



# BUCKINGHAM TOWN COUNCIL

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Town Clerk: Mr. P. Hodson

Think Mask, Think Lateral Flow Test

Wednesday, 27 October 2021

Councillor,

You are summoned to a meeting of the **Planning Committee** of Buckingham Town Council to be held on Monday 1<sup>st</sup> November 2021 following the Interim Council meeting at the Town Council Chamber, Cornwalls Meadow, Buckingham MK18 1RP

Mr. P. Hodson  
Town Clerk

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend this session in person.

The Council is trialling the use of video conferencing to enable the public and guests to address Council meetings virtually. If you would like to address the meeting in this way, please email [committeeclerk@buckingham-tc.gov.uk](mailto:committeeclerk@buckingham-tc.gov.uk) or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:  
<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

## AGENDA

### 1. Apologies for Absence

Members are asked to receive apologies from Members.

### 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 receive the minutes of the Planning Committee Meeting held on Monday 11<sup>th</sup> October 2021 to be put before the Full Council meeting to be held on 22<sup>nd</sup> November 2021.

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

Buckingham



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany

Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't.

All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports or other information. To do this, send a request using the contact details set out above.

#### 4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan

To receive any update.

#### 5. North Bucks Parishes Planning Consortium

To receive and discuss a report from Cllr. Ralph.

[Appendix A](#)

#### 6. Action Reports

To receive action reports as per the attached list.

[Appendix B](#)

#### 7. Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 17<sup>th</sup> November and 15<sup>th</sup> December 2021 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 18<sup>th</sup> November and 16<sup>th</sup> December at 2pm.

Additional information provided by the Clerk

[Appendix C](#)

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

1. [21/03714/APP](#) 2 Mallard Drive, MK18 1GJ  
Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence (retrospective)  
*Whates*
  2. [21/03873/APP](#) 21 Twickenham Road, MK18 1ED  
Householder application for single story rear extension  
*Marks*
  3. [21/03905/APP](#) 29 Greenway Walk, MK18 7BG  
Householder application for proposed demolition of porch and erection of a single storey side extension  
*Kenward*
  4. [21/04129/ALB](#) 5 Castle Street, MK18 1BS  
Listed building consent application for proposed replacement window to front elevation  
*Box*
  5. [21/04165/APP](#) 24 Plover Close, MK18 7ES  
Householder application for first floor side extension, single storey rear extension and canopy over front door  
*Wilson*
- Not for consultation**
6. [21/04076/ACL](#) 31 Bourtonville, MK18 1AY  
Application for a Lawful Development Certificate for the proposed two storey rear extension  
*Jenkins*

#### 7. Planning Decisions

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

### Approved

Application	Site address	Proposal	BTC response
21/02978/APP	1 Cheyne Close	Timber garden shed	No Objections
21/03080/APP	3 Wharf View	Timber framed garden room	No Objections
321/03230/APP	25 Willow Drive	Variation of condition 21/00449/APP (s/st extension)	No Objections
21/03263/APP	14 Lenborough Cl.	Single storey rear & side extension	No Objections
21/03306/APP 21/03307/ALB	6 Castle Street	Demol. conservatory & erect rear extension	No Objections (subj. HBO)
Correction from last agenda – wrongly listed as Refused:			
21/02882/APP	9 Botolph Mews	Single storey rear extension	No objections

### Refused

Application	Site address	Proposal	BTC response
21/01491/ALB	32 Nelson Street	Internal works & external paintwork	No Obj. subj. HBO

### Not for consultation

### Approved

Application	Site address	Proposal	BTC response
21/03602/ACL	6 Portfield Way	S/st rear extension & garage conversion	No objections
21/03652/ATC	1 Church Street	Fell 5 conifer trees	Oppose

### Prior approval not required

Application	Site address	Proposal	BTC response
21/03794/HPDE	3a Lenborough Rd	S/st rear extension	Deferred for further information

## 8. Buckinghamshire Council Matters

8.1 To receive news of Buckinghamshire Council new documents and other information from Buckinghamshire Council Members present.

8.2 An updated list of undecided **OPPOSE & ATTEND/CALL-IN** applications is attached for information. As agreed last meeting the circulated list will now be restricted to undecided and recently decided applications, though the remainder of the table will be kept separately for reference if required. [Appendix D](#)

## 9. Buckinghamshire Council Committee meetings

9.1 N. Bucks Area Planning Committee (27<sup>th</sup> October 2021) *Cancelled*

9.2 Strategic Sites Committee (21<sup>st</sup> October 2021) *Cancelled*

## 10. Consultation

To receive and discuss any response to the Buckinghamshire Council proposal to make a new Traffic Order which contains (amongst many other items) the following for Buckingham

Summerhouse Hill, Buckingham	No waiting at any time
Tingewick Road*, Buckingham	30 mph

\* and part of the bypass

For further information, including maps and the Highways Officer's report see [Appendix E](#)

## 11. Enforcement

To report any new breaches

## 12. Matters to report

12.1 To receive a brief verbal report from the Chairman on a meeting re Ford Meadow.

12.2 To receive a brief report from the Chairman *[or Clerk]* on the quarterly Buckinghamshire Council Planning & Environment service update for Town and Parish Councils (Zoom meeting held 26/10/21). It is expected that the slides and Q&A will be circulated in due course.

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

## 13. Chairman's items for information

## 14. Date of the next meeting: Monday 29<sup>th</sup> November 2021 at 7pm.

To Planning Working Group:

Cllr. M. Cole JP	(Chairman)	Cllr. A. Ralph	(Vice Chairman)
Cllr. F. Davies		Cllr. R. Stuchbury	
Cllr. M. Gateley	(Town Mayor)	Cllr. M. Try	
Cllr. J. Harvey			
Cllr. A. Mahi		Mrs. C. Cumming	(co-opted member)
Cllr. L. O'Donoghue			

NBPPC Summary report for BTC meeting 01.11.2021  
From the NBPPC meeting dated 04.10.2021

### **Vale of Aylesbury Local Plan Adoption**

Roy van de Poll confirmed that the VALP was found to be sound by the Inspector and has now been formally adopted by Buckinghamshire Council.

### **BC Governance and biodiversity issues**

The shortcomings evidenced by Buckinghamshire Council (BC) councillors and officers as originally exposed by a Maids Moreton Resident/Maids Moreton Action Group/Maids Moreton PC were discussed. Upon investigation by the resident looking at how planning committees operate in other parts of the BC area, found apparent breaches of the relevant constitutions and lack of knowledge of correct procedures on the part of council staff.

These findings were presented to the Council's lawyer, but his responses have not shown the level of concern that was expected. Anthony Ralph feels that BC have not taken these issues seriously enough and, in the case of governance, is surprised that it has not been elevated to a formal complaint.

The biodiversity and planning issue relates to the failure on BC's part to challenge data submitted in connection with the Maids Moreton planning application. This data was assessed by the Council's ecologist and subsequently found to be incorrect resulting in a complaint being lodged and a reprimand issued by his professional body. The feeling is that data submitted with planning applications is very often taken as being correct (and assumed to be so by planning committees) as a result, some decisions are being made based on flawed information.

After some discussion, it was agreed that the NBPPC should write to Llew Monger to seek his views on how the NBPPC might proceed.

### **Suppression of public comments on planning applications**

Buckinghamshire Council's views on this subject were outlined in an email sent to NBPPC by Alistair Nicholson on 12 August. A long discussion took place with contributions from Anthony Ralph, David de Niese, David Green, Roy van de Poll, Ivo Haest, John Gilbey and Graham Stewart. It was noted that BC have not even consulted with Parish/Town Councils. The general view was members should strongly resist this change and the NBPPC should write to BC to express our concern. Following the meeting, written opinions have been received from David de Niese and David Saunders which will help formulate the letter. A question was to be sent to Carole Burslem at BALC in advance of the Parish Liaison Meeting on 13th October which could be forwarded to BC to receive answers that can be relayed at the meeting.

### Meetings with outside bodies

[Bucks Environment Action Group meeting with NBPPC on 15 September 2021.](#)

The minutes and PowerPoint slides are available from this meeting.

[Oxford - Cambridge Arc meeting](#)

Roy van de Poll and John Gilbey recently attended this meeting where Martin Tett was in attendance. They are still not convinced the decision by BC to leave the Arc Leaders Group was the right one as BC are not able to argue Buckinghamshire's corner with a 'seat at the table.'

### Major Development Issues

[Southwest Milton Keynes \(Salden Chase\)](#)

The appeal lodged by MKC, West Bletchley PC and Newton Longville PC on access to the site and various other complex highways issues was lost. This gives the green light for Buckinghamshire Council to grant detailed planning approval once all legal, s106 and other outstanding issues have been finally resolved. The development involves 1,855 new homes and a new school. Once the development proceeds, Whaddon PC will benefit from approx. £22K by way of s106 money towards improved traffic calming. The money will be payable on completion of the first 100 new homes.

[Milton Keynes Issues](#)

With the Adoption of the VALP, a development of some 1200 homes at Shenley Park will now go ahead. Shenley Park adjoins the MK boundary and lies fully within Whaddon Parish. Following recent BC Cabinet and Full Council meetings it was agreed by Gareth Williams (and formally minuted) that Whaddon PC must be fully involved in the early production of the Supplementary Planning Document before it goes out to public consultation.

[Pan-Buckingham design guide](#)

Disquiet was expressed over the idea of such a design guide after the £50k award to BC by central government.

### Date of next meeting

Wednesday 26<sup>th</sup> January 2022

## Regular actions

Minute	Actions	Minute	News Releases	Date of appearance
399/21	14 direct	398.1 401.2	Tingewick Road 30mph consultation & lack of Street Lighting West End Farm archaeology	

## Other actions

Subject	Minute	Form	Rating <sup>√</sup> = done	Response received
<b>Buckinghamshire Council</b>				
Streetlighting, Tingewick Road	1165/21  85/21 253/21  298.2/ 21	Accelerate installation of lighting between St Rumbolds Fields and Westfields  Follow up letter  Follow up & copy letter to Cllr Stuchbury (& speed limits)  <b>Cllrs. Harvey, Stuchbury &amp; clerk to formulate letter</b>	√   √ √	Response at Agenda # 5.2, Appendix C
Bypass Bridge	1177/20	<b>Cllrs. Stuchbury &amp; Whyte</b> to pursue action.		<b>19 October: Cllr. Whyte is looking into this again</b>
20mph speed limits	20/21	Referred from Full Council 17/5/21 (for new estates)		Costed bid for feasibility study submitted to Buckinghamshire Council
Trees	55.2/21	Invite Mr. Pasmore to meeting	√	<b>Town Clerk to report any progress</b>
Town Hall frontage	56/21	Ask Cllr. Whyte if any progress	√	<b>19 October: Cllr. Whyte reports that this is currently with the Community Board for discussion. There is also some debate over</b>

				<b>whether there is an extant TRO for the area.</b>
Speed reduction, Tingewick Rd	188/21  253/21	Request 30mph limit between estate and town centre  (amalgamated with follow-up on streetlighting, see above)	√  √	<b>See consultation at Agenda 10</b>
<b>Call-in included in response; awaiting decision</b>				
	255.5/21	61 Moreton Road	√	
<b>Enforcement reports and queries</b>				
2 Mallard Drive	253/21	Unauthorised fence enclosing public land  Request update	√	<p><b>22/6/21: Response from officer</b></p> <p>I have visited the site and spoken to the land owner. The works do appear to be a breach of planning control as planning permission is required to change the use of the land to garden and for the fencing adjacent to the highway. We have therefore invited the submission of a retrospective planning application which will enable the proper consideration of the works. We expect this to be submitted within the next 4 weeks. If an application is not submitted, or is submitted but refused, the Council will have to decide whether or not it is expedient to take enforcement action. In the meantime any works carried out are at the owners risk.</p> <p>I will update you again in four weeks but please do not hesitate to contact me if you have any questions in the meantime.</p> <p>(22/6 + 4 weeks = 20/7/21)</p> <p><b>28/7/21: Response from officer</b></p> <p>Thanks for your email. I spoke to the owner yesterday. He says that he has so far not been able to appoint a planning agent and is looking to submit the application himself within the next few weeks. From our perspective there is plenty of time for enforcement action if an application is not submitted or is ultimately refused and any works done are at the owners risk so there is no harm in allowing the extra time.</p> <p><b>See application 21/03714/APP</b></p>



Walnut Drive s106 (16/00151/AOP)	254/21  398.2	<b>Cllr. Ralph</b> to copy NBPPC letter to Cllr. Stuchbury  Agreed response on July revision of document to be sent to Cabinet Member  Respond to Cabinet Member	√  √	Response Agenda 5.2 11/10/21
Oddfellows Hall	90/21	Report unauthorised work (21/00479/APP refers)		<del>Awaiting officer's return from leave</del> <b>Update requested 29/7/21 and 7/9/21 and 21/10/21</b>
<b>Neighbourhood Plan Review</b>				
Survey Questions	1166.2/20	<b>Town Plan Officer</b> to circulate final version to Cllrs. for comments		
<b>VALP</b>	361.2/21	<b>Town Clerk</b> to write to BC re use of out of date census figures as base data		<b>Question submitted to quarterly meeting, see 12.2</b>
NBPPC	362./21	<b>Town Clerk</b> to write to BC asking for criteria for statutory consultees & list		
Castle Street sign	369/21	Ask <b>Cllr. Whyte</b> to report on progress on replacement		
<b>Other</b>				
Oxford-Cambridge Arc consultation	404.2/21	Respond as minuted	√	
Lace Hill Balancing pond	405/21	Support objection	√	

Covid/Social distancing posters				

[Back to AGENDA](#)

PLANNING COMMITTEE

MONDAY 1<sup>st</sup> NOVEMBER 2021

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. 21/03714/APP

2 Mallard Drive, MK18 1GJ

Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence (retrospective)

*Whates*



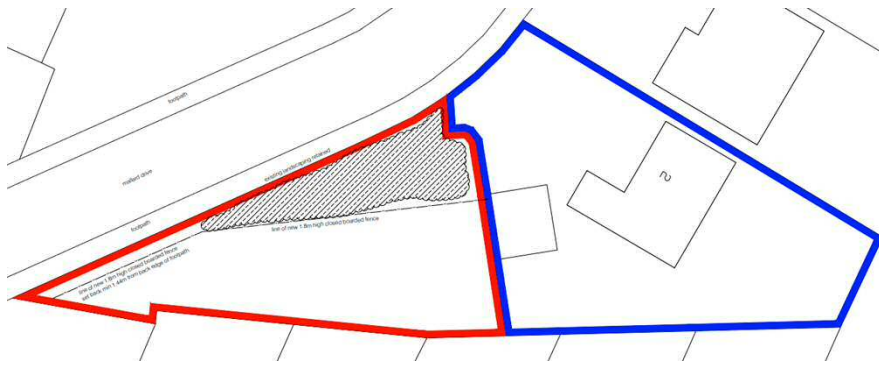
Location plan



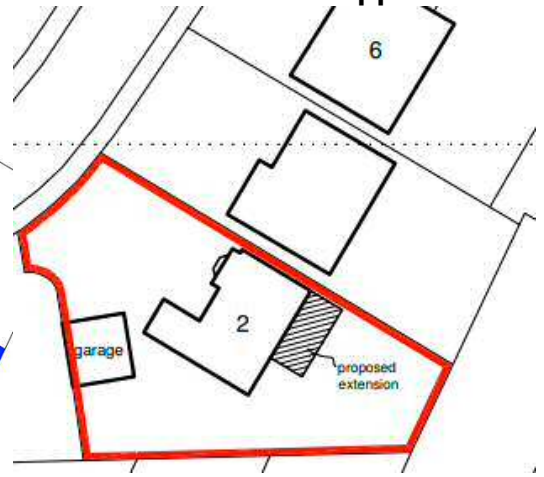
Previous appearance (Google 2009)



The matching green and shrubbed area on the west side of the road (25/10/21)



Site plan, this application

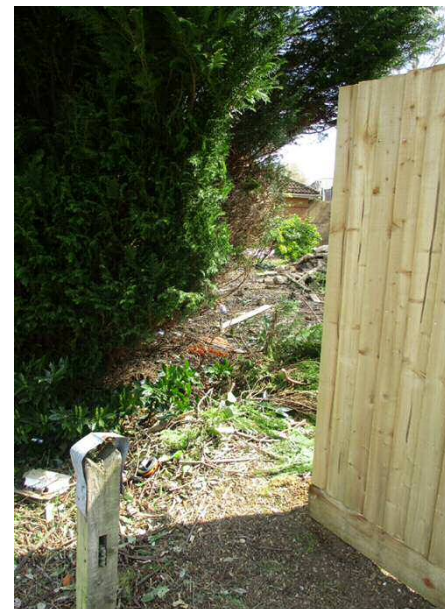


2019 Site Plan showing proposed extension

The site is on the right of Mallard Drive, a short distance from the entrance, and was originally a triangular green space matching a similar sized green space on the opposite side of the road, laid to grass and backed by shrubbery. At some point a timber knee rail was installed along the edge of the grass along the public footpath. In April of this year a closeboard fence replaced the knee rail and the apparent land grab was reported to Buckinghamshire Council and an Enforcement case was opened (21/00216/CONB: Unauthorised Change of use of land and erection of fencing in excess of 1m in height adjacent to 2 Mallard Drive). The applicant states (Page 3 of the supporting document) that the land was not well maintained, and they have paid for tree works and gardening themselves. Page 4 of the supporting document states that they have purchased the land.

The application form indicates “No” for the questions at #15 “Are there trees or hedges on the proposed development site” and “Are there trees on hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character” - which is correct as the shrubbery has already been removed.

Fence as reported to Enforcement in April 2021:





Left hand end, 2 Mallard Drive behind



Land behind fence, formerly 'lawn'

Right hand end just stops, without continuing round corner



Current appearance of fence (25/10/21):



Returns at each end now completed (25/10/21)



Condition 9 of the application for the initial phase of the Heartlands development (94/00489/APP) states:

(9) The amenity open spaces shown on the plan attached to this permission shall remain undeveloped and be retained and laid out as open amenity areas as part of the estate as a whole and shall thereafter be maintained as such as an integral part of the development.

Unfortunately the plan is not archived with the document.

Planning History

Heartlands estate			
1	92/02087/APP	ERECTION OF 109 UNITS & ANCILLARY WORKS	Approved
2	94/00489/APP	ERECTION OF 100 DWELLINGS PROVISION OF OPEN SPACE REMOVAL OF SEWAGE TREATMENT WORKS	Approved
2 Mallard Drive			
3	19/03342/APP	First floor front extension	Approved
4	19/03450/ACL	Application for a Lawful Development Certificate for a proposed single storey rear extension to a dwelling, with matching materials.	Certificate Issued
5	21/03714/APP	Change of use of redundant land alongside dwelling to garden land and erection of 1.8m high timber fence (retrospective)	Pending Consideration

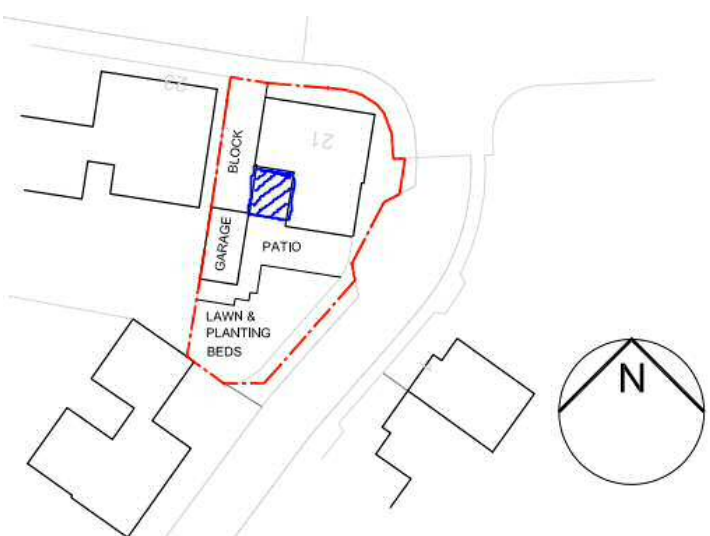
The first 2019 application extended a small bedroom forwards over the single storey study, making a larger room; the second 2019 application added an extension approximately 7m wide x 3m deep to the dining area and sitting room for a sitting area and play space (see site plan top right on p2). The applicant says that this has resulted in an inadequate garden area for his family and he needs the proposed addition.

2. 21/03873/APP

21 Twickenham Road, MK18 1ED  
 Householder application for single story rear extension  
 Marks



Location plan



Block plan showing position of proposed extension



Satellite view showing site and neighbouring houses



General view of house front and side

The site is Plot 40 on the corner of Twickenham Road and Rogers Lane on Moreton Road Phase II. It is a 4-bed detached house (Type MR5), L-shaped in plan, with a detached single garage with a gabled roof set to the rear at the end of a 10m long driveway. The walls are brick rendered white, and the garden boundary to the east is a plain brick wall topped with a soldier course, stepped down to follow the sloping ground. It is

separated from its neighbour to the west by the driveway plus the width of the neighbour's garden gate; the neighbour's house is a similar style but the brickwork is not rendered.

The proposal is to almost infill the L (the extension side wall is set in from the existing house wall and stops where the garage wall starts). The side wall has no windows, the rear wall has bifold doors on the plan though the elevation drawing shows a window\* and the existing French windows to the kitchen and the window in the living room wall are to be removed so that the extension has access both to the living room (to the east) and the kitchen (to the north). The extension is to have a single-pitch roof of artificial slates. Walls are to match existing and the bifold door is to be aluminium-framed (existing doors and windows are uPVC).

\*Case Officer reports agent on leave until 1<sup>st</sup> November so may have clarification before the meeting.



In addition a new wooden gate on to Rogers Lane is proposed which will give on to the visitor parking layby. It will be no higher than the existing wall.



**FRONT ELEVATION**



**GARAGE SIDE ELEVATION**

Existing and proposed – no change to either of these aspects



REAR ELEVATION

REAR ELEVATION

Existing and proposed

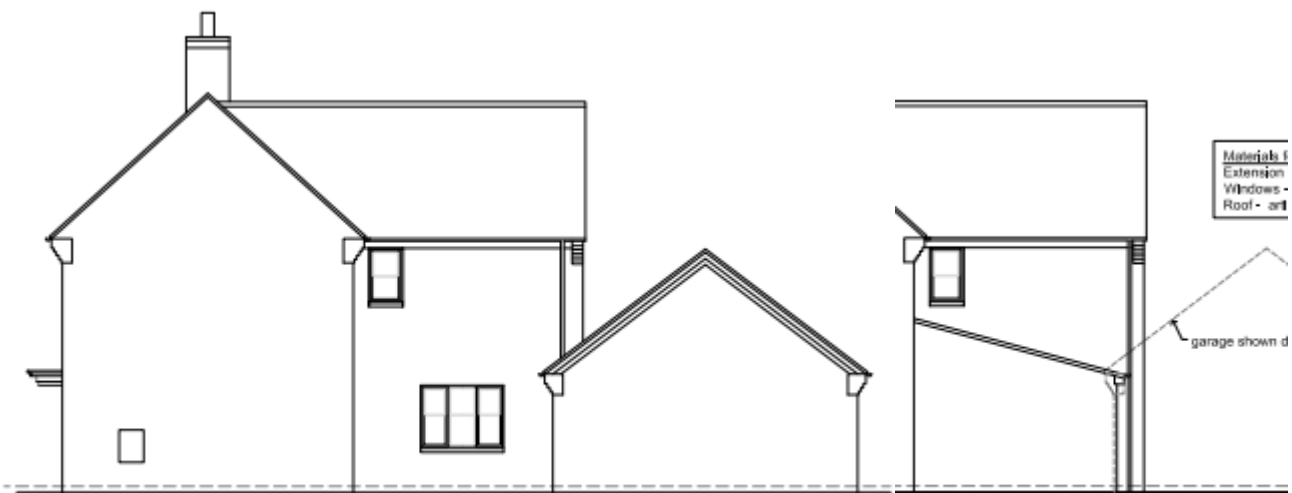


SIDE ELEVATION

Existing side elevation facing Rogers Lane

SIDE ELEVATION

and proposed (changed detail only)

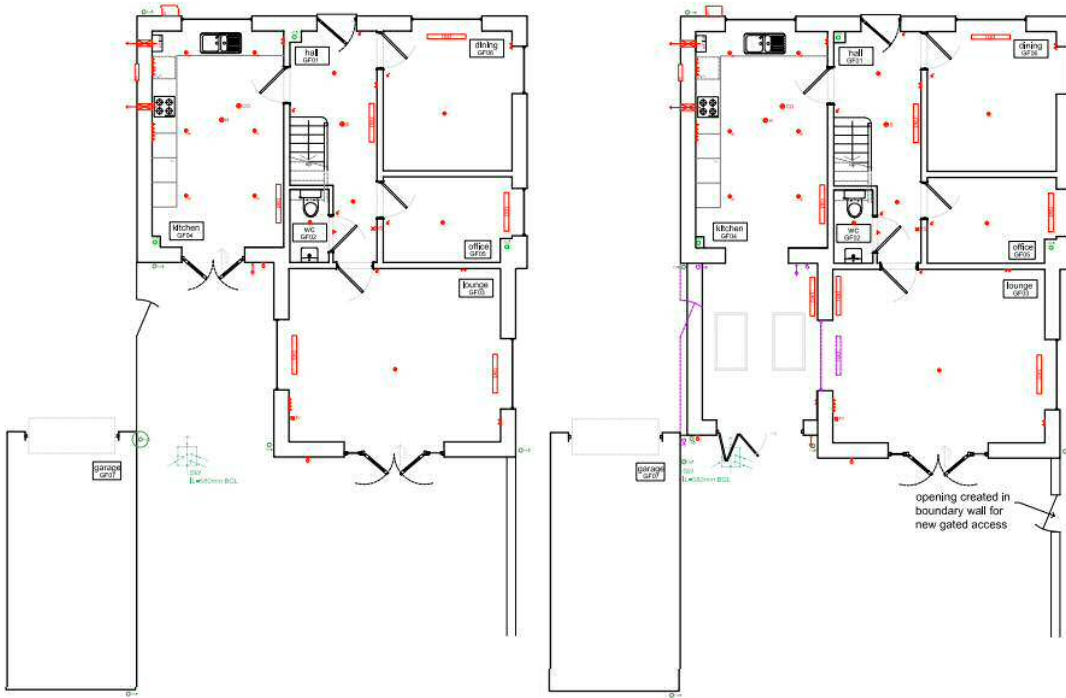


SIDE ELEVATION

Existing side elevation facing neighbour

and proposed (changed detail only)

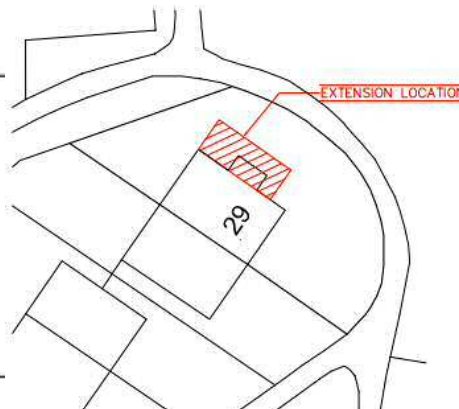




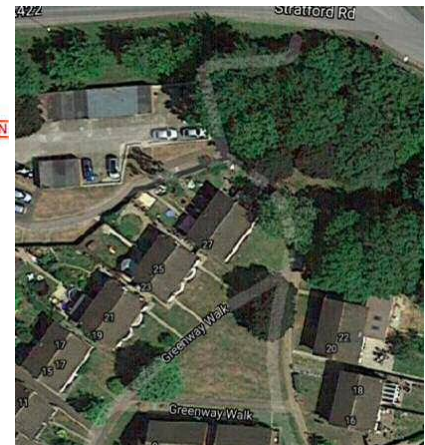
**3. 21/03905/APP** Existing and proposed – note new gate in garden wall  
 29 Greenway Walk, MK18 7BG  
 Householder application for proposed demolition of porch and erection of a single storey side extension  
 Kenward



Location plan



Block plan



Satellite view

The site is a semi-detached house on a large plot at the end of a row in the North-east corner of Linden Village, with the Stratford Road to the north and open space to the front and side and a garage court at the rear. The houses have their main door on the side elevation. No. 29 is as built; but others in the area have side extensions, many of them porches (Members reviewed the application for nearby No.20's side extension last meeting). It is a traffic-free area so no access will be affected by the proposed extension. The side boundary is a gated standard height close-board fence.



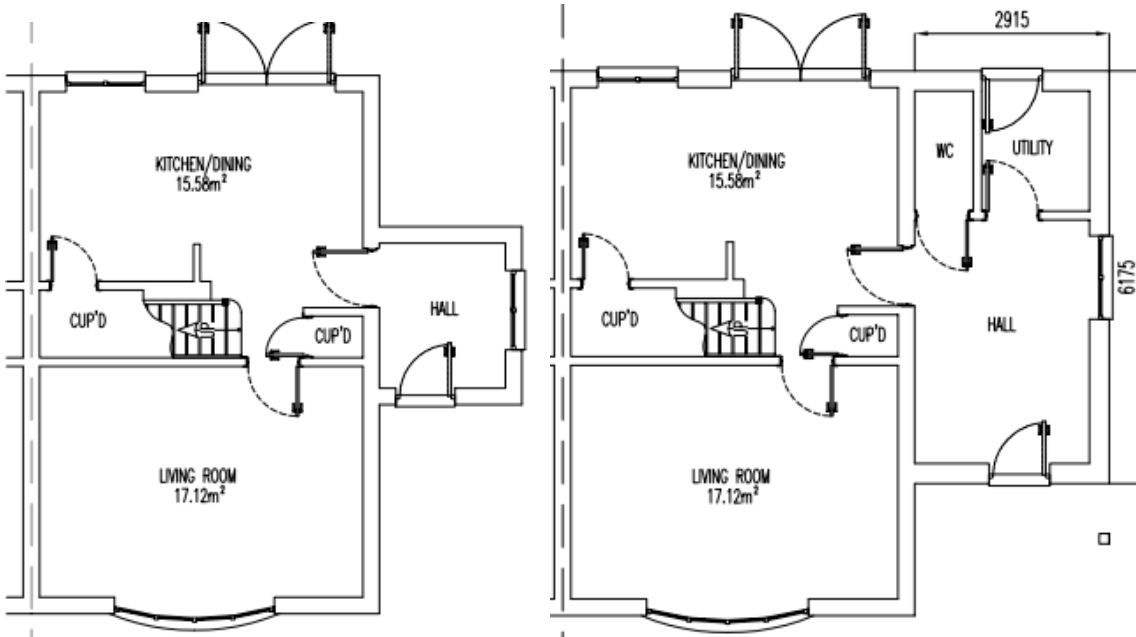
It is not clear from the drawings whether the side gate is to remain. The existing porch is approximately 2.4m deep and 2.7m wide (drawing is not dimensioned) and it is proposed to extend this to 2.9m deep and 6.7m long, to be flush with the rear wall of the house and extending forward over about  $\frac{3}{4}$  of the house wall. The position of the existing internal door is to be retained, with a window in the outside wall opposite it, and the new build will include a utility room with door to the garden, and a toilet, as well as an enlarged hallway. Its gabled roof (eaves parallel with the existing house roof) will have a skylight over the utility room, and its front edge extended forward to provide a canopy over the 'front' door.

Materials to match existing (brick walls, concrete roof tiles, uPVC windows and doors).

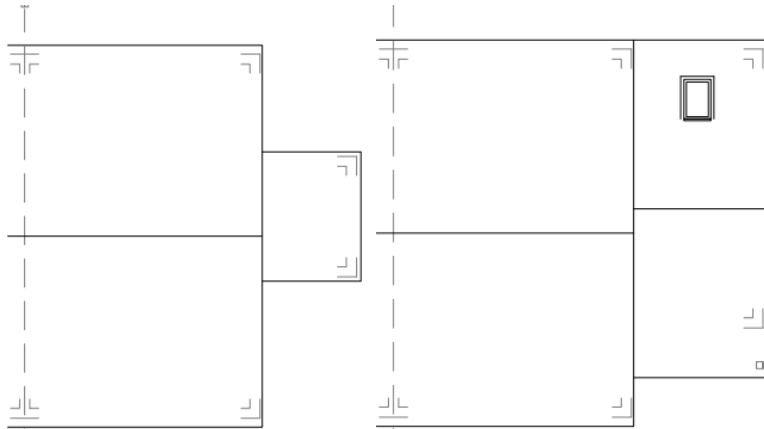


Existing ↑ and Proposed ↓ Front, Rear and Side elevations



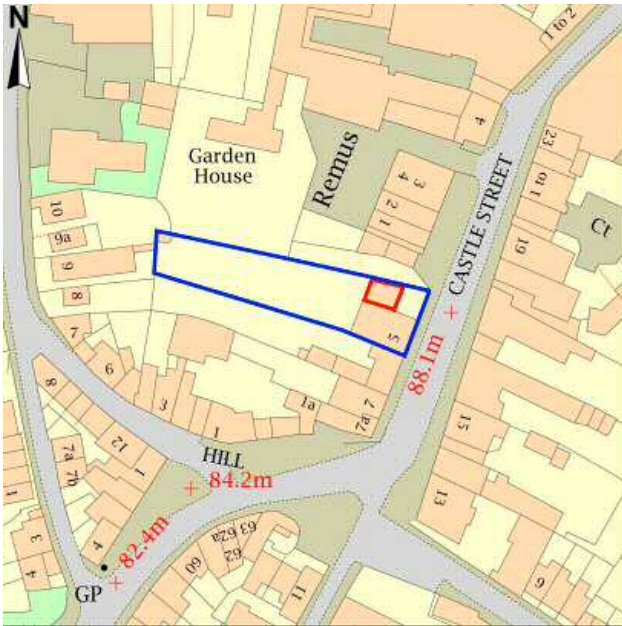


Existing and proposed ground floor layout



Existing and proposed roof plan

4. **21/04129/ALB** 5 Castle Street, MK18 1BS  
Listed building consent application for proposed replacement window to front elevation  
*Box*



The site is on the west side of Castle Street, south of Remus House and the access to the Villiers' main car park. No5 is an L-shaped house, with the shorter limb to the north, leaving an off-street parking space between it and the public path. The building is Listed and in the Conservation Area. Recent uses of this wing have been commercial, and it was returned to residential accommodation in 2018.

The current proposal is linked to its use as supported accommodation for a relative, and is to provide a fire escape from the first floor. Building Regulations dictate the minimum dimensions for this, and the simplest way – and causing least damage to the fabric of the Listed Building – is to make the small window above the parking bay a casement. Its form will change the appearance of the building very little, unlike other alternatives, and there will be no change to the footprint or internal layout of the house.





Existing window (25/10/21)



Existing window interior (from D&A Statement)

Planning History (not tree works)

1	90/02164/APP	CHANGE OF USE FROM SHOP TO OFFICE	APPROV
2	18/00007/APP	Change of use of attached office building to ancillary residential accommodation to be used in association with 5 Castle Street.	Approved
3	21/04129/ALB	Listed building consent application for proposed replacement window to front elevation	Pending Consideration

- 5. 21/04165/APP** 24 Plover Close, MK18 7ES  
 Householder application for first floor side extension, single storey rear extension and canopy over front door

*Wilson*

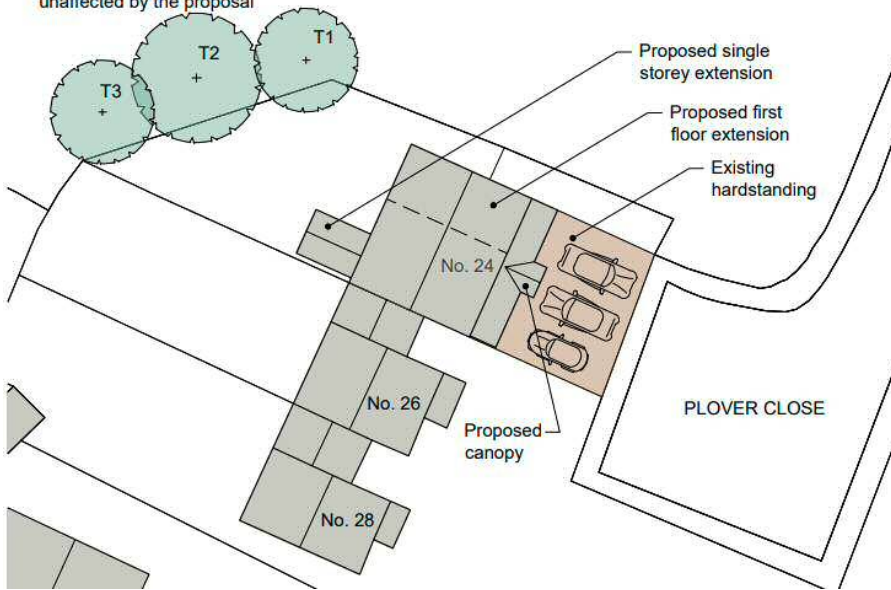


Google 2009

The site is on Plover Close, Badgers, adjacent to the turning head at the end of a long cul-de-sac off Badgers Way west of the bypass access road. The house was originally 3-bedroom, and is link-detached to the originally identical Nos 26 and 28, thus essentially an end-of-terrace semidetached. There is a large area of open space to the north of it, a small area of which alongside the drive (where the hedge edged by daffodils is in the photo above) was acquired in 2009.

The house has a considerable planning history (summarised below) considering its age, but not many of the approved plans seem to have been carried through.

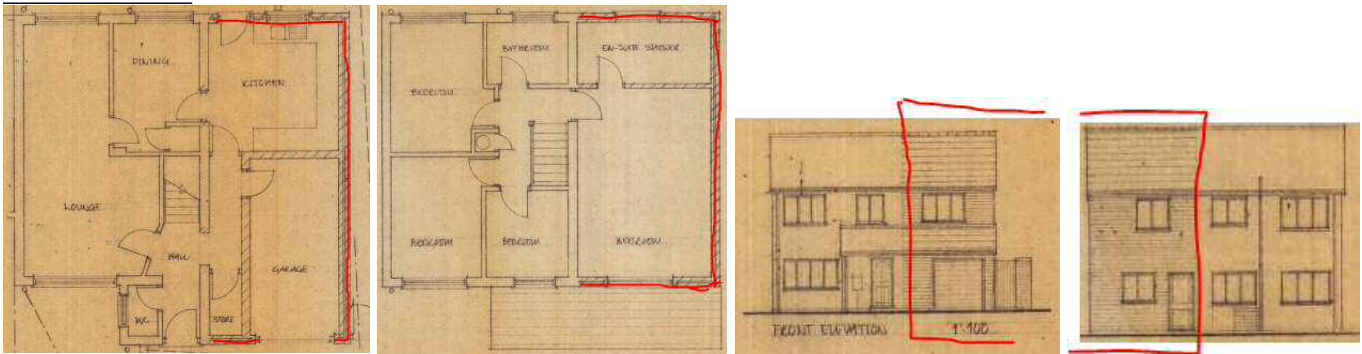
Mature trees in good condition unaffected by the proposal



**Planning History**

1	98/01454/APP	TWO STOREY SIDE EXTENSION	Approved
2	09/02231/APP	Ground floor front and side extension & erection of conservatory	Approved
3	09/02251/ACL	Retention of use of land as residential curtilage	Approved
4	15/00876/APP	First floor side extension and rear conservatory	Approved
5	21/04165/APP	Householder application for first floor side extension, single storey rear extension and canopy over front door	Pending Consideration

**98/01451/APP**



Ground floor

First Floor

Front

Rear

The proposed extensions are outlined in red.

Note that the first floor extension does not seem to have been built and the ground floor was much reduced from this plan – see red dotted line on drawing below.

**09/02231/APP**

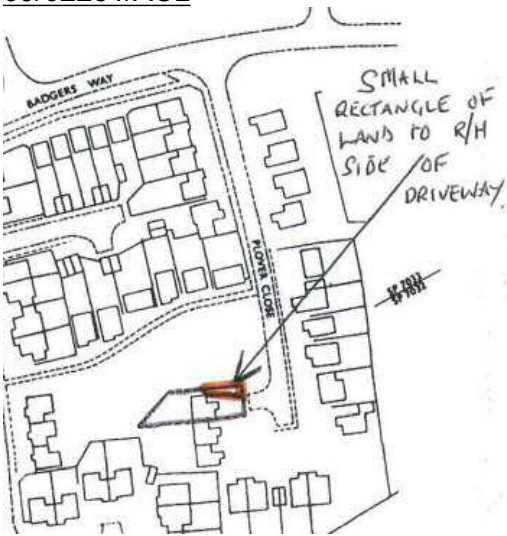


Ground floor

Front

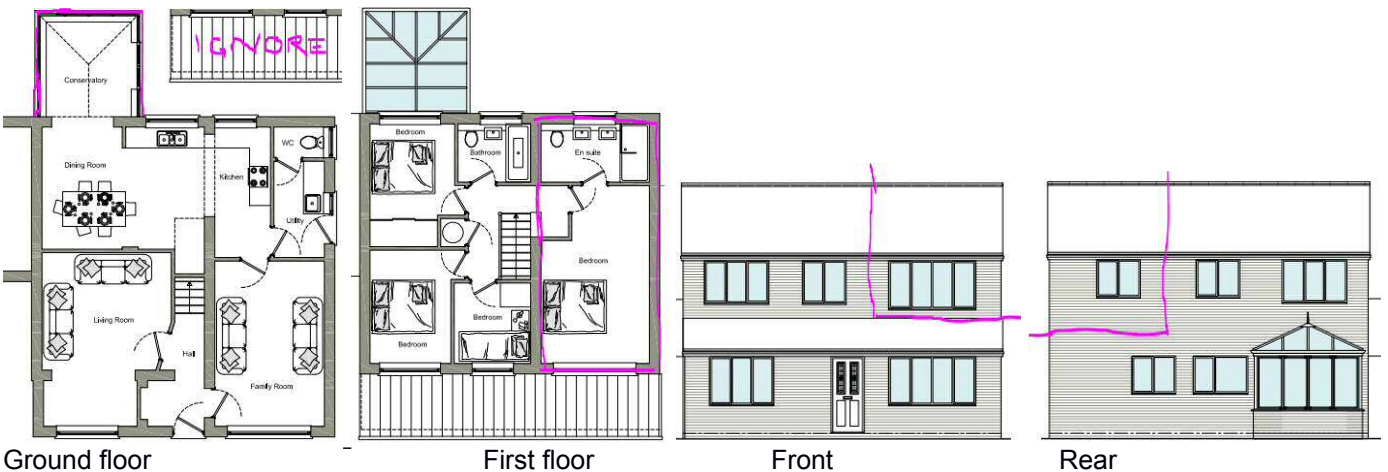
Rear

09/02251/ACL



(Land Registry plan)

15/00876/APP



Ground floor

First floor

Front

Rear

This does not appear to have been built either (see "Existing" drawings below). The shaded rectangle marked **Ignore** is overlap from the first floor plan.

21/04165/APP (this application)

The current proposal is to extend over the ground floor side extension to provide a 4<sup>th</sup> bedroom with ensuite, and add a garden room at the rear and gabled canopy over the front door. There appears to be adequate parking for 3 vehicles on the frontage, and the new build is to be in matching brick, tile and uPVC doors and windows.



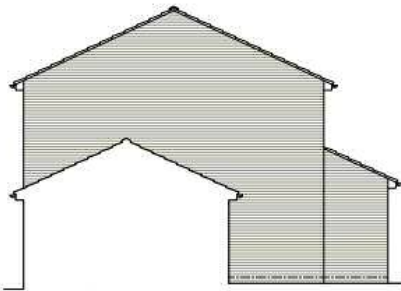
Front Elevation



Side Elevation



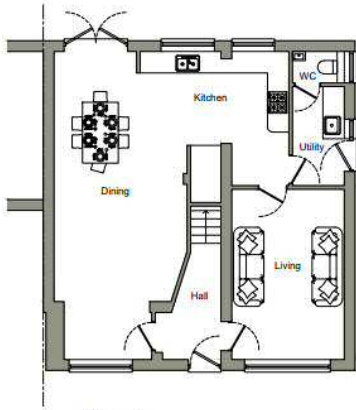
Rear Elevation



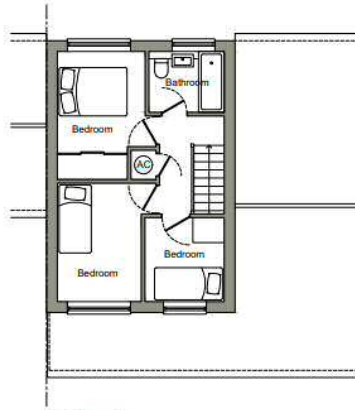
Side Elevation

Existing



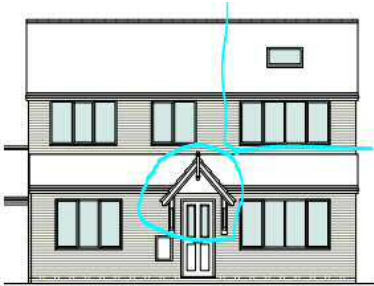


Ground floor plan



First floor plan

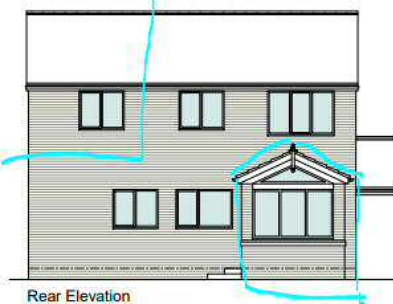
Existing



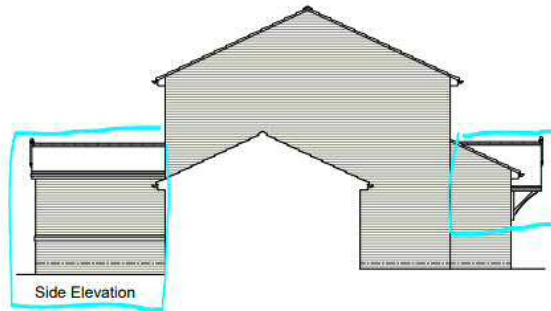
Front Elevation



Side Elevation

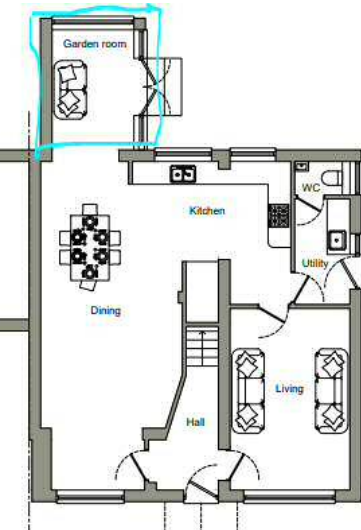


Rear Elevation



Side Elevation

Proposed



Ground floor plan



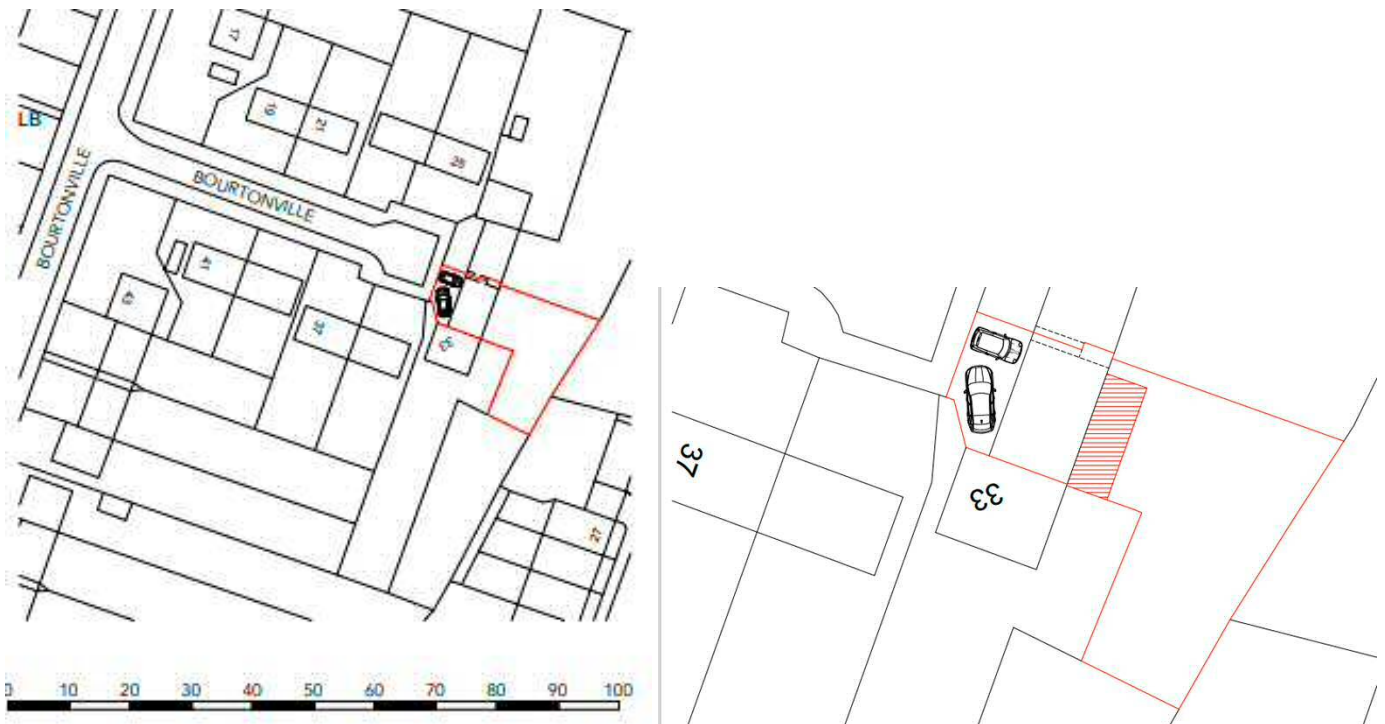
First floor plan

Proposed



Not for consultation

6. 21/04076/ACL 31 Bourtonville MK18 1AY  
 Application for a Lawful Development Certificate for the proposed two storey rear extension  
 Jenkins



Proposed block plan



↑No27

↑No29

Google 2009

↑No31

↑No33

The site is the end of the cul-de-sac off the eastern side of Bourtonville which backs onto the field between Bernardines Way and the Fire Station, and the house is a 3-bedroom terrace to the south of the common entry to the rear of Nos.29 & 31. The upper floor extends over half the archway and is rendered front and back. There is a considerable breadth of woodland separating the gardens and the field. The frontage is block-paved.

Planning History

1	21/00827/APP	Part single, part two-storey rear extension. Reposition and resize first floor rear window openings.	Householder Refused
2	21/04076/ACL	Application for a Lawful Development Certificate for the proposed	Pending

	two storey rear extension	Consideration
--	---------------------------	---------------

Members opposed the previous application (22<sup>nd</sup> March 2021) as follows:

*Members noted that the limited space at the end of the cul-de-sac provided already inadequate resident and visitor parking for the four houses in the group, and that enlarging the dwelling to four bedrooms would lead to pressure for on-street parking to the detriment of the amenity of the neighbours, and thus this was overdevelopment of the plot.*

And the application was refused in September 2021. The only reason offered was:

“The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Councils approved car parking standard, leading to on-street parking in an area already that already experiences parking stress to the detriment of public and highway safety and contrary to policy GP.24 of AVDLP, policy T6 of the emerging VALP and NPPF and the Council's SPG Parking Guidelines.”

The officer's report indicated that the proposed extension was acceptable in terms of appearance, effect on the street scene and residential amenity. However, under Impact on Highways and Parking the officer has written:

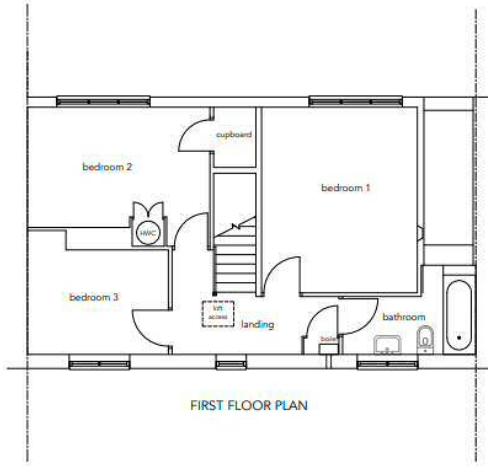
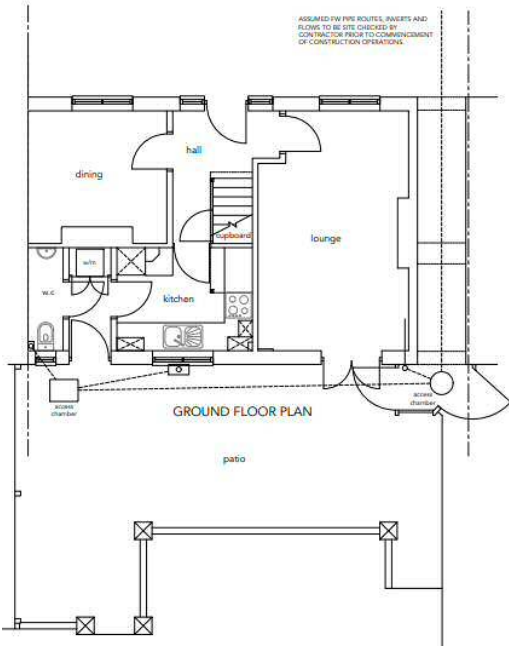
“The proposed extensions would increase the number of bedrooms from 3 to 4 at the property. To accord with the Council's parking guidelines, three on curtilage parking spaces are required for a dwelling of the size proposed. The proposed site plan demonstrates only 1 parking space being available on the existing hardstanding to the front of the property. While the comments from the Highway Officer are noted, Planning Officers have further investigated the site and are of the opinion that the site cannot provide 2 parking spaces while also meeting required size requirements. Further, an existing Telcom pole further restricts maneuverability of vehicles to and from the site compounding the unacceptable provision.

Given the parking deficit being proposed, parking will inevitably have to take place on the public highway, this would either limit turning space at the head of the cul-de-sac or take place elsewhere on the road which is already acknowledged at suffering from significant parking stress. As such, the proposed development fails to provide sufficient off street parking provision which meets the councils approved parking standards to service the proposed dwellings.

Therefore the relevant parking standards would not be met. Therefore the proposal is not considered to accord with Policy T1 of QNP, policy GP.24 of AVDLP, policy T6 of the emerging VALP and NPPF and the Council's SPG Parking Guidelines.”

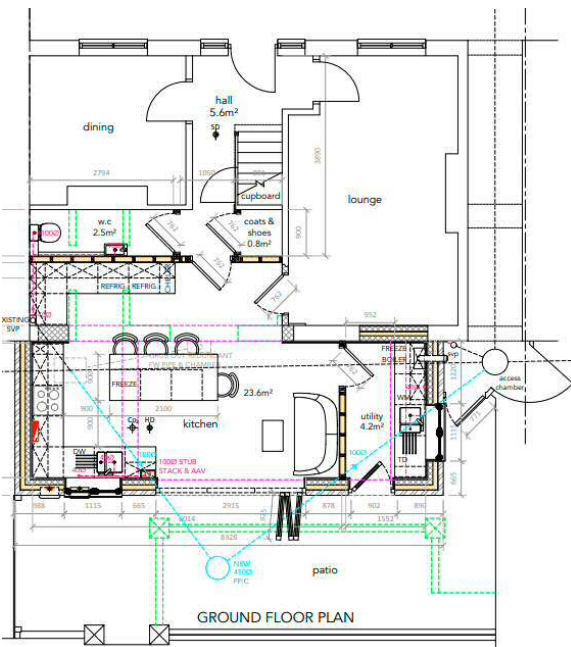
This proposal is to extend over almost the full width of the rear of the house at ground level, and rather narrower at first floor level, to make a kitchen/diner & utility, and a 4<sup>th</sup> bedroom & new bathroom (?) and the existing bathroom is to become an ensuite. *[Being checked, first floor layout drawing does not match new section & elevation drawings]*. The extension will be brick, with render on the first floor walls; roofing materials not specified.

The previous application's rear extension is modified in this application from a double-gabled roof to a single with a lower ridge height, with appropriate re-planning of the first floor layout. Nevertheless it still adds a 4<sup>th</sup> bedroom and bathroom? while there is no change to the parking provision.

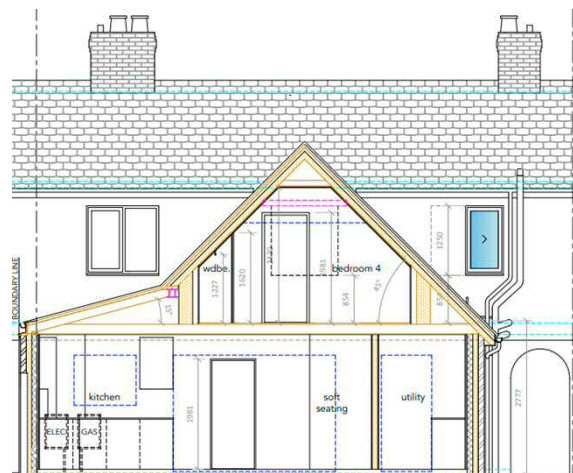


FLOOR PLANS

Existing floor plans



Ground floor unchanged from the previous application, as is the front elevation



Section through extension (refused application)

Section through extension (this application)





A 4-bedroom house should have parking for 3 vehicles; the hardstanding looks as though it is shared with №33, so a total of 5 places is required (none of the other houses in the cul-de-sac have been altered, so one assumes №33 is 3-bedroomed - 2 car spaces).

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	<b>Call-ins Accepted</b>					<b>Shire Councillors</b>						<b>Notes</b>				
2	<b>Year</b>	<b>Appln</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>CC</b>	<b>SC</b>	<b>TM</b>	<b>HM</b>	<b>RS</b>	<b>WW</b>	<b>date of BTC agenda</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>
3	2019	00148	AOP	Land at Osier Way	up to 420 houses	-	-	-	-	√	-	4/2/19	amended Plans	-> 28/6/21 Interim; no change		
4	2019	00902	ADP	Land adj 73 Moreton Road	Reserved matters - 13 houses	-	x	-	-	√	-	15/4/19 & 18/1/21	amended plans	Reduction to 12 houses - no change; RS call-in		
5	2020	00510	APP	Moreton Road III	130 houses	-	-	-	-	√	-	24/2/20				
6	2020	03840	APP	5 The Villas	extension	-	-	-	-	-	√	30/11/20				
7	2020	03950	APP	Land by Old Police Station	9 new houses	-	-	-	-	√	-	30/11/20				
8	2021	00479	APP	Oddfellows Hall	variation - rooflights	-	-	-	-	-	√	22/2/21				
9	2021	02511	APP	land at The Pightle	8 flats	-	-	-	-	√	-	14/9/20	amended plans x 2	oppose; RS call-in after amended plans (rejected)	appeal lodged 28/9/21	
10	2021	00583	APP	19 Bridge Street	Ch/use drycleaners & takeaway	-	-	-	-	√	-	22/3/21				
11	2020	04324	ALB	Bourton Mill Leisure Club	External fitness area, floodlights and CCTV	-	-	-	-	√	-	19/4/21				
12																
13	<b>Call-ins submitted since Constitution changed July 2021</b>											<b>Notes</b>				
14	<b>Year</b>	<b>Appln</b>	<b>Type</b>	<b>site</b>	<b>Proposal</b>	<b>meeting</b>	<b>date called-in</b>	<b>acknowled</b>	<b>Accepted?</b>	<b>Later contact if any</b>	<b>Response</b>	<b>Committee Date</b>	<b>Decision</b>			
15	2021			all those submitted have been decided without recourse to Committee												
16																
17																
18													<a href="#">Back to AGENDA</a>			





PLANNING COMMITTEE

MONDAY 1<sup>st</sup> NOVEMBER 2021

**Agenda item 10 – Traffic Order Consultation**

Contact Officer: Mrs. K. McElligott, Planning Clerk

A copy of the Order, together with all supporting documents may be inspected during normal office hours at the reception at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

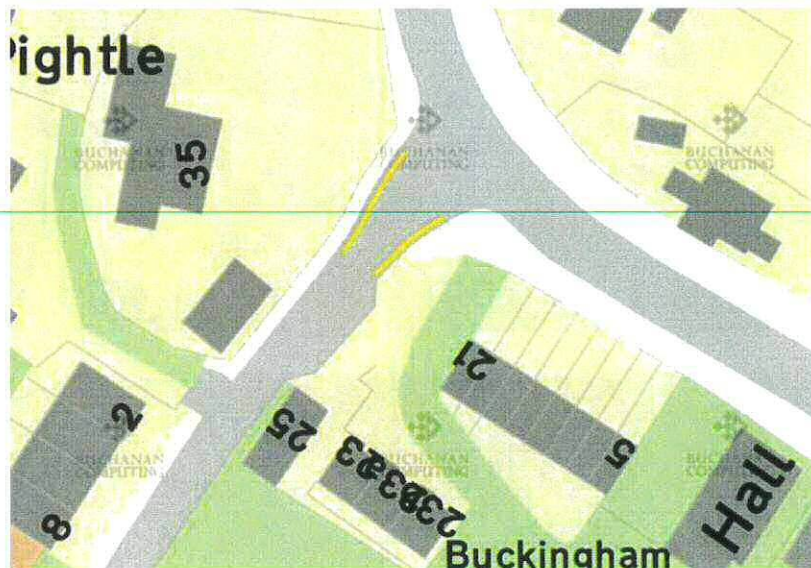
These documents can also be viewed on the Council's website in the "Public Consultation" section: <https://www.buckinghamshiretraffweb.uk/>

Objections to the proposal together with the grounds on which they are made must be made in writing by the **8<sup>th</sup> November 2021** to the Parking Manager, Transport for Buckinghamshire, New County Offices, Walton Street, Aylesbury HP20 1UY or by email to [parkingtro@buckscc.gov.uk](mailto:parkingtro@buckscc.gov.uk).

Two consultation schedules are involved:

**005 (Static)**

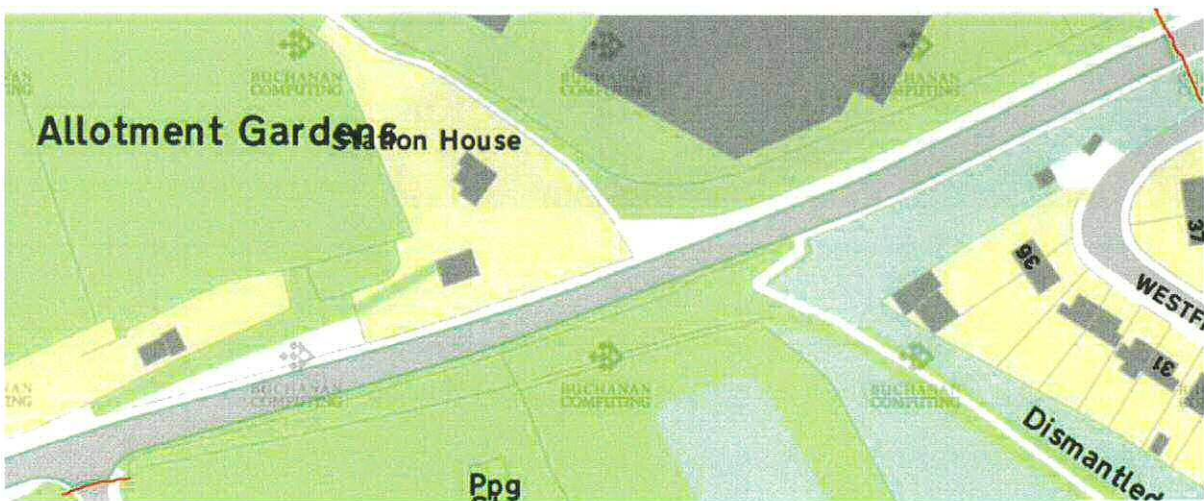
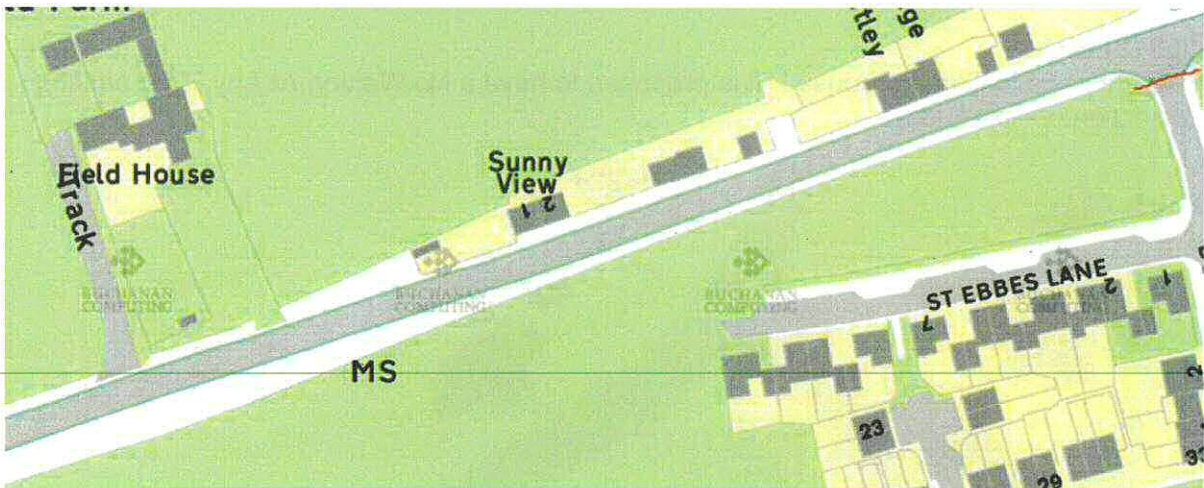
The entrance to Summerhouse Hill is proposed to have a No Waiting At Any Time parking restriction (yellow lines)



**003 (Speed)**

The roads outlined in green on the maps below are proposed to be subject to a 30mph limit. Because the green line does not stand out well, I have added red lines to the limits of the Order.

Short sections of the bypass each side of Tingewick Road bypass roundabout, and Tingewick Road itself past the new estate accesses to the existing limit sign before the Industrial Estate access, abreast of the beginning of Westfields housing.



## **Tingewick Road, Buckingham, Buckinghamshire**

On Monday 6<sup>th</sup> September 2021, together with Thames Valley Police Traffic Management Officer, I attended the above location re the proposed extension of the 30mph limit along Tingewick Road, towards the A421 Buckingham Road due to recent new development which had taken place along this section of road.

The distance involved for the proposed extension was a distance of 725metres.

However the development taking place is all located off the road, with just access roads joining the Tingewick Road, there are no properties which open out onto the road.

Therefore it does not meet with the current guidelines from the DfT for a 30mph limit.

The Police would also require current speed data along this section of road, to show current speeds. Due to the nature of the road and the current speed limit of 50mph, I cannot see these being suitable for a reduction in the speed limit to 30mph.

Along the majority of this section of road there are hedgerows on both sides. There is a footpath running along one side of the road, this varies in width between 1metre and 2.5metres in width.

The access roads from the developments also require terminal signs 30mph/50mph to be put in place. The development which has been completed does have street lighting in place.

