in the north west elevation all facing towards the service yards. Whilst the Noise Report indicates the calculated internal sound levels and the minimum sound insulation values for individual rooms, they relate to a different development to the scheme before me. Moreover, the report does not address the potential peaks in noise which might be expected during the busy Christmas period.

19. Policy NE3 makes clear that planning permission for noise sensitive development, such as housing, will not be granted if its users would be affected adversely by noise from existing uses that generate existing levels of noise.
20. I note that the Council's Environmental Health officer did not raise concerns about the Noise Report, and the appellant indicates that the measured noise impact and mitigation proposed in the report is applicable to the appeal proposal. However, the Framework's national decision-making policy (NDMP) P4 states that development proposals should demonstrate that suitable mitigation can be provided before first occupation of the development. In the absence of an updated report I am not satisfied that suitable mitigation measures can be provided to prevent an unacceptable adverse effect on the quality of life of future occupants.
21. I have given careful consideration to whether appropriately worded conditions could be imposed to secure a further noise assessment and the implementation of appropriate mitigation measures if the appeal is allowed. However, in the absence of an up-to-date noise assessment of the scheme before me including measurement of the noise generated during the Christmas period, I am not satisfied that the mitigation necessary to protect the living conditions of future occupants could be provided without amendments to the scheme. For the same reasons, nor am I satisfied that unreasonable restrictions would not need to be placed on the adjoining delivery office and service yards in the future should the residential use become established. In these circumstances, it would not be reasonable to use a planning condition to allow the submission of the noise assessment and proposed mitigation after planning permission has already been granted.
22. Policy H6c of the VALP sets out the accessibility requirements for all development. It states that development will need to meet at least '*category 2 accessible and adaptable dwellings*' of part M4(3) of the Building Regulations unless it is unviable to do so. Building Regulation M4(3) states that, amongst other things, the provision made for people to gain access should be sufficient to allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or meet the needs of occupants who use wheelchairs.
23. Whilst the evidence indicates that ground floor flat 8 would have level access and be a wheelchair adaptable unit, it has not been demonstrated how the other flats would meet the needs of future occupants who use wheelchairs or could be simply adapted to meet the needs of such occupants.
24. I note that this issue was resolved prior to the previous appeal on the site⁴ and the appellant has indicated that the current scheme does not materially alter the accessibility strategy for the building. Moreover, the appellant further indicates that all the dwellings would comply with part M4(2) of the Building Regulations and suggests this can be secured by condition if required. On this basis, I am satisfied that the appropriate internal access arrangements could be secured through a planning condition if the appeal is allowed. Subject to such a condition, the proposal would comply with policy H6c.
25. Nevertheless, for the reasons given, I am not satisfied from the evidence that it has been demonstrated that the proposal would not result in harm to the living conditions for the future occupiers of the proposed flats with regard to noise. It

⁴ APP/J0405/W/24/3345386

therefore conflicts with VALP policies BE3 and NE5 and NDMP P4 regarding the protection of the amenity of residents and noise pollution.

Other Matters

26. The evidence includes a 'Residential Waste Management & Recycling Scheme' which sets out how waste and recycling provision would be made and managed if the appeal is allowed. A letter from Bucks Recycling Ltd also indicates an intent to continue to provide a paid service for the collection of household waste from the site. The appellant indicates that such services are already established on existing adjacent sites. Whilst the Council's fourth putative reason for refusal states that a legal agreement would be necessary to secure a waste and recycling service and the appellant has indicated a willingness to enter in to an agreement, no such planning obligation is before me. However, in view of my conclusions on the main issues above it is not necessary for me to consider this matter further.
27. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires that I pay special attention to the desirability of preserving or enhancing the character or appearance of the Buckingham Conservation Area (CA). The CA covers much of the town and gains its significance from the historic street patterns and buildings within it and the central role of the Market Square. The site is set between modern, functional buildings of varying heights and design. Whilst the proposal would result in an increase in the height of the building, and it would be more visible as a result, it would still be largely screened from view by adjacent buildings. As a consequence it would not cause harm to the significance of the CA as a whole.
28. Section 66(1) of the Act also requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting. The grade II listed Christ's Hospital⁵ lies to the north west of the site and the grade II listed 6 Market Hill⁶ adjacent to the site access. The grade II* listed The Old Gaol⁷ lies opposite the access through which the development would be partially visible. All 3 buildings are principally experienced from Market Hill and the High Street and the proposal, due to its location behind the main road frontage, would not result in harm to the significance of these heritage assets.

Planning Balance

29. The VALP and BNDP form the development plan for the area in which the site is located. Whilst I have not found conflict with VALP policies S2 and S3, the harm which I have identified results in conflict with VALP policies E2 and S1 and BNDP policy EE1. The proposal therefore conflicts with the development plan when read as a whole.
30. Having regard to Annex A of the Framework, I am satisfied that VALP policies E2 and S1 and BNDP policy EE1 are not materially inconsistent with NDMP E2 regarding meeting the need for business land and premises or with NDMP TC2 which requires that substantial weight is given to supporting the overall vitality and viability of the town centre. As the provision of residential accommodation on the site conflicts with the development plan, it is not a diversification of use supported

⁵ Historic England official list entry number 1204931

⁶ Historic England official list entry number 1204874

⁷ Historic England official list entry number 1201392

by NDMP TC2. Nor are VALP policies BE3 and NE5 materially inconsistent with NDMPs P3 and P4 regarding living conditions and noise. As a consequence, the conflict with the development plan carries substantial weight against the proposal.

31. Against the harm I have identified, the Council can only demonstrate 3.73 years supply of deliverable housing sites which is well below the minimum level required. The proposal would add a further 9 dwellings within walking distance of town centre services to the Council's supply. It would also make better use of an underutilised building on previously developed land. These factors are benefits which attract substantial weight in favour of the proposal in accordance with NDMPs L2 and HO7 of the Framework.
32. Other limited economic benefits would also result from the construction of the development and the use of town centre services and facilities by future occupants of the dwellings. These other benefits attract moderate weight in favour of the development.
33. The BNDP became part of the development plan on 23 January 2026. It contains housing allocations which the supporting text to policy HP1 states are in part derived from an indicative housing requirement figure for Buckingham provided by the Council. The conflict with BNDP policy EE1 as a result of the harm which would be caused to the availability of employment space in the town centre results in conflict with the BNDP as a whole. Accordingly, NDMP S6 is engaged.
34. Applying NDMP S6, I conclude that the totality of the benefits arising from the proposal are substantially outweighed by the adverse effects and conflict with the BNDP.
35. As the adverse effects resulting in conflict with the neighbourhood plan substantially outweigh the benefits of the proposed development within the settlement, the proposal also conflicts with NDMP S4.

Conclusion

36. The proposal conflicts with the development plan when read as a whole and with the Framework. For the reasons given above the appeal should be dismissed.

R Kent

INSPECTOR

	A	B	C	D	F	G
1	No:	Minute No.	Action	Action Required	Update	Status
3	1	33/25.2 (19/05/25)	Action reports	Cllr. Draper reported that the Railway Walk has flooded due to the aggregate from the new path blocking the drain. She will brief the Planning Clerk and provide photographs.	Photographs provided and report made to Bucks.officer	Awaiting response/ action by BC or developer
4	2	375/25.2 (10/11/25)	Action reports (White Hart Hotel)	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	Awaiting decision
5	3	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	Awaiting response
6	10	624/25.2 23/3/26	Tingewick Road tip	Members AGREED a press release at the appropriate time.	Decision on planning application 26/03245/FA awaited	
7	29	150/26.2 13/07/2026	Matters to report	The Planning Clerk to photograph and report to Fix My Street 2 fallen branches on a footpath out of Bourton Park.	8/10/26 - Rights of Way have passed it to Highways as their land	
8	33	200/26 17/08/2026	Streetnaming for Site Q	The Planning Clerk to develop a list of names linked to the agreed "trades and professions" for discussion at the next Planning Committee meeting on 28th September.	22 chosen at meeting on 28/09/2026, planning clerk to submit.	Done, and acknowledged
9	34	248/26.2 28/09/2026	Action Reports	Town Clerk to write strongly worded letter to highways requesting information on the dualling of the A421 and copy letter to MP	drafted sbmitted to Town Clerk - awaiting return from leave	

	A	B	C	D	F	G
1	No:	Minute No.	Action	Action Required	Update	Status
10	35	248/26.3 28/09/2026	HMO Licensing	Planning Clerk to add additional provisions to the draft policy in the emerging Local Plan to include not sandwiching HMOs by residential properties and not situating one opposite another.	To be done at the next consultation.	
11	36	251/26 28/09/2026	New cycle stands	That all the sites proposed in section 2 of the report be rejected and that all the sites suggested in section 3 of the report be submitted. Nina/Katherine	Submitted and receipt acknowledged	
12	37	255/26.1 28/09/2026	Matters to Report	Yellow lines painted in the Castle Street, Nelson Street, Hunter Street area have not conformed to conservation area guidelines. Planning Clerk to report this breach of planning regulations.	awaiting photo evidence	CA regulations re yellow lines submitted in relation to lining works in Verney Close scheduled 9/10/26. Works not carried out 14/10/26
13	38	255/26.2 28/09/2026	Matters to Report	Planning Clerk to chase once again the breached planning regulations by the Old Town Hall.	Response received 8/10/26: case closed as Heritage think the current signage would be approved	See agenda 7.2.1
14	39	255/26.3 28/09/2026	Matters to Report	Planning Clerk to report land grab carried out by residents in 17 Gifford Place	in progress	
15	40	255/26.4 28/09/2026	Matters to Report	Planning Clerk to ask highways to ask contractors to take away diversion signs once finished with.	request sent	Response from Highways see agenda 7.2.2
16	41	255/26.5 28/09/2026	Matters to Report	Planning Clerk to check music licence at the Mitre pub as it had a PA outside	Since 2015 no licence has been required for pubs and beer gardens to play music between 8am and 11pm.	

	A	B	C	D	F	G
1	No:	Minute No.	Action	Action Required	Update	Status
17	42	255/26.6 28/09/2026	Matters to Report	Planning Clerk to report that the area outside the Town Hall looks untidy and messy following the removal of their summer planters.	Highways land, not BTC's or the Villiers'.	Street cleaner has tidied up

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 19th OCTOBER 2026

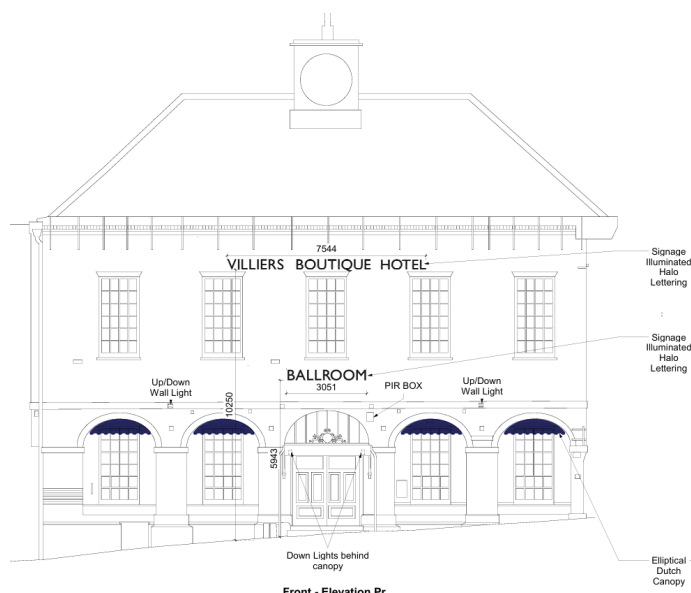
Contact Officer: Mrs. K. McElligott, Planning Clerk

OLD TOWN HALL – ENFORCEMENT OF PLANNING DECISION

Minute 254/26.2 refers

1. Background

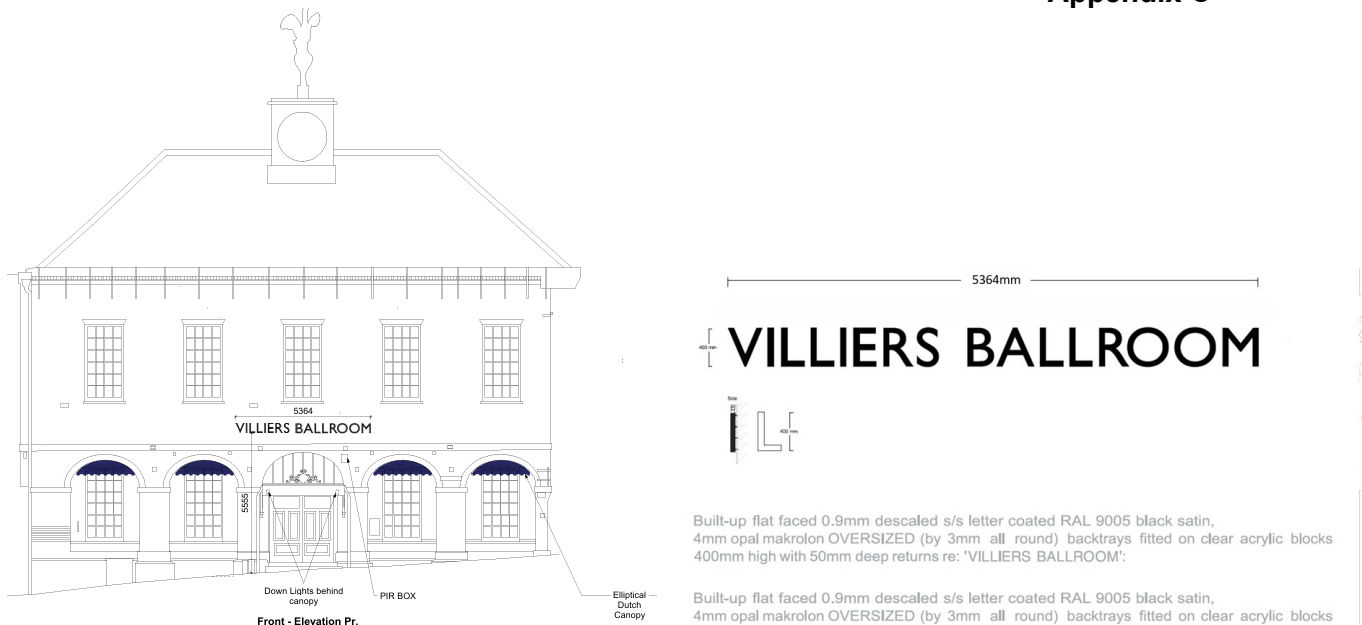
The installation of halo-lit lettering and up- and down-lighters on the front of the Old Town Hall was seen and photographed on 11th July 2023 and reported to Enforcement, resulting in casefile NC/23/00267/LB being opened., and eventually applications **23/03912/ALB** (Listed Building Consent for the installation of fascia signage, window canopies and external lighting on the Old Town Hall (Retrospective)) and **23/03919/AAD** (Display of fascia signage above the entrance of the Old Town Hall (Retrospective)) were submitted on 15th December 2023. The original 'proposed' drawing and installed lighting looked like this:



The Town Hall facilities were listed in the submission as

1. A ballroom which can be used for three streams of business
 - a. As a ballroom for large weddings seating 180 persons
 - b. As a ballroom for banqueting and awards ceremonies
 - c. Meetings and training space capable of being divided into two
2. Meeting rooms
 - a. Three small meeting rooms for local corporates
3. Basement Party Room
 - a. Small parties and get togethers
4. Guest Gym
 - a. Important tick in the box for corporate users of meeting space when booking meeting space

An amended proposal drawing was submitted on 9th August and a signage detail on 6th September 2024 and the applications were approved on 27th September 2024. The amendments (i) reduced the wording of the sign to the more accurate **VILLIERS BALLROOM** and (ii) removed the uplighters and two downlighters, leaving only the two under the door canopy.



(August 2024)

(September 2024)

The decision sheet for 23/03912/ALB read:

1. The works for which this consent is granted shall be begun before the expiration of three years from the date of this consent. *[i.e. by 27th September 2027]*

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The works hereby consented shall be carried out in accordance with the details contained in the listed building application hereby consented and drawing numbers:
SLP-A Site & Location Plans (received 15 December 2023)
Canopy Specification Sheet (received 15 December 2023)
PL02-C Proposed Elevations (received 9 August 2024)
Signage Specification (received 6 September 2024)
and in accordance with any other conditions imposed by this consent.

Reason: For the avoidance of doubt and to ensure that the details of the works are acceptable to the Local Planning Authority.

3. The materials to be used in the works shall be as specified in the drawings Canopy Specification Sheet (received 15 December 2023) and Signage Specification (received 6 September 2024).

Reason: To ensure that the proposed works can be implemented without detriment to the special architectural and historic interest of the listed building and to comply with policy BE1 of the Vale of Aylesbury Local Plan, and the National Planning Policy Framework.

None of the consultee comments are on the website, but the Heritage Officer's comments are reproduced in the Case Officer's report as:

Heritage:

26th January 2024: The proposals due to appearance, would result in less than substantial harm to the significance of the heritage asset and fails to comply with local and national policy. The application site is a prominent and important listed building within the designated Buckingham Conservation Area and town centre, which deserves to be protected and enhanced in accordance with guidance and good design practice. The proposal seeks to regularise the existing unauthorised signage with halo lighting. The proposed signage is overly dominant and partly erodes the buildings architectural and design quality. Given the buildings important anchor position and its townscape contribution within the historic core of the town, this loss of character would fail to preserve or enhance the conservation area and would result on less than substantial harm to the significance of the listed building and setting of the nearby heritage assets. Whilst the individual lettering is the preferred option for traditional signage, the size and extent of the signage detracts from the simple, traditional façade of the LB. AVDC Shopfronts guidance in relation to shop signage states that there should be a balance between the amount of advertising, the shopfront and the building. Where lighting is proposed it should be discreet and minimal; internal illumination and halo lighting is not considered to be appropriate as these detract from the significance of the listed building and special character of the conservation area. The Buckingham Conservation Area Appraisal (2005) additionally identifies the following opportunities for enhancement in relation to shop signage:

- Encourage an improvement in the design and quality of shop fronts.

Appendix C

- Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts that reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Lighting – No justification has been proposed for the ‘up and down’ lighting, which is unsympathetic in appearance and conspicuously located, negatively impacting the significance of the listed building and can therefore not be supported in heritage terms.

And following the submission of the amended scheme in August 2024:

12th August 2024: Having assessed the revised drawings attached, I have no further objections to the proposal, given the lettering is now much smaller, set lower down and is non illuminated.

2. Response to further contact requested at Planning Committee on 28th September 2026

Katharine McElligott

From: [REDACTED]@buckinghamshire.gov.uk>
Sent: 08 October 2026 15:05
To: Katharine McElligott
Subject: Planning Enforcement Case NC/25/00134/NAPP - Case Closed

Dear Mrs Katharine McElligott,

Enquiry: Planning enforcement investigation update

At : Villiers Conference Centre, The Old Town Hall, Market Square, Buckingham, Buckinghamshire, MK18 1NJ

Following your recent enquiry, the above matter has now been fully investigated by a case officer. As a result of this investigation, a breach of planning control has been identified.

The fact that a breach of planning control has occurred does not automatically mean that formal action will be taken. In accordance with national policy, upon confirming a breach of planning control has been established, the case officer then needs to assess whether there is resultant planning harm.

This is because formal enforcement action is discretionary and planning enforcement action can only be taken for planning reasons, where it is warranted and necessary. Legislation prevents action being taken simply because a breach has been identified.

Since the creation of the first case, a series of positive changes have taken place at the site. Several unauthorised additions have been removed.

The only breach remaining at the site is the main signage, which is split between two levels rather than one level as approved.

This has been discussed with the Heritage team who have stated that the current signage would be very likely to obtain listed building consent and advertisement consent if applications were submitted.

For this reason, our case has now been closed and no further action will be taken. This decision has been made in accordance with our [Local Enforcement and Monitoring Plan](#).

I expect that this is not the decision you will have wanted, however, I do hope that you understand why this decision has been made.

Thank you for bringing this to our attention and using this service.

Yours sincerely

The Planning Compliance and Enforcement Team

3. Recommendation

That a reply be sent, pointing out

1. That the two lines of lettering have already been rejected by the 2024 case officer and an amended scheme approved, so they have been through the planning process already, and there is no reason to assume that a new application would have a different outcome;
2. That the 2024 Heritage Officer's comments remain valid and should be implemented;
3. That the building is Grade II* Listed and should be treated with more respect;
4. That this is a prominent advertisement in the centre of town, but does not describe the facility correctly, whereas the approved scheme does, and preserves the link with the nearby hotel.

KM
9/10/26

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 19th OCTOBER 2026

Contact Officer: Mrs. K. McElligott, Planning Clerk

DIVERSION AND OTHER SIGNS ABANDONED OR DAMAGED

Response from Highways below.

The officer recommends taking a photo to be submitted with the fix-my-street report, providing it is safe to do so.

Katharine McElligott

From: North and West Bucks Highways Team Mailbox
<nwbuckshighways@buckinghamshire.gov.uk>
Sent: 12 October 2026 09:29
To: Katharine McElligott; North and West Bucks Highways Team Mailbox
Subject: RE: [EXTERNAL] Diversion signs and developer estate directions signs

Good morning,

There are requirements for contractors, utility companies and developers to remove temporary traffic management and promotional signage once it is no longer required. However, as there are a number of different organisations carrying out works on the highway, the process for dealing with signs that remain in place varies depending on who is responsible.

For utility works, the Streetworks team monitor permit compliance and can take appropriate action where utility companies fail to comply with permit conditions. Where temporary traffic management signs relating to highway maintenance works have been left behind, Highway Inspectors or Area Inspectors will either arrange for BBLP to collect them or remove them when they are in the area.

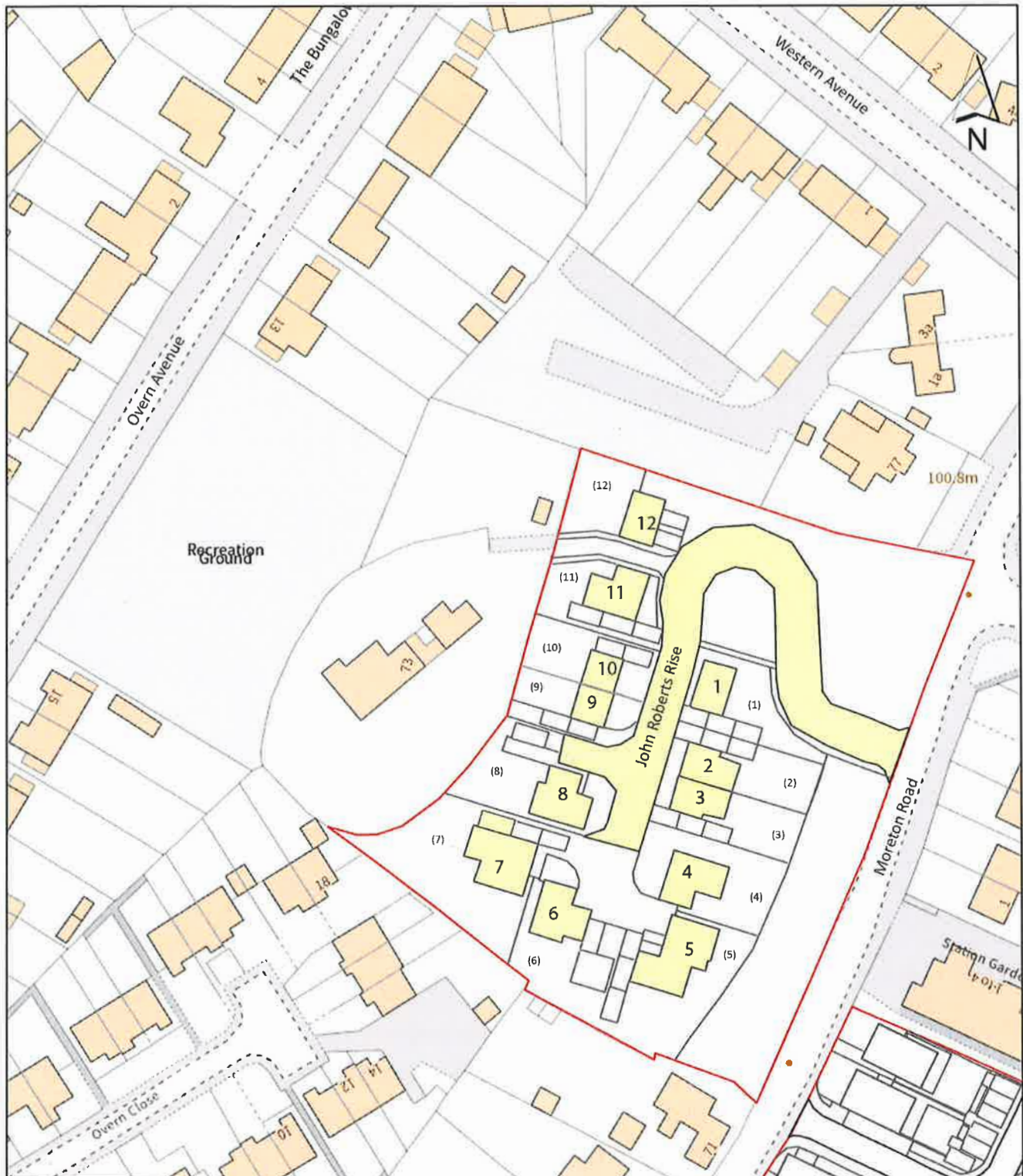
Where works are being undertaken by other teams within the council, the relevant team is responsible for ensuring any temporary signage is removed once the works are complete. In relation to developer directional signs and marketing signs for housing developments, these should also be removed when they are no longer required. If signs remain in place after a development has been completed, they can be reported for investigation and the responsible party can be contacted where appropriate.

As responsibility can vary, the best way to report abandoned signs is via Fix My Street. This allows each individual report to be triaged to the correct team, who can investigate and arrange for the issue to be resolved.

Regards

Highways Lead North West
Buckinghamshire Highways

KM
12/10/26



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

PROJECT : STREET NAMING & NUMBERING

Title : Land adjacent to 73 Moreton Road
Buckingham

cons 1 - 12 John Roberts Rise, Buckingham, MK18 1ZW

Plot numbers are shown in brackets

streetnaming@buckinghamshire.gov.uk

Plot numbers shown in brackets

OS Ref : SP6934

Scale : 1:1,000

Date : 21/10/2025

Drawn by : AP

© Crown Copyright and database right 2025 Ordnance Survey 0100062456

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

DRG NO: 25/00368/NEWDEV

25/00368/NEWDEV - 12 dwellings on land adjacent to 73 Moreton Road, Buckingham- Goldcrest Group

	Postal Number	Street Name	Postal Town	Postcode
cons	1 -12	John Roberts Rise	Buckingham	MK18 1ZW

Houses	Flats (Inc FOGS)	Total
12	0	12
Houses	Flats	Total

Plot number	Postal number	Street Name	Postal Town	Postcode	UPRN
1	1	John Roberts Rise	Buckingham	MK18 1ZW	010097672838
2	2	John Roberts Rise	Buckingham	MK18 1ZW	010097672839
3	3	John Roberts Rise	Buckingham	MK18 1ZW	010097672840
4	4	John Roberts Rise	Buckingham	MK18 1ZW	010097672840
5	5	John Roberts Rise	Buckingham	MK18 1ZW	010097672842
6	6	John Roberts Rise	Buckingham	MK18 1ZW	010097672843
7	7	John Roberts Rise	Buckingham	MK18 1ZW	010097672844
8	8	John Roberts Rise	Buckingham	MK18 1ZW	010097672845
9	9	John Roberts Rise	Buckingham	MK18 1ZW	010097672846
10	10	John Roberts Rise	Buckingham	MK18 1ZW	010097672847
11	11	John Roberts Rise	Buckingham	MK18 1ZW	010097672848
12	12	John Roberts Rise	Buckingham	MK18 1ZW	010097672849