



# Buckingham Town Council

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Town Clerk: Claire Molyneux

PLANNING  
COMMITTEE

Wednesday, 10 July 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 15<sup>th</sup> July 2024 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](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/>

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 note that the minutes of the Planning Committee Meeting held on Monday 17<sup>th</sup> June 2024 will be presented at the next meeting.

### 4. Review of training needs

To note that relevant courses and training opportunities are circulated to Members throughout the year and that any requests for training may be made to the Town Clerk.



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.

**5. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan**  
To receive any update.

**6. North Bucks Parishes Planning Consortium**  
To receive and discuss the minutes of the June meeting.

[Appendix A](#)

**7. Planning applications**

For Member's information the next scheduled Buckinghamshire Council North Buckinghamshire Planning Area Committee meetings are on Wednesdays 24<sup>th</sup> July and 14<sup>th</sup> August 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 1<sup>st</sup> & 29<sup>th</sup> August at 2pm.

Additional information provided by the Clerk.

[PL/38/24](#)

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

1. 24/01346/APP 39 Bernardine's Way, MK18 1BF  
Change of use from six HMO (C4) to seven HMO (sui generis) with shared facilities and utility/storage  
*Olatunde*

*The following two applications may be considered together [documents submitted are identical]*

2. 24/01443/APP Lido Romeo Hair Stylists, 12 Bridge Street, MK18 1AF  
Erection of an external staircase and doorway at the side and rear of the property to flat 1
3. 24/01444/AAD Display of 2No square signage to front and side. 1No Fascia signage.  
Replacement of window signage  
*Medori*
4. 24/01797/APP9 Bushey Close, MK18 7BD  
Householder application for the demolition of a conservatory and detached garage and erection of single storey rear/side extension to form granny annexe  
*Edet*
5. 24/01801/APP 11 Edburg Street, MK18 1ZG  
Householder application for installation of an Air Source Heat Pump  
*Passenger*
6. 24/01817/APP 1 Burleigh Court, MK18 7HZ  
Householder application for garage conversion to habitable space  
*Spencer*
7. 24/01827/APP 17 Bourton Road, MK18 1BG  
Householder application for loft conversion with rear dormer  
*Oliver*
8. 24/01837/ADP Benthill, London Road  
Submission of Reserved Matters (landscaping, appearance, scale and layout) pursuant to outline planning permission 23/02545/AOP (The demolition of an agricultural building and an Outline Planning Application for the Construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm, Buckingham. All matters reserved save access  
*Webb*

www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

9. 24/01839/APP 29 Meadway, MK18 1BL  
Householder application for erection of rear conservatory  
*Richardson*
10. 24/01847/APP *[Park]* Manor Farm, Moreton Road, MK18 1PP  
Householder application for erection of carport/garden store  
*Spowart*
11. 24/01853/APP Land North of 1 Bath Lane  
Creation of 3No dwellings and associated gardens, parking and  
bin/bike stores  
*Gupta-Chaudhary*
12. 24/01904/APP Land at Tingewick Road *[main entrance to St. Rumbold's Fields]*  
Stand alone wall entrance sign (retrospective)  
*BDW Trading Ltd.*

*The following has been retained on the agenda for information only in case building work is reported. It was approved on 4<sup>th</sup> July, following receipt and validation on 2<sup>nd</sup> July*

13. 24/01937/CPL 22 Pearl Close *[Lace Hill]* MK18 7SB  
Certificate of Lawfulness for proposed loft conversion with rooflights  
*Burnitt*

## 8. 8.1 Planning decisions

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

### Approved

| Application                  | Site address                         | Proposal  | BTC response  |
|------------------------------|--------------------------------------|---|---|
| 24/00572/ALB                 | 58A Well Street                      | Demolition of porch   | No objections   |
| 24/00677/APP<br>24/00678/ALB | White Hart Hotel,<br>Market Square   | External works within rear garden +<br>internal works to breakfast room                                       | Internal works –<br>no objections;<br>External works<br>– oppose (both<br>subj. to HBO) * |
| 24/01069/VRC                 | Land adj. 73<br>Moreton Road         | Variation of cond. 16 (access) of<br>15/04106/AOP (up to 13 dwellings,<br>new access and closure of existing) | No objections   |
| 24/01235/ALB                 | Almhouses,<br>Market Hill            | Listed building application for balcony<br>remedial works   | No objections<br>subj.HBO   |
| 24/01282/ALB                 | 4 Bristle Hill                       | Re-roofing passage & WC to rear   | No objections   |
| 24/01370/APP                 | 8 Primrose Way                       | Front porch and s/st. rear extension  | No objections   |
| 24/01452/APP                 | 50 Overn Avenue                      | First floor side extension  | No objections   |
| 24/01407/ALB                 | 3 Well Street<br><i>[The Garage]</i> | Internal alterations including<br>modification of the staircase and<br>removal of the bar and raised floor    | No objections**   |

\* Amended plans, not consulted on, addressing the HBO's concerns were submitted shortly before the decision date; they included changes to the pergola structures and materials, and conditions specified that the new accessible toilet must match existing joinery and materials. The festoon lighting is approved, and the garden use is restricted to 11.00 – 23.00.

\*\* Applicant is reminded that any change of signage will require a separate application

**Refused**

| Application  | Site address                     | Proposal   | BTC response  |
|--------------|----------------------------------|--|---------------|
| 24/00798/AAD | Bridge Barber Ltd, 22 Bridge St. | 3 x fascia signs and 4 window signs (retrospective)                                  | No objections |
| 24/01365/VRC | 36 Chandos Road                  | Var. cond.4 of 23/01938/APP to allow installation of kitchen facilities in HMO units | Oppose        |

**Not for consultation****Approved**

| Application  | Site address   | Proposal                       | BTC response                                |
|--------------|----------------|--------------------------------|---|
| 24/01285/CPL | 2 Westfields   | New dropped kerb               | Deferred for further information***         |
| 24/01494/CPL | 6 Treefields   | Loft conversion with skylights | No objections                               |
| 24/01937/CPL | 22 Pearl Close | Loft conversion with skylights | Decision before meeting, see application 12 |

\*\*\* received and circulated by email 11/6/24

**8.2 Planning Inspectorate**

Stoneleigh House, Castle Street – appeal against refusal of change of use/reversion of hotel to private residence.

The Inspector has allowed the appeal.

**9. Buckinghamshire Council matters**

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

**10. Updates from representatives on outside bodies**

To receive verbal updates from Councillors.

**11. Action reports****11.1 Regular actions**

| Minute (filing date) | File application responses  | Minute | News Releases | Date of appearance |
|----------------------|---|--------|---------------|--------------------|
| 40/24 (22/5/24)      | 10 via Consultee In-Tray<br>1 (CPL) via Comments button<br><i>[deferred for further information] *</i><br>+ 1 application not considered<br><i>[refused before meeting]</i> |        |               |                    |
| 108/24 (17/6/24)     | 1 (CPL) via Comments button<br>3 applications + 1 Amended Plans via Consultee In-tray   |        |               |                    |

\* The information requested was circulated by email on 11/6/24 and the application approved on 18/6/24

11.2 To receive action reports as per the attached list.

11.2.1 Moreton Road cycleway s106s – response from Transport Officer.

11.2.2 (539/23) s106 Funding of Skatepark.

[Appendix B](#)  
[Appendix C](#)  
[Appendix D](#)

## 12. Buckinghamshire Council Committee meetings

- 12.1 N. Bucks Area Planning Committee (26<sup>th</sup> June 2024) *Cancelled [Purdah]*
- 12.2 Strategic Sites Committee (6<sup>th</sup> June 2024) *Cancelled [Purdah]*  
(4<sup>th</sup> July 2024) *Cancelled [Purdah]*
- 12.3 Growth, Infrastructure and Housing Select Committee (16<sup>th</sup> July 2024)
- 12.4 Transport, Environment & Climate Change Select Committee (6<sup>th</sup> June 2024)

## 13. Enforcement

To report any new breaches.

## 14. Rolling lists – updates

- |      |                           |                                   |                            |
|------|---------------------------|-----------------------------------|----------------------------|
| 14.1 | Tree felling applications | <i>no change from May meeting</i> | <a href="#">Appendix E</a> |
| 14.2 | Land grab reports         | <i>no change from May meeting</i> | <a href="#">Appendix F</a> |
| 14.3 | Call-in requests          | <b>updated</b>                    | <a href="#">Appendix G</a> |
| 14.4 | HMO Licences              | <i>no change from May meeting</i> | <a href="#">Appendix H</a> |

## 15. Street Naming

### 15.1 Osier Way Phase I (Gawcott-with-Lenborough Parish; BTC not consulted)

To receive for information the street name and numbering map for Osier Way Phase I. Members may like to note that its postcodes are MK18 4xx as it is in Gawcott. The details of plot-by-plot postcodes are also available – contact the Planning Clerk. [Appendix I](#)

### 15.2 Moreton Road Phase III (Min. 110/24 refers)

To receive for information the names chosen from the shortlist submitted last meeting, and the related map. [Appendix J](#)

The names selected are, with the colours used on the map:

- Dartmoor = darker blue
- Swaledale = pale yellow
- Herdwick = green
- Wensleydale = pale blue

To be used in addition to the extension of:

- Shetland - pink
- Lincoln - grey

'Cheviot' was rejected as it has already been used in the Unitary area.

Names have been agreed by Royal Mail and are now subject to public consultation.

## 16. Matters to report

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

## 17. Chair's items for information

## 18. Date of the next meeting: Monday 19<sup>th</sup> August 2024

### To Planning Committee:

|                     |       |                    |                 |
|---------------------|-------|--------------------|-----------------|
| Cllr. M. Cole JP    | Chair | Cllr. A. Ralph     | Vice Chair      |
| Cllr. F. Davies     |       | Cllr. A. Schaefer  | Town Mayor      |
| Cllr. L. Draper     |       | Cllr. R. Stuchbury |                 |
| Cllr. J. Harvey     |       | Cllr. M. Try       |                 |
| Cllr. A. Mahi       |       | Cllr. R. Willett   |                 |
| Cllr. J. Mordue     |       | Buckingham Society | Co-opted member |
| Cllr. L. O'Donoghue |       |                    |                 |

**NORTH BUCKS PARISHES PLANNING CONSORTIUM****Minutes of Meeting held via Zoom on Wednesday 19<sup>th</sup> June 2024**

*Pat Hardcastle, Chair of the meeting, requested permission to record the meeting This was unanimously agreed. The meeting was therefore recorded for the use of creating accurate minutes.*

*Present:* Pat Hardcastle, Maids Moreton PC, Roy van de Poll, Treasurer, John Riches, Middle Claydon PC, Teresa Connolly, Thornton PM, David Green, Padbury PC, Gill Morgan, Stewkley PC, Janet Phillips, Nash PC, Anthony Ralph, Buckingham TC, Nick Fenwick, Granborough PC, Steve Cookman, Newton Longville PC, Keith Wallace, Adstock PC, Ian Whipp, Newton Longville PC, Rima Scott, Foscote PM, Mike Galloway, Newton Longville PC, Gaham Stewart, Whaddon PC.

|          |  |
|----------|--|
| <b>1</b> | <b>Apologies for absence</b>   |
|          | Stephanie Harwood, Beachampton PC, Gawcott with Lenborough PC, John Gilbey, Great Horwood PC.  |
| <b>2</b> | <b>Declarations of Interest</b>  |
|          | I. None  |
| <b>3</b> | <b>Minutes of meeting held on 17<sup>th</sup> April 2024</b>   |
|          | I. Error of communication – in the email sent on 15/06/2024, thanks should have been given to John Gilbey, not John Gilbert.   |
| <b>4</b> | <b>Matters Arising</b>   |
|          | I. Adoption of the revised constitution (if not addressed during AGM) – see AGM Minutes.   |
|          | II. 5 year housing supply – information circulated prior to the meeting (thanks to John Gilbey). This may be affected by the General Election being held on 4 <sup>th</sup> July 2024. David Green asked a question on behalf of Padbury PC. There was a discussion on this and there is more information to come via Mike Galloway to clarify the situation. Pat Hardcastle offered his help if Padbury PC would like information on Neighbourhood plans. |
|          | III. Status of NBPPC as a statutory consultee – NBPPC needs to work on better communication with BC before pursuing a statutory voice.   |
| <b>5</b> | <b>Treasurer’s Report – Roy van de Poll</b>  |
|          | I. NBPPC Current Account £2,239.94   |
|          | II. NBPPC Savings Account £6,039.95  |
|          | III. Total £8,279.89   |
|          | IV. 29 members last year. 26 have already paid this year and Roy van de Poll will chase the 3 who are outstanding.   |
| <b>6</b> | <b>Update re Bucks Local Plan and Levelling Up and Regeneration Bill</b>   |
|          | I. There is no further information available at this time.   |
|          | II. The General Election being held on 4 <sup>th</sup> July 2024 may affect the content of this.   |
| <b>7</b> | <b>Update on applications for Solar Farms and Battery Storage Facility</b>   |
|          | I. John Riches reported no change except that National Grid have suggested a meeting on 10/7/24 because East Claydon Electricity Substation is “beyond its useful life”. They will remove all equipment and leave the site empty. They will then create a new one on the same side of the road but of “unknown footprint”.   |
|          | II. National Grid have explained they need to speak to the local MP – therefore the election being held on 4 <sup>th</sup> July 2024 will have an effect on this.  |
|          | III. Going for consultation in 2025 but there is potential for the new grid station to be 3 times the size of the old one. This will be confirmed on the 10/7/24.  |

|           |  |
|-----------|--|
|           | <p>IV. The electricity generation of existing, proposed and future solar farms in the area will be accommodated by the new electricity substation.</p> <p>V. Statera have said they are modifying the size of their project. Currently 888 shipping containers of batteries but apparently this has been reduced but it is not known by how much (possibly by one third).</p> <p>VI. If East Claydon Grid Station is going to be 3 times the size, it may encroach on the land that Statera are going to use.</p> <p>VII. Granborough PC has a meeting on the 15/7/24 with Statera. They will also be at the meeting on 10/7/24.</p> <p>VIII. 10/7/24 invites to Winslow TC, East Claydon, Middle Claydon and GranboroughPCs.</p> <p>IX. Query about pylons and cables for old and new sites.</p> <p>X. Graham Stewart, Whaddon PC is expecting a solar farm application but as yet nothing has been received.</p> <p>XI. Teresa Connolly, Thornton PM is expecting a solar farm application for 190 acres which constitutes 15% of the area of the Parish.</p> <p>XII. Pat Hardcastle commented that Solar Farms are part of the nationally significant infrastructure projects dealt with by the Secretary of State with very little consultation.</p> |
| <b>8</b>  | <b>Updates on major developments within the NB area</b>  |
|           | <p>I. Shenley Park – Whaddon PC has a number of questions outstanding with BC in regard to the recently adopted SPD and all of which in turn relate to the early/premature application by Crest Nicholson, which was obviously submitted before the SPD was discussed and agreed and probably submitted because of constraints with their own contract. Questions are unanswered and will probably remain so until Crest Nicholson resubmits its application in compliance with the adopted SPD. Planning application will be submitted with a revised traffic impact assessment.</p>  |
|           | <p>II. South West Milton Keynes (Salden Chase) – progressing with regular monthly meetings with Taylor Wimpey who are informing Newton Longville PC of what is going on. Site is cleared and has grass growing on it.</p>  |
|           | <p>III. Oxford-Cambridge Arc – There was a “stop the arc link” update sent out previously, which was recommended if not already seen.</p>  |
| <b>9</b>  | <b>Milton Keynes issues</b>  |
|           | <p>I. Waiting for MK to produce their local plan. By late summer they should be coming out with a consultation document, which will hopefully indicate the principles they will follow for sites that they will be looking at. Concern that Shenley Ridge will be looked at as this will open up land holdings owned by MK Council.</p>  |
| <b>10</b> | <b>AOB</b>   |
|           | <p>I. HS2 (John Riches), landfill site at Calvert, where there is a project in the HS2 plan to spend £84 million to create a siding at Calvert for all their rubbish. Bridge being constructed to take this rubbish from their new siding over to the landfill. Possibly means that road transport currently bringing rubbish in may go back to the railway. Prior to Covid there were 11 trains a month and at the moment, due to the changes in environmental recycling, this will reduce to 5 trains which may not be economically viable. However, they are progressing with the HS2 project.</p> <p>II. There is a 1km long Bat Tunnel over the railway to deflect bats flying from their Sheephouse Wood over to their feeding grounds the other side of the line. This has been a source of some comment along the way because the structure must have a design life of 120 years but they cannot find a material that will last 120 years. Sheephouse Wood is an ancient wood and trees are being “coppiced” to accommodate this. However, the wood is mainly oak and</p>  |

|    |  |
|----|--|
|    | <p>old trees may not coppice well. John has spoken to the environmental adviser and was not impressed.</p> <p>III. Unfortunately, in Middle Claydon Parish 100% of ancient woodland has been seriously damaged by HS2.</p> <p>IV. Q regarding A421 traffic study – has anyone had an update? Graham Stewart has asked for one but has not had a very satisfactory answer. Anthony Ralph went to the Gateway Meeting where this was discussed – they were told that it would be available sometime later in the Summer.</p> |
| 11 | <b>Date of Next Meeting</b>  |
|    | I. 18 <sup>th</sup> September 2024 7.30pm via Zoom.  |



Nick to Everyone 20:10

N

Granborough PC having a meeting on 15 July with Statera. Likely reduction by about a third.

10th is with National Grid.  
15th is Statera.

Nat Grid have to increase capacity by 25% apparently. Note we will have a new MP for Granborough due to boundary changes

Teresa in Thornton to Everyone 20:14

TI

Proposed solar farm in Thornton not yet submitted to planning. 190 acres, 15% of Parish. Little information available as yet

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BUCKINGHAM TOWN COUNCIL

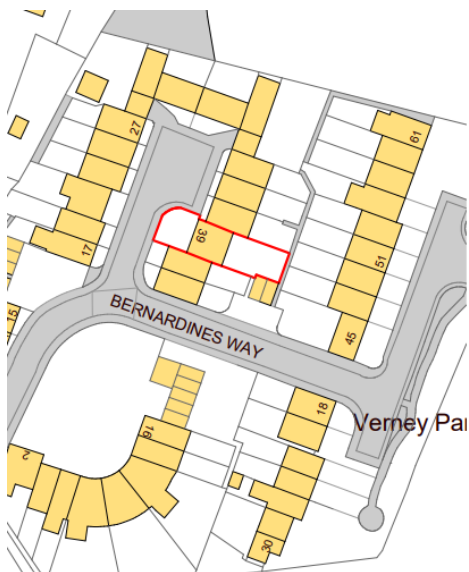
PLANNING COMMITTEE

MONDAY 15<sup>th</sup> JULY 2024

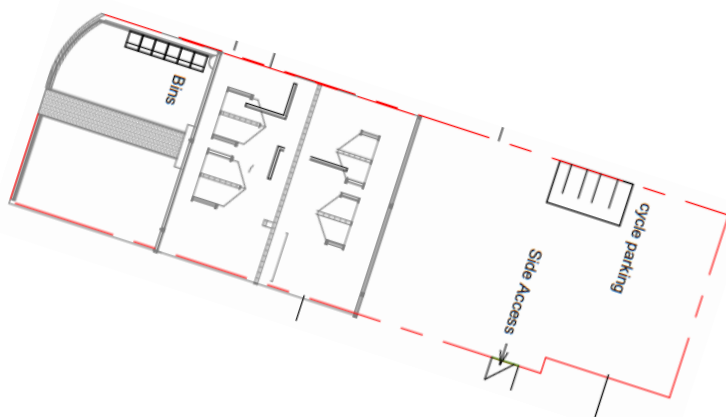
Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

- 1. **24/01346/APP** 39 Bernardine's Way, MK18 1BF  
Change of use from six HMO (C4) to seven HMO (sui generis) with shared facilities and utility/storage  
*Olatunde*



Location plan



Site plan



House & neighbours (11/4/23; photo taken for 23/01175/APP)



Land Registry map extract showing parking allocation (submitted as amended plan for 23/01175/APP)

The site is Plot 19, described as a 4-bed townhouse, of 00/02155/APP, a comparatively recent development of land at Verney Park (the planning histories of Bernardines Way and the University site are still combined on the website). It forms part of a terrace along the east side of a cul-de-sac at the rear of the development, and is stepped back somewhat from its 3-storey neighbour to the south and forward of its 2-storey neighbour to the north. It is 2½ storeys high – the roof space housed a master

bedroom and en-suite bathroom, and there were three more bedrooms and two bathrooms (one en-suite) on the first floor.

The cul-de-sac widens to 2-car width just past its front garden, and there is a parking court through an archway at the end, where the house has two bays allocated (see section of Conveyancing Plan above) but bays are not marked at all, whether with white lines or house numbers. There is no designated on-street parking in the wider section (see Location Plan above). The previous application stated that tenants will be told that the bays are to be occupied on a first-come-first-served basis and hoped that the intended tenants (students and working single people) will walk or cycle; and London Road has a bus service. The garden is larger than those of its neighbours.

The house (№19) diagonally opposite is a licensed HMO.

The previous application, 23/01175/APP, for retrospective change of use to a 6-unit HMO was approved on 7<sup>th</sup> July 2023, and the decision sheet included the following conditions:

- 1 At no time shall the total number of occupants of the building known as 39 Bernardines Way, Buckingham, Buckinghamshire MK18 1BF exceed seven persons.

Reason: To preserve the amenities of both existing and future occupants of the dwelling and to comply with BE3 of the Vale of Aylesbury Local Plan, the Buckinghamshire Council Standards for Houses in Multiple Occupation and the National Planning Policy Framework.

- 2 Within two months of the date of this permission being hereby issued, details of covered bin storage unit(s) shall be submitted and approved by the local planning authority. The approved bins storage unit(s) shall thereafter be provided within two months of details being approved by the Local Planning Authority. The bin storage unit(s) shall thereafter be kept available at all times for the placement of bins in connection with the residential occupation of the units hereby permitted and the bin storage unit(s) shall thereafter be retained as such in perpetuity.

Reason: To ensure the development contains sufficient infrastructure provision for the safe and secure storage of waste and recycling which minimises its visual impact and impact upon the residential amenities of future occupiers of the development, in accordance with Policies BE2, BE3 and S5 of the Vale of Aylesbury Local Plan (Adopted September 2021) and advice in the NPPF.

I can find no document indicating Condition 2 has been met and the new drawing is still showing 6 bins in the front garden (there were supposed to be 12, 6 general and 6 recycling in a storage unit) and the revised Design & Access Statement contains:

“6. The landscape and amenity space has not been affected, the 5 bins is adequate for the 7 rooms and the existing recycling bins are still in place”

The current proposal is to split the approved double-bed unit 6 into two single units, so the total number of occupants should not change, but a 7-unit HMO requires planning permission.

**Accommodation.** Floor areas in the table below are living space including kitchenette where not separate and bathroom (the latter mostly 3m<sup>2</sup>). Standards for HMOs are

Government (October 2018) minimum bedroom sizes for HMOs.

Room used for sleeping by 1 adult: no smaller than 6.51 m<sup>2</sup>.

Room used for sleeping by 2 adults: No smaller than 10.22 m<sup>2</sup>.

Buckinghamshire Council (April 2020)

Bedrooms for 1 person with own kitchen facilities should be a minimum of 11m<sup>2</sup> in size and 2 person rooms 16m<sup>2</sup> in size.

Units with no dining area in the kitchen should not be more than one floor away from a dining area.

All of the proposed bedrooms have kitchen facilities and will meet the minimum room area standard.

All but Unit 4 have their own shower-room with WC, and this one lack of an en-suite makes the use an HMO rather than a block of bedsits.

Proposed Unit 6 has no table & chair shown, proposed Unit 7 has a desk and chair, and both are two floors away from the ground floor dining room.

The approved unit 6 details are retained for comparison in the shaded line.

| Unit | Floor  | Floor area (m <sup>2</sup> ) | All rooms are assumed to have a single bed, desk & chair, chest of drawers, shower/WC, kitchenette and at least one window unless noted below  |
|------|--------|------------------------------|--|
| 1    | Ground | 19                           | French door to garden. Bathroom door in kitchen area   |
| 2    | Ground | 16                           | Bathroom door in kitchen area  |
| 3    | First  | 19                           | 2 windows to rear. 2 wardrobes   |
| 4    | First  | 14                           | Bathroom is not ensuite but adjacent, off landing.   |
| 5    | First  | 15                           | + 1 m <sup>2</sup> storage room or wardrobe  |
| 6    | Loft   | 34                           | <del>Double bed and sitting room area; 2 large cupboards/storage; 4 dormer windows. Kitchenette separated from bathroom by sliding door</del>  |
| 6    | Loft   | 18                           | Settee but no desk unit. No chest of drawers or other storage. Dormer window to front and rear   |
| 7    | Loft   | 12 + 4 (kitchenette)         | Kitchenette separated from bathroom by sliding door. 'Front' door will not open fully unless bed is moved (which will mean re-siting desk & chair). No chest of drawers or other storage. Dormer window to rear. |

#### Planning History of this site

|   |              |  |                       |
|---|--------------|--|-----------------------|
| 1 | 00/02155/APP | Construction of 45 dwellings with access and replacement car park  | Approved              |
| 2 | 23/01175/APP | Conversion of 4-bedroom house into HMO consisting of 6 self-contained [units] with shared facilities and utility/storage (retrospective) | Approved              |
| 3 | 24/01346/APP | Change of use from six HMO(C4) to seven HMO (Sui Generis) with shared facilities and utility/storage                                     | Pending consideration |

No changes to the exterior or parking arrangements are proposed.

Members' responses to the previous application changing the family house into a HMO were (24<sup>th</sup> April 2023)

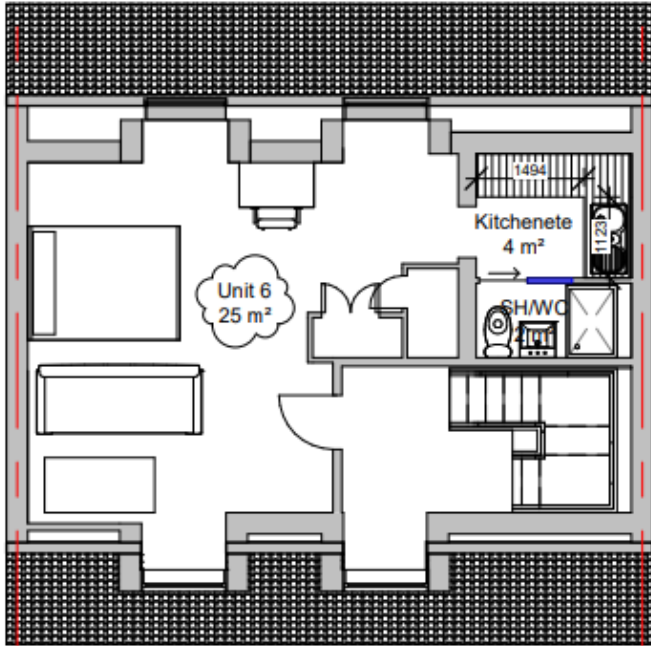
*Concern was expressed that the two allocated parking bays were not marked out or numbered, and that there might be six vehicles to accommodate and this could lead to conflict with existing residents - even if students are prepared to walk to lectures, they may keep a vehicle for evening and weekend use. Though cycles may be parked in the rear garden, there is no access other than through the house, which may discourage their use. No response from Highways was on the website at the date of the meeting, and Members would like their views on additional traffic in this cul-de-sac. They also noted that Licensing's HMO list does not include this address, though the application is retrospective; however N<sup>o</sup>19 opposite is a Licenced HMO.*

And (19/6/23)

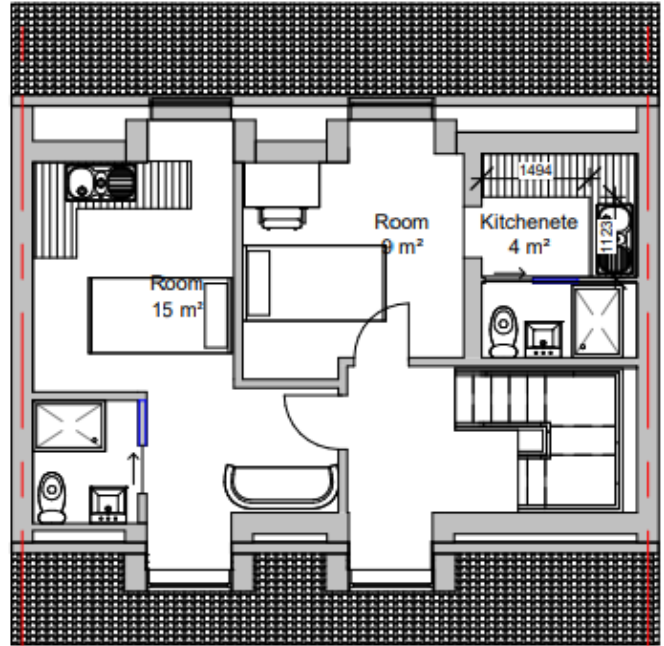
Amended Plan: details of bin and cycle storage

Additional Plan: Land Registry document showing allocated parking

*Members noted that 6 bins were to be sited in the front garden, not the 12 required for 6 units, and that the LR plan confirmed that only two parking spaces were assigned to this dwelling.*

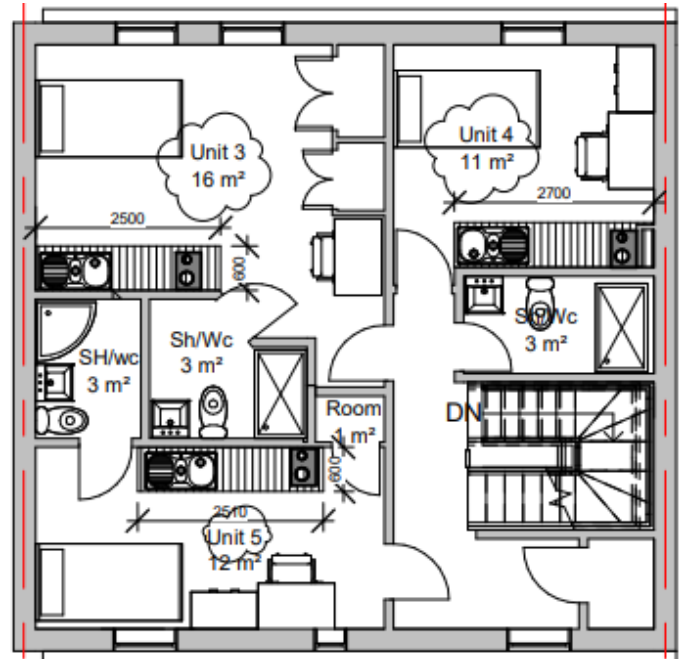
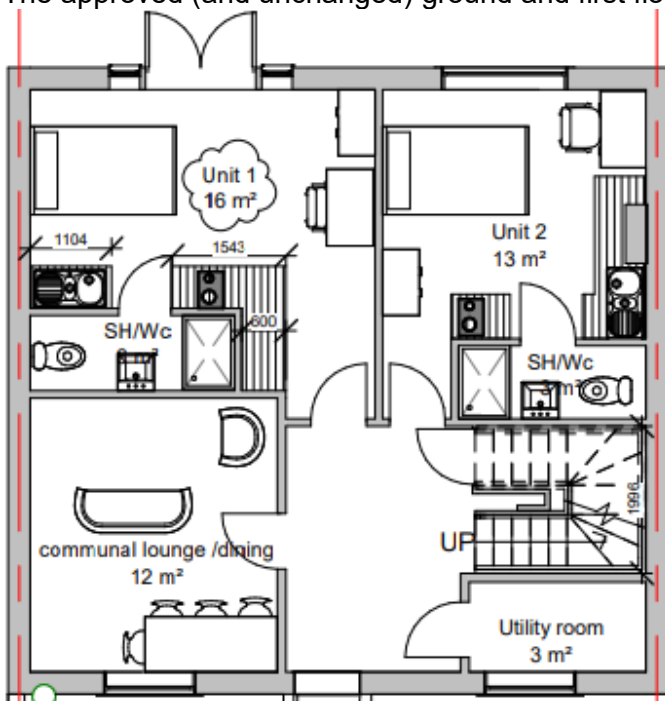


Approved second floor plan (23/01175/APP)



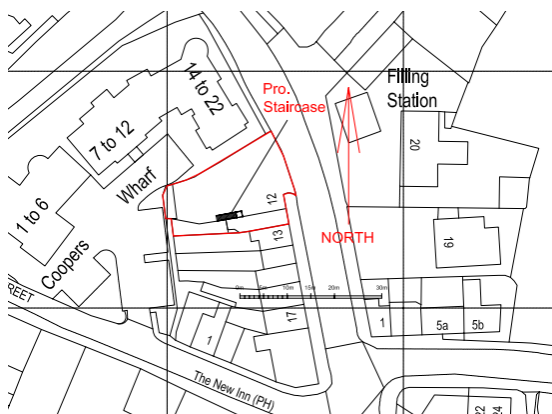
Proposed second floor plan

The approved (and unchanged) ground and first floor plans are included for information:

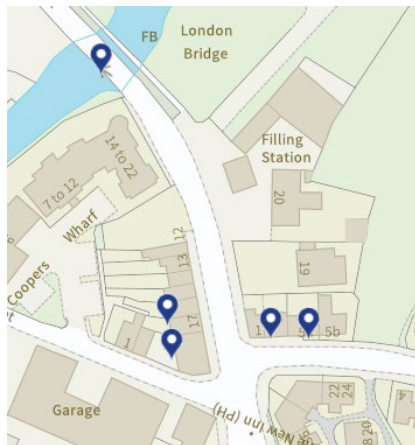


The following two applications may be considered together.

- 2. **24/01443/APP** Lido Romeo Hair Stylists, 12 Bridge Street, MK18 1AF  
Erection of an external staircase and doorway at the side and rear of the property to flat 1
- 3. **24/01444/AAD** Display of 2Nº square signage to front and side. 1Nº Fascia signage.  
Replacement of window signage  
*Medori*



Location and site plan



Nearby Listed Buildings  
(Nos 13-17 Bridge St. are listed as one)



Site is in Flood Zone 2

The site is at the northern end of the terrace on the west side of Bridge Street south of the river between the New Inn and Coopers Wharf, originally six houses for the employees of the gasworks, in two groups of three, stepped down the slope. All six (Nos 12-17) were Listed in 1973, but the current Official Listing only has Nos 13-17, so it may be that No 12 was de-Listed when it became a shop. The site is in the Conservation Area. The site boundary includes the open area to the side of the terrace and directly opposite Gandertons' forecourt, and was cleared of scrub and small trees two years ago (see table below), levelled and surfaced with slate chippings more recently, though the application form box for 'existing parking' has 'No' ticked. The building has three floors above a basement; the hairdressers is on the ground floor with staff facilities in the basement, and the two floors above are a 2-bedroomed flat. There is an internal stairwell serving all floors. It is not clear whether this is to remain accessible to the tenants of the flat, or whether the new stair is to replace the current entrance via the salon.

1. Proposal: external staircase

A two-section metal staircase is proposed from the kitchen on the upper floor of the flat to the ground level parking area. A new doorway (timber & uPVC) will be made in the rear wall of the kitchen, with a few steps giving onto the flat roof of the ground floor rear room of the salon, and a separate flight will run from this roof alongside the existing building to the ground. The rear of this flight will be visible from Bridge Street. A comprehensive Flood Risk Assessment has been submitted.

2. Proposal: new signage

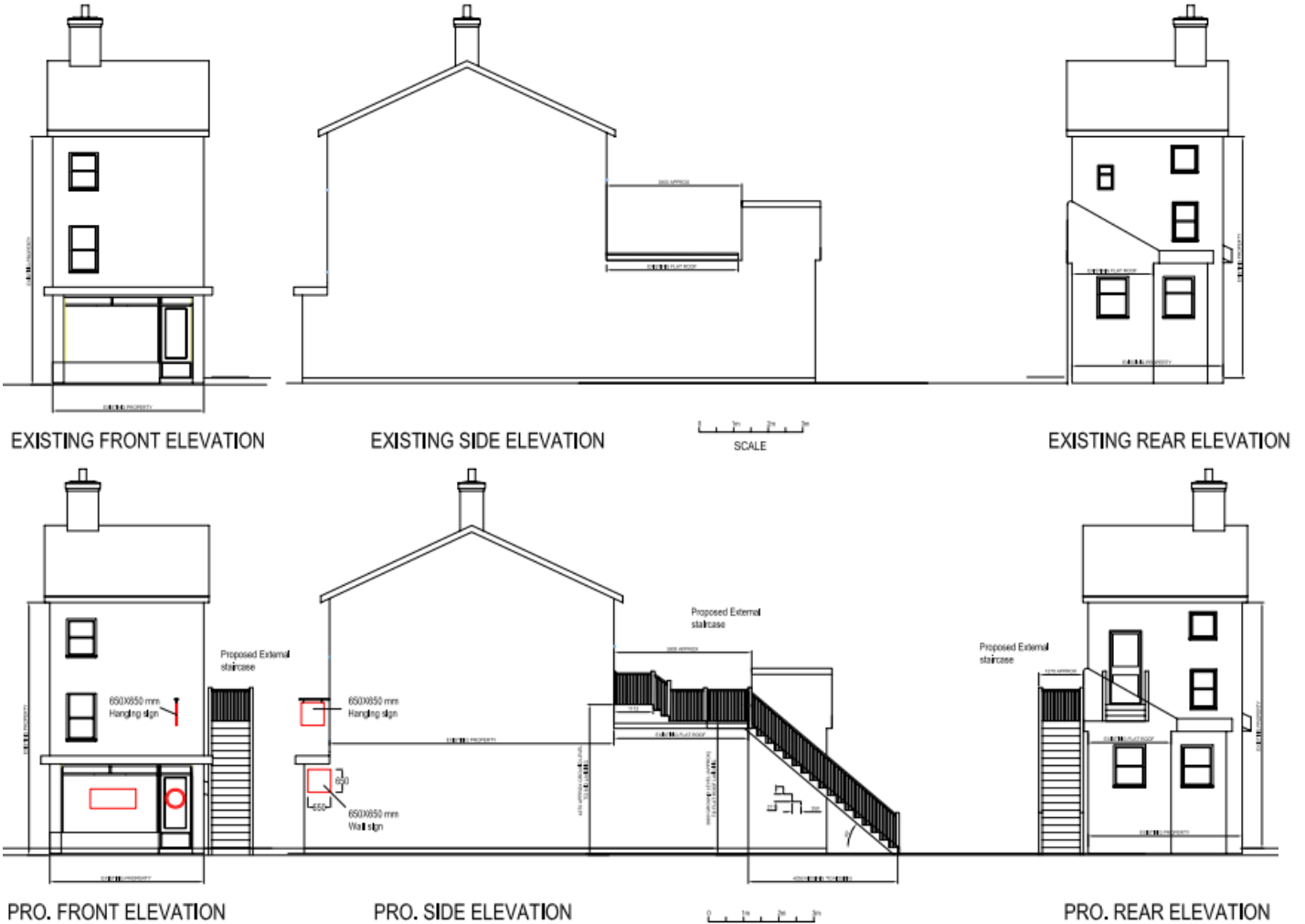
The salon has undergone a considerable amount of internal work recently, which included removal of the signage applied to the window. The new signage has already been installed. The photos supplied with the application show the replacement window decal and new door sign, and a new hanging sign on the front elevation and a flat sign on the side wall. These signs are all plastic; Heritage prefer painted wood for hanging signs in the Conservation Area. There is no fascia sign per se, the strip above the window and door appears to be glazed panels and the stallriser (under the window) is undecorated.

Planning History

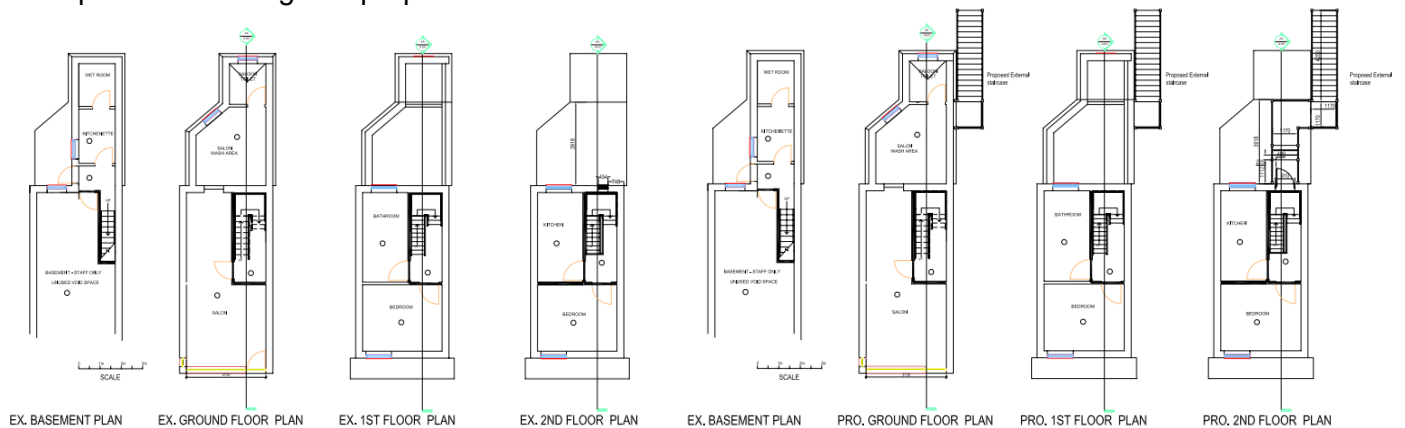
|   |              |                                 |          |
|---|--------------|---------------------------------|----------|
| 1 | 80/01321/AV  | EXTENSION TO HAIRDRESSING SALON | APPROV   |
| 2 | 82/00346/AV  | DISPLAY OF SHOP SIGN            | REFUSE   |
| 3 | 98/00846/APP | Extension to rear of shop       | Approved |

|   |              |  |                       |
|---|--------------|--|-----------------------|
| 4 | 22/00348/ATC | G1- Self set Sycamore & Cherry Group. Previously coppiced, self set trees growing from rubble, close to road. 3 trees over 12.5cm DBH. Remove trees to tidy area and allow removal of rubble/waste | Approved              |
| 5 | 24/01443/APP | Erection of an external staircase and doorway at the side and rear of the property to flat 1   | Pending Consideration |
| 6 | 24/01444/AAD | Display of 2no. square signage to front and side. 1no. Fascia signage. Replacement of window signage.  | Pending Consideration |

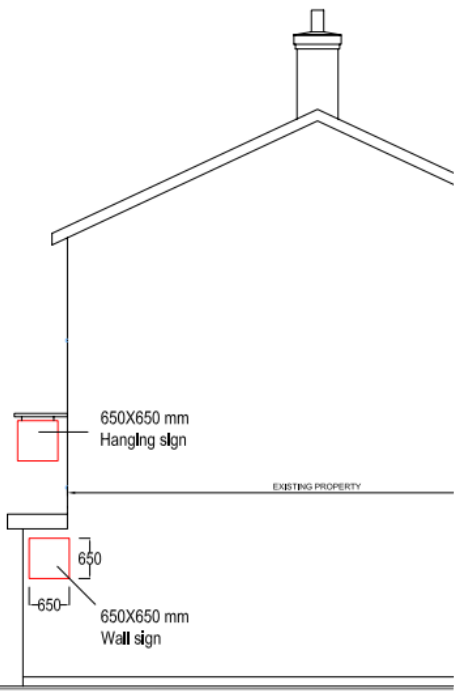
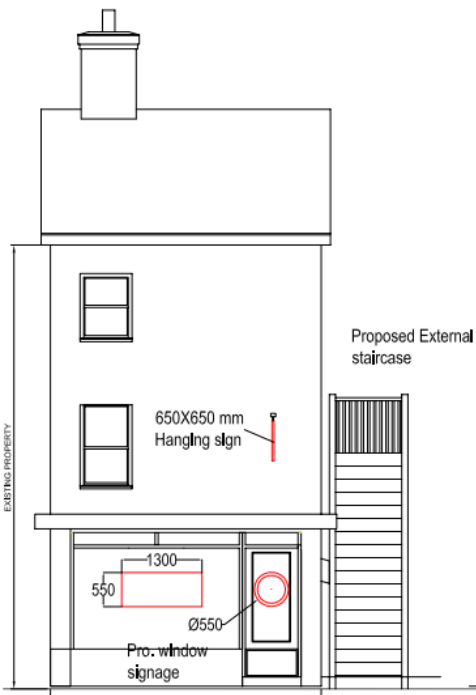
Elevations as existing and proposed:



Floor plans as existing and proposed:



(No change)



Previous signage (2018) New signage – front elevation

New signage - side view



The parking area on the right is within the site boundary. Front and side views

(Applicant's photos)

4. **24/01797/APP**

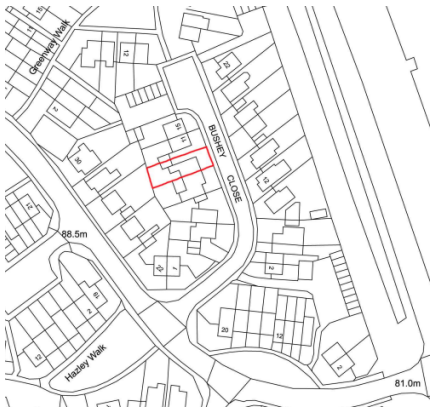
9 Bushey Close, MK18 7BD

Householder application for the demolition of a conservatory and detached garage and erection of single storey rear/side extension to form granny annexe

*Edet*

The site is on the western side of Bushey Close in the north-east corner of Linden Village, between Burleigh Piece and the bypass roundabout. It is a 3-bed semidetached house separated from its other neighbour (№11) by a twin garage block set back from the house, with parking for at least two vehicles on the driveway. №9 has modified their garage with a single door, presumably using it as a store. They also have a conservatory built on the rear wall of the dining room which overlaps the garage by about 1m.



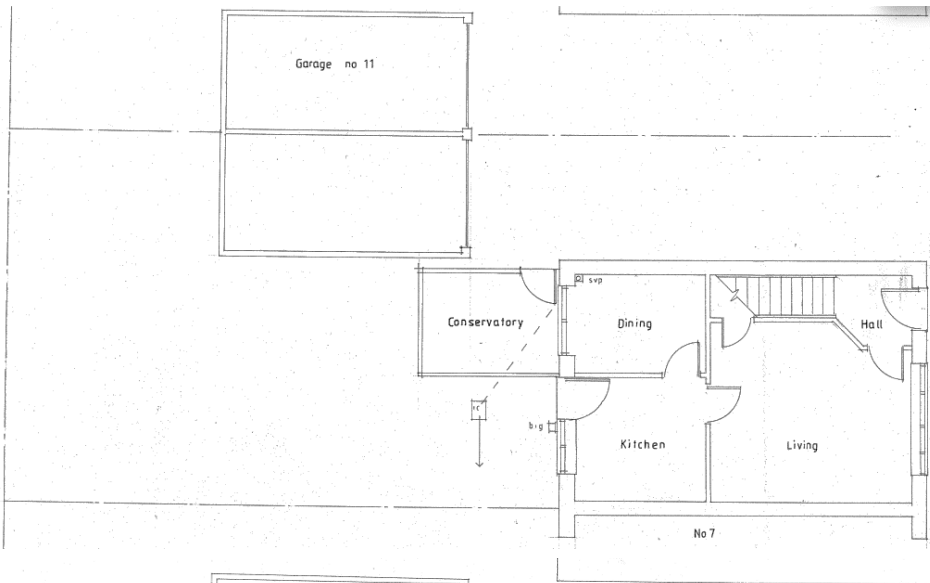


Location plan

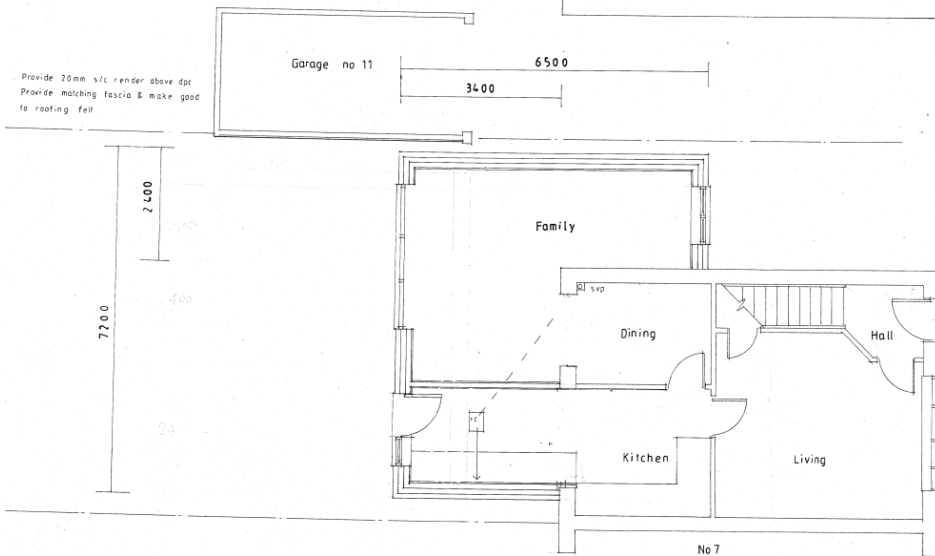


House front and garage (taken 24/11/23 for previous application)

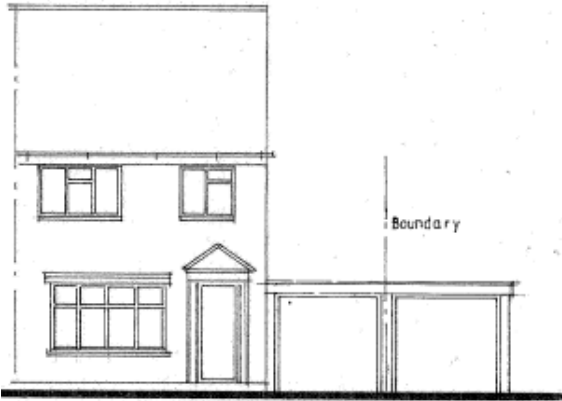
The previous application for this site was to be a granny annexe which occupied much of the rear garden, with a glazed link to the house. This was withdrawn on 17<sup>th</sup> January 2024, reason not given. Members had responded (18/12/23): *Members felt this was over-development of the plot – the proposed new building occupied a 25% bigger footprint than the original dwelling – and left no amenity space for the occupants of either building, which is contrary to the Buckingham Neighbourhood Plan policy DHE6. There will also be only two driveway parking spaces for what will be effectively a 4-bedroomed residence.*



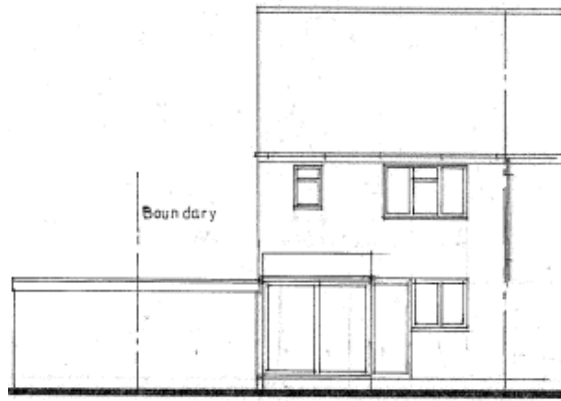
Existing site plan



Proposed site plan



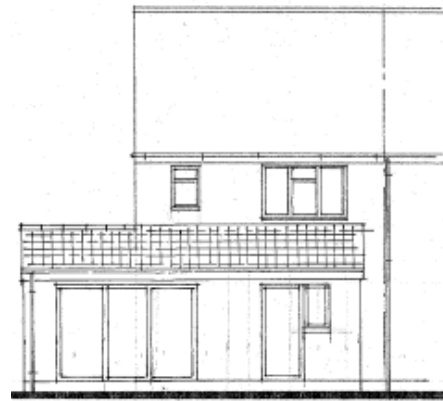
Existing front elevation



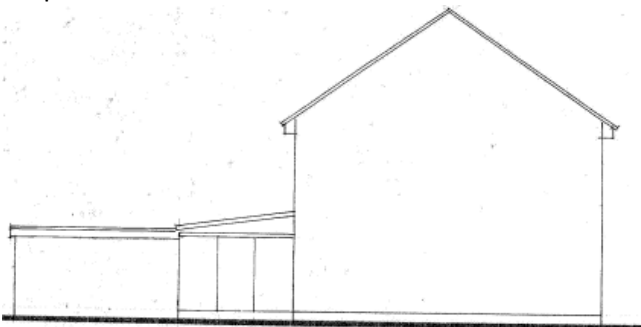
Existing rear elevation



Proposed front elevation



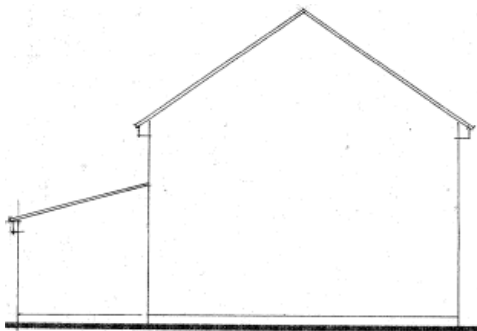
Proposed rear elevation



Existing south side elevation (party wall)



Existing north side elevation (to N011) - ghost outline is that of withdrawn granny annexe proposal



Proposed south side elevation



Proposed north side elevation

The new proposal is to demolish their half of the garage block and the conservatory, and build an L-shaped extension across the back of the house and part-way down the side with a pitched tiled roof. There would be a gap of about 0.5m between the extension and the boundary fence to N07, and about half that between the extension and N011's garage, which it overlaps by about 1.5m. The total depth of the driveway extension is 6.5m and of the rear section behind the house is 3.4m, and it will contain a large family room and a kitchen extension with a new back door, with a small window beside it; the family room will have a

window at the front, and a 3-panel glass door to the garden. There will be no new windows on either side wall.  
Materials to match existing.

Property history

|   |              |  |                       |
|---|--------------|--|-----------------------|
| 1 | 78/00330/AV  | 81 DWELLINGS TOGETHER WITH ROADS AND GARAGES   | Approved              |
| 2 | 00/01442/APP | Conservatory   | Approved              |
| 3 | 23/03620/APP | Householder application for the demolition of a conservatory and detached garage and the construction of an attached granny annexe to rear of dwelling     | Withdrawn             |
| 4 | 24/01797/APP | Householder application for the demolition of a conservatory and detached garage and erection of single storey rear / side extension to form granny annexe | Pending Consideration |



Applicant's photos show drive and modified garage ... and rear view of house, garage, garden and conservatory

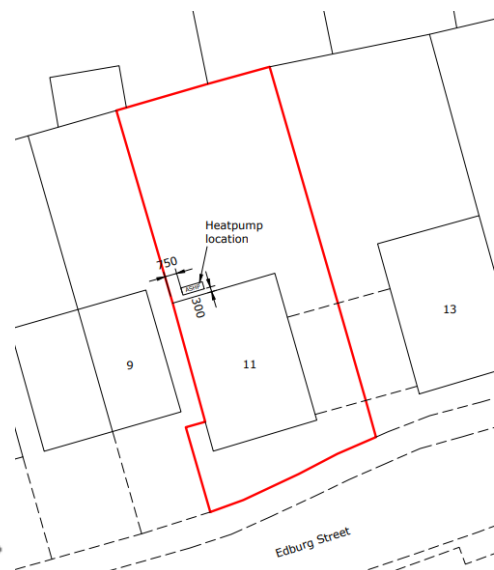
5. 24/01801/APP

11 Edburg Street, MK18 1ZG

Householder application for installation of an Air Source Heat Pump  
*Passenger*



Location plan (whole estate south of Tingewick Road)



Site plan (proposed)

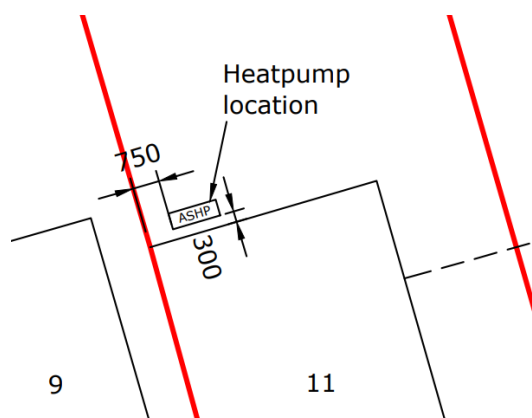
The site is a 4-bed detached house in the northeastern section of the part of St Rumbolds Fields south of the Tingewick Road (Plot 368, 'Hurst' design). It has an integral carport with a bedroom over which links

with that of the neighbour to the east, and is separated from the neighbour to the west by their side path and (at the rear) a timber fence.

The proposal is to install an air source heat pump at the rear of the house, under the kitchen window. There are no drawings showing the internal arrangements necessary but the unit will be 75cm (29½") from the boundary fence and 30cm (12") from the house wall. A brochure with full details of the installation has been submitted with the application.



a typical external apparatus (brochure photo)

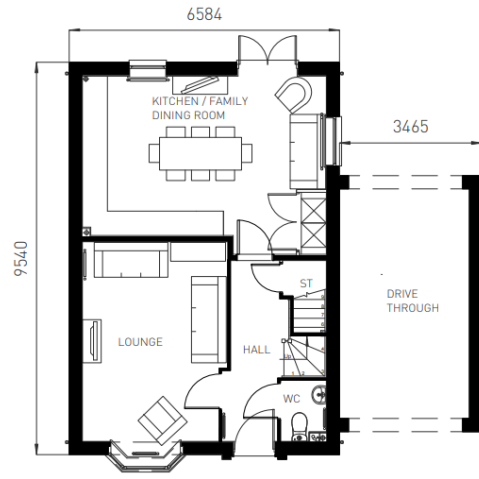


Enlargement from site plan above

|   |              |  |                       |
|---|--------------|--|-----------------------|
| 1 | 15/01218/AOP | Application for Outline Planning Permission with access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting.  | Approved              |
| 2 | 17/04668/ADP | Approval of the reserved matters details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code) pursuant to outline permission 15/01218/AOP for consideration of means of access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting. | Approved              |
| 3 | 24/01801/APP | Householder application for installation of an Air Source Heat Pump  | Pending Consideration |



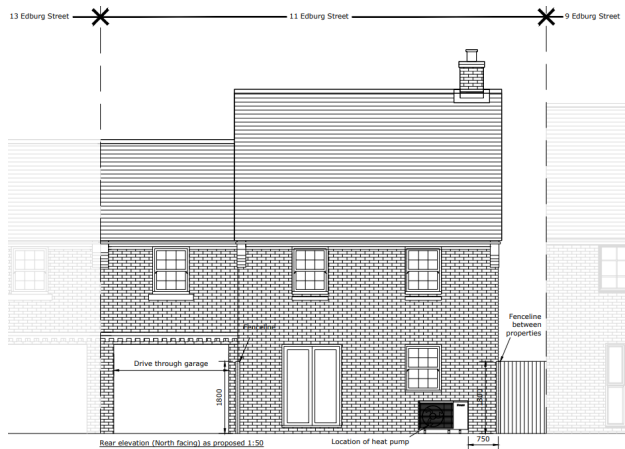
Front elevation (no change)



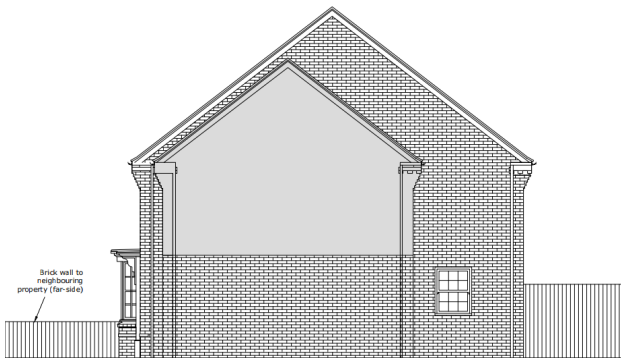
Ground floor layout (from 17/04668 document)



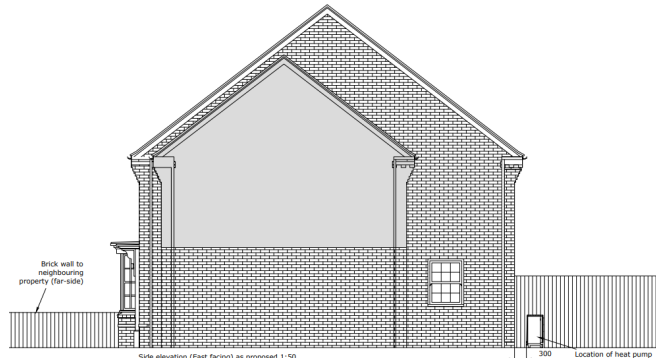
Existing rear elevation



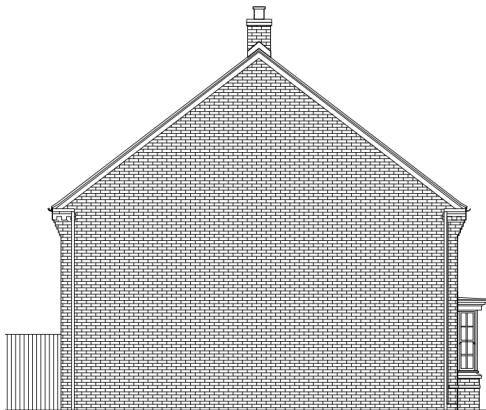
Proposed rear elevation



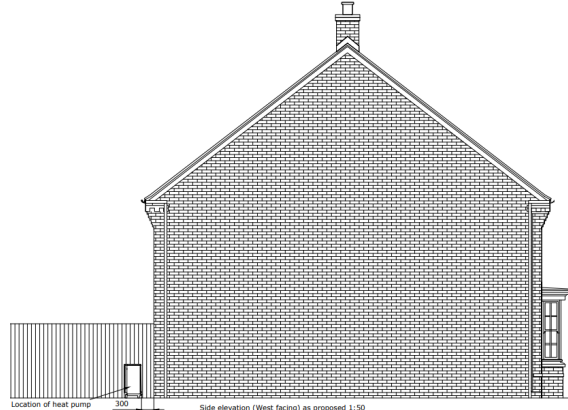
Existing East-facing side elevation



Proposed East-facing side elevation



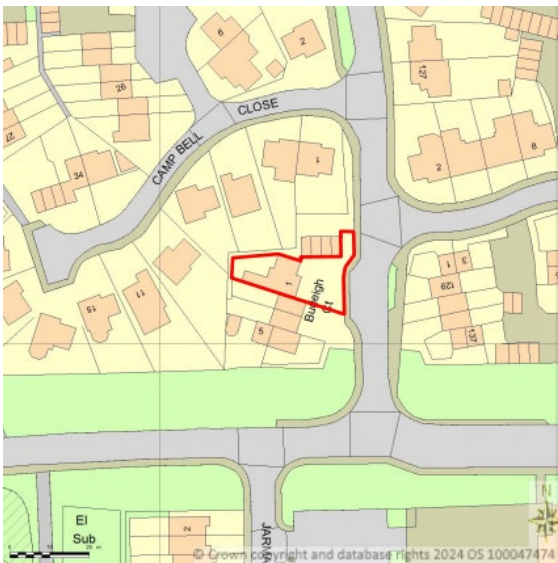
Existing West-facing side elevation



Proposed West-facing side elevation

## 6. 24/01817/APP

1 Burleigh Court, MK18 7HZ

Householder application for garage conversion to habitable space  
Spencer

Location plan



The front elevation (13/4/24). The building on the right is the garage block for the five houses.

Burleigh Court is a terrace of 5 houses in the corner formed by Burleigh Piece (school end) turning north and the dead end by Jarman Close. No 1 is the most northerly and largest, having 4 bedrooms and an attached garage as well as a single garage in the adjacent block. Nos 1-4 have a deep frontage, laid to lawn for this house, though others created a parking space, and consequently there is a long drive. There is also a layby for two cars at the road edge. One of the bedrooms is a restricted-headspace room in the asymmetric garage roof, and has a skylight in the rear roof-slope, and no other window. The garage is set back from both front and back building lines and accommodates the downstairs cloakroom (with a door to the hallway) within its rectangle, and, according to Rightmove, a utility room across the back wall reducing its depth to 4.5m (not shown on the submitted drawing).

An identical set of documents was submitted in March and reviewed by Members on 22<sup>nd</sup> April as a CPL. Members' response was "*Members had no objections to the proposal, but queried whether a CPL was the appropriate type of application, given the wording of Condition 9 of 85/00031/APP [...no enlargement, improvement or other alterations...shall be carried out without the previous express consent of the LPA.]*"

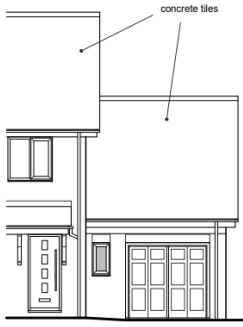
This was refused on 3<sup>rd</sup> June 2024 because PDR had been removed from this part of Linden Village.

The proposal is to remove the cloakroom and utility room and turn the garage into an accessible bedroom and bathroom with wet-room shower for a disabled person. The front wall will have the garage door replaced by a 3-pane window, the cloakroom window will be bricked up and the window itself re-used in the rear wall to serve the new bathroom. The back door and adjacent window will be bricked up, and there will be no other windows.

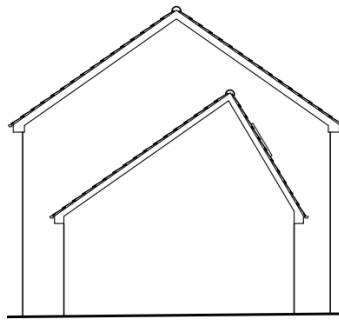
Materials to match existing.

## Planning History

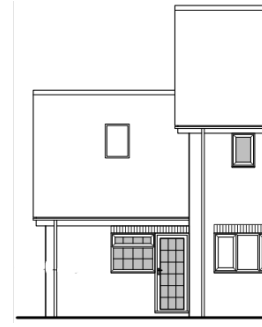
|   |              |  |                       |
|---|--------------|--|-----------------------|
| 1 | 85/00031/APP | ERECTION OF 109 DWELLINGS AND SITE FOR COMMUNITY HALL            | Approved              |
| 2 | 24/00992/CPL | Certificate of Lawfulness for proposed garage conversion         | Refused               |
| 3 | 24/01817/APP | Householder application for garage conversion to habitable space | Pending consideration |



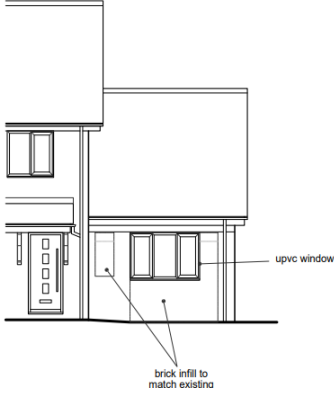
Existing front elevation



Existing side elevation

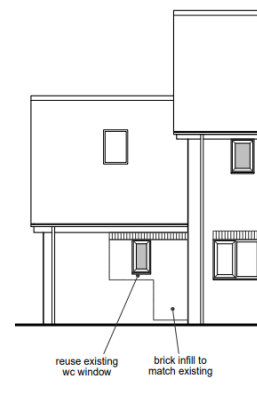


Existing rear elevation

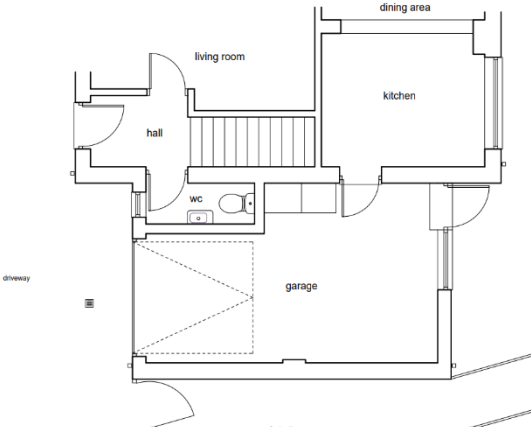


Proposed front elevation

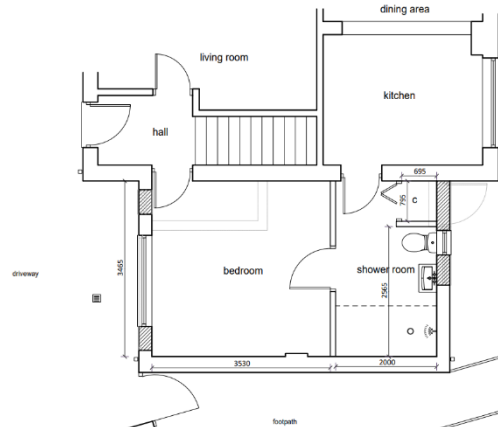
[side elevation unchanged]



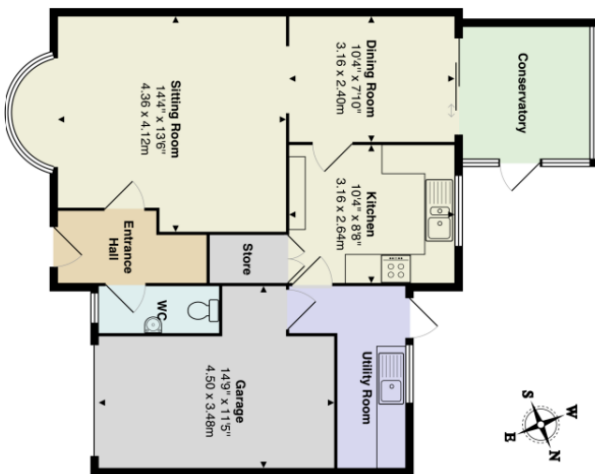
Proposed rear elevation



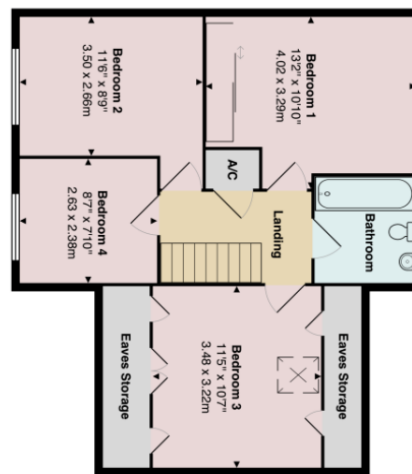
Existing (partial) ground floor plan as submitted



Proposed (partial) ground floor plan



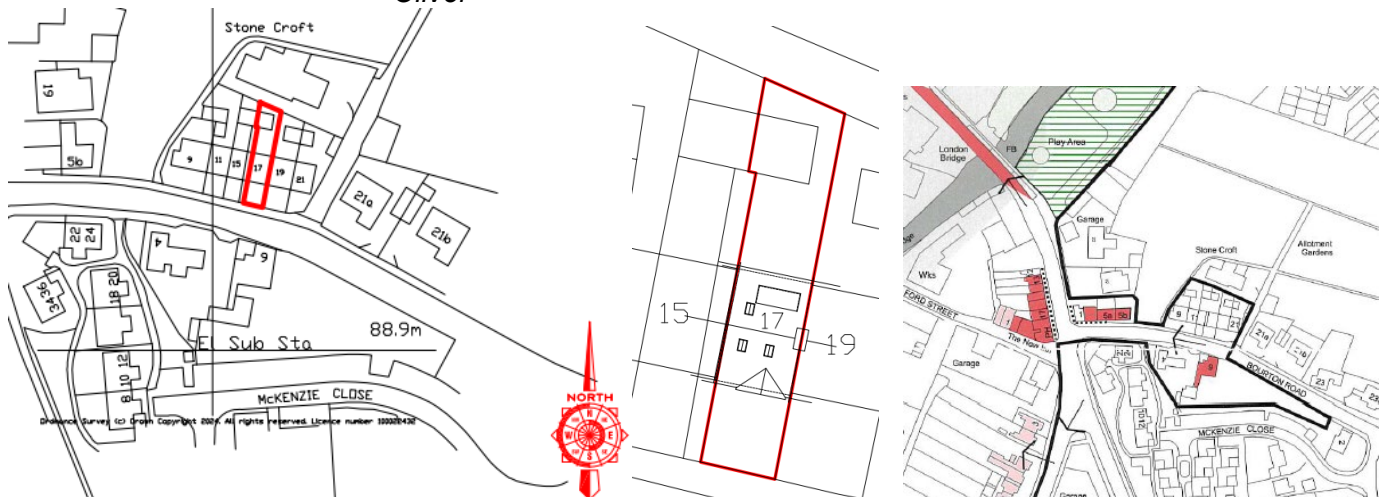
Ground Floor  
Area: 590 ft<sup>2</sup> ... 54.8 m<sup>2</sup>



Complete ground floor and first floor plans for information (Rightmove 2019)

## 7. 24/01827/APP

17 Bourton Road, MK18 1BG  
Householder application for loft conversion with rear dormer  
Oliver



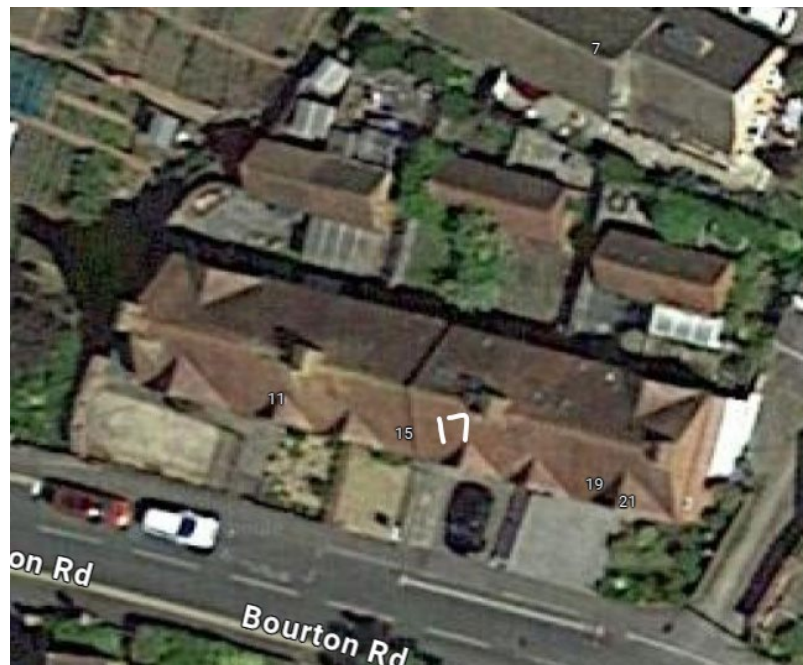
Location plan

Site plan

Adjacent Listed Buildings (red) and Conservation Area boundary (black line)



Front view of house (Google)



Overhead view of terrace to show rear roof slopes (Google). The existing skylights at No 17 are just visible. Stone Croft top right.

The site is a 2-bedroom Edwardian house in the terrace of 6 (odd Nos 9-21, no No 13) between the smaller area of the allotments and the allotment access road. They are not Listed, but there are Listed Buildings nearby, and it is in the Conservation Area, see map above right. The terrace is in two groups of three, stepped with the hill, and there is a tunnel entry from front to rear between the two groups, to the left of the front of No 17, and each has a gable roof insert over the upstairs front window. This house has two skylights in the rear roof, towards the ridgeline, so presumably the attic storey is already in use, though it does not have stair access.

The whole terrace is set back from the road a sufficient distance to allow cars to be parked without overhanging the pavement, and there are buildings in the rear of all the houses, separating the premises from Stone Croft, a large house between the terrace and the main part of the allotment field.

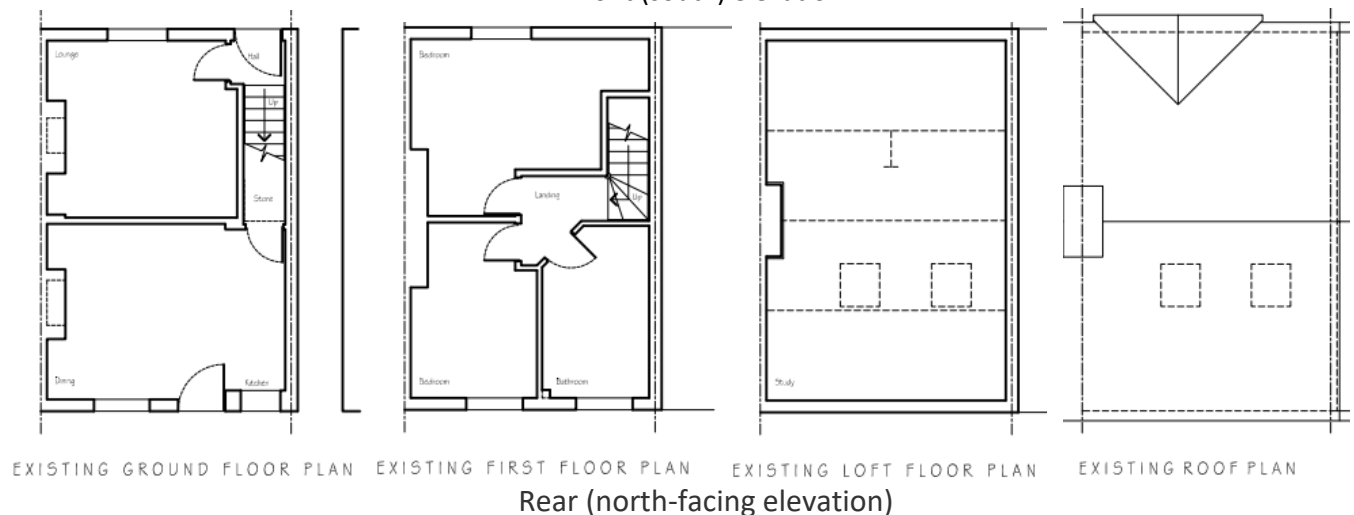
The proposal is to convert the attic into a third bedroom with ensuite shower-room and under-eaves storage, accessed from the first floor landing by a new staircase sectioned off from the existing bathroom. To give adequate headroom in the new ensuite a flat-roof dormer is proposed, with a small single pane



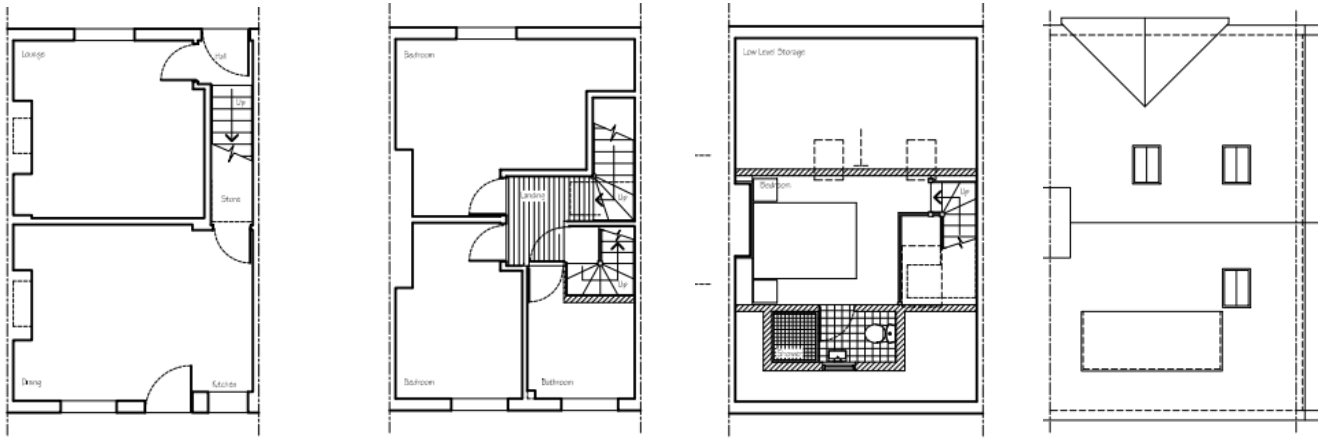
window, presumably obscure-glazed, and this will mean sacrificing one of the skylights – the other will remain. No side windows or other skylights are proposed. The application form indicates a slate or tile roof and brick walls as existing, and the Heritage Statement says that salvaged materials will be used where possible, but the Heritage Statement appears to be a somewhat randomly over-written version of one prepared for a site in London and it is difficult to tell how much of it is applicable to this site.



Front (south) elevation



Rear (north-facing elevation)



PROPOSED GROUND FLOOR PLAN PROPOSED FIRST FLOOR PLAN PROPOSED LOFT FLOOR PLAN PROPOSED ROOF PLAN

8. 24/01837/ADP

Benthill Farm, London Road

Submission of Reserved Matters (landscaping, appearance, scale and layout) pursuant to outline planning permission 23/02545/AOP (The demolition of an agricultural building and an outline Planning Application for the Construction of 2 dwellings with garages, car parking and landscaping on land at Benthill. All matters are reserved save access)

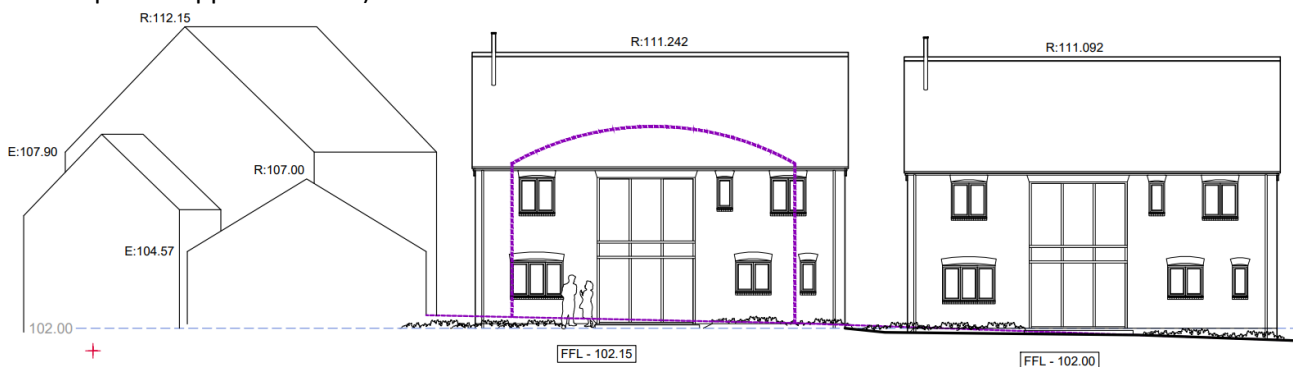
Webb



Location plan (blue line = land in same ownership, but not part of application site)



Site plan

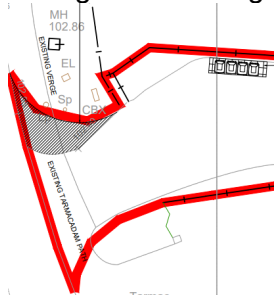


Diagrammatic View from the south east to show comparative heights and levels

(left) outlines of existing houses on the farm complex

(centre) purple outline – existing dutch barn to be demolished

This is the Detailed application required as follow-up to the Outline application approved on 1<sup>st</sup> March 2024 to which Members had No Objections, subject to the satisfaction of Waste & Recycling, on 1<sup>st</sup> September 2023, and No Objections to the Amended Plans considered on 17<sup>th</sup> October 2023. The site is at the back of the Benthill Farm complex of housing, on the border with the Lace Hill pitches, where the dutch barn is currently. Access will be via the lane that runs along the southern boundary of the Lace Hill housing, not through the existing farm yard.



Detail of the London Road access. The Waste & Recycling concerns were answered by

moving the bins to just inside the access, so that the wagon doesn't have to travel the length of the access road and turn at the end.

The houses are 5-bedroom, detached, on an L-shaped plan with the internal angle facing the yard/ driveway. The main part of the house faces out over the fields and valley and has a large – full-width – single room on this side and the front door, large hall, cloakroom, staircase, boot room (with separate door to the outside) and utility room behind it. On the upper floor are 4 bedrooms, two with en-suite facilities, and a linen cupboard. The materials to be used are red brick and natural slate, and there are decorative brick arches and cills to the timber windows.

The shorter limb of the L has a lower roof ridge than the rest of the house, and has a snug and study on the ground floor, and a bedroom with restricted height each side, and a family bathroom above them. This wing will have timber boarding for the walls, with timber windows, and a slate roof with metal skylights (3 on the inner slope and one on the outer).

It appears that the heating is to be oil-fired, as a tracking diagram has been supplied showing an oil tanker can turn in the yard in order to emerge forwards on to the main road.

The house plans are identical, though their surrounding soft and hard landscaping differs slightly.

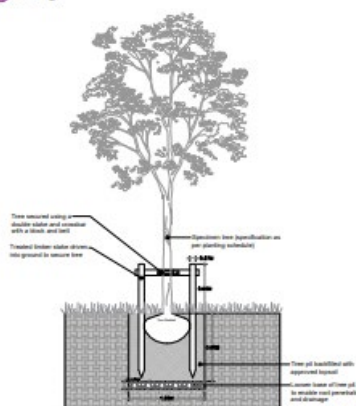
There are two open-air parking bays next to each house in the (permeable, gravelled) yard, and each has a slate-roofed timber double garage across the yard with an EV charging point and enough space behind the 5m x 2.8m bays to park 4 bicycles.

Ecology, Biodiversity, and Energy Hierarchy documents have also been submitted.

Six specimen trees will be planted - 2 each side of the access drive (field maple and hornbeam) at the bend, as below, and two at the field edge (hawthorn). The new trees and boundary hedgerow plants are all native species, and with blossom, berries or nuts in season for the wildlife. The lawn mix will contain clover, and the linear bed dividing the yard area into two properties will be lavender.



TYPICAL TREE PIT DETAILS & SPECIMEN TREE PLANTING



- Tree pit notes:
- Excavation of tree pits to be 1000x1000mm and filled with approved topsoil to BS2083 (2017)
  - Tree stakes to be 100mm x 100mm with 100mm connector (all straight)
  - The tree to be secured by adjustable tree ties with slapping and spacers made of black PVC or neoprene rubber. The rubber shall not rub or press against the stem of the tree.
  - The method shall be planted in line with the transect and not left on to landscape.

Specimen tree planting details



Front elevation (to access driveway and yard)



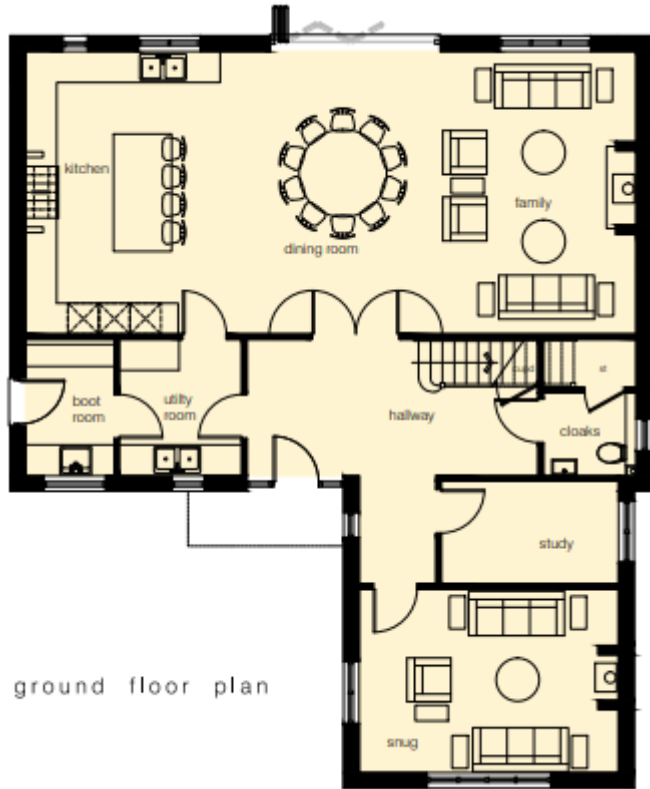
Rear elevation (towards fields)



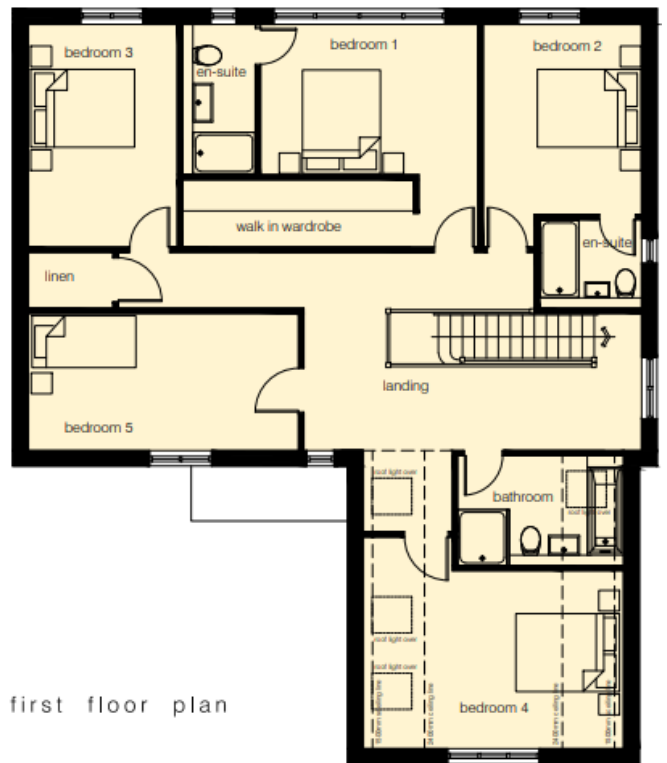
Side elevation (facing NE)



Side elevation (facing SW)



ground floor plan



first floor plan



The garage elevations and floor plan (the other two walls are plain timber boarding). Not to same scale as house plans.

Property History (this part of the site only)

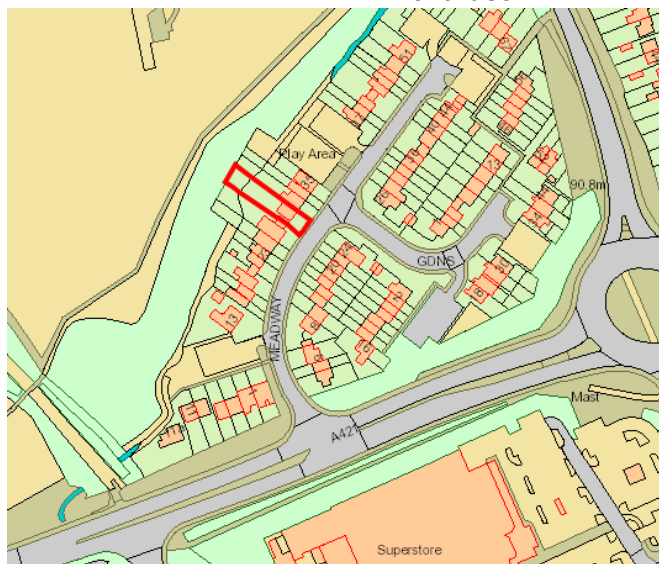
|   |              |   |                             |
|---|--------------|---|-----------------------------|
| 1 | 22/01791/APP | Erection of three detached dwellings with garages, car parking, drainage and landscaping  | Withdrawn                   |
| 2 | 23/02545/AOP | The demolition of an agricultural building and an outline Planning Application for the Construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm, Buckingham. All matters are reserved save access.  | Outline Permission Approved |
| 3 | 24/01837/ADP | Submission of Reserved Matters (landscaping, appearance, scale and layout) pursuant to outline planning permission 23/02545/AOP (The demolition of an agricultural building and an outline Planning Application for the Construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm, Buckingham. All matters are reserved save access) | Pending Consideration       |

9. 24/01839/APP

29 Meadway, MK18 1BL

Householder application for erection of rear conservatory

Richardson



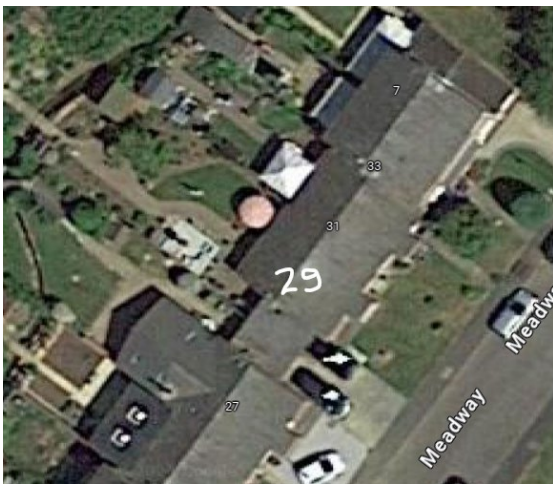
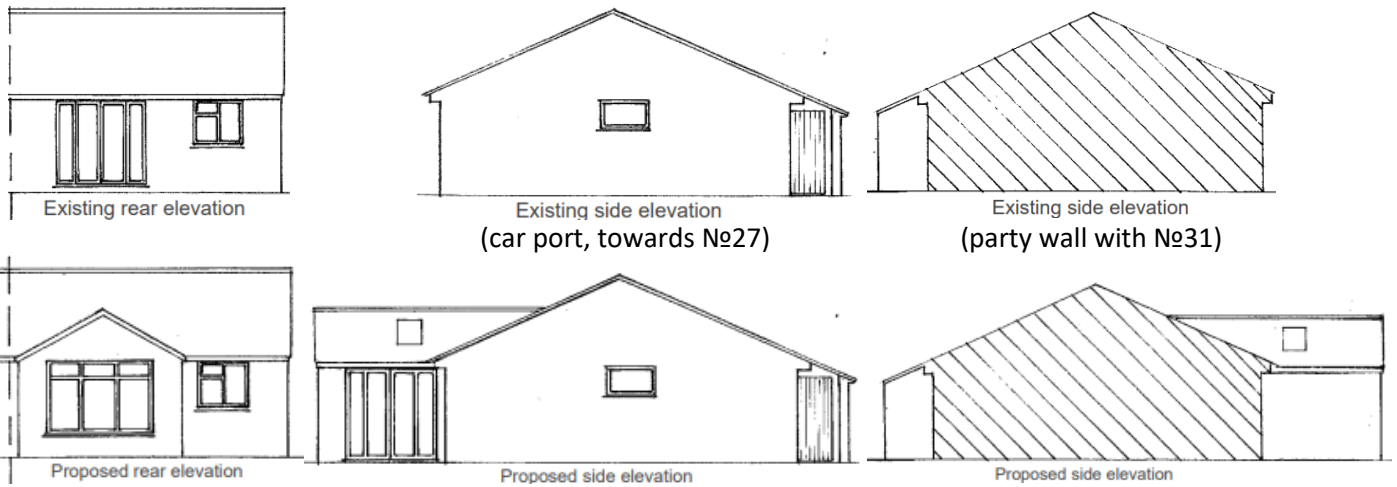
Location plan



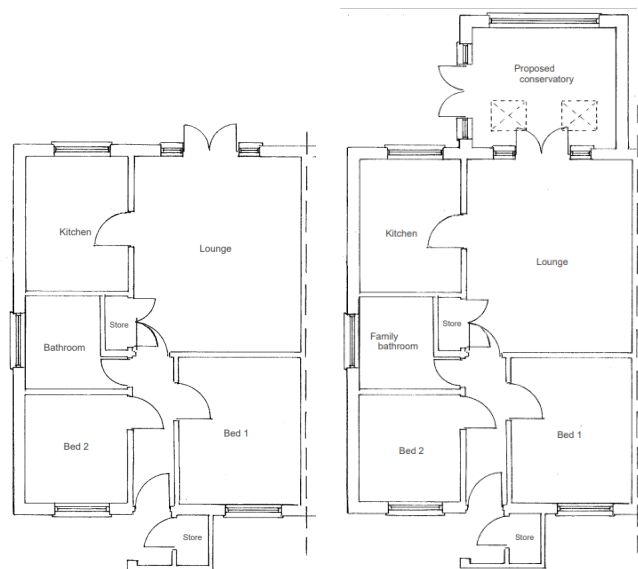
The house, frontage & carport (Google)

The site is a semi-detached 2-bedroom bungalow on the north side of Meadway, between the access point from the bypass and the playground. It has a projecting porch with a bin store centre front (but accessed from the side) and a carport structure on the side, half for this bungalow and half for №27. The back garden runs northwest to the open space adjacent to the Otter Brook with the Circular Walk along The Buckingham School's fence on the far side.

The proposal is to build a pitched-roof conservatory on to the rear of the bungalow where there is currently a patio door. The conservatory will be brick, with a 3 panel window to the garden and a 2 panel door in the side facing №27; it will have small skylights in each slope of the (tiled) roof but no other side windows. The other semi (№31) already has a pyramid-roofed glass conservatory according to Google Maps (no application traced).



Aerial view of site and neighbours

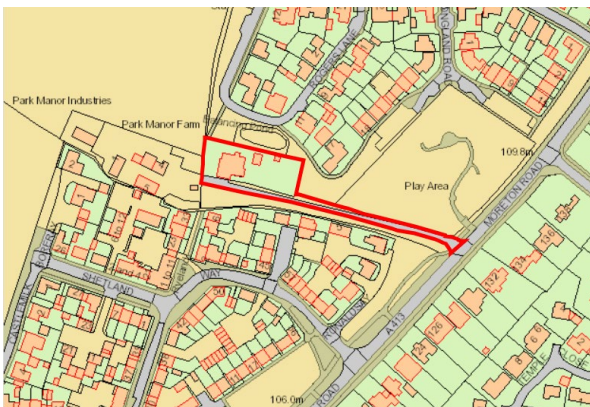


Existing floor plan

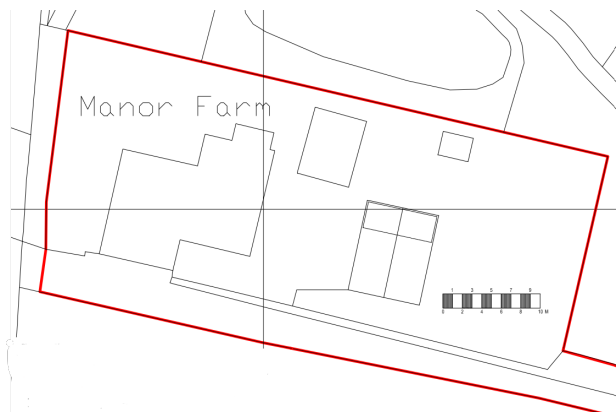
Proposed floor plan

10. 24/01847/APP

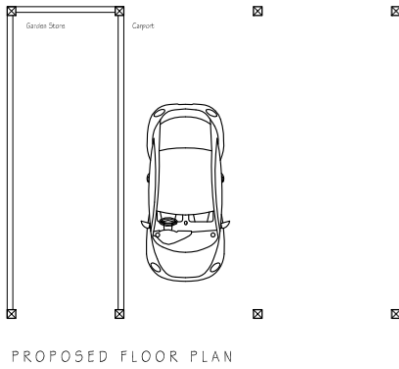
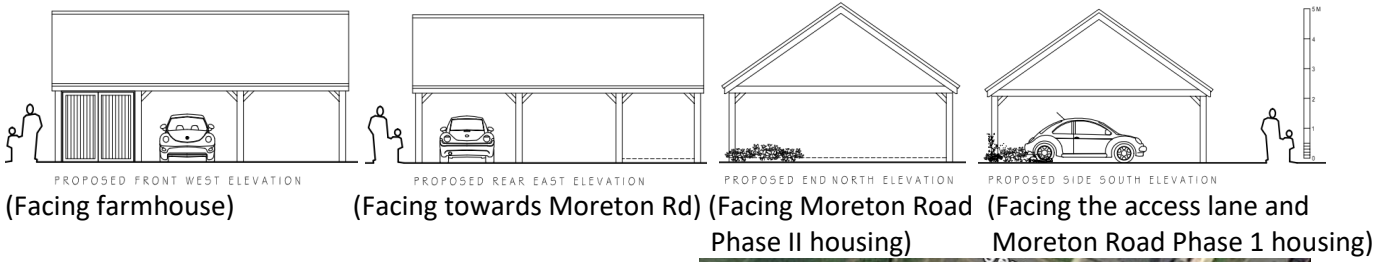
[Park] Manor Farm, Moreton Road, MK18 1PP  
 Householder application for erection of carport/garden store  
 Spowart



Location plan



Block plan



The proposed site appears to be laid to lawn currently



Parking area, lane and entrance to industrial area, extension (just visible), house and driveway parking space



Part of the extension, the house, and the lawned area (these 3 photos Google Streetview 2011)



The additional parking area east of the garden hedge (a stipulation of the nursery approval, to provide a safe parental drop-off space). The soil area in the background would become the playground for the Moreton Road estates.

The site is the farmhouse whose farmyard is now the small industrial complex Park Manor Industries. The long access lane divides Moreton Road Phase I from Moreton Road Phase II and runs alongside the playground that serves both estates. Public Footpath #33 is its western boundary.

The original house was four bedroomed with a detached double garage at the northern end of the forecourt area. The single storey extension built on the west side became a children's nursery, and these are now two studio flats with another studio flat created from the double garage (2017 application).

There is a large garden area east of the buildings with a hedge boundary along the lane, and room to park vehicles on the driveway, on the opposite side of the lane to the driveway, and east of the garden in a layby. This last was required to prevent cars parking and manoeuvring in the vicinity of the nursery building when dropping off and collecting children, though the planning condition took a good deal of officer effort to enforce.

The proposal is to erect a three-bay car port on the ground east of the driveway with two bays open front and rear and the third (the most northerly) closed at the east end and with double doors on the west to form a store for garden items. A gabled slate roof will cover the whole building, held up by timber posts between the bays with timber cladding walls elsewhere.

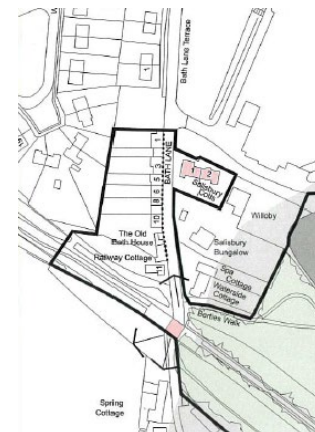
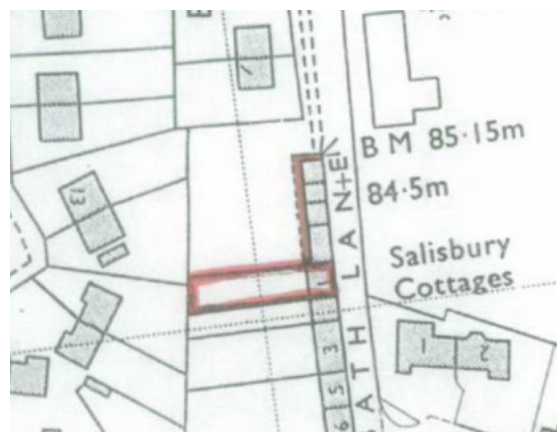
#### Property History

|    |              |   |                       |
|----|--------------|---|-----------------------|
| 1  | 83/00877/AV  | INCORPORATION OF LAND INTO GARDEN AND ERECTION OF DOUBLE GARAGE   | Approved              |
| 2  | 88/01908/APP | TWO STOREY EXTENSION  | Approved              |
| 3  | 89/00412/APP | ERECTION OF TWO STOREY EXTENSION  | Approved              |
| 4  | 06/03185/APP | Erection of two storey detached dwelling  | Refused               |
| 5  | 06/03189/APP | Two storey front and side extension and incorporating of garage with first floor extension over to create Granny Annexe | Approved              |
| 6  | 08/02061/APP | Single storey rear extension to form conservatory and family room   | Approved              |
| 7  | 09/01106/APP | Single storey rear extension (amendment to 08/02061/APP)  | Approved              |
| 8  | 09/01878/APP | Change of use of extension to dwelling to create Children's Day Nursery   | Approved              |
| 9  | 12/02406/APP | Erection of detached two storey dwelling  | Withdrawn             |
| 10 | 13/00440/APP | Continued use of building as mixed use as Children's Day Nursery and dwelling   | Approved              |
| 11 | 17/01157/APP | Retrospective application for change of use from Children's day nursery to two flats and garage to annex                | Approved              |
| 12 | 24/01847/APP | Householder application for erection of car port/garden store   | Pending Consideration |

#### 11. 24/01853/APP

Land north of 1 Bath Lane

Creation of 3N<sup>o</sup> dwellings and associated gardens parking and bin/bike stores  
*Gupta-Chaudhary [Provident Homes]*



Aerial view of site and surrounds

Land Registry plan submitted with 02/02618

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





Location plan



Site and Landscaping plan



Site with neighbouring housing: (left) 1 Bath Lane; (rear) Westfields; (right) 1 Bath Lane Terrace



The site from the south showing remains of buildings and access to rear of Bath Lane cottages (between rendered cottage and retaining wall and car)

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

|   |              |  |                       |
|---|--------------|--|-----------------------|
| 1 | 80/01208/AV  | ERECTION OF TWO BUNGALOW   | Approved              |
| 2 | 83/00696/AV  | ERECTION OF TWO DWELLINGS  | APPROV                |
| 3 | 92/00385/APP | ERECTION OF 2 BUNGALOWS  | Withdrawn             |
| 4 | 92/02009/APP | ERECTION OF 2 SEMI-DETACHED DWELLINGS  | APPROV                |
| 5 | 02/02618/APP | Erection of two dwellings  | Refused               |
| 6 | 09/01092/APP | Erection of No.4 Dwellings   | Withdrawn             |
| 7 | 10/01259/APP | Erection of No.3 dwellings   | Refused               |
| 8 | 11/01366/APP | Erection of No.3 terraced dwellings  | Refused               |
| 9 | 24/01853/APP | Creation of 3no. dwellings and associated gardens, parking and bin/bike stores | Pending Consideration |

The site is a piece of rough ground on the west side of Bath Lane, between the terrace of Victorian cottages (Nos 1-10 going south towards the railway bridge) plus two detached houses (Nos 11&12) which are at street level, and the four pairs of semidetached dwellings built as Council housing (Nos 1-8 going north to

the rear of the launderette building on Tingewick Road) which are about 2m above street level. Behind the site are rear gardens of Westfields 3-4m above Bath Lane street level. Opposite is the SW corner of the Hartridge's site, now owned by the University. The site slopes steeply down from back to front, and slightly from north to south.

None of the flanking housing has a drive or garage, though №10 has a gated paved area which might accommodate a small vehicle, and №12 a gravelled front area big enough for one vehicle to park off-carriageway. The site itself has been cut away and a retaining wall supports the bank; a Land Registry document (1985; submitted with the 2002 application) shows small structures along the roadside, one of which at least was the communal lavatory for the 10 cottages, and the others may have included a communal laundry (see the photos below). At the southern end there is an access path to the rear of the cottages (their deeds guarantee access "for a man and wheelbarrow", so step-free). The side and front walls of these buildings have been demolished, so only the rear wall and flooring survives, and the space is currently used for parking. Thus the wording in the Design and Access Statement's Project Brief (my highlight):

*Re-development of site historically **occupied by residential use**, to create 3No. three bedroom dwellings and associated gardens, parking and bin/bike stores.*

is technically correct. There does not seem to be any history of building on the upper part of the site, and the 1946 aerial photo only shows evidence of cultivation, so it may have been cottage gardens/allotments.

A neighbour has kindly provided me with recent (6/7/24) photos of the remnants of the building on the site, which show the state of the retaining wall, and the two types of flooring – one the diaper-patterned pavements similar to those used in the High Street and Hunter Street Churchyard, and one the plain small square tiles used internally for rooms where a wooden floor might get wet, and (on Sunday 7/7/24) the on-street parking which severely restricts the width of the lane:





7/7/24; the entrance on the right is to Salisbury Cottages

The new proposal is to build a pair of semi-detached and one detached 2½-storey houses with gated side paths to the rear garden and frontage parking for 2 vehicles (each has an EV charging point); the floor layouts of the houses will be the same, and each will have a bin-store in front of the side gate projecting forward of the housewall the same distance as the porch canopy, and a cycle shed at the back of the garden (a total of 18 steps from road to shed to carry the bike up and down). The bin alcove accommodates the two wheelie bins and food bin and faces the side path, so residents will have the choice of bringing the refuse from the kitchen via the patio and a flight of steps or via the internal staircase and out the front door and round into the alcove. There is a separate area at the northern end of the parking bays to put the appropriate bins in on collection day, but no allowance for a brown bin should the resident choose to have one.

All houses have -

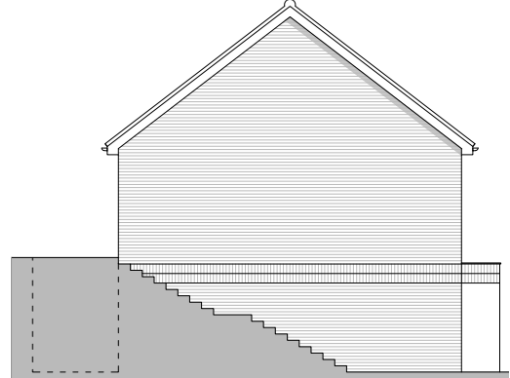
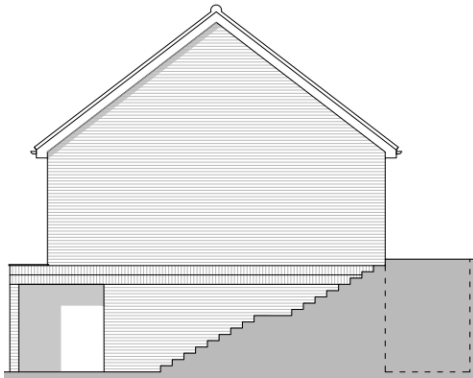
**Ground floor:** two bedrooms (a single, and a double with en-suite) and a bathroom; the rear bedroom has a glazed door with full-height window panel giving access to a box-like void ('courtyard'), the front bedroom has a window to the street, and there is a narrow vertical glazed panel in the front door to light the hall.

**First floor:** a kitchen/dining room, living room and cloakroom; access to a patio area and the garden via a bifold door, and a window to the kitchen at the rear, and to the lounge and cloakroom at the front.

**Attic:** restricted height single bedroom with a walk-in wardrobe and under-eaves storage (but no bathroom facilities); four skylights, two in each roofslope.

There are no side windows at any height. The detached house has no indication of a safety railing to prevent a fall from the patio into the void; the semi-detached houses have a dividing wall between the voids, with a fence on top. There is to be a retaining wall along the garden edge of both void and patio (height not stated), and another along the boundary with №1 Bath Lane Terrace.

The effect on the street scene is represented thus:

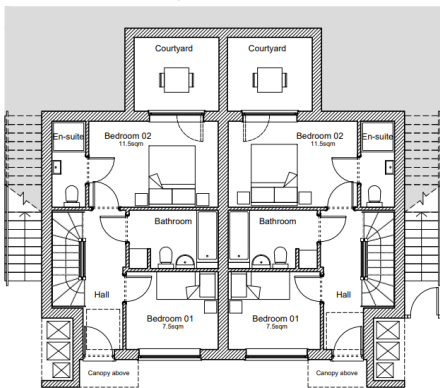


Detached house – rear; - north side (with bin alcove);

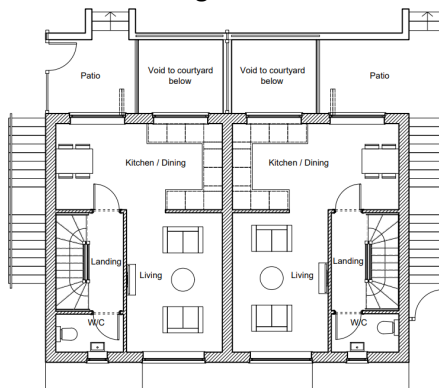
– south side;



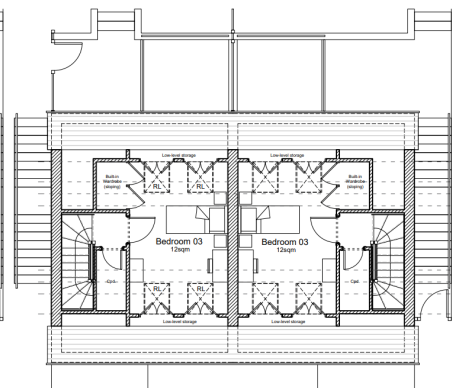
The rear elevation of the semi-detached houses; the side elevations are the same as above, but with a bin alcove in the south-facing side as well.



Ground floor plan



First floor plan



Second floor plan.

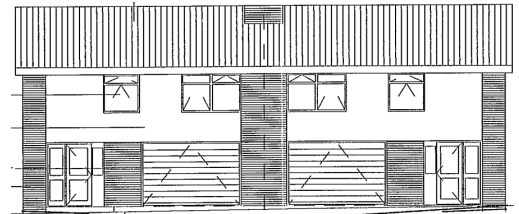
Those for the detached house are identical to the right-hand half of each.

Materials are given as red brick, slate tiles and uPVC windows and doors, and installation of solar panels and/or air source heat pumps can be agreed.

As three of the last four applications have been refused (the other was withdrawn) Members may find the following information of use:

The 2002 application was refused because

1. Having regard to its excessive scale and bulk and the inappropriate design and external appearance, the proposed development would be out of keeping with other dwellings in the locality and would be detrimental to the visual appearance of the street scene contrary to policies RH22 and RCD2 of the Rural Areas Local Plan and Design Guide 4: New Houses in Towns and Villages and the Buckingham Vision and Design Statement.
2. The proposal lacks adequate information on levels to adequately evaluate the impact of the development on the amenities of the adjoining properties or the street scene.



(only the hall and garage were at street level, the rest - lounge, kitchen/diner, 3 bedrooms, bathroom – reached backward into the garden area at first floor level because of the slope)

And the 2010 application:

- 1) Having regard to its excessive size and bulk and the inclusion of features which are not distinctive of the local area, the proposal would result in an incongruous, overlarge and dominant form of development which would have little correlation with the adjacent development. The proposed development would detract from the visual amenities of the area and would be detrimental to the special character and appearance of the conservation area, contrary to the advice contained in PPS5 and policies GP53 and GP35 of the Aylesbury Vale District Local Plan and the advice contained in the Council's design guides: New Houses in Towns and Villages, Local Distinctiveness Analysis and Buckingham Design Guidelines.



(only the hall and garage were at street level, the lounge and kitchen/diner were at first floor level, and 3 bedrooms, one with en-suite and dormer window, and bathroom were in the roof)

And the 2011:

Having regard to its deep span depth, low pitched roof, horizontal proportions, raised base relative to the forecourt and the prominence of the proposed parking area, the proposal would result in an incongruous, overlarge and dominant form of development which would have little correlation with the adjacent development. The proposed development would detract from the visual amenities of the area and would be detrimental to the special character and appearance of the Conservation Area contrary to the advice contained in PPS5 and policies GP53 and GP35 of the Aylesbury Vale District Local Plan and the advice contained in the Council's design guides: New Houses in Towns and Villages, Local Distinctiveness Analysis and Buckingham Design Guidelines.



(forecourt parking at street level; hall, lounge and kitchen/diner at an elevated ground floor level; 3 bedrooms, one with en-suite, and bathroom at first floor level; a considerable amount of regrading would have had to be carried out to achieve a perched two-storey house)

The officer's report noted

- 10.9 The number of units has beneficially been reduced over earlier submissions, however the current drawings demonstrate that even three units is too great to satisfactorily assimilate in the street scene bearing in mind the off-street car parking requirements and the lie of the land together with historic environment considerations, the need to take account of local distinctiveness and policy constraints.

12. 24/01904/APP

Land at Tingewick Road [Dunstan Street entrance to St. Rumbold's Fields]  
 Stand alone wall entrance sign (retrospective)  
 BDW Trading Ltd.

The site is the western corner of the eastern access into St Rumbold's Fields. Cllr. Draper reported her concerns about vision to the left for emerging drivers to the 27<sup>th</sup> November 2023 Planning Committee meeting (Min. 475/23) and the photo below was taken by the Planning Clerk to accompany the resulting report made to Buckinghamshire Council.



The photo was taken from the centre of the white Give Way triangle, camera at about waist height for driver's eye view.



Wider context location plan



Site plan submitted

The applicant's agent is unsure when the sign-wall was built – his covering letter includes:

The wall/entrance sign was we understand installed at an early stage of the development, which was granted detailed permission in April 2019, to identify the entrance to the development and aid legibility in an appropriate manner in accordance with DES24 of the adopted Design SPD.

The wall/entrance sign is a well-established part of the existing streetscene at this part of Tingewick Road. Indeed we understand that the wall/entrance sign has been in place for over 4years and therefore is lawful by virtue of being immune from enforcement action (NPPG Reference ID: 17b-004-20180222).

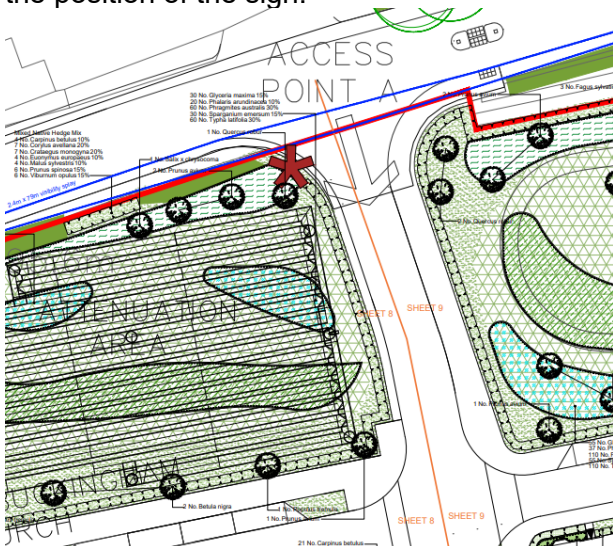
It was certainly in place in 2021, the date on this Google Streetview:



No drawings have been submitted, apart from the location plan and a revised Soft Landscaping Proposal; these application photographs show the height (6'-8½" – 2.05m) and width (10'-8" – 3.26m) of the sign. The covering letter also says it is 320mm (12½") thick. I have not found any drawings of a proposed sign, or showing any sign in this position, in the casefiles.

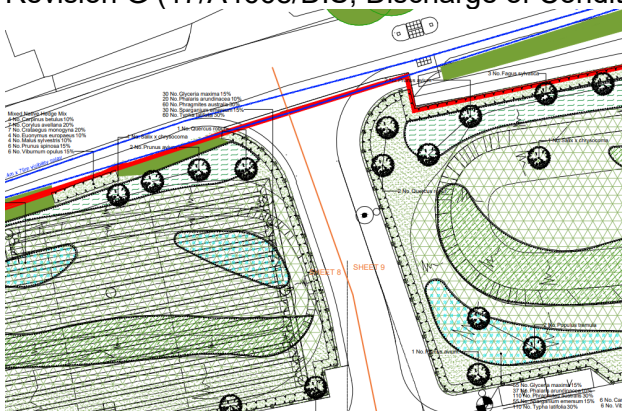


Relevant section of the revised landscaping plan (Revision I) with this application; the red asterisk marks the position of the sign.



scheme: Tingewick Road,  
Buckingham  
client: BDW North Thames  
drawing: Soft Landscape Proposals  
date: December 2017  
scale: 1:250@A1  
drawing no: BDWNT21461-11I Sheet 8 of 18

I failed to locate Revision H (it exists, I found references to it in the correspondence), but the same area of Revision G (17/A4668/DIS; Discharge of Condition 3, hard and soft landscaping) shows nothing at all



scheme: Tingewick Road,  
Buckingham  
client: BDW North Thames  
drawing: Soft Landscape Proposals  
date: September 2018  
scale: 1:250@A1  
drawing no: BDWNT22139-11C sheet 8

However the latest version of the original site layout shows this, with the Key reference, but I found nothing further in ACD's hard or soft landscaping drawings, here or at the entrance.

DRWG: P17-2106\_01 SHEET NO: \_\_ REV: AB



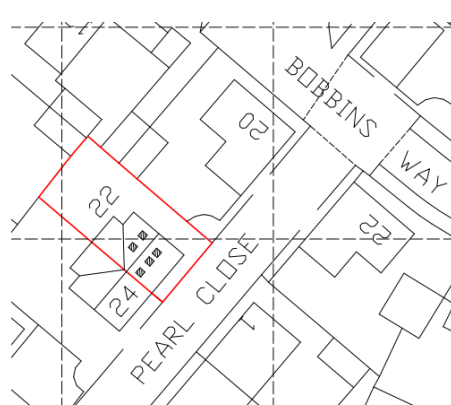
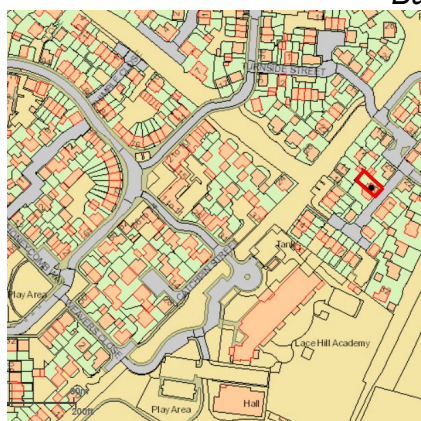
**GATEWAY ENTRANCE FEATURE**  
 (Please refer to ACD Landscaping plans for further details)

Planning History of this part of the site (the current application has no 'Planning History' on the website)

|   |              |   |                       |
|---|--------------|---|-----------------------|
| 1 | 15/01218/AOP | Outline permission for up to 400 homes                              | Approved              |
| 2 | 17/04668/ADP | Approval of reserved matters of 15/01218/AOP                        | Approved              |
| 3 | 20/00886/ADP | Variation of 17/04668/NON to allow insertion of 9 additional houses | Approved              |
| 4 | 24/01904/APP | Stand alone wall entrance sign (retrospective)                      | Pending consideration |

The following application was decided on 4<sup>th</sup> July, and this section of the report has been amended to show the officer's reasons for approval.

**13. 24/01937/CPL**      22 Pearl Close [Lace Hill] MK18 7SB  
 Certificate of Lawfulness for proposed loft conversion with rooflights  
 Burnett



Context plan

Location plan

Site plan as proposed

The site is a 3-bed semi-detached house on the east of Lace Hill close to the bridlepath and north of the school. The Planning Layout for 13/01549/ADP lists it as an intermediate tenure Affordable House in Barratt's Area L of Phase 2F (Plot 651).

Planning history

|   |              |  |          |
|---|--------------|--|----------|
| 1 | 09/01035/AOP | Comprehensive development of land comprising of 700 new dwellings (including affordable housing), primary school, employment land, healthcare, outdoor playspace, changing | Approved |
|---|--------------|--|----------|



|   |              |  |                       |
|---|--------------|--|-----------------------|
|   |              | pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision |                       |
| 2 | 13/01549/ADP | Erection of 135 dwellings, garages, roads, sewers and ancillary matters (Sub Phases 2B, 2C, 2D And 2F)     | Approved              |
| 3 | 24/01937/CPL | Certificate of Lawfulness for proposed loft conversion with rooflights to front and rear roof slopes       | Pending Consideration |

Condition 9 of 13/01549/ADP was:

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), **no enlargement of any dwelling** nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, **no windows, dormer windows**, no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwelling which fronts onto a highway, no buildings, structures or means of enclosure shall be erected on the site which is the subject of this permission, no hard surface shall be provided on the land the subject of this permission, other than those expressly authorised by this permission.

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for development having regard for the particular layout and design of the development and to accord with policies GP8 and GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

Which might be construed as not permitting skylights, or enlarging the original accommodation by turning the loft into another bedroom with en-suite. However the officer's report states

Whilst permitted development rights were removed for the insertion of windows, the wording of the condition restricts this solely to windows inserted within the curtilage of the dwellinghouse forward of any wall of that dwelling which fronts onto a highway. The proposed rooflights are not to be inserted into the dwelling forward of a wall which fronts a highway, therefore condition 9 does not restrict their insertion.

And

Paragraph 2(a) of Section 55 of Part III of the Town and Country Planning Act 1990 states that any alteration, improvement or maintenance of any building or works which only affect the interior of the building is not considered development and therefore the conversion of the existing loft into a habitable room would not amount to development and therefore would not require any formal planning permission

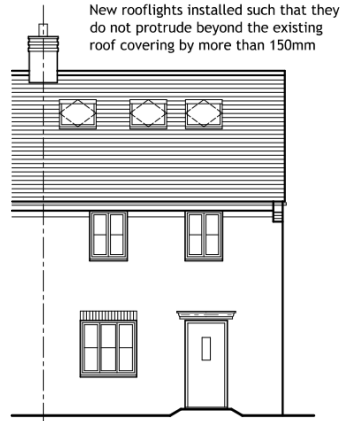
Notwithstanding the above, it is considered that the proposed roof lights would be development and are to be assessed under Schedule 2, Part 1, Class C of the GPDO (other alterations to the roof of a dwellinghouse).

This is followed by 5 conditions which could prevent approval if not complied with, and the officer has noted that all 5 *are* complied with, and this is borne out by the drawings, and so approval was permissible.

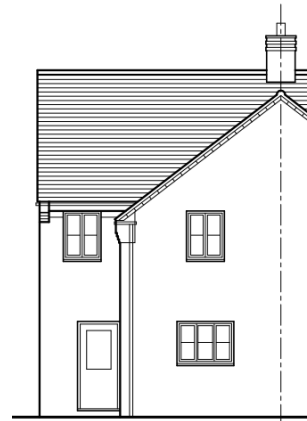
- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof;
- (d) it would consist of or include —
  - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.; or
- (e) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).



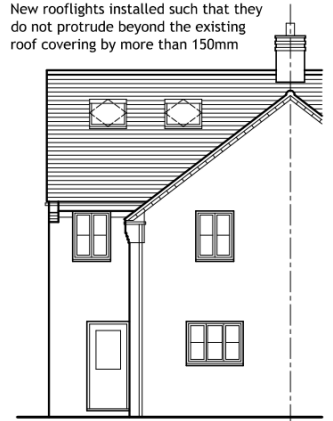
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



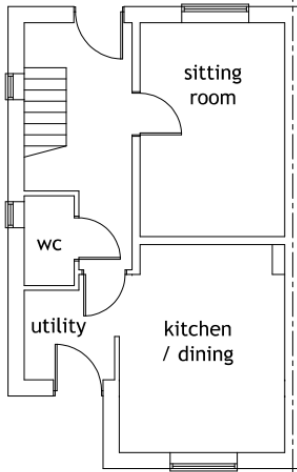
EXISTING REAR ELEVATION



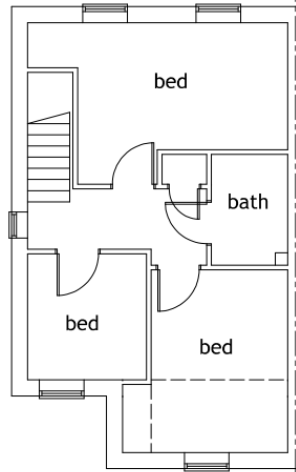
PROPOSED REAR ELEVATION

New rooflights installed such that they do not protrude beyond the existing roof covering by more than 150mm

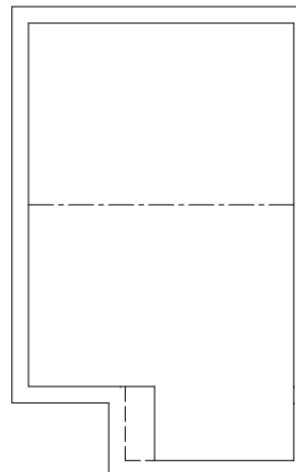
New rooflights installed such that they do not protrude beyond the existing roof covering by more than 150mm



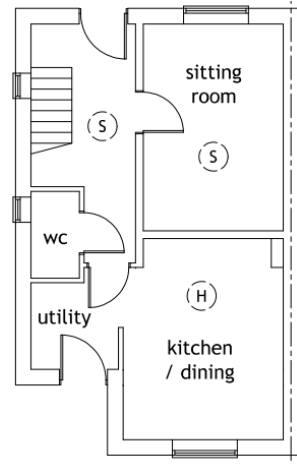
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

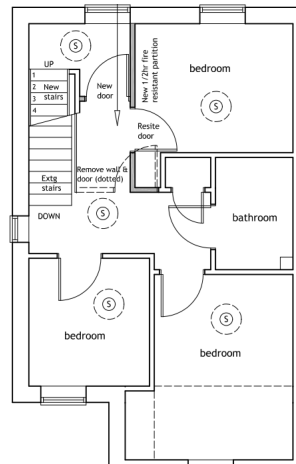


EXISTING ROOF PLAN

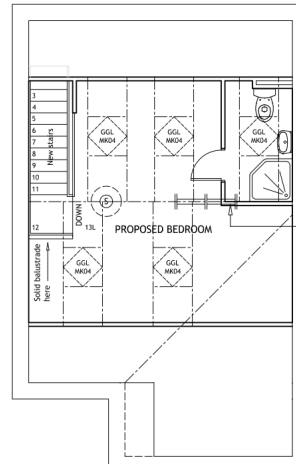


PROPOSED GROUND FLOOR PLAN

(no change)



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF / SECOND FLOOR PLAN

These two are drawn at a different scale to the other floor plans & shrunk to match; the title of the lefthand drawing was a duplicate of the righthand one and has been amended by the Clerk for clarity

| Minute No.           | Action   | Action Required  | Action Owner   | Update  | Deadline                |
|----------------------|--|--|----------------|---|-------------------------|
| 529/22<br><br>707/23 | Cycleway - Railway Walk                          | It was agreed that Cllr. Stuchbury will work with the Town Clerk to chase a response regarding the cycleway<br><br>Motion carried: ...That Members seek an update from Buckinghamshire Council on their plans for progressing the implementation of this s106 clause in a timely manner per the terms of the Agreement's Highways Obligations section... | Town Clerk     | 21/8/23 update from Cllr. Stuchbury: 'still under discussion in conjunction with Active Travel Plan. BC have received 3 payments.<br><br>Press release from Buckinghamshire Council 26th March 2024 confirming funding and plans for upgrading the pathway. | Awaiting work starting. |
| 532/22.1             | West End Farm                                    | West End Farm – Cllr. Stuchbury has written to the officer again and suggested that Buckingham Town Council follow up the seeming lack of progress. The Town Clerk will investigate and add it to a future agenda.   | Town Clerk     | 714/23.1 Cllr. Stuchbury reported DNA analysis of remains has begun. Report expected late 2024/early 2025.  | Awaiting report.        |
| 291/23               | s106 contribution to the cycleway (Moreton Road) | The Planning Clerk will enquire about the s106 contribution to the cycleway.   | Planning Clerk | Actioned - awaiting response. Prompt sent 7/12/23 - Officer unable to locate Phase 1 s106.  | On agenda.              |

| Minute No.           | Action             | Action Required  | Action Owner   | Update  | Deadline   |
|----------------------|--------------------|--|----------------|---|------------|
| 475/23               | Matters to report  | Cllr. Draper reported the potentially dangerous lack of visibility when exiting the St. Rumbold's Field estate. The Planning Clerk will investigate.   | Planning Clerk | Reported to Highways with photo 30/1/24. Taken up by Planning Officer who is investigating 22/2/24.<br><br>Officer reports (9/5/24) 'I have been communicating with the agent in relation to this signage and I chased this again last week - he responded to me on 7th May saying that he has queried this with BDW but received no reply as yet and will chase again. | On agenda. |
| 539/23<br><br>719/23 | s106               | Cllr. Harvey requested clarity regarding the cost of the skate park and the remaining balance from Clarence Park. □<br><br>Cllr. Harvey Proposed that we write to the Shire Council stating that we are very concerned that the town is missing out on benefits as a result of non-implementation of s106 agreements and asks for a significant review and feedback. Cllr. Draper Seconded and Members unanimously AGREED. □ | Planning Clerk | Reminder will be sent with request for June quarterly update.<br><br>Actioned - response awaited.   | On agenda. |
| 712                  | Planning decisions | Cllr. Harvey enquired whether other parts of the town could be classified as woodland to protect them.   | Planning Clerk | Actioned - response awaited.  |            |

| Minute No. | Action                             | Action Required   | Action Owner                  | Update              | Deadline          |
|------------|------------------------------------|---|-------------------------------|---------------------|-------------------|
| 714/23.3   | Consultation Street Trading Policy | Cllr. Harvey Proposed that we strongly disagree with the proposal to introduce street trading controls, and particularly take issue with some of the conditions outlined in section number 12 on unspent convictions; we question whether this would meet the conditions of the Equalities Act. There is no evidence to justify this at all. A blanket policy would be disproportionate and unfair and would severely impact small businesses. Cllr. Ralph Seconded and Members unanimously AGREED. | Compliance & Projects Manager | Response submitted. | Awaiting outcome. |

| Minute No. | Action       | Action Required   | Action Owner | Update | Deadline   |
|------------|--------------|---|--------------|--------|--|
| 768/23     | 23/00882/CPL | The Clerk was asked to find out why Condition 3 of 13/01325/APP ["Development shall be carried out in accordance with the approved details before the buildings are occupied and shall be retained as such thereafter."] did not apply in this case when similar conditions were given as reasons for refusal and a consequent APP application. |              |        | officer's response (13/5/24): "Condition 3 of the original planning application is a standard condition to ensure the development is carried out in accordance with the approved plans. There were no conditions placed on the original planning application which specifically removed permitted development rights for the dwellings. As the property benefits from PD rights, the proposal for the removal of the chimney could be assessed against the relevant criteria of the GPDO (Class G, Part 1, Schedule 2)." |

| Minute No. | Action                              | Action Required   | Action Owner   | Update   | Deadline           |
|------------|-------------------------------------|---|----------------|--|--------------------|
| 42/24.2    | Buckingham - Silverstone cycle link | Cllr. Davies suggested that the question raised should be: 'we note from your map the key showing greenway built and greenway planned but this does not seem to include what you are referring to going to Silverstone Park - can you give us further information on this? We would also appreciate any further information on negotiations with landowners.' | Planning Clerk | Actioned 13/6/24<br><br>Response received 8/7/24 from Senior Planner:<br>No more information regarding the Silverstone link within the public domain at this time. The Active Travel Officer dealing with this is on leave but information has been forwarded. |                    |
| 44/24      | Action reports                      | Agreed that the Planning Clerk would contact the Tree Officer re. removal of priority habitat trees - Osier Way development.  | Planning Clerk | Actioned 13/6/24   | Awaiting response. |

| Minute No. | Action            | Action Required  | Action Owner   | Update           | Deadline  |
|------------|-------------------|--|----------------|------------------|---|
| 46/24      | Enforcement       | <p>Report yellow lines in Verney Close and Market Hill and dip in Fleece Yard.</p> <p>Look at previous minutes re. like for like repairs and consider whether a letter to the appropriate government department is warranted - add to next agenda.</p> | Planning Clerk | Actioned 23/5/24 | <p>LAT Response: (23/5/24) All reinstatements/remedial works must be completed as like for like.</p> <p>So by putting down thick yellow lines when it is supposed to be thin regulatory lines then the utilities have an obligation to reinstate it correctly. This goes with any works from our own works to utilities.</p> <p>The only time it changes is when major schemes are planned and an agreement of any changes to structures/carrageways are compliant to the highways policy and procedures.</p> |
| 48/24      | Matters to report | Standing water on skatepark - the Planning Clerk will take photographs when it rains.  | Planning Clerk |                  |   |



**BUCKINGHAM TOWN COUNCIL****PLANNING COMMITTEE****MONDAY 15<sup>th</sup> JULY 2024****Moreton Road Estate – cycle route s106 contributions****Contact Officer Mrs. K. McElligott**

Agenda 11.2.1 Action List

Mins. 291/23 (18/9/23 meeting), 539/23 (8/1/24 meeting) &amp; 719/23 (25/3/24 meeting)

Response from Principal Transport Strategy Officer (email dated 14<sup>th</sup> June 2024)

“Thank you for your letter dated 10<sup>th</sup> May, which has been passed on from Eric Owens as Service Director. We will respond separately to the points raised in this letter.

I understand this letter follows previous correspondence from Katherine McElligott regarding S106/infrastructure matters associated with Moreton Road developments. Please find below a response. Apologies that you had not received an earlier response.

**Moreton Road Phase 1:**

The S106 ‘Maids Moreton Avenue Contribution’ and ‘Avenue Crossing Contribution’ were used to deliver the following:

- Footway along Moreton Road between Bradfield Avenue and Whitehead Way (connecting with footpath provided by the developer).
- Dropped kerb crossing points at Balwen and Bradfield Avenue.
- Upgrade to bus stop opposite Balwen, including new bus shelter and Real Time Passenger Information unit.

**Moreton Road Phase 2:**

The S106 agreement included a ‘Transport Contribution’ that was ‘to be applied inter alia to implement the objectives set out in the Sixth Schedule’. The objectives were:

- ‘1. Area wide travel planning as set out in the County Council's local sustainable transport fund bid to the Department of Transport
- 2. Improvements to local bus infrastructure, including, weather proof bus shelters near to the Land and within the town centre with accessible kerbing and all usual appropriate infrastructure
- 3. Improvements to local footpaths to include enhanced linkages between the Land and existing routes including the Development immediately to the south of the Land
- 4. Introduction of cycle infrastructure in accordance with the County Council's published strategy including "on road" advisory cycle lanes or signed routes to connect the Land and the existing Development site to the south with the town centre and the provision of secure cycle storage facilities at locations within the town centre’

There was not a separate or specific cycle contribution. The Transport Contribution definition and the objectives therefore provide the Council with some flexibility to determine its use. Following engagement with Buckinghamshire County Council ward members at that time, the contribution supported the following:

- Proposed raised table on A422 High Street at the signalised crossing outside Jardines Pharmacy. Design and public consultation was carried out, however objection from the

ambulance service was received and a decision was made in 2021 not to progress this further. Please find a link to the decision report: [Development Control Committee \(moderngov.co.uk\)](https://www.moderngov.co.uk)

- Renewal of traffic signage and markings sign on Castle Street outside Villiers Hotel, to clarify traffic prioritisation. These works were completed.

#### Moreton Road Phase 3:

The S106 agreement sets requirements for the developer to deliver highway works. This includes:

- 'A cycle route from the southern end of the existing 'off road' route that currently serves Phase 1, southwards along Moreton Road to the existing mini-roundabout junction at the 'Old Gaol' (which could be in the form of either an on road' advisory or signed route)'.

Whilst the developer will be responsible for delivering the above highway works, they must submit proposed designs to the Council for prior review and approval (which has not yet happened). There is not an outstanding S106 contribution relating to these works.

More broadly, the Council is aware of developments and related S106 transport contributions in Buckingham. It has put in place processes to proactively monitor and assure the collection and the use of these contributions within the time allowed by the relevant agreements. The Council will of course engage with local ward members and the Town Council as part of the development and delivery of S106 funded schemes.

I hope this clarifies the points raised.”

**BUCKINGHAM TOWN COUNCIL  
PLANNING COMMITTEE**

**MONDAY 15<sup>TH</sup> JULY 2024**

**Information requested**

Agenda 11.2.2 Action List update

Min. 291/23 18<sup>th</sup> September 2023 and 539/23 – 8<sup>th</sup> January 2024 meeting

s106 funding sources for skatepark.

s106 officer has responded:

£135,359.40 (16/02641/APP - Hamilton Precision, 10 Tingewick Road)

£ 43,695.00 (09/01035/AOP – Lace Hill)

£ 17,845.98 (14/02685/APP – The Siding, Station Terrace)

£ 33,880.27 (11/02116/AOP – Clarence Park)

**£231,011.16 (Total)**

This leaves £52,782.84 remaining authorised for the project from the following s106 pots:

£39,419.84 (11/02116/AOP – Clarence Park)

£13,363.00 (12/02104/APP – Summerhouse Hill)

**£52,782.84 (Total)**

Applications to fell trees 2022 onwards  
Protected trees (ATP)

| Year | Appl. No. | Address  | Trees affected                          | Reason  | Decision                |
|------|-----------|--|---|---|-------------------------|
| 2022 | 00463     | Waglands Garden                                | (T1 Walnut<br>T2 Holly<br>T3/T4 Cypress | Overall crown reduction by 2-3m to manage canopy weight and alleviate stress on cavities and stem decay.)<br>Crown lift canopy by 2m and remove epicormic regeneration around the base.)<br>Remove - dying/dead. All works are from a health and safety POV.                        | Approved                |
|      | 01672     | Foscott Way                                    | T1 Ash                                  | Suffering from Ash Die-back   | Approved                |
|      | 01735     | 4 Villiers Close [Maids Moreton Avenue TPO]    | T1 & T2 Sycamore                        | Significant basal decay and possible damage to Listed wall  | Approved                |
|      | 02591     | Waglands Garden                                | T1 Lime<br>T2, T3 Cypress               | Diseased and rotting at the base of the trunk<br>Dead/dying   | Approved (5-day notice) |
|      | 02857     | University campus<br>Station Road              | T366 Cypress                            | Storm damage to crown, now compromised; safety risk to car park   | Approved (5-day notice) |
|      | 02860     | University campus<br>Verney Park               | T386 Ash<br>T388 Ash<br>T389 Ash        | (All) Significant deadwood throughout crown. Remove to ground level   | Approved                |
|      | 03896     | Waglands Garden                                | G1 Cypress                              | Root plate has failed and tree is leaning on another - fell for safety reasons as is next to visitor parking  | Approved (5-day notice) |
| 2023 | 01605     | Maids Moreton Avenue                           | T1, 2 & 3<br>Hawthorns                  | Ivy-covered and leaning on fence of Highlands Road house. Fell to Ground. (Will probably regrow from stump)   | Approved                |
|      | 01608     | Watchcroft Drive<br>[Maids Moreton Avenue TPO] | T1 Sycamore                             | Major deadwood, suffering from sooty bark disease. Fell to ground   | Approved                |
|      | 02476     | Maids Moreton Ave.                             | 770108-871 Lime                         | Raised roots, risk of becoming unstable as it matures   | Approved                |
|      | 02508     | 4 Villiers Close [Maids Moreton Avenue TPO]    | 3 Sycamores                             | Dead  | Approved (5-day notice) |
|      | 02828     | Open space,<br>Bernardines Way                 | 4 x Ash<br>Hawthorn                     | Ash Fell, has Ash die back<br>Hawthorn Fell to ground, rotten main stem<br>Ash Fell, has Ash die back<br>Ash Clear fell to ground, heavy lean and heaved root plate<br>Oak Crown lift to 3m over footpath<br>Poplar Pollard to 12, has historic tear.<br>Ash Fell, has Ash die back | Approved                |

## Conservation Area trees (ATC)

| Year | Appl. No. | Address                                  | Trees affected      | Reason  | Decision |
|------|-----------|--|---------------------|---|----------|
| 2022 | 00287     | 20 West Street                           | 1 x holly           | Too close to building   | Approved |
|      | 00929     | Chandos Park                             | Sycamore            | Fell (storm damage) replacement scheduled   | Approved |
|      | 02171     | Candleford Court                         | Ash<br>Elm<br>Plum  | Fell; decayed trunk<br>Fell, dead stem leaning over river<br>Fell, to avoid damage to wall      | Approved |
|      | 02404     | 40 Well Street                           | Eucalyptus          | Fell, excessive lean towards buildings and path (5-day notice)                                  | Approved |
|      | 02499     | 37 Well Street                           | Ash<br>Sycamore     | Danger of falling on to Listed Buildings opposite<br>Excessive shading of garden                | Approved |
|      | 02980     | 55 Well Street                           | Mulberry            | Old & stunted; to be removed to prevent damage to Listed Building and drainage pipes            | Approved |
|      | 03026     | 15 Chandos Road                          | 5 x Himalayan Birch | Fell to ground  | Approved |
|      | 03118     | 55 Well Street (tree is in Brooks Court) | Strawberry Tree     | Fell to allow access from the highway to the rear garden  | Approved |
| 2023 | 02856     | Coopers Wharf, Ford Street               | Ash<br>Willow       | Remove dying Ash tree & Remove the small Willow by the bridge. (amongst other maintenance work) | Approved |
| 2024 | 00385     | 9 Moreton Road                           | Conifer             | Dead/dying, starting to lean and causing damage to retaining wall                               | Approved |



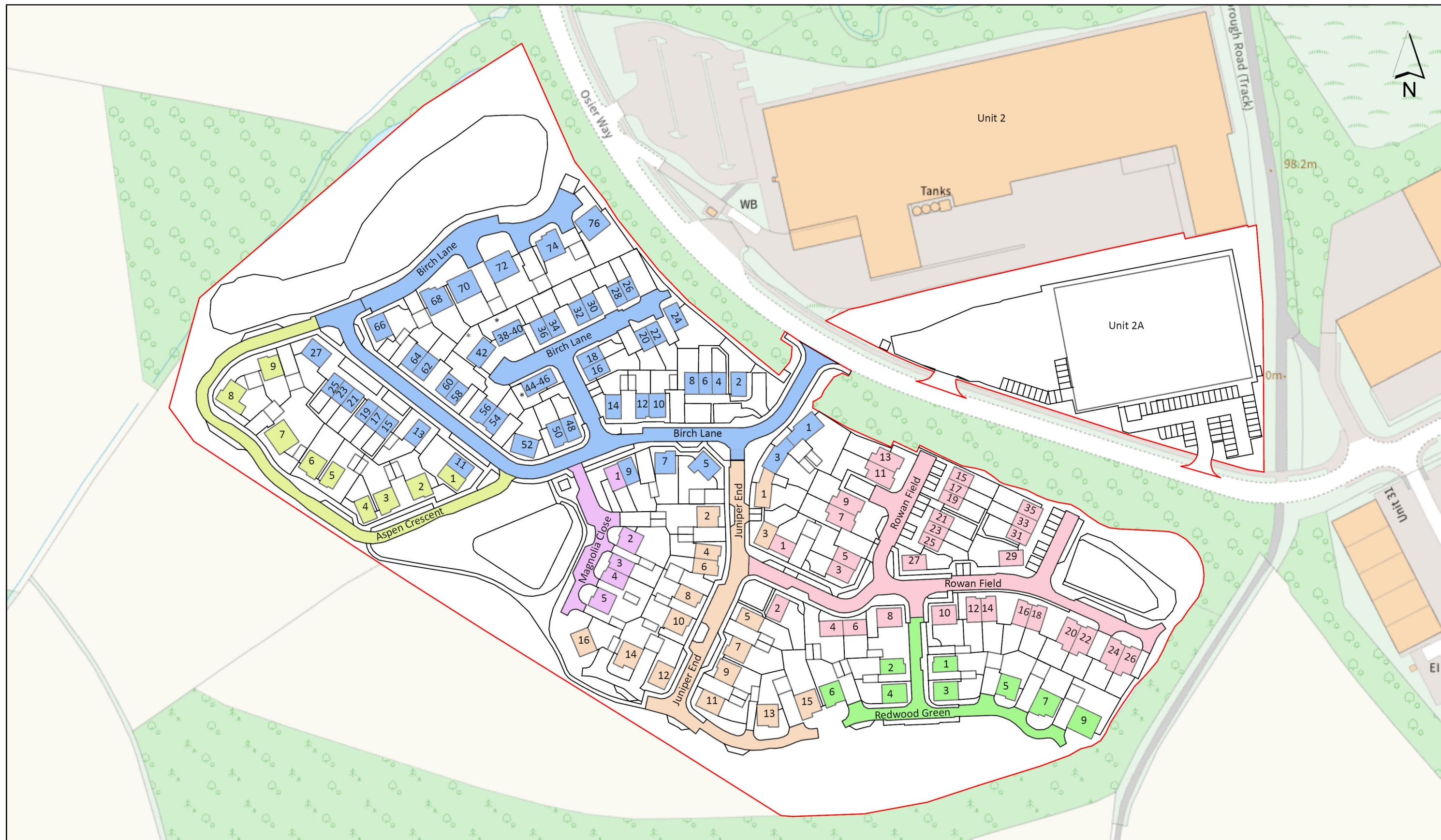
|      | appln | type | address           |                         |  | called in by |     |              |           | committee                           |          | officer               |                   |
|------|-------|------|-------------------|-------------------------|--|--------------|-----|--------------|-----------|-------------------------------------|----------|-----------------------|-------------------|
|      |       |      |                   |                         |  | Shire        | BTC | other        | date      | date                                | decision | date                  | decision          |
| 2019 | 00902 | ADP  | land adj. 73      | Moreton Road            | 12 new houses  | RS           |     |              | Jan-21    |                                     |          | 22/11/23              | approved          |
| 2020 | 00483 | APP  | Land behind 2     | Market Hill             | New detached building comprising 7 apartments                                      |              | ✓   |              | 24/2/20   |                                     |          | 16/6/21               | approved          |
|      | 00506 | APP  | Blue Shutters 12A | Stowe Avenue            | Two storey front extension and single storey side and rear extensions              |              | ✓   |              | 24/2/20   |                                     |          | 30/4/20               | approved          |
|      | 00510 | APP  | Land west of      | Moreton Rd & Castlemilk | Erection of 130 dwellings  |              |     | Sec of State | July 2023 | Hearings Oct 2023 decision 1/3/2024 | allowed  |                       |                   |
|      | 01018 | APP  | 7                 | Krohn Close             | Single storey side extension and two storey side/rear extension                    |              |     |              | 20/4/24   |                                     |          | 3/9/20                | approved          |
|      | 01240 | APP  | 5 The Villas      | Stratford Rd            | single storey side extension   | WW           |     |              |           |                                     |          | 18/9/20               | withdrawn         |
|      | 02013 | APP  | 10                | Hilltop Avenue          | Erection of fence (retrospective) and erection of timber shed                      |              | ✓   |              | 20/7/20   |                                     |          | 23/9/20               | refused           |
|      | 02511 | APP  | garage site @     | Pightle Cresce          | Demol. block of 20 garages, erection of 8 x 2-storey apartments                    | RS           |     |              |           |                                     |          | Inspectorate 03/12/21 | refused on appeal |
|      | 02752 | APP  | 12-13             | Market Hill             | Alterations to the ground floor retail unit and ch/use of upper storeys to 9 flats | TM           |     |              |           |                                     |          | 21/1/22               | refused           |
|      | 04044 | APP  | site of former 61 | Moreton Road            | Condition to be added to approval 19/00735/APP following amended plan              | TM           |     |              |           |                                     |          | 19/3/21               | withdrawn         |
|      | 04127 | APP  | 10                | Hilltop Avenue          | Erection fence (retrosp.) & timber shed  | HM           |     |              |           |                                     |          | 13/7/20               | approved          |
|      | 04249 | APP  | 2                 | Chandos Close           | Boundary fence (retrospective)   | HM           |     |              |           |                                     |          | 16/4/21               | approved          |
|      |       |      |                   |                         |  |              |     |              |           |                                     |          |                       |                   |
|      |       |      |                   |                         |  |              |     |              |           |                                     |          |                       |                   |

|                         |       |                                    |                          |  |     | called in by |           | committee |                         | officer |           |  |  |
|-------------------------|-------|------------------------------------|--------------------------|--|-----|--------------|-----------|-----------|-------------------------|---------|-----------|--|--|
| appln                   | type  | address                            |                          | Shire  | BTC | other        | date      | date      | decision                | date    | decision  |  |  |
| 04324 (& 21/00953/AP P) | ALB   | Bourton Mill Health & Leisure Club | Bourton Road             | External decked fitness area including fencing, floodlights and CCTV (part retrospective)                                    |     | ✓            | 19/4/21   |           |                         | 12/8/22 | approved  |  |  |
| 2021 00479              | APP   | Thinkbda Ltd, Oddfellows Hall      | Well Street              | Var. condition 2 (repositioning of rooflights) relating to application 19/03398/APP  | WW  |              | ? 10/2/21 |           |                         | 2/3/21  | approved  |  |  |
| 00947                   | COU C | 23                                 | Market Hill              | Determination as to whether prior approval is required for the change of use of the premises from retail (A1) to A3 takeaway |     | ✓            | 19/4/21   |           |                         | 20/5/21 | refused   |  |  |
| 02337                   | APP   | 37                                 | Badgers Way              | A part garage conversion and a first floor side extension above the existing garage  |     | ✓            | 28/6/21   |           |                         | 27/8/21 | refused   |  |  |
| 02518                   | APP   | The Old Telephone Exchange         | Market Hill              | Part ch/use of ground floor from mixed storage/workshop/retail to 3 flats & extension for 7 flats                            |     | ✓            | 19/7/21   |           |                         | 30/9/21 | refused   |  |  |
| 02710                   | APP   | site of the former 61              | Moreton Road             | Var. of drawing list of 19/00735/APP   |     | ✓            | 19/7/21   |           |                         | 23/9/21 | withdrawn |  |  |
| 04886                   | APP   | The Workshop, 4                    | Tingewick Roa            | erection of fence and shed (retrospective)   | WW  |              | 26/1/22   |           |                         | 13/4/23 | withdrawn |  |  |
| 2022 00220              | APP   | 9                                  | St Rumbolds Lane         | Infill extension & alteration to form 7 s/c student flats  |     | ✓            | 7/3/22    |           |                         | 23/9/22 | approved  |  |  |
| 01821                   | APP   | Land off                           | Market Hill/ West Street | Demol. derelict barn, erection of 7 cottages & 3 flats   |     | ✓            | 27/6/22   |           |                         | 11/8/22 | withdrawn |  |  |
| 02689                   | APP   | Land at Osier Way                  | Phase I                  | 121 dwellings etc  | RS  |              |           |           | call-in refused 29/2/24 | 29/2/24 | approved  |  |  |



|                   |      |   |                |  |                                 | called in by |                                 | committee               |                                 | officer |          |  |  |
|-------------------|------|---|----------------|--|---------------------------------|--------------|---------------------------------|-------------------------|---------------------------------|---------|----------|--|--|
| appln             | type | address   |                | Shire  | BTC                             | other        | date                            | date                    | decision                        | date    | decision |  |  |
| 03472             | APP  | 35  | Lace Lane      | Ch/use to HMO with 7 bedrooms & loft conversion inc.rear dormer (retrosp.)     | RS                              |              | 10/11/21                        |                         |                                 | 10/2/23 | approved |  |  |
| <b>2023</b> 00178 | AOP  | Site Q  | London Road    | 300 houses + employment  | RS(Jan), S.Wilson & S.Guy (Aug) |              | 31/1/23;<br>16/8/23;<br>17/8/23 | 22/05/24                | <b>Refused (appeal awaited)</b> |         |          |  |  |
| 01593             | APP  | Garage site   | Overn Crescer  | Demol. garages & erection of 3 dwellings                                       |                                 | ✓            | 22/6/23                         | call-in refused 4/3/24  |                                 |         |          |  |  |
| 01653             | APP  | 4   | Tingewick Road | erection of fence and shed (retrospective)                                     | RS                              |              | August ?                        |                         |                                 | 15/8/23 | approved |  |  |
| 02204             | APP  | 1   | Mallard Drive  | Single storey side extension (retrosp.) and proposed toilet with septic tank   |                                 | ✓            | 23/8/23                         |                         |                                 | 9/11/23 | approved |  |  |
| 03405             | APP  | 4   | London Road    | Conv. house to 7 person HMO for students                                       |                                 | ✓            | 20/12/23                        |                         |                                 | 15/4/24 | approved |  |  |
| 03605             | APP  | Land between 38 Moreton Road and Old Police Station | Moreton Road   | 7 dwellings with access etc. Call-in requested following Amended Plans 25/3/24 |                                 | ✓            | 26/3/24                         |                         |                                 |         |          |  |  |
| 2024 00085        | APP  | 7   | Krohn Close    | side extension/annexe (retrospective)  |                                 | ✓            | 7/2/24                          | call-in refused 29/2/24 |                                 | 8/3/24  | approved |  |  |
|                   |      |   |                |  |                                 |              |                                 |                         | updated information             |         |          |  |  |

|  | Licence number<br>where available |           | Address |                                 | residents,<br>if stated | date issued |
|--|-----------------------------------|-----------|---------|---------------------------------|-------------------------|-------------|
|  | LC2020                            | 10-60877  | 19      | Bernardine's Way                | 5                       | 17/12/2020  |
|  | LC2021                            | 01-62550  |         | Garden House, Castle Street     | 13                      | 01/04/2021  |
|  | LC2022                            | 09-78910  | 23      | Fishers Field                   | 5                       | 17/10/2023  |
|  | LC2019                            | 05-37137  | 34      | Fishers Field                   | 4                       | 22/02/2019  |
|  | LC2019                            | 01-032210 | 36      | Fishers Field                   | 4                       | 05/02/2019  |
|  | LC2021                            | 11-71789  | 61      | Fishers Field                   | 5                       | 18/08/2022  |
|  | LC2019                            | 013-2119  | 63      | Fishers Field                   | 5                       | 18/01/2018  |
|  | LC2019                            | 01-32204  | 73      | Fishers Field                   | 4                       | 04/02/2019  |
|  | LC2020                            | 01-47788  | 97      | Fishers Field                   | 5                       | 08/07/2020  |
|  | LC2019                            | 01-32131  | 35      | Lace Lane                       | 8                       | 25/02/2019  |
|  | LC2019                            | 10-41903  | 6       | Market Hill                     | 8                       | 27/07/2020  |
|  | LC2019                            | 01-32176  | 3       | Bryant Court, Market Hill       | 4                       | 04/02/2019  |
|  | LC2020                            | 02-49941  | 2       | Overn Avenue                    | 5                       | 09/11/2020  |
|  | LC2022                            | 02-74047  | 44      | Overn Avenue                    | 5                       | 19/09/2023  |
|  | LC2022                            | 10-80172  | 35      | Overn Avenue                    | 7                       | 12/06/2023  |
|  | LC2020                            | 05-52139  | 12      | Portfield Close                 | 5                       | 14/07/2020  |
|  | LC2019                            | 01-31882  | 1       | The Moorings, School Lane       | 3                       | 02/02/2018  |
|  | LC2019                            | 05-37124  | 4       | The Villas, Stratford Road      | 6                       | 15/08/2019  |
|  | LC2019                            | 05-37139  | 5       | The Villas, Stratford Road      | 6                       | 15/08/2019  |
|  | LC2019                            | 07-39164  |         | Lockmeadow Farm, Stratford      | 8                       | 22/01/2020  |
|  | LC2019                            | 06-37669  | 25      | Waine Close                     | 7                       | 12/03/2020  |
|  | LC2019                            | 01-32099  | 8       | Well Street                     | 5                       | 05/02/2018  |
|  | LC2112                            | 12-72602  | 60      | Well Street                     | 5                       | 15/06/2023  |
|  | LC2020                            | 07-53689  |         | Ground floor, 25-26 West Street | 17                      | 13/10/2020  |
|  | LC2019                            | 07-40292  | 11      | Western Avenue                  | 5                       | 10/11/2019  |
|  |                                   |           |         |                                 |                         |             |



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**PROJECT : STREET NAMING & NUMBERING**

**Title :** Phase 1 at land off Osier Way, Buckingham - 121 dwellings

OS Ref : SP6932

Scale : 1:1,500

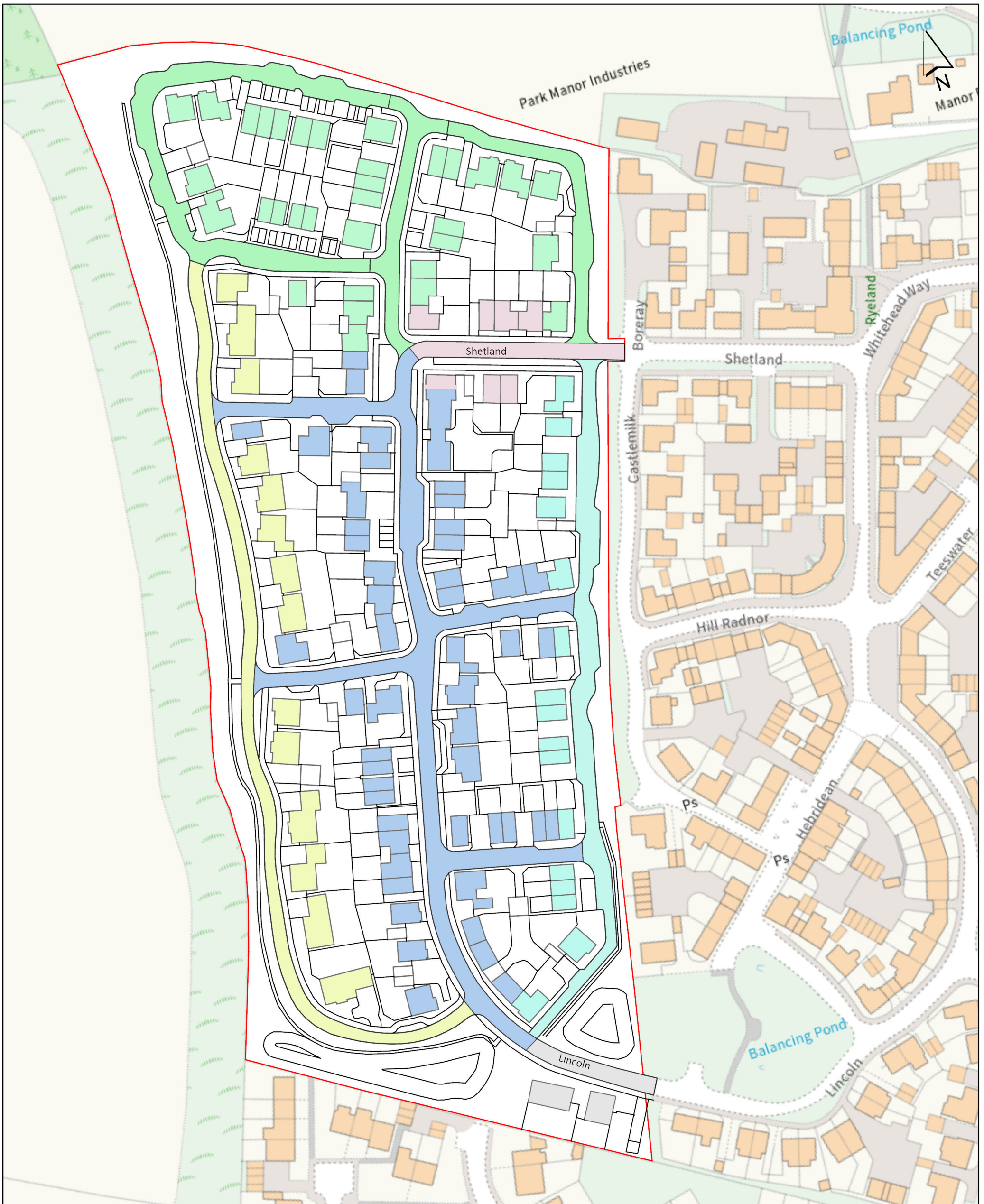
Date : March 2024

Drawn by : TB

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

**DRG NO: 24/00105/NEWDEV**



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OS Ref : SP6934-6935

**PROJECT : STREET NAMING & NUMBERING**

**Title :** 130 dwellings on land to the west of Moreton Road, Buckingham

Scale : 1:1,250

Date : June 2024

Drawn by : TB