



Buckingham Town Council

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Verney Close, Buckingham, MK18 1JP

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Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 12 June 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 17th June 2024, following a meeting of the Interim Full Council at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 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 receive apologies for absence.

2. Declarations of interest

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

3. Minutes

To agree the minutes of the Planning Committee Meeting held on 20th May 2024.

[Copy previously circulated](#)

4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 24th July and 14th



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.

August 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 1st and 29th August at 2pm.

Additional information provided by the Clerk.

[PL/31/24](#)

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

1. 24/01494/CPL 6 Treefields, MK18 1GP
Certificate of Lawfulness application for loft conversion with rooflights
Polopodin
2. 24/01640/APP 7 The Holt, MK18 7EF
Householder application for the demolition of existing conservatory and garage/storage building and erection of single storey side and rear extension.
Murray
3. 24/01653/APP 7 Gilbert Scott Road, MK18 1PS
Householder application for single storey side extension
Miller
4. 24/01704/APP 22 Overn Avenue, MK18 1LQ
Householder application for demolition of garage and utility spaces and erection of two storey side extension and single storey front entrance lobby
Bygrave

Amended plans

5. 23/03607/APP Land between Nø38 Moreton Road and the Old Police Station (50 Moreton Road), MK18 1LA
Erection of 7Nø dwellings with access, car parking, landscaping and associated works
Trio Square Ltd.

5. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
24/00558/APP	45 Redshaw Close	First floor rear extension	Oppose
24/01085/AAD	Verney Park Campus	Remove existing signs and install 4 entrance and 2 totem signs	No objections

Approval not required

24/01237/PAPCR	11A Cornwall Place	Whether prior approval required for change of use of 1 st floor from E (restaurant) to C3 (residential;4 flats)	No objections
24/01188/PVN	Beloff House, Hunter Street	Whether prior approval is required for installation of solar panels on roof	No objections

Refused

Application	Site address	Proposal	BTC response
23/00178/AOP	Land W. of London Road [Site Q]	Up to 300 houses and employment area	Oppose

Not for consultation

Refused

Application	Site address	Proposal	BTC response
24/00992/CPL	1 Burleigh Court, Burleigh Piece	Cert/Lawfulness for proposed garage conversion (to habitable rooms)	No objections ¹

¹ But noting that "PDR had been removed, so perhaps a CPL not the appropriate application type"

6. Buckinghamshire Council matters – street naming 20/00510/APP Moreton Road Phase III

To select eight suggestions for submission to the LPA Street naming Officer per the attached report.

[PL/32/24](#)

7. Chair's items for information

8. **Date of the next meeting:** Monday 15th July 2024 at 7pm

To Planning Committee:

Cllr. M. Cole JP Chair
 Cllr. F. Davies
 Cllr. L. Draper
 Cllr. J. Harvey
 Cllr. A. Mahi
 Cllr. J. Mordue
 Cllr. L. O'Donoghue

Cllr. A. Ralph Vice Chair
 Cllr. A. Schaefer Town Mayor
 Cllr. R. Stuchbury
 Cllr. M. Try
 Cllr. R. Willett
 Mrs. C. Cumming Buckingham Society

BUCKINGHAM TOWN COUNCIL

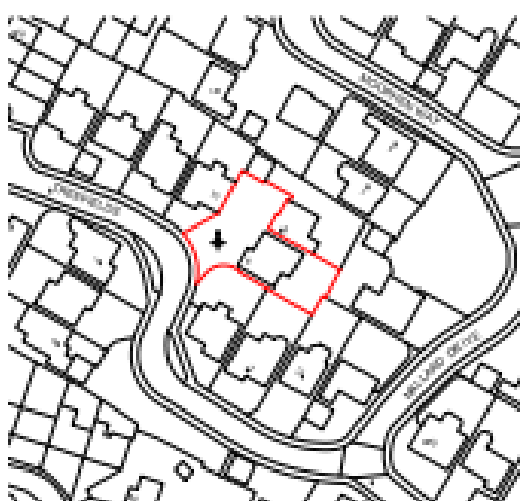
PLANNING COMMITTEE

MONDAY 17th JUNE 2024

Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

1. **24/01494/CPL** 6 Treefields, MK18 1GP
Certificate of Lawfulness application for loft conversion with rooflights
Polopodin



Location plan



Proposed site plan

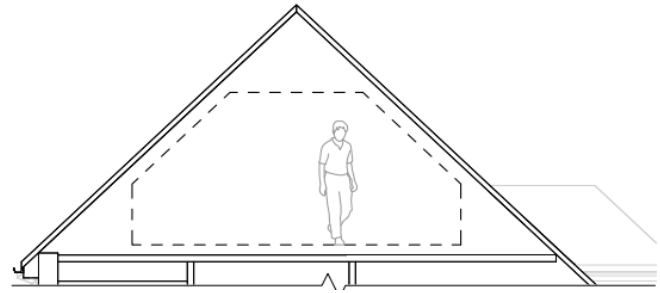
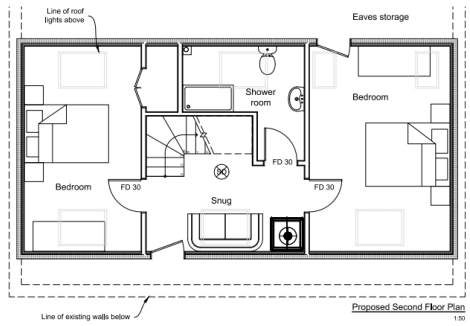
The site is a 4-bed detached house on the eastern (older) part of Treefields on the Heartlands estate. It is set back from the road on a large parking area shared with №8, of similar design but without the integral double garage. The main body of the house is rectangular with the garage projecting forward under a catslide roof, and the single-storey dining room with sliding patio doors projecting backward under a lean-to roof with two skylights. It has a porch with a corner column support which continues on from the projecting part of the garage, and two dormer windows in the front roof slope, the larger to a bedroom and the smaller to a bathroom. The first floor currently has 4 well-proportioned bedrooms, one with an en-suite shower-room, a family bathroom accessed from a central landing.

The proposal is to convert the loft into two further bedrooms, and shower room, and a 'snug' (the landing + a settee). The only change to the existing house layout is the new staircase for the loft area which will reflect the L-shape of the existing and be sited directly over it. The loft rooms will have under-eaves storage with only the centre part of the rooms having a normal height ceiling, and 4 almost-flush skylights in the front roof slope and three in the rear slope.

1	97/01060/APP	19 dwellings	withdrawn
2	97/02613/APP	Erection of 19 dwellings (amended to 22 dwellings)	approved
3	00/02801/APP	Erection of 22 dwellings and associated works [<i>emergency road linked to Moorhen Way deleted and opening made at west end to facilitate expansion beyond cycleway</i>]	approved
4	01/01327/APP	Erection of 10 dwellings and associated works [<i>House types and grouping of plots 9-18 changed</i>]	approved
5	24/01494/CPL	Certificate of Lawfulness application for loft conversion with rooflights	Pending Consideration

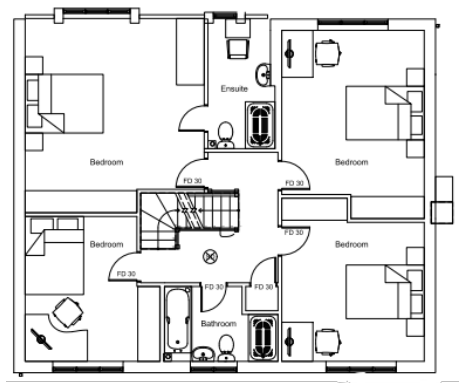
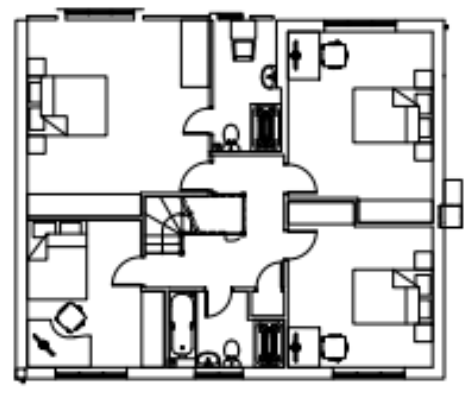


Existing and proposed elevations and roof plan.



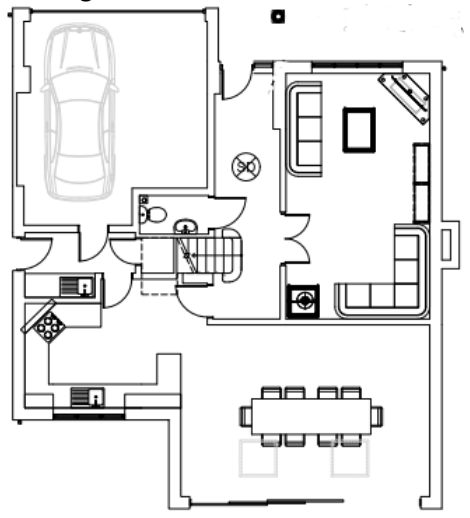
Proposed loft layout and cross section

Rear Front



Existing first floor

Proposed first floor (no change except additional staircase)



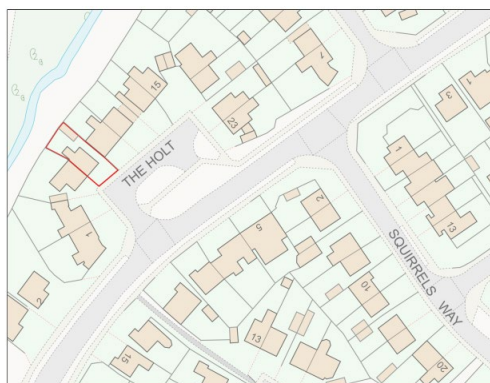
Existing ground floor (no change)

Nos 10 (left) – 8 (with bay window) – 6 (with garage) – garden wall of No 4

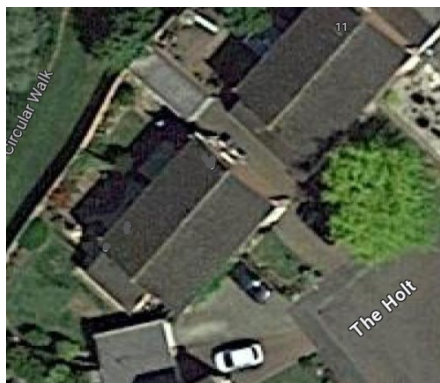
2. 24/01640/APP

7 The Holt, MK18 7EF

Householder application for the demolition of existing conservatory and garage/storage building and erection of single storey side and rear extension.
Murray



Location plan



Aerial view



Front elevation



The rear elevation (garage at left)



The garage and rear elevation (Rightmove 2017)

The site is a 3-bedroomed 1980s semidetached house with a detached garage behind it. The driveway faces the access road from Badgers Way, and is brick paved to the slightly projecting enclosed porch, with a cobbled area to the left of it. The small rear garden has the unsurfaced Circular Walk beside the stream to the rear of it, is partly laid to lawn, and a small conservatory projects from the back of the house into it. The proposal is to demolish the conservatory and the garage and replace them with a single-storey L-shaped extension wrapping round the side and rear of the house with a single pitch roof. The side extension does not come as far as the front wall of the porch, and the rear extension is as deep as and comes as close to the boundary fence as the existing conservatory.

Part of the rear extension is a new conservatory the width of the existing house, with a glazed panel roof, and the side extension will have a study at the front of the house, with two store cupboards off a lobby behind it (accessed via the existing kitchen doorway) and a shower-room with WC in the rear corner. Its roof will be tiles to match the house, with two skylights over the study and one each over the lobby and shower-room. A store for garden equipment is planned to the rear of the extension, and the new conservatory will have a double door, larger than the existing, centrally placed.

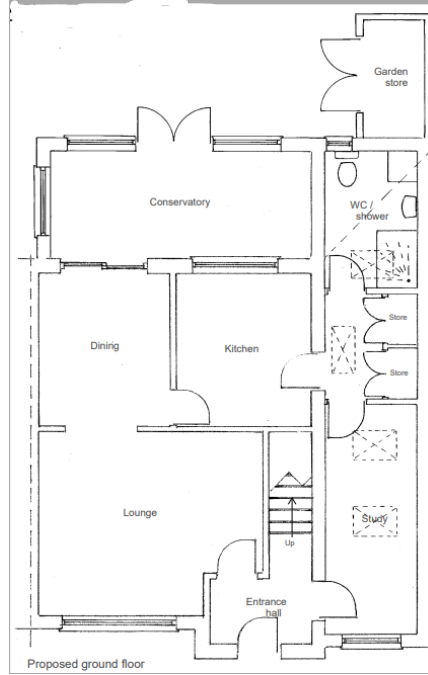
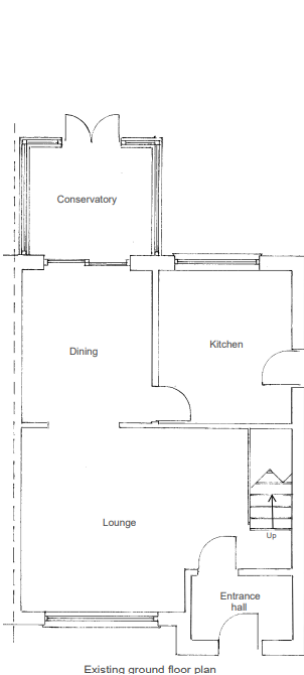
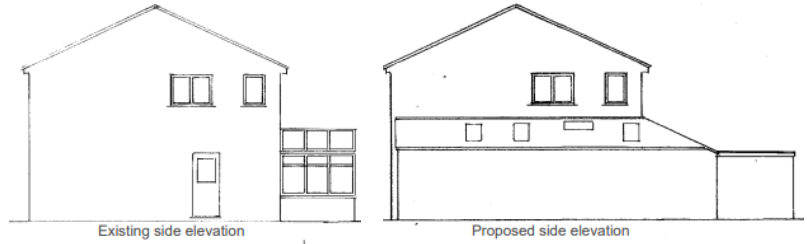
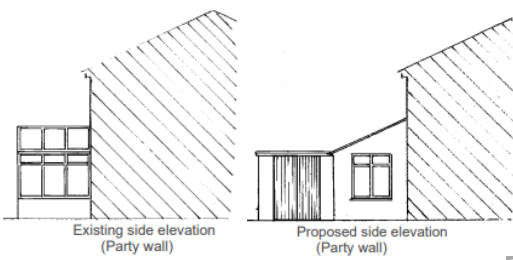
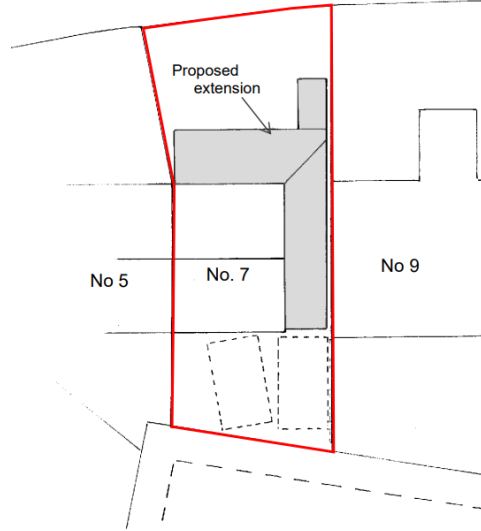
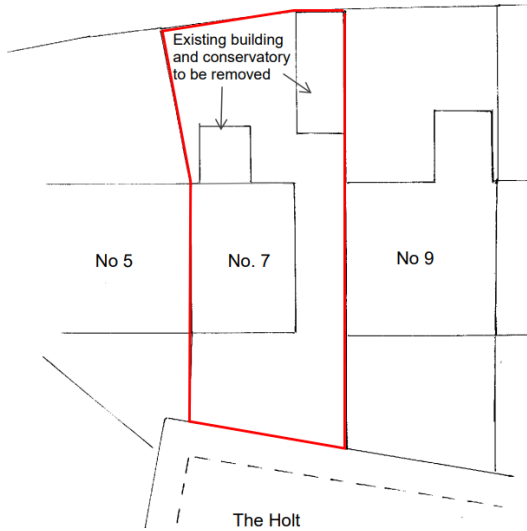
There are no new windows in the side extension facing the neighbour, and a small window at the rear serves the shower room; the end wall of the new conservatory will have a window in it, much smaller than the existing extent of glazing, but the gardens are divided by a standard height closeboard fence, so there should be no overlooking.

Scaling off from the plans shows that the width of the proposed side extension is c2.3m and the width of the drive (house to boundary) is c2.5m so the gap between is approximately 20cm or 8" very close to the garage attached to No9 (see photo top right). Their garage has two small windows high up in the side wall.

There is no increase in the number of bedrooms, and two parking spaces are available in front of the house, so the loss of driveway space is not a concern.

Existing layout plan

Proposed layout plan



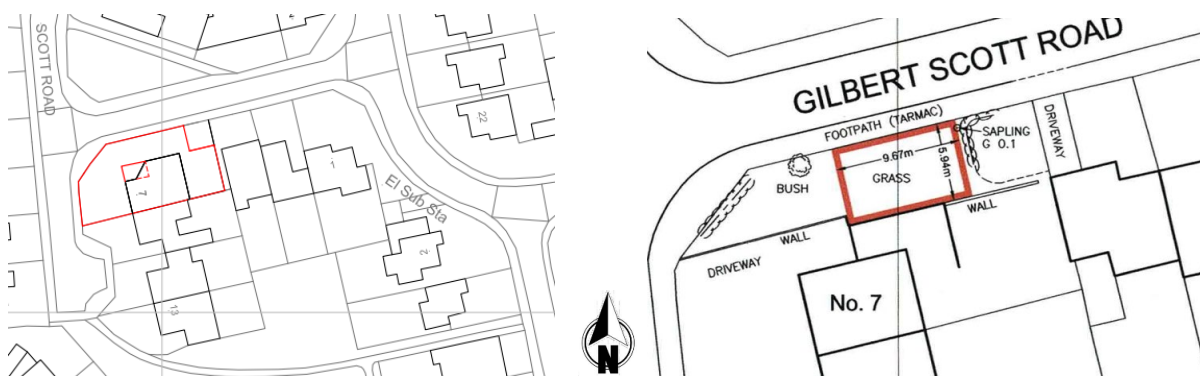
Planning history

1	77/01714/AV	120 DWELLINGS AND ASSOCIATED ROADS AND OPEN SPACES	Approved
2	79/01573/AV	CONSTRUCTION OF 231 DWELLINGS AND ANCILLARY WORKS (Phases 2 And 3 Badgers Estate)	Approved
3	24/01640/APP	Householder application for demolition of existing conservatory and garage/storage building and erection of single storey side and rear extension	Pending consideration

There are no applicable restrictive conditions in the earlier approvals.

This proposal was listed on the May agenda as 24/01248/CPL; Certificate of Lawfulness for proposed single storey side extension but refused before the meeting, so was not reviewed by Members.

3. **24/01653/APP** 7 Gilbert Scott Road, MK18 1PS
 Householder application for single storey side extension
 Miller



Location plan

Block plan (as submitted). The red line shows additional land purchased



The drive and former garage
 The other front window is obscured by the bush on the right.

The side view in 2009 (Google Streetview) The path-side evergreen hedge is now too dense to see the bungalow through. (The house on the left is No5)
 Photos taken for May Report.

The site is an originally two-bedroomed semi-detached bungalow on a corner plot on Gilbert Scott Road, off Bradfield Avenue on the upper part of Moreton Road. A small square area is taken out of the northeast corner of the garden, and this seems to belong to No5 as it is used as extra parking. The bungalow originally had a rectangular floorplan with an attached flat-roofed garage in line with the drive and set back from the building line. A 1997 application approved a single storey rear extension across the rear of the

kitchen, forming a large kitchen (the existing kitchen became a dining room), and converting the second bedroom into a utility room, and in 2000 retrospective permission was given for the conversion of the garage into a study, with the garage door being replaced by french doors (see photo above left); the 'front' door is in the adjacent side wall of the house, and there is a triangular extension of the roof forming a porch for both the french door and the front door. Since then, a conservatory has infilled the L-shape behind the lounge, the utility room gone back to being a bedroom, and the dining room has moved from the central space to the study. The smaller of the two original bedrooms has become a dressing room for the larger.

The current proposal is to divide the dining room in two, inserting a new wall in line with the bathroom wall; amalgamating the rear part into the second bedroom to make a family room, and extending the rest forwards making a utility room; and extending the dressing room across the drive to the building line of the original garage wall and turning it into a larger second bedroom. Between the utility/bathroom and the extended second bedroom is a longer hallway with a new front door in the side wall, and a pitched gable roof over the hall and bedroom. Matching materials specified.

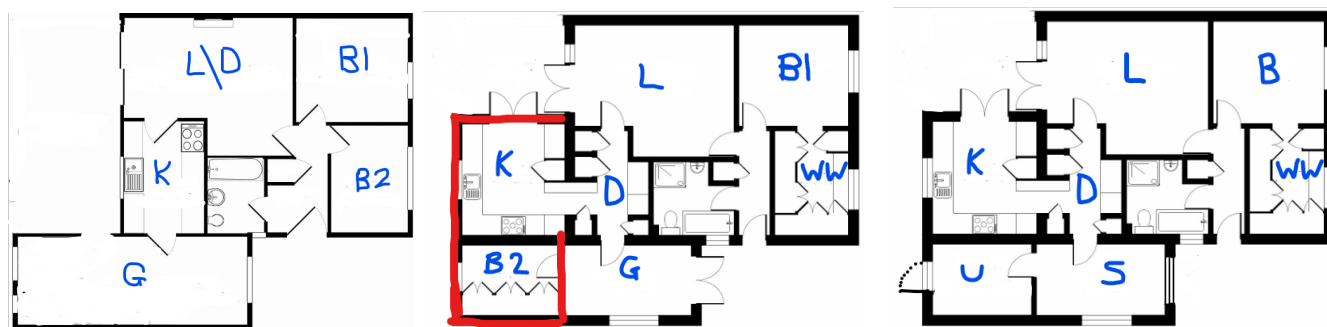
The previous application was refused because PDR were removed in 1974:

“No enlargement, improvement or other alterations including the erection of a garage stable loose box or coach house within the curtilage of the dwelling;

No building or enclosure required for a purpose incidental to the enjoyment of any of the dwellings nor any gates fences wall or other means of enclosure of whatever height be erected constructed or placed on any part of the land” (Borough application BB/74/70)

Property History

1	97/01048/APP	SINGLE STOREY REAR EXTENSION	Approved
2	00/00252/APP	Garage conversion (retrospective)	Approved
3	24/01248/CPL	Certificate of lawfulness for proposed single storey side extension	Refused
4	24/01653/APP	Householder application for single storey side extension	Pending Consideration



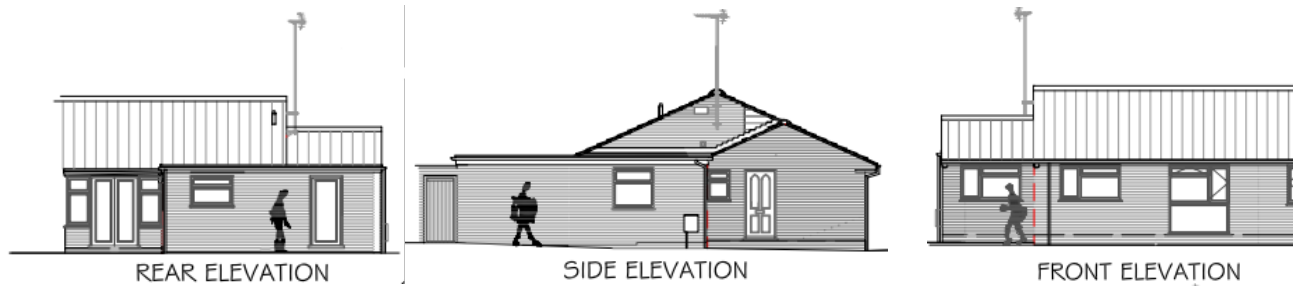
Original bungalow 1997 extension & conversion 2000 changes
 L=Living room D=Dining room K=Kitchen B1 & B2= bedrooms WW=Walk-in wardrobe G=Garage U=Utility S=Study
 Due to the plans for the 2000 application being partial it is unclear when the conservatory was installed. The study has since become a dining room and the former dining room into a lobby area.



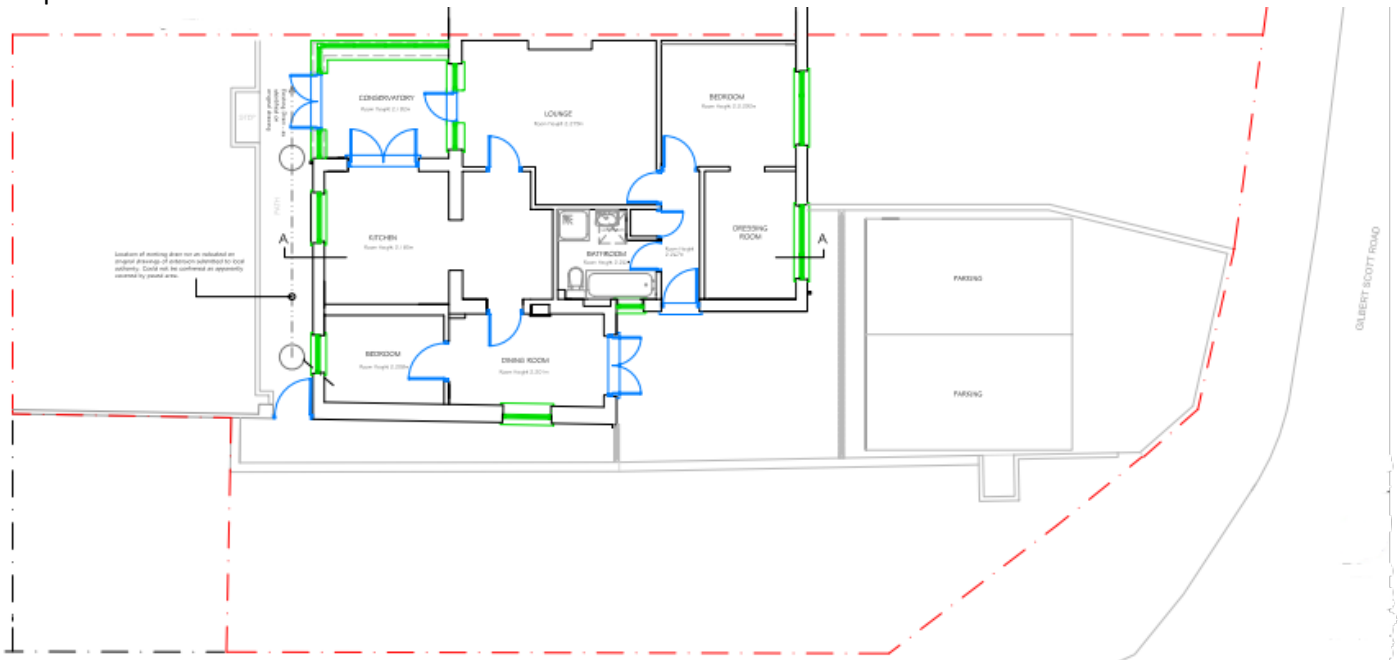
REAR ELEVATION
Existing elevations

SIDE ELEVATION

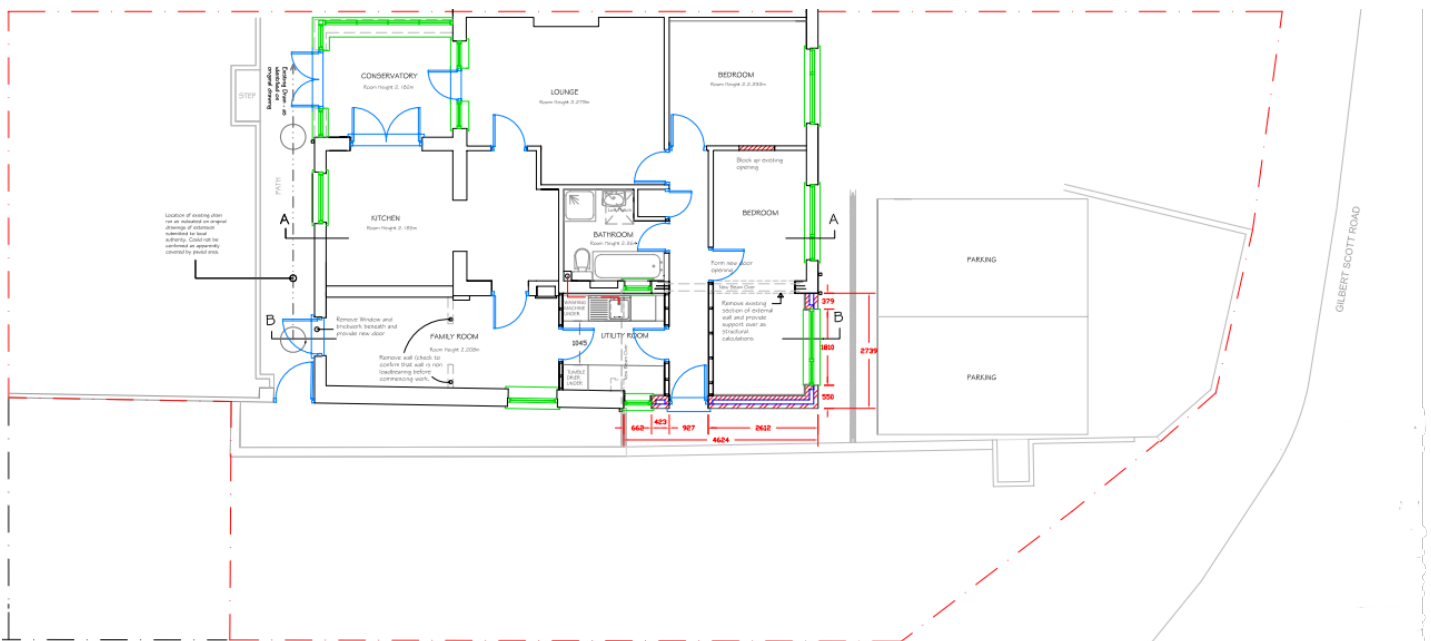
FRONT ELEVATION



Proposed elevations



Existing ↑ and proposed ↓ site and floor plan. The red dashed line is the site boundary.



Note that the orientation of these two plans is not the same as the Location and Block plans above.

4. 24/01704/APP

22 Overn Avenue, MK18 1LQ

Householder application for demolition of garage and utility spaces and erection of two storey side extension and single storey front entrance lobby
Bygrave



Location plan



Site plan



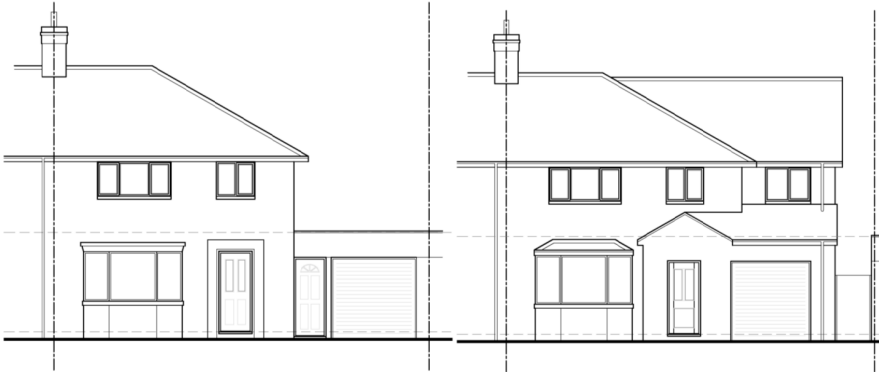
Front view of house (Google 2018)

The site is a 3-bed semi-detached house on the western side of Overn Avenue, somewhat south of the play area on the opposite side. The ground slopes slightly from front to back and the ground level is rather higher than next-door's (see elevation drawings below); behind the dining room is a patio area with steps. There is a garage at the side of the house with a WC and utility room behind; its front wall is flush with the house wall, and its roof extends over the side passage between the garage and house which goes as far as the side door and then switches to the side boundary alongside the utility room, giving access to the rear garden. The garage is linked to that of No20, and the 'proposed' ground floor plan contains a note that the party wall works are subject to agreement. There is driveway parking in front of the garage and the front garden is laid to lawn, with a mature hedge along each side boundary. There is an angled bay window to the living room, but otherwise the floor plan is rectangular.

The proposal is to demolish the whole single storey section and replace it with a two-storey extension with a pitched tiled roof, separated from the northern neighbour by a continuous side passage along the boundary. The front part of the extension will be single-storey and project forward of the building line and wrap around the front to form an enclosed porch with a pitched tiled roof and new front door; the upper storey will be set back from the building line allowing the ridge of the two-storey section to be subsidiary to the existing ridge. An additional parking bay will be made in the front garden (though the applicant points out that the existing garage is too small for a modern car anyway, so no loss). However, as the extension is to provide a 4th bedroom, parking provision should be three bays altogether. Other internal alterations are proposed:

- The internal walls between the dining room and kitchen, kitchen and utility room and the cloakroom walls will be removed to form a single large room across the rear of the house and extension;
- Part of the rear wall between the dining room will be removed and the opening remodelled to accommodate an aluminium folding door to access an extended patio area;
- The existing utility and kitchen windows will be replaced by a single 2-pane frame matching the one in the floor above;
- The rear of the garage area will become a shower room/WC, with an airing cupboard next to it and the front part a store-room with sink/drain and boiler, apparently with an up-an-over garage door as existing, and retaining the passage for access to the rooms behind;
- The existing under-stair cupboard, accessed from the lobby inside the side door, will be altered to provide a large double-door cupboard accessed from the passage way;
- The new porch appears to have a side window to the garden area in the floorplan, but there is nothing on the side elevation drawing, and is anyway not likely to concern the neighbours;
- The other side, towards No20, has no windows whatever in the new side wall;
- The first floor of the extension will provide a family bathroom at the rear with a window to the garden, and a single bedroom at the front with a window matching the existing, both accessed from an extension of the existing landing;

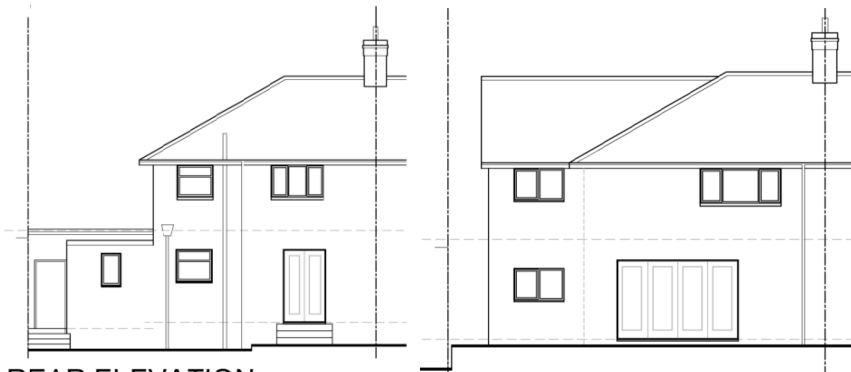
- The master bedroom (facing over the back garden) will have its window enlarged and a sliding door access created into the existing bathroom which will become a dressing room with its window bricked up;
- The existing front-facing bedrooms (a double and a single) will be unaltered
- Materials to match existing, including the render, except for the new patio doors which are aluminium not uPVC.



FRONT ELEVATION

FRONT ELEVATION

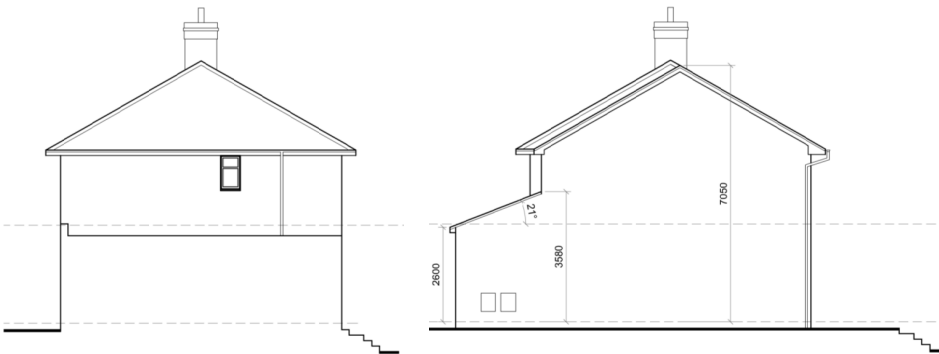
Existing & Proposed



REAR ELEVATION

REAR ELEVATION

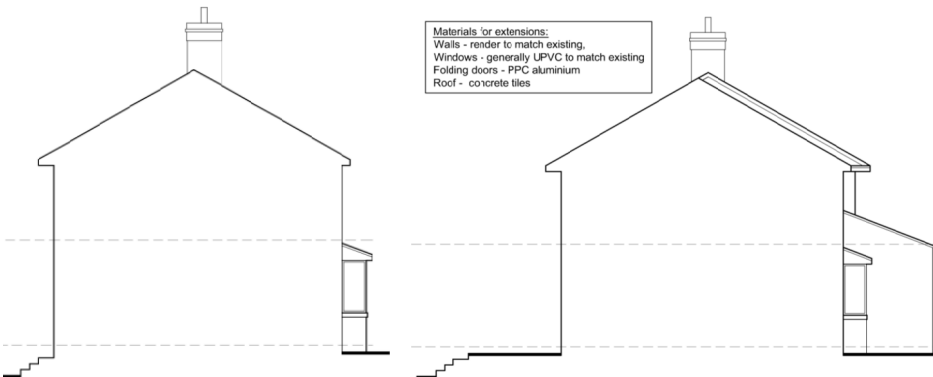
Existing & Proposed



SIDE ELEVATION

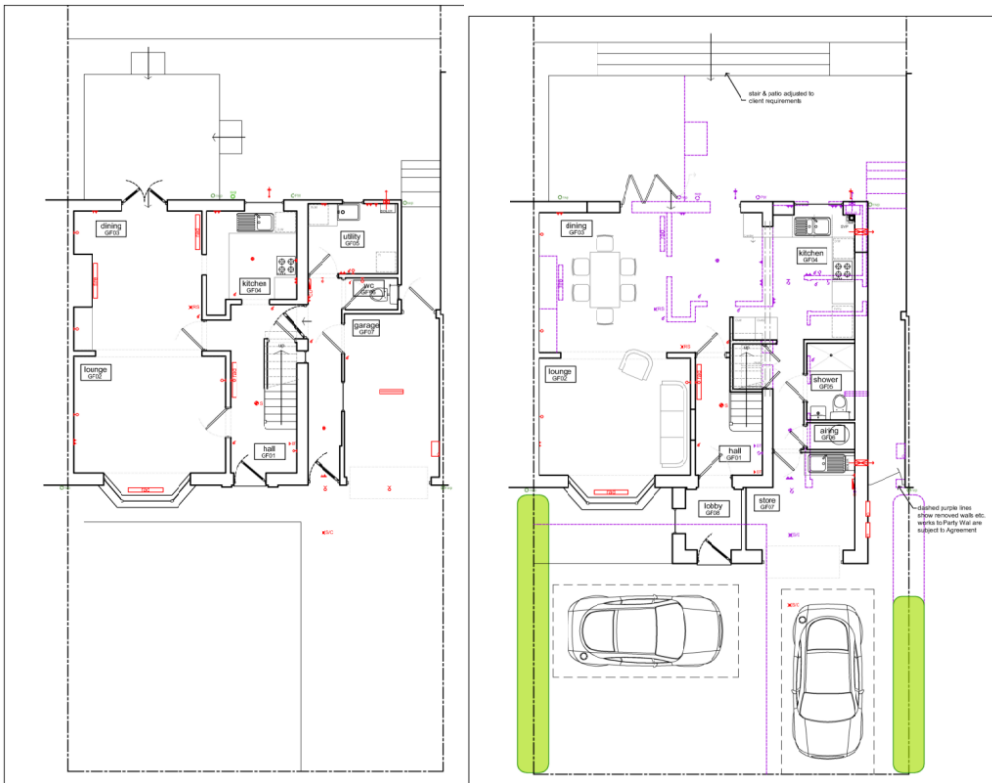
SIDE ELEVATION

Existing & Proposed (towards No20)

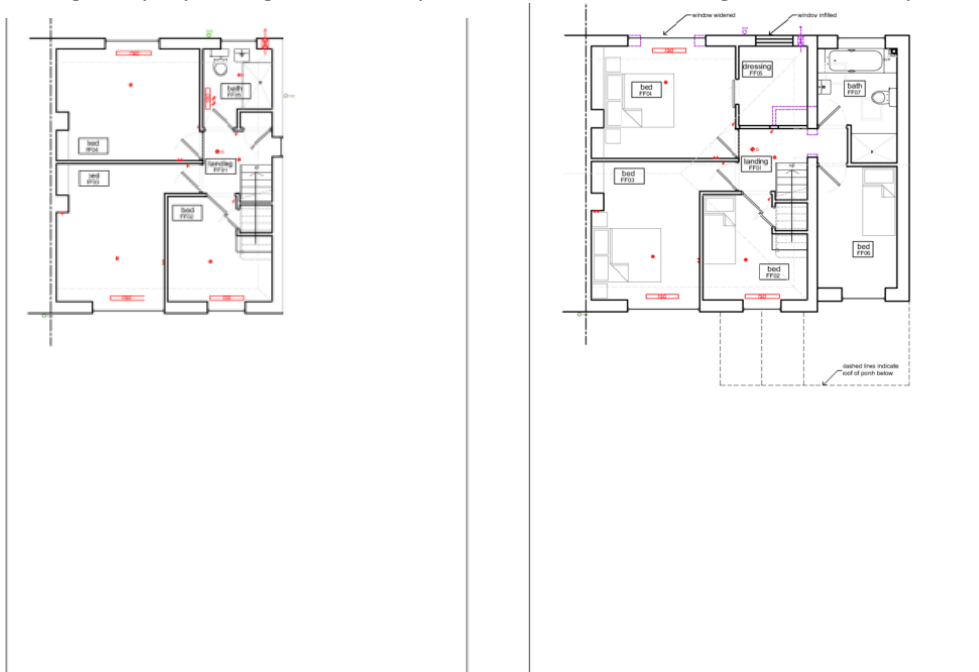


Materials for extensions:
 Walls - render to match existing.
 Windows - generally UPVC to match existing
 Folding doors - PPC aluminium
 Roof - concrete tiles

Existing & Proposed (towards No24)



Existing and proposed ground floor plans. Note that the rear garden is not represented beyond the patio.



Existing and proposed first floor plans

Amended plans

5. 23/03607/APP

Land between №38 Moreton Road and the Old Police Station (50 Moreton Road), MK18 1LA
 Erection of 7№ dwellings with access, car parking, landscaping and associated works
Trio Square Ltd.



Location plan



- 1 Site 2 No 38 & 3 No 71 Moreton Rd.
 - 4 Site for 12 houses 5 Old Police Station
 - 6 Station Gardens (flats) 7 24 Mary MacManus Drive
- Site
 Protected trees
 Conservation Area

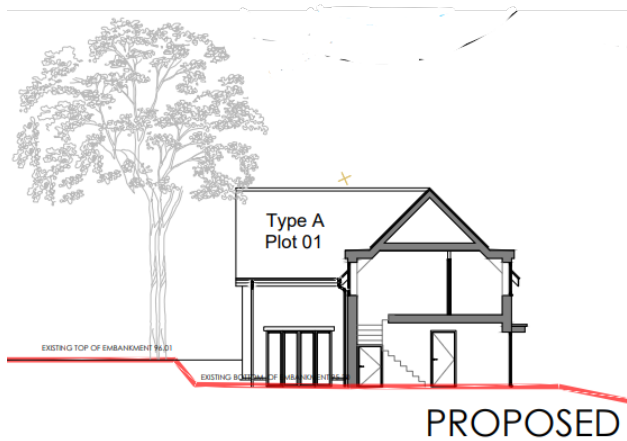
The site is the rough ground between the (Listed) Old Police Station and the row of cottages to the south (Nos 32-38 Moreton Road), which are 'Non-Designated Heritage Assets'. The next nearest Listed Buildings are much lower down the Moreton Road, where it bends towards the Old Gaol roundabout. It is opposite Brae Lodge, No 71, the white building that comes to the road edge, and the site above it which has just received approval for 12 houses with an access onto Moreton Road opposite Addington Terrace. Its eastern end is above Mary MacManus Drive off Stratford Road. It is not in the Conservation Area, but is adjacent to it, see map above. The southern part of its road frontage is hardstanding and was leased to No38 by AVDC for car parking for many years. The lease was not renewed in 2020, but vehicles are still parked there regularly. There is kerbside parking for 6 cars in front of the lower two cottages and Cantell Close. The site slopes down with a central hollow north to south and consistently from west to east, and has been excavated for sand and gravel, but does not appear to have ever been built on according to the old OS maps. It may have been used as a kitchen garden by the Workhouse that formerly occupied the top end of what is now Mary MacManus Drive. The aerial photo above shows it was once well wooded, but all vegetation has since been cleared by the former owners in 2022, illegally, and Restocking was ordered, but not carried out. The Forestry Commission has therefore issued an Enforcement Notice, but if this proposal is approved, there will be nothing like the planting and habitat conditions that previously existed.

The latest response from the Tree Officer (11th June) reiterates this, in strong terms, and also criticises the proposed landscaping. My highlight.

“Policy NE8 explicitly requires a minimum 25m natural buffer be provided around woodlands “Developers should aspire to retain a 10m (with a minimum of 5m) natural buffer around retained and planted native hedgerows (100m with a minimum 25 m natural buffer around woodlands) for the benefit of wildlife, incorporating a dark corridor with no lighting”. Immediately, the proposals are contrary to this policy and building atop of woodland is not acceptable.

Additionally, the Forestry Commission issued an Enforcement Notice on 22nd February 2024. This is in relation to Restocking Notice RN39/21-22 which has not been complied with. The notice requires the replanting of 286 trees spreads over the entire site, with the tree protected for a minimum of 10 years. **The case law surrounding this (Arnold White Estates Ltd. V. Forestry Commission [2022] EWCA Civ 1304 (judgement 6.10.22)) means that the planning regime does not affect the operation of the Forestry Act 1967.”**

On the existing Hazel tree (T11) he concludes that it is likely that as much as 50% of its root area will be under Plot No1 and is likely to suffer considerable damage as a result of the proposed development.



South → North section across rear garden

BTC photo of the southern edge of the existing access (8/12/23).
T11 is the multi-stemmed tree above the embankment

The Ecology Officer's response (23rd May) includes

The applicant has submitted a *B[iodiversity]N[et]G[ain]* calculation which has demonstrated a loss on site as expected. No means of addressing this loss has been provided As a result we cannot accept the BNG metric submitted.

The access from Moreton Road would be moved uphill, to where the memorial bench and streetlight are currently.



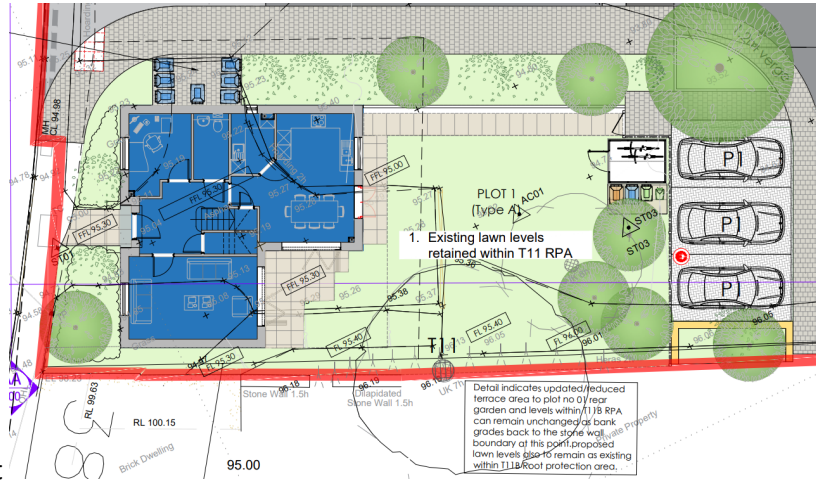
Amended Site plan with neighbouring properties clockwise from bottom left) – 32-38 Moreton Road (terrace of cottages - NDHA); 71 Moreton Road (Brae Lodge); site with permission for 12 houses; Old Police Station (Listed Building converted to flats); Station Gardens (block of 8 modern flats); 18-24 Mary MacManus Drive (bungalows: Sheltered Housing)

Members looked at the original application in December 2023 and opposed, and at Amended Plans in March 2024, again opposing and requesting a call-in because of the Forestry Commission’s Enforcement requirement for the replanting of 286 trees on the site, which they felt would make the proposal impossible to carry through. Members are referred to the Clerk’s March Report PL/178/23 for fuller details.

Many of the plans amended in this this batch have been triggered by the necessity of modifying the ground levels and patio area of Plot №1 (facing Moreton Road and south of the new access) to accommodate the existing large Hazel tree (T11) in the garden of №38 Moreton Road, but close enough to the common boundary to have a root run and canopy within the site area. Plot №1’s general level is below that of the neighbouring garden, separated by a wall and embankment, see section above, and its lawned area will therefore be retained at existing levels instead of regrading to the 1:40 slope of the lawned areas of all the other plots, to protect the roots.

Planning history

1	03/01289/APP	Creation of new access and two car parking spaces	Approved
2	20/03950/APP	Erection of nine detached dwellings	Refused
3	22/02137/APP	Erection of 7no. detached dwellings with access, car parking, landscaping and associated works	Refused
4	23/03607/APP	Erection of 7no. dwellings with access, car parking, landscaping and associated works	Pending Consideration



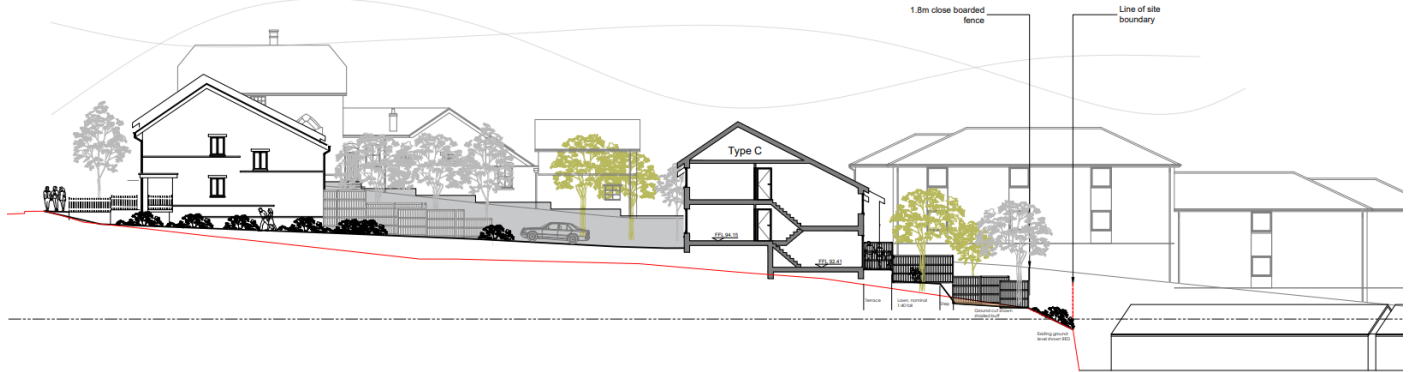
Revised Plot 1 layout



Previous version

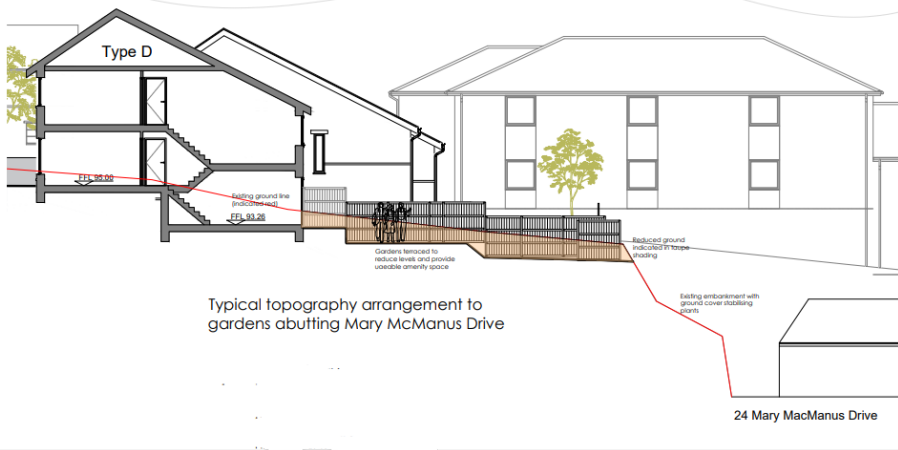
Other changes are

- Bin collection will be from the paved area on the access, beside Plot 1, (see drawing above) so bin lorries will not need to enter the site and turn in order to emerge forwards on to the main road - but householders at the lower end of the site will have a longer haul distance, uphill with a full bin.



Section along centreline of access road from Moreton Road via plot 6 to Mary MacManus Drive

- Regrading the eastern end of the land (the rear gardens of Nos 4 – 7) to lessen the likelihood of landslip due to the extra weight (overcharge) on the land surface



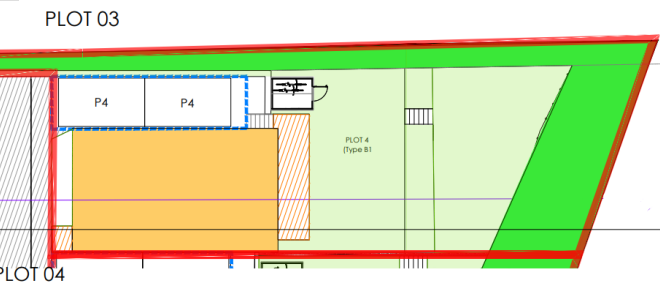
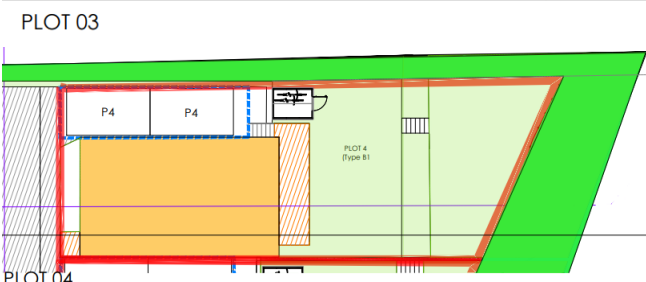
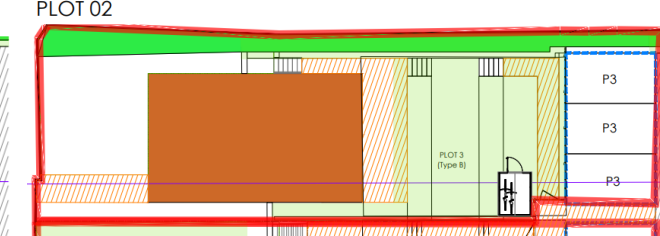
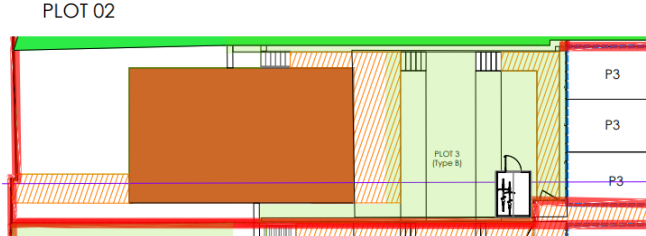
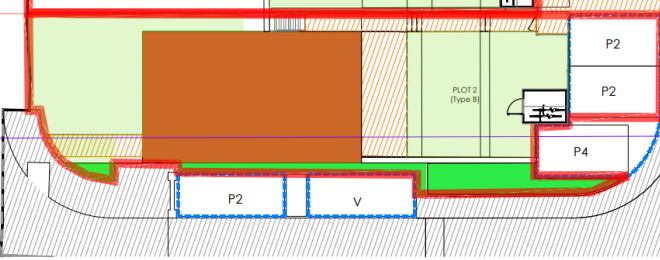
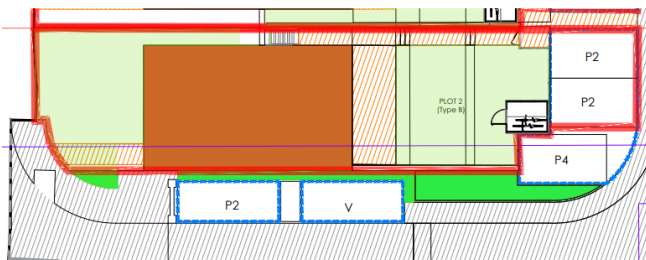
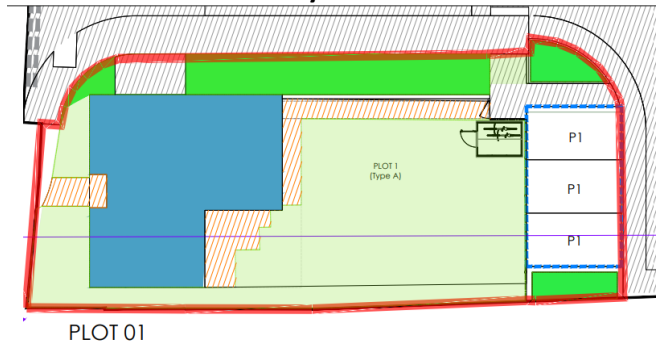
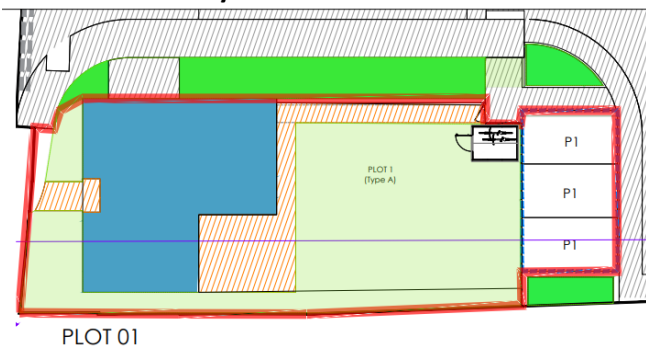
General Strategy

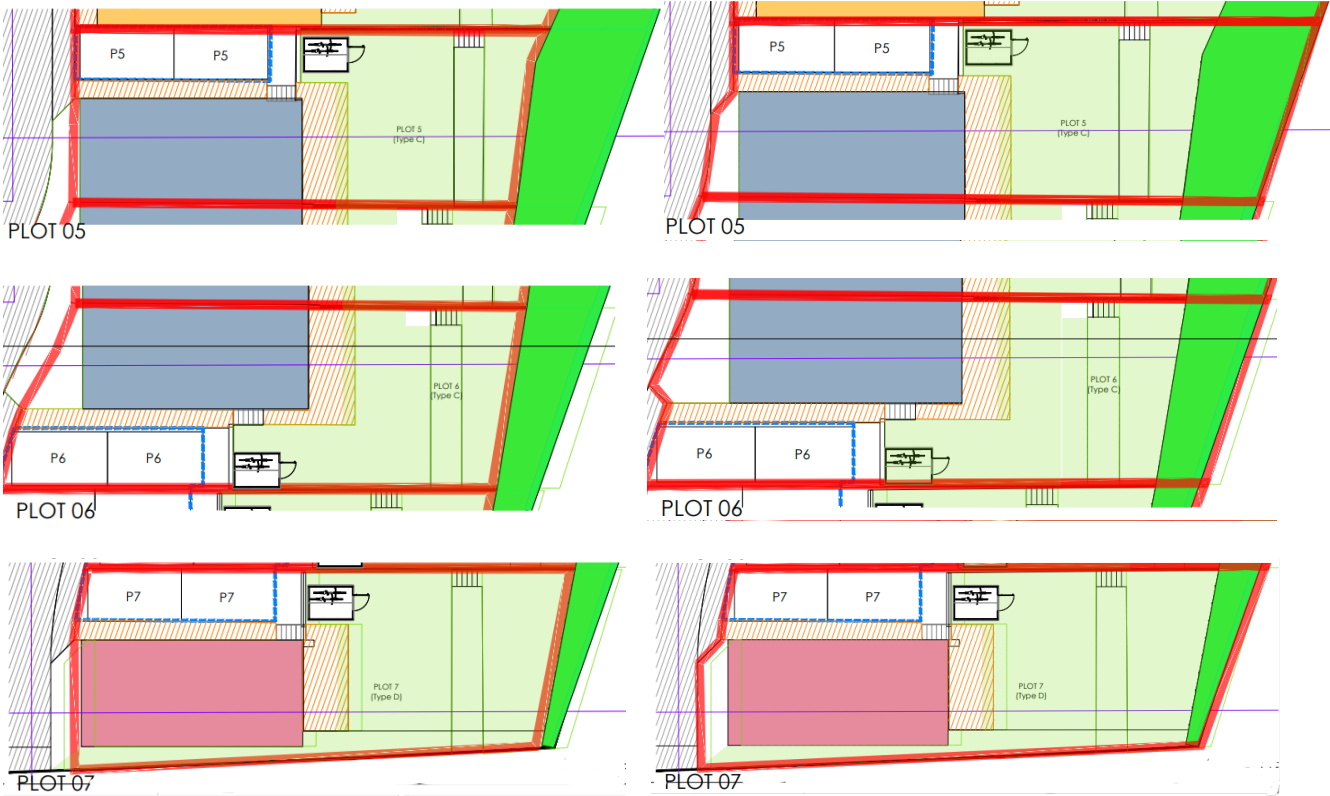
1. Lower garden levels to reduce any over charging of existing embankment
2. Step groundscapes to achieve garden levels with nominal slope
3. Introduce embankments and paved steps at garden level changes
4. Embankments reinforced with low level ground planting
5. Land drains installed at base of embankment slopes
6. Gardens turfed throughout.

- Many of the roadside verges and frontages are now included within individual plot boundaries, presumably so that they will be maintained by the householder, and the plot boundaries have been altered accordingly. Parking bays are 6m x 3m and numbered according to the plot they belong to (V = Visitor space). Garden boundaries are closeboard panels. (Diagrams for comparison; not to scale)

Previous boundary

Amended boundary





KM

11/7/24

BUCKINGHAM TOWN COUNCIL**PLANNING COMMITTEE****MONDAY 17th JUNE 2024****Request for street names – Moreton Road Phase III (20/00510/APP)****Contact Officer Mrs. K. McElligott****Background:**

The development of agricultural land on the western side of the Moreton Road between Bradfield Avenue and the Rugby Club has been conducted in three phases, the first two of which have been built out and occupied.

**Phase I (06/01809/APP) 200 dwellings**

The street-naming for this phase was agreed (October 2007; Min. 5107.1) to commemorate Mr. W. Whitehead, who farmed at Chackmore, was a magistrate and ex-Chairman of the Rural District Council, and did a lot of work for Charity – he was nominated by the Rotary Club. He was an early supporter of the Rare Breeds Society, and Members chose sheep as a theme.

This resulted in Whitehead Way for the spine road, and the following side road names:

Balwen	Hill Radnor	Ryeland
Boreray	Jacob	Shetland
Castlemilk	Lincoln	Teeswater
Hebridean	Ronaldsay	

Shetland and Lincoln were left unfinished at the western hedgeline boundary.

Phase II (13/01325/APP) 80 dwellings

Due to the proximity of the Rugby Club ground, Members chose rugby as the theme for these street names and agreed (January 2014; Min.724/13) to put forward the names of the four national rugby grounds and names of notable club players, and the following were accepted:

Spine road: Twickenham (Road)

Side roads:

De Angelli (Close); Jell (Close); Longland (Road); Rogers (Lane); Skelton (Road); Wheeler (Place)

Current request:



Phase III Street Plan

Phase III (20/00510/APP) 130 dwellings

The decision has been taken to extend Shetland (coloured pink) to the junction with the north-south spine road, and at the southern end of the spine road, Lincoln (yellow) to the first junction. Names are not therefore required for these segments.

We have been asked to make suggestions for:

- The spine road south of the Shetland junction, including the side roads off it which have too few houses facing them to merit separate names (dark blue)
- The two loops at the northern end by the playing fields (green)
- The western border road (black)
- The eastern border road (light blue)

A total of eight names is requested to allow for rejections by other consultees (eg. the Royal Mail)

Members of the Planning Committee were circulated with the following request by email (1st June 2024):

- To agree amongst themselves whether to continue with the theme of Rare Breeds of Sheep;
- If not, to agree an alternative theme; the Clerk to draw up a list of possibilities
- To consider whether to follow the Phase I precedent of using the breed name alone or to allow the addition of Road, Lane, Close, etc.

The response to date (5/6/24) has been unanimously for continuing with sheep breeds.

The Rare Breeds Society website has been consulted, and names discarded as follows:

1. Three-word names
2. Names which duplicate street names already in the Buckinghamshire Council street index
3. Names difficult to spell or pronounce (eg Manx Loaghtan)

Which leaves the following selection:

Beulah	Hampshire Down	Rough Fell
Cheviot	Herdwick	Shropshire
Clun Forest	Leicester	Soay
Dalesbred	Llanwenog	Swaledale
Dartmoor	Lleyn	Texel
Derbyshire	Longwool	Wensleydale
Exmoor Horn	Lonk	Wiltshire Horn
Galway	Norfolk Horn	

Recommendation:

1. That Members agree on 8 names from the list above for submission to the Street Naming Officer
2. To decide whether the names should stand alone (as before) or have a descriptor appended.

KM
5/6/24