



Buckingham Town Council

Town Council Office, Buckingham Centre,
Verney Close, Buckingham, MK18 1JP

01280 816426

office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 14 August 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 19th August 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 or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:

<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSlfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

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

3. Minutes

To agree the minutes of the Planning Committee Meeting held on 17th June 2024 and 15 July 2024 and to be put before Full Council on 16th September 2024.

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

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

To receive any update.



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. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 17th September and 2nd October 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 29th August and 26th September at 2pm.

Additional information provided by the Clerk.

[PL/52/24](#)

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

1. 24/01686/APP 89 Burleigh Piece, MK18 7BT
Householder application for single storey rear and two storey side extension.
Brown
2. 24/02041/APP 16 Meadow Gardens, MK18 1BJ
Householder application for single storey side and rear extensions and front porch extension.
King

The following two applications can be considered together:

3. 24/02054/AAD White Hart Hotel, 2 Market Square MK18 1NL
Installation of replacement signs, 1x new post pictorial complete with 2x amenity boards fitted below, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 8x floodlights and 3x amenity boards.
4. 24/02055/ALB Listed building application for installation of replacement signs, 1x new post pictorial complete with 2x amenity boards fitted below, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 8x floodlights, 3x amenity boards and painting of building exterior.
Worswick [Greene King]
5. 24/02131/VRC 4 London Road, MK18 1AS
Removal of condition 4 (occupied solely by students) attached to 23/03405/APP (proposed first floor rear extension and change of use from dwellinghouse to 7-bed student HMO – 7 occupiers).
Lalek Properties
6. 24/02213/APP 1 Robin Close, MK18 7HD
Householder application for single storey front extension.
Howlett
7. 24/02286/APP 30 Chandos Road, MK18 1AL
Householder application for first floor side, single storey front and rear extensions. Vehicular access.
Box

Amended Plans

8. 24/01640/APP 7 The Holt, *[Badgers]* MK18 7EF
Householder application for demolition of existing conservatory and garage/storage building and erection of single storey side and rear extension.
Murray

9. 24/01801/APP 11 Edburg Street [*St. Rumbold's Fields*], MK18 1ZG
Householder application for the installation of an Air Source Heat Pump.
Passenger

Not for consultation (trees) circulated separately by email for comment:

10. 24/02190/ATC St Peter And St Paul Church, Castle Street, MK18 1BS
CHH0300 - Common Lime -Tilia - removal and treat stump.
CHH0301 - Sycamore - Acer pseudoplatanus - removal and treat stump.
CHH0302 - Cherry - Prunus (sp. unknown) – recommended removal and treat stump.

Buckingham Town Council

11. 24/02248/ATP Land Adj 73 Moreton Road
Proposed works: Removal of 3No trees: T13 - Lawson Cypress T14 - Ash (Common) T17 - Western Red Cedar Trees to be felled to ground level and stumps ground-out.
Replacement Planting: Recommend replacement planting to be provided in similar location, but with greater separation from existing tree groups so as to ensure adequate space for trees to reach maturity. These would consist of heavy standards of either native or naturalised species and would be planted in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape: Recommendations.
M A Healy Ltd.

5-day notice (emergency works)

12. 24/02338/ATP Maids Moreton Avenue
T1: Lime – reduce height of tree by 3m. No lateral reduction. The top of the crown is dead for indentation reasons.
T2: Dead Beech – reduce height of dead tree to 3m.
T3: dead tree - fell to ground.

6. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
23/01784/APP	Unit C, Tingewick Road Ind. Estate	Repair and extension of employment unit with associated parking	Support in principle ¹
24/01331/VRC	St Rumbold's Fields	Var. Cond 10 of 17/04668/ADP (drawing references)	No objections
24/01653/APP	7 Gilbert Scott Rd.	Single storey side extension	No objections
24/01704/APP	22 Overn Avenue	Demolish garage, erect 2-st side extension & single storey front lobby	No objections
24/01979/APP	9 Bushey Close	Demol. garage & conservatory, erect s/st side & rear extn (granny annexe)	No objections
24/01817/APP	1 Burleigh Court	Garage conversion to habitable space	No objections
24/01839/APP	29 Meadway	Rear conservatory	No objections

¹ Members had the following reservations:

Members welcomed the investment in the site but noted the following:

- The parking bays are to be of the old standard; it was felt that the new standard 5m x 2.8m should be used, as there was currently over-supply according to the site size, and if the parking area was insufficient to accommodate the required number of larger bays, part of the delivery yard could be used.
- There has been no bus service along the Tingewick Road for many years (Design & Access Statement (¶4.2, p16) which may make a difference to the amount of car parking required, and the services to the London Road stop by Chandos Road (¶2.21, Transport Statement) are limited: a much more comprehensive offer is available at the bus stand in the High Street, a similar walking distance away, including the X5 to Bicester (TS Rail services ¶2.24→) and Milton Keynes.

An amended Travel Plan was submitted (but not advised for consultation) with parking bays of the required dimensions, and the Highways Officer expressed himself satisfied with that and the related changes. The expenses connected to the TP are the only s106 requirement.

Refused

Application	Site address	Proposal	BTC response
24/01443/APP	12 Bridge Street	External stair & new door to 1 st fl. flat	No objections ²

² However: Members had added the comment:

Members would have liked to see more detail of the staircase as it was going to be visible in the street scene in the Conservation Area, and on a principal entrance to the town centre.

Withdrawn

Application	Site address	Proposal	BTC response
24/01001/ALB	White House Farm, A421	Renovations and repairs to former Dairy, installation of French Drain	No objections subj. HBO

6.2 Planning Inspectorate

An appeal has been lodged against the Refusal of 23/03028/APP: Old Telephone Exchange, Market Hill, MK18 1JT, two storey roof extension to provide 8 flats and change of use of ground floor to 1 residential unit and ancillary residential uses.

Members will find their response to this application reproduced in the attached Report. Should they have any additional comments to make the end date for submission is 26th August.

[PL/53/24](#)

7. Consultations

7.1 MK City Plan 2050 Consultation

To consider any response to the MK City Plan 2050 Consultation, taking into account Members' responses requested by email 8/8/24.

Additional notes from the Planning Officer.

Covering letter from MK City Council which includes the link to the questionnaire, should Members wish to submit a personal response.

(closing date 9 October 2024)

[Appendix A](#)

[Appendix B](#)

[Appendix C](#)

7.2 Ministry of Housing, Communities and Local Government

To receive a report from the Compliance and Projects Manager.

For information the [NALC commentary on the changes and a briefing from ONH is linked here.](#)

(closing date 24 September 2024)

[PL/54/24](#)

8. Buckinghamshire Council matters

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

9. Updates from representatives on outside bodies

To receive verbal updates from Councillors.

10. Action reports

10.1 Regular Actions update.

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
Planning 15/7/24	11 filed via Parish Channel 1 attached to email (no longer on Consultee list) 1 CPL decided before meeting			
Extra FC 29/7/24	3 filed via Parish Channel (Osier Way)			

10.2 To receive action reports as per the attached list.

[Appendix D](#)**11. Buckinghamshire Council Committee meetings**11.1 N. Bucks Area Planning Committee (24th July 2024) *No Buckingham applications*
(14th August 2024) *Cancelled*11.2 Strategic Sites Committee (1st August 2024) *Cancelled*11.3 Growth, Infrastructure and Housing Select Committee (16th July 2024)11.4 Transport, Environment & Climate Change Select Committee (12th September 2024)**12. Enforcement**

To report any new breaches.

13. Rolling lists – updatesTree felling applications - *updated*[Appendix E](#)**14. Matters to report**

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

15. Chair's items for information**16. Date of the next meeting:** Monday 23rd September 2024**To Planning Committee:**Cllr. M. Cole JP Chair
Cllr. F. Davies
Cllr. L. Draper
Cllr. J. Harvey
Cllr. A. Mahi
Cllr. J. Mordue
Cllr. L. O'DonoghueCllr. A. Ralph Vice Chair
Cllr. A. Schaefer Town Mayor
Cllr. R. Stuchbury
Cllr. M. Try
Cllr. R. Willett
Buckingham Society Co-opted member

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

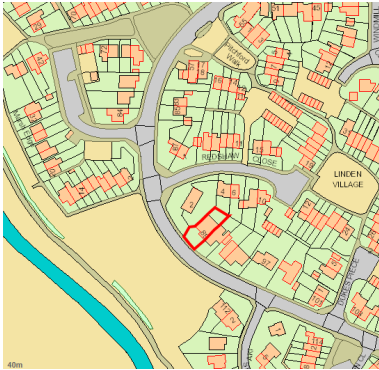
MONDAY 19th AUGUST 2024

Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

1. 24/01686/APP

89 Burleigh Piece, MK18 7BT

Householder application for single storey rear and two storey side extension
Brown

Location plan



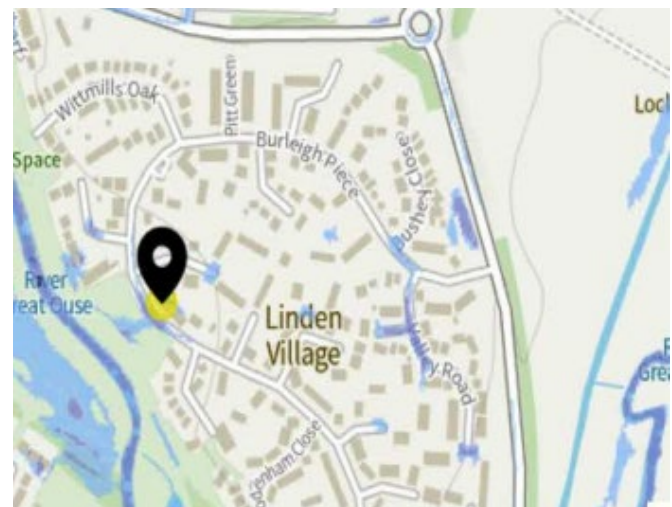
Proposed block plan



Front view



River water flooding



Surface water flooding

The site is a 3-bed semi-detached house with garage on the east side of Burleigh Piece opposite the large green space between March Edge and Akister Close. The garage has a pitched roof and is separated from the main house by a gated passage with a flat roof; at the back of the garage is a shower/WC (which must have been created in the rear of the original garage – the remaining area is 2.4m wide and 3.3m long) and a 'reception room' with a flat roof. There is a conservatory behind the main house of the same depth as the reception room, with a brick side wall (towards the neighbour) and brick plinth to the rear with French doors to the garden and a sloping glass roof. The northern side faces the rear of 2 Redshaw Close. The front garden is laid to lawn and there is shrubbery on the far side of the drive which is within the red line. The drive is big enough for at least two cars at present.

The proposal is to

- Demolish the conservatory and extend the back of the house slightly more than the thickness of an external wall to make a more substantial extension, with a 4-fold door to the garden and a sloping tiled roof with three skylights; no windows in the side wall
- The flat-roofed reception room will remain

- Extend the garage and passage forwards almost to the existing front wall building line and carry it and the shower room area up to a second floor with gable roof of the same slope as the existing and a subsidiary ridge height, to provide a master bedroom, walk-in wardrobe and en-suite bathroom. There will be two small windows in the rear wall (both to the bathroom) and a 3-pane window to match the existing in the front wall, nothing in the side.
- The existing front porch is not being extended as such, some interior walls are to be removed to make a larger hallway
- The existing garage has single-skin walls; the outer wall will be thickened internally to provide adequate foundation for the upper storey. This will reduce the internal width of the garage from c2.4m to c2.2m making it even less likely to be used to park a car in. The new internal length will be c5.1m (from c3.3m). The drawings are not dimensioned, so these measurements have been scaled off from the small originals submitted.

Planning History

1	74/01229/AV	Erection of 301 units with roads & sewers	Approved
2	77/00213/AV	RESIDENTIAL DEVELOPMENT	Approved
3	80/02173/AV	PROPOSED RESIDENTIAL DEVELOPMENT	Approved
4	24/01686/APP	Householder application for single storey rear and two storey side extension	Pending Consideration



2. 24/02041/APP

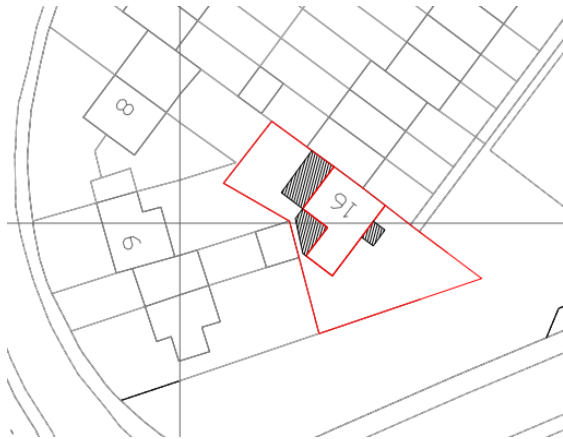
16 Meadow Gardens, MK18 1BJ

Householder application for single storey side and rear extensions and front porch extension

King



Location plan



Site plan (proposed)



Google Streetview 2011

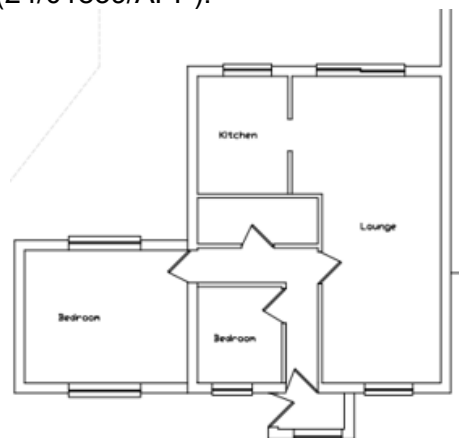
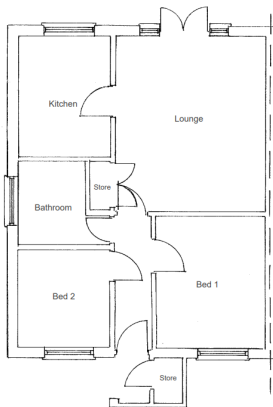


Aerial view

The site is a 2-bed bungalow at the southern end of a terrace of two-storey houses along a parking court off Meadow Gardens. Its southern boundary is the bypass verge, and there are no facing houses; the rear and side boundaries of the large plot are with the back gardens of Nos 2- 10 Meadway. The whole bungalow is stepped out so far forward of the terrace's front and rear building lines that its roof ridge is almost continuous with their front elevations. The original floor plan and appearance would have been very similar to the 29 Meadway bungalow considered at the last meeting (24/01839/APP):



(29 Meadway for comparison)



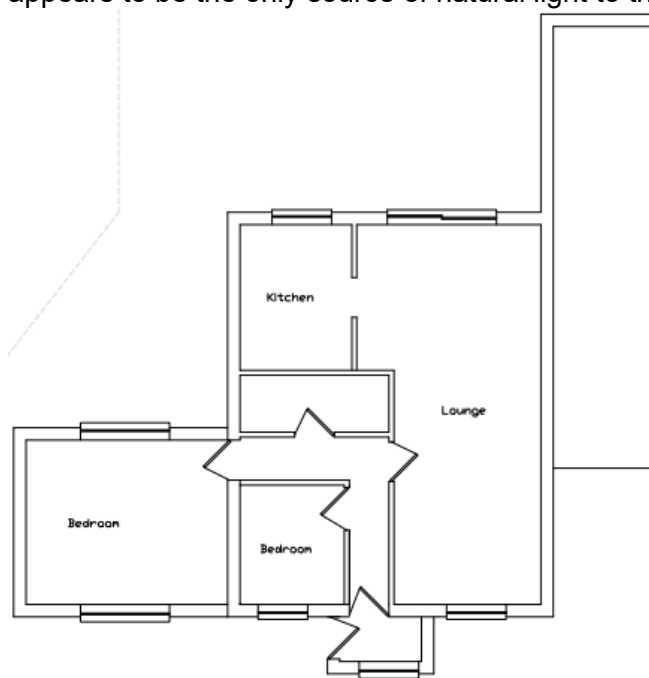
Layout after extension of 16 Meadow Gardens

It already has had a side extension (98/00067/APP); The extension added a bedroom, and the original Bedroom 1 was amalgamated with the lounge to form a single room; and the bathroom was subdivided to form a corridor to the new bedroom.

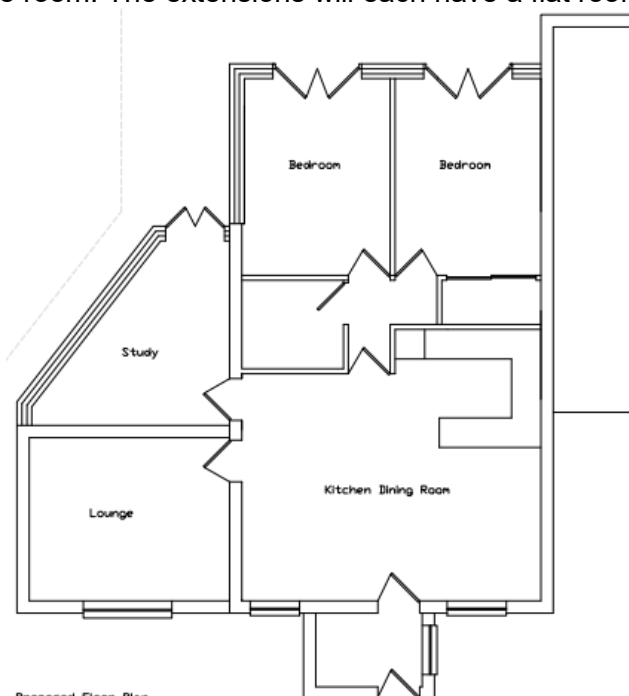
Planning History

1	98/00067/APP	SINGLE STOREY SIDE EXTENSION	Approved
2	17/02448/APP	Erection of a 6ft close boarded and 4ft picket fence around the front of property - Retrospective	Refused
2a	18/00006/FTHA		Appeal Allowed
3	18/00149/APP	Fencing to private garden (Retrospective)	Approved
4	24/02041/APP	Householder application for single storey side and rear extensions and front porch extension	Pending Consideration

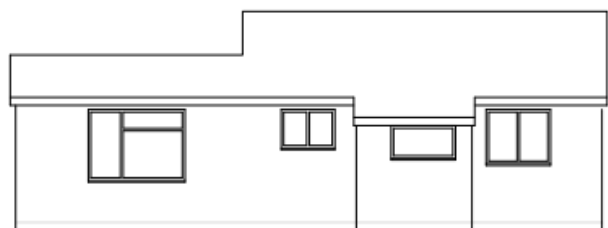
The proposal is to radically re-think the internal arrangement of the bungalow and extend the rear section back about 3m to about 2.5m short of the neighbouring house's rear wall, and to form a triangular study in the L-shape. The porch will be extended forwards about 0.5m with a gable replacing the continuous slope extension of the roof and the door moved to its front wall, with a window inserted into its right hand side wall, facing along the frontages of the row of houses. The other windows in the original front elevation will be enlarged as single panes; the window in the extension will be unchanged. The new rear wall will have French doors to both the new rooms, and a similar door will give access to the garden from the study; this appears to be the only source of natural light to the room. The extensions will each have a flat roof.



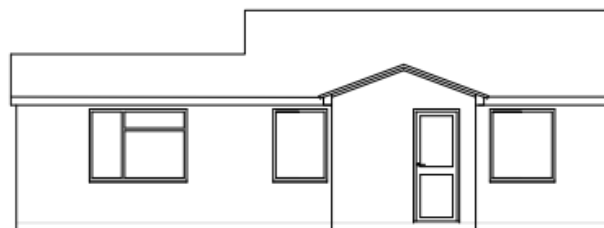
Existing Floor Plan



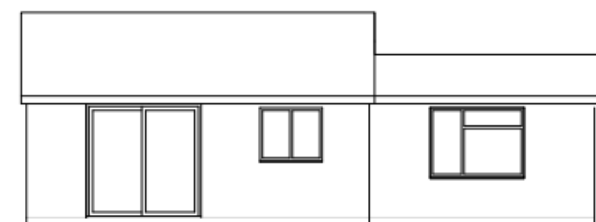
Proposed Floor Plan



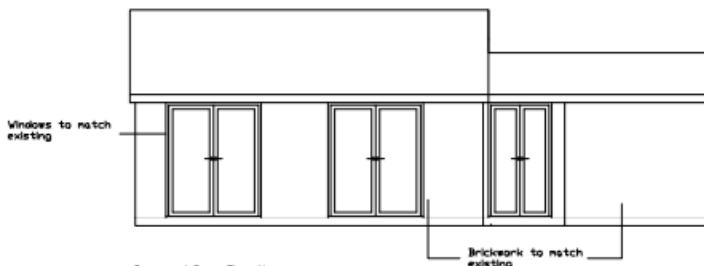
Existing Front Elevation



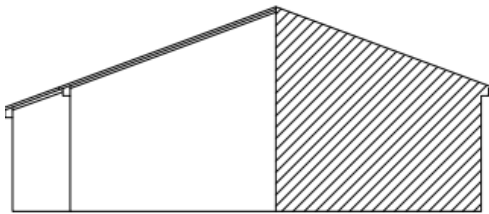
Proposed Front Elevation



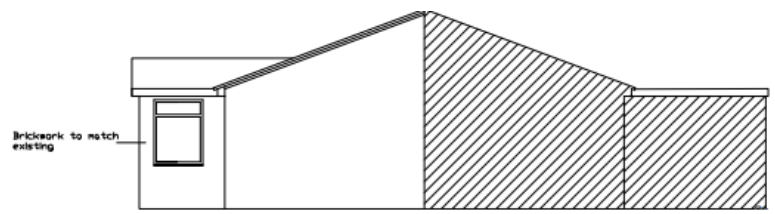
Existing Rear Elevation



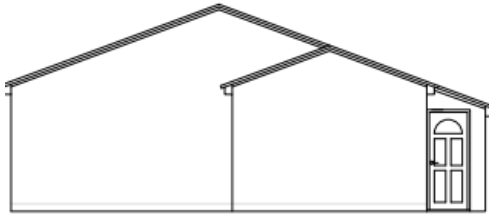
Proposed Rear Elevation



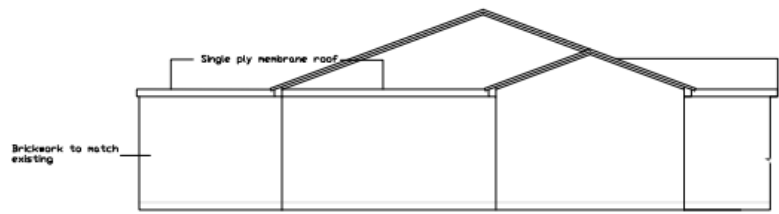
Existing Side (north eastern) Elevation



Proposed Side (north eastern) Elevation



Existing Side (south western) Elevation



Proposed Side (south western) Elevation

A summary of the internal layout changes is

- The new extension will house two roughly equal-sized bedrooms and include about half the kitchen and a matching area of the rear of the lounge;
- The middle section of the lounge and the remainder of the kitchen will be used to form a bathroom*, and lobby, and a built-in wardrobe for one of the bedrooms;
- The remaining part of the lounge will be amalgamated with the smaller bedroom, the corridor to the master bedroom and the area of the existing bathroom to form a kitchen/diner across the whole width of the original bungalow, with a door to the new study;
- The existing master bedroom will become a lounge and its rear window bricked up.

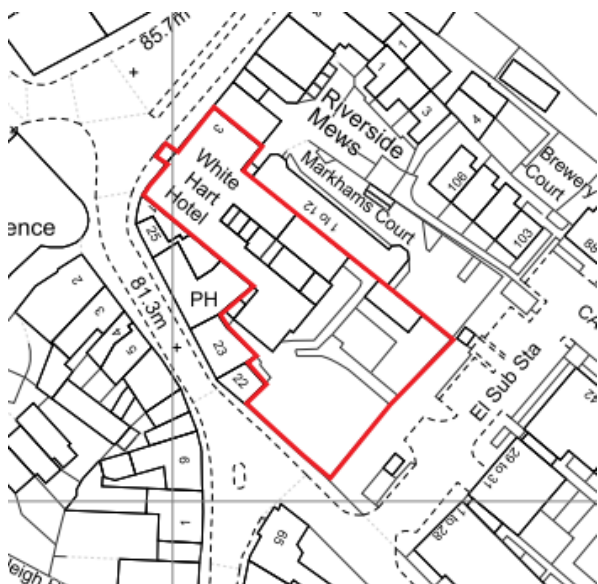
* The unlabelled rooms on both 'existing' and 'proposed' plans are assumed to be a bathroom; the existing one is in the same place as the original bathroom, which was cut in half to make the corridor, and the new bathroom is further back than this and squarer in plan.

It can be seen that the dwelling remains a 2-bedroom one, and the bedrooms will now be on the northwest side, and the kitchen/diner on the south east side; the new study is on the west side, very close to the boundary fence. The aim is to make the living rooms lighter/sunnier. The only new side window is in the porch.

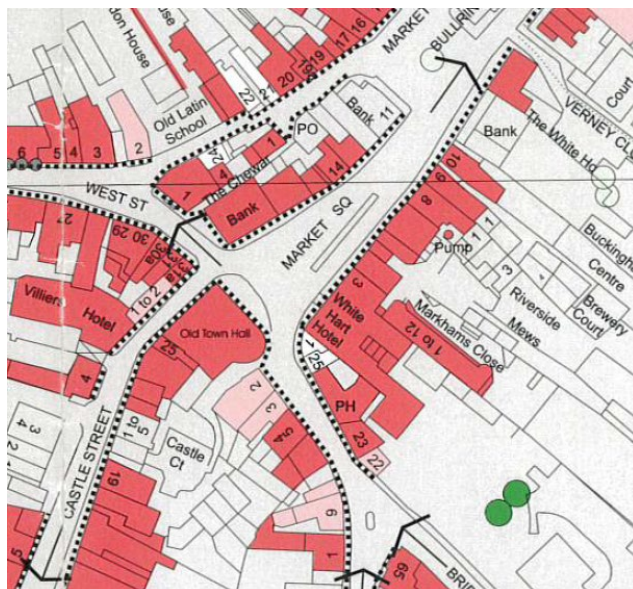
Bricks and doors/windows will be of matching materials; the flat roofs will be a membrane (the bungalow has a tiled roof).

The following applications may be considered together

3. **24/02054/AAD** White Hart Hotel, 2, Market Square, MK18 1NL
Installation of replacement signs, 1x new post pictorial complete with 2x amenity boards fitted below, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 8x floodlights and 3x amenity boards
4. **24/02055/ALB** Listed building application for installation of replacement signs, 1x new post pictorial complete with 2x amenity boards fitted below, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 8x floodlights, 3x amenity boards and painting of building exterior
Worswick [Greene King]



Location plan



Nearby Listed buildings (red); other important buildings (pink)



Submitted photo of 'Existing' décor and signage – Market Square elevation

SIGN COLOUR

Farrow & Ball
Stiffkey Blue
RAL 5007

Farrow & Ball
Tallow
RAL 9001

Farrow & Ball
Stone Blue
NCS 4020 B10G

Farrow & Ball
Light Blue

RAL 9005

BUILDING COLOUR

Farrow & Ball
Stiffkey Blue

DOORS & FLINTH

F&B
Strong White

RENDER/WINDOWS

Farrow & Ball
Dove Tale

**WINDOW SURROUND
PORCH & HIGH LEVEL
CORBELLING**



(Photo taken Saturday 10/8/24)

Work appears to have been started

Colours specified



Proposed paint colours and key to new signs: Hanging signs 02A (L) and 02B (R)
 Upper line numbers from L to R : 11, 11, 07, 07, 11, 11, 11;
 Lower line numbers from L to R 06A, 10B, 05A, 06, 06B, 05B, 03, 10B



Existing signage – rear elevation



Proposed new signage - numbers 01, 04, 10A and 10C, 01A



Existing sign, Bridge Street



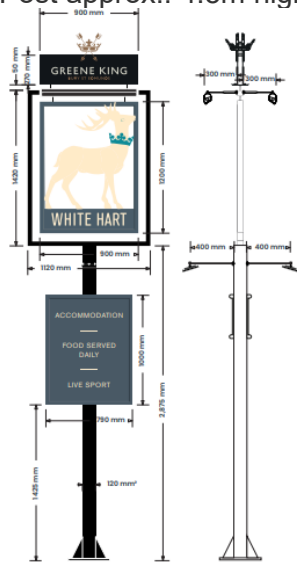
Enlarged detail of existing sign



Proposed hanging (01) and amenity sign (01A)

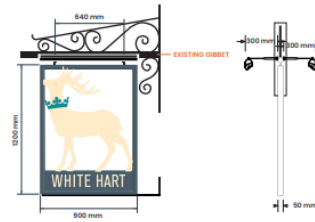
Bridge Street signs 01 & 01A

1x new post pictorial complete with 2x amenity boards fitted below, back to back. Warm white trough lights over top panel, small flood lights to lower panels. Post approx.. 4.5m high.

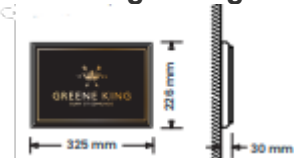


Market Square front signs 02 A & B

2x projecting aluminium pictorial panels to 2x existing gibbets, trough lights over



Small sign to right of front porch sign 03



0.325m x 0.226m high and 3cm thick
Cast bronze with timber patress (mount)
Unlit

Rear elevation sign 04



5m long with lettering on central 2.6m
Aluminium
Trough lighting over

Lanterns each side of front door (05A & B)



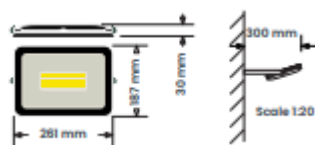
Material not specified
Lantern A is 1.79m above the ground
Lantern B is 1.945m above the ground

Signs on the porch canopy (06 front, 06A & 06B sides)

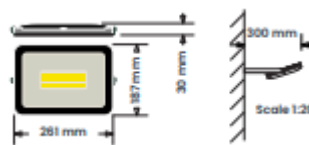


Handpainted
Unlit

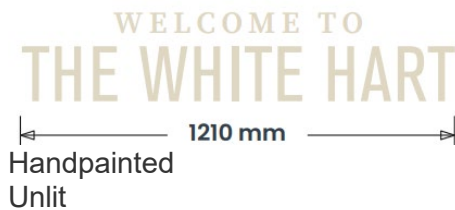
Floodlights 07 fixed on porch



Floodlights 11 fixed on front elevation between ground and first floor windows



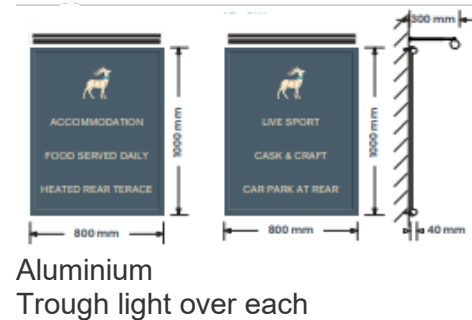
Rear entrance sign 10A



Rear entrance at bottom of ramp (10C)



Each side of front door (10A (L) & 10B (R))



Planning History (signage, external lighting and decoration only)

1	77/00243/AV	INTERNALLY ILLUMINATED SIGNS	REFUSE
2	89/02001/AAD	ERECTION OF PROJECTING ADVERTISEMENT SIGN MENU	APPROVE
3	89/02002/ALB	BOARDS HARVESTER LETTERING AT THE FRONT RECEPTION SIGN AT THE REAR AND CAR PARK SIGN	
4	96/01832/AAD	REAR ENTRANCE SIGN	Approved
5	99/00195/AAD	Installation of new signs & lighting	Approved
6	99/00196/ALB		
7	04/03251/AAD	Erection of banners	Refused
8	08/00762/AAD	Erection of illuminated Fascia sign, hanging sign and various other signs	Approved
9	13/00124/AAD	No.3 Illuminated Pictorial Signs, No.2 Illuminated Fascia Sign,	Approved
10	13/00125/ALB	Illuminated Transom Sign and No.1 Wall Plaque	
11	15/01312/ALB	Upgrading of the existing signage scheme to comprise 2 x non-illuminated fascia signs and 1 x illuminated fascia sign; 3 x illuminated hanging signs; 5 x non illuminated hoarding signs and 1 x decorative lantern.	Approved
12	15/01323/AAD		
13	19/04047/AAD	Installation of replacement illuminated and non illuminated signs and repainting of the exterior.	Approved
14	19/04049/ALB	Internal refurbishment to public house with full redecoration and minor layout alterations. Full external redecoration and decorative festoon lighting to external seating area.	
15	19/04146/ALB		
16	24/02054/AAD	Installation of replacement signs, 1x new post pictorial complete with 2x amenity boards fitted below, 2x projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 8x floodlights and 3x amenity boards	Pending Consideration
17	24/02055/ALB	Listed building application for all the above and painting of building exterior	

5. 24/02131/VRC

4 London Road, MK18 1AS

Removal of condition 4 (occupied solely by students) attached to 23/03405/APP (proposed first floor rear extension and change of use from dwellinghouse to 7-bed student HMO – 7 occupiers)

Lalek Properties

Condition 4 of 23/03405/APP reads:

4 The House in Multiple Occupation (Sui Generis) hereby permitted shall be occupied solely by students.

Reason: To reflect the basis upon which the application has been submitted and assessed, and to accord with the aims of policy HP2 of the Buckingham Neighbourhood Plan (2015).

23/03405/APP was approved on 15/1/24

Policy HP2 of the 2015 Neighbourhood Plan reads:

HP2 – Allocate land for 400 new rooms for University expansion

Development will be supported for new rooms as set out in Table 3 and as shown in the site allocation plans in Section 4 provided the development meets the requirements set out in the policies of this Plan (with the exception of HP4 [*Provide a diverse housing mix*]; HP5 [*Provide affordable housing*] & HP6 [*Phasing*]).

The reason given for the Variation of Condition is:

Condition was included according to decision letter in accordance to the aims of policy HP2 of the Buckingham Neighbourhood Plan (2015), however this plan is currently under public consultation to be renewed (From 9th July to 31st August) and HP2 no longer has a requirement for rooms to students. Moreover the property can still serve as a student accomodation without the strict requirement to be let to students alone especially in light of government policy that can limit university student intake and make the property underutilised.

This is the only known HMO in Buckingham with this condition attached. Moreover, this property could be considered uner HP3 of existing Buckingham Neighbourhood Plan (2015) which would align better with the proposed Buckingham Neighbourhood Plan which is under consultation

And the desired variation is:

Application is for Condition to be removed to allow both students and professionals

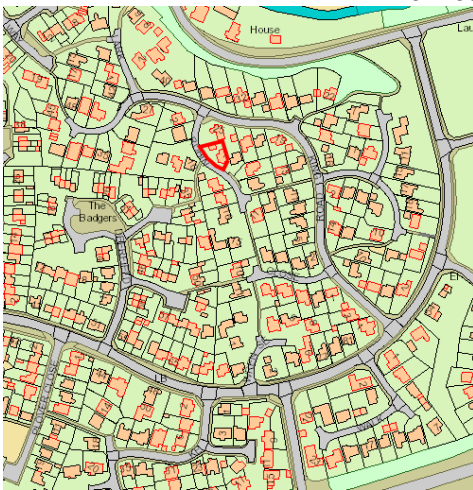
Members should note that the 2015 Plan is valid until 31st December 2031, and the review has yet to pass through the Regulation 16 phase so his reference has no immediate validity and we have no date for when Buckinghamshire will have completed their Reg.16 tasks, which may be later than any decision on the application.

6. **24/02213/APP**

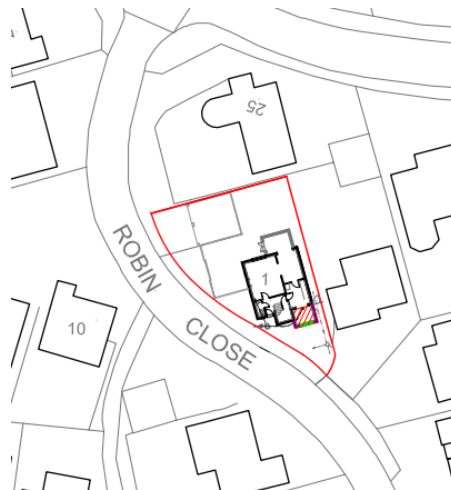
1 Robin Close, MK18 7HD

Householder application for single storey front extension

Howlett



Location plan



Site plan (proposed)



Aerial view



Detached double garage with forecourt parking – front view of house & garage – front unsuitable for extra parking

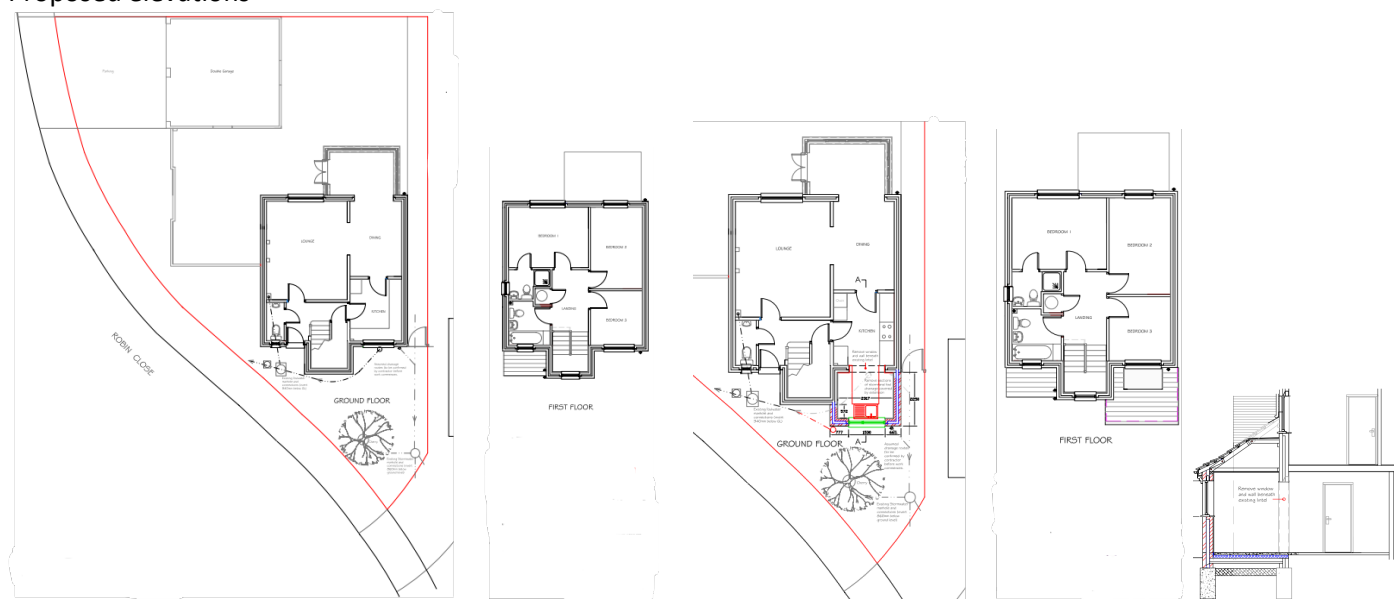
The site is a 3-bed detached house with a detached double garage on the east side of Robin Close. The Planning Statement says this is a shared garage, but the red line encloses the whole building, and the surrounding houses all seem to have adequate garage and driveway parking. (The house on the corner is 25 Kingfisher Road, and it has a garage on the far side of the building.) It is separated from the common boundary with №.3 by a gated side passage, and №.3 has a similar width gated passage and an attached single garage, with a blank wall facing №.1. The front of the house has a gabled projection, housing the stairwell, about 1m proud of the building line with a 'Norman' window at first floor level. To the left of this is a tiled single-pitch roofed canopy porch with corner column support, and to the right is the kitchen window. The proposal is to extend the kitchen forward by rather over 2m so that the front wall is approximately 0.6m in front of the central projection, thus making a staggered frontage. The kitchen will have a new matching window in the front wall, and a single pitch roof similar to the porch, but with a flat central section under the bedroom window. There will be no new side windows, and a small shrub bed under the existing kitchen window will be lost. Matching bricks are specified but no other details of materials.



Existing elevations



Proposed elevations



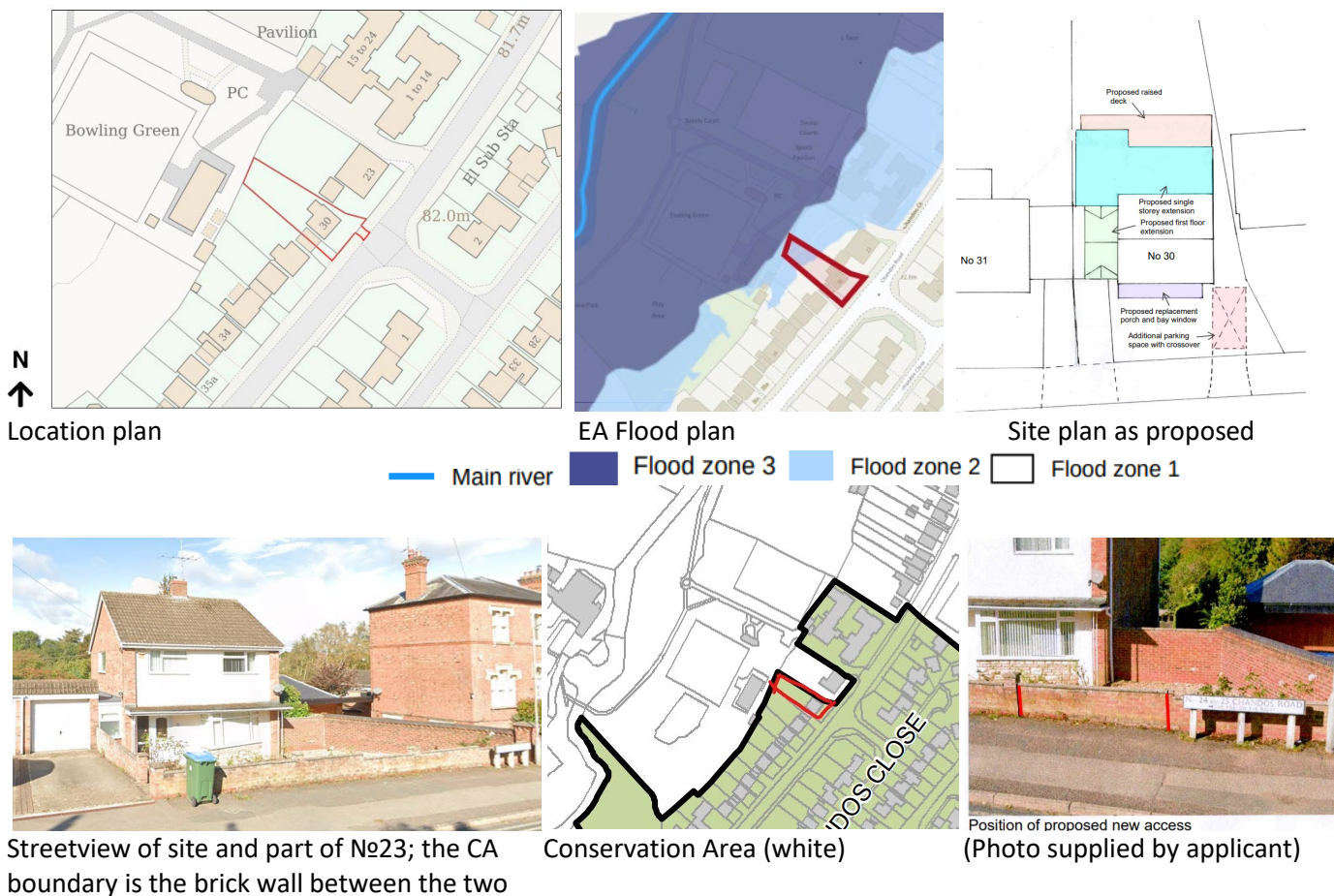
Existing site layout and ground floor & first floor plans
The partial rectangle on the right is the garage wall of № 3

Proposed ground & first floor plans

Section through ext'n showing flat roof area

7. 24/02286/APP

30 Chandos Road, MK18 1AL
 Householder application for first floor side, single storey front and rear extensions. Vehicular access
Box



The site is a link-detached 3-bed house on the western side of Chandos Road opposite the entrance to Chandos Close. Nos 1-23 Chandos Road (excluding Chandos Court between No 22 and No 23) are Victorian and Edwardian and in the Conservation Area, though not Listed; they are 'Buildings of note' described in the CA document as "Prominent buildings which contribute to the area by reason of their age, design, massing, scale or enclosure". It has a long garden terminating at the Park boundary behind the Bowls Club. Nos 24/25 are The Old Dairy adjacent to Royal Court flats tyowards the Station Road end of Chandos Road. In between are these fairly uniform 1960s houses, Nos 30-34, 35a, 36a and 37a; Nos 35-37 are at the London Road end between George Grenville School and the back of Sainsbury's. The site slopes considerably from street level to the Park level; the rear part of the garden is in Flood Zone 2.

It looks as though there was originally a side passage between the house and garage, but this has been roofed over and houses a cloakroom and small lobby. Most of the other similar houses appear to have done this.

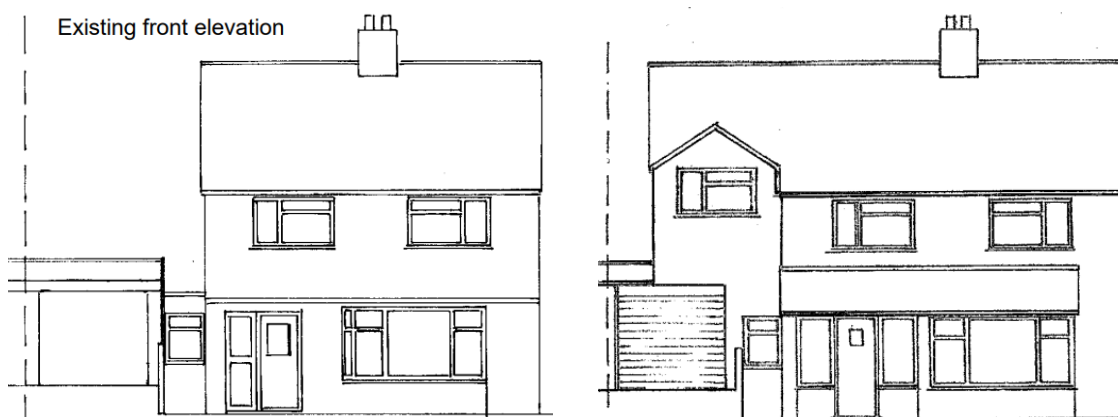
The front of the house has an unusual triangular bay window under a flat-roofed canopy that continues over the front door. Quite a few of the other houses have already extended forwards over all or part of the front elevation, so few of these triangular bays still exist. There is an extensive paved frontage bounded by a low brick wall to the front and south side, and a much higher brick wall on the north side. There is room to park a vehicle in front of the garage linked to that of the neighbouring house to the south.

The proposal is to

- Make a new access to this paved area per the marked-up photo above
- Extend the ground floor front forwards from the southern corner to the bay window, making a rectangular bay to the lounge and a new front porch; this will have a sloping tiled roof over all
- Extend the first floor over about 2/3 of the width of the garage and its entire length to make a fourth bedroom with en-suite shower-room. The front and back walls will have a projecting roof with a ridge

about halfway down the roof slope with a gable end with a window in – the front will match the existing, the rear one is smaller as it is to the bathroom

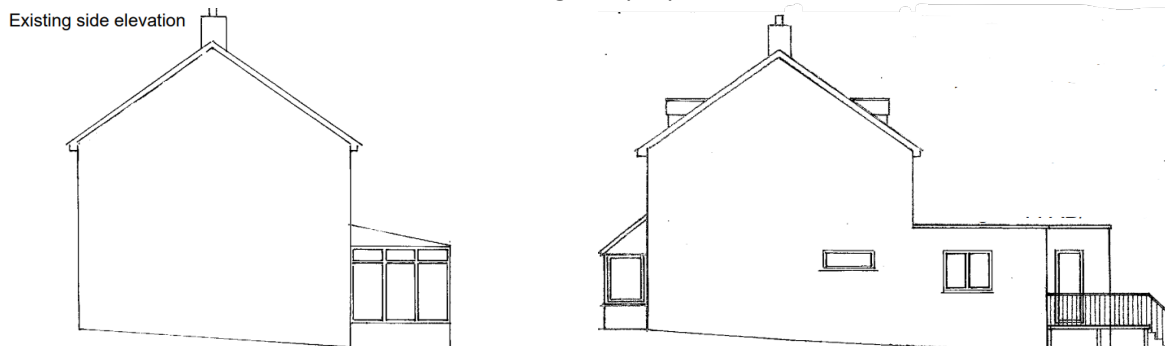
- Demolish the existing conservatory and build a single storey flat-roofed extension over the whole width of the building, including the garage, combining the kitchen, dining room, and lobby into one room; the section behind the garage will project further back than the building line of the new kitchen/diner and contain a ground floor bedroom with ensuite shower-room. From the circles on the drawing, this may be for a disabled person – such circles usually demonstrate that there is wheelchair turning space between the furniture.
- There will be a decking area across the new back of the house, with a balustrade and a short flight of steps to the garden. The kitchen/diner and bedroom will open onto this with folding patio doors
- There will be a skylight over the bedroom and two over the dining area; there will be no new windows to the south side (the existing upstairs window will become the doorway to the 4th bedroom); there will be two new windows in the north wall, one for the kitchen and one for the dining room, but no change to the blank first floor wall on this side.
- Brick & render walls and uPVC windows/doors will match the existing; the house has concrete tiles, so the side extension will have matching tiles, the front extension will have slates and the flat roof will be a membrane.



Existing and proposed front elevations

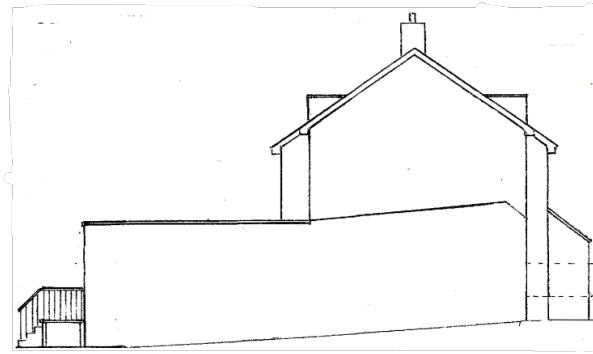


Existing and proposed rear elevations

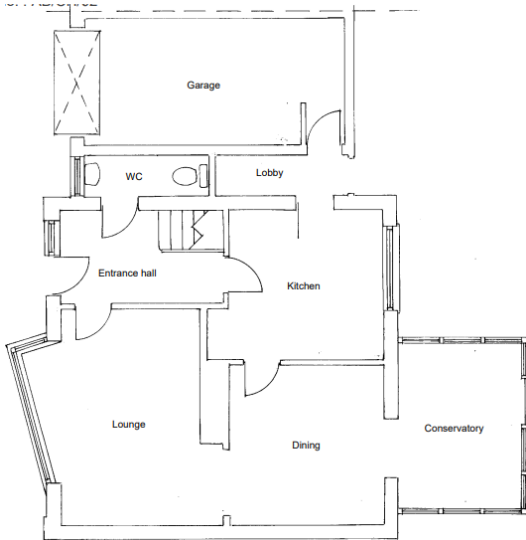


Existing and proposed side elevations towards No 23

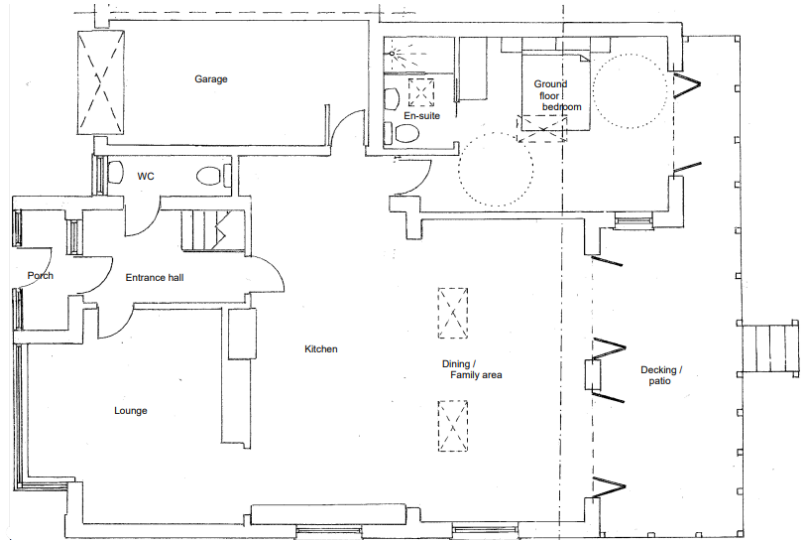
Existing side elevation



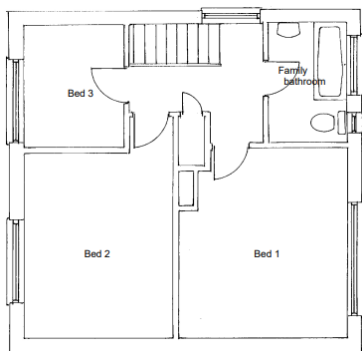
Existing and proposed side elevations towards № 31



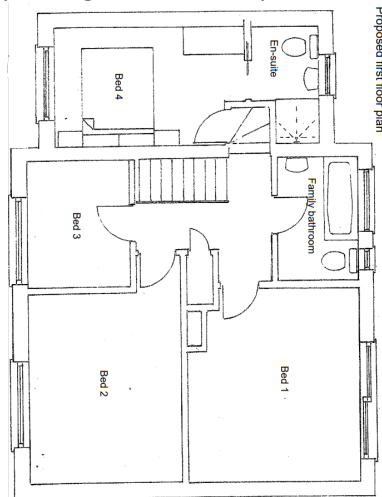
Existing ground floor layout



Proposed ground floor layout



Existing first floor layout



Proposed first floor layout (drawing rotated for easier comparison with existing)

Amended Plans

8. 24/01640/APP

7 The Holt, [Badgers] MK18 7EF

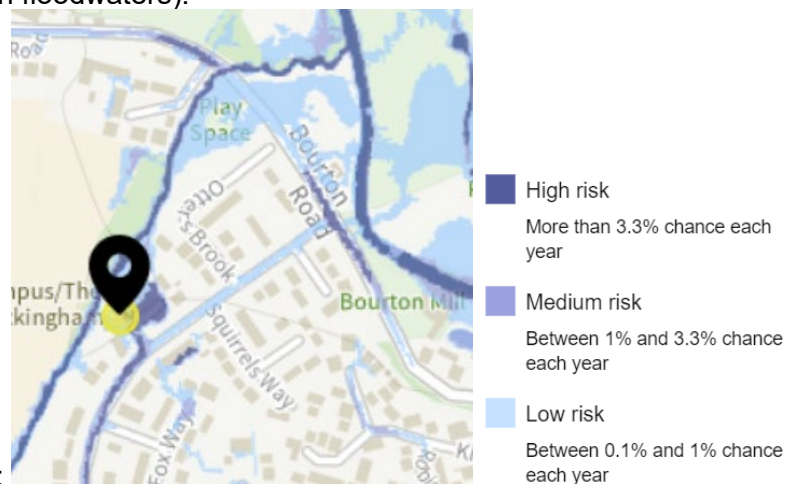
Householder application for demolition of existing conservatory and garage/storage building and erection of single storey side and rear extension
Murray



The site is a 3-bedroomed 1980s semidetached house with a detached garage behind it. The driveway faces the access road from Badgers Way, and is brick paved to the slightly projecting enclosed porch, with a cobbled area to the left of it. The small rear garden has the unsurfaced Circular Walk beside the stream to the rear of it, is partly laid to lawn, and a small conservatory projects from the back of the house into it. The proposal is to demolish the conservatory and the garage and replace them with a single-storey L-shaped extension wrapping round the side and rear of the house with a single pitch roof. The side extension does not come as far as the front wall of the porch, and the rear extension is as deep as and comes as close to the boundary fence with №5 as the existing conservatory.

Members considered the application at the 17th June meeting and had No Objections, though with the 'No site notice' proviso. The site notice was posted on 26th June.

The immediate neighbours have both submitted comments - №5 (support), №9 (objecting to the proximity and size of the proposed extension, and a follow-up concern about flooding from the brook at the rear and the damming effect of the new extension on floodwaters).

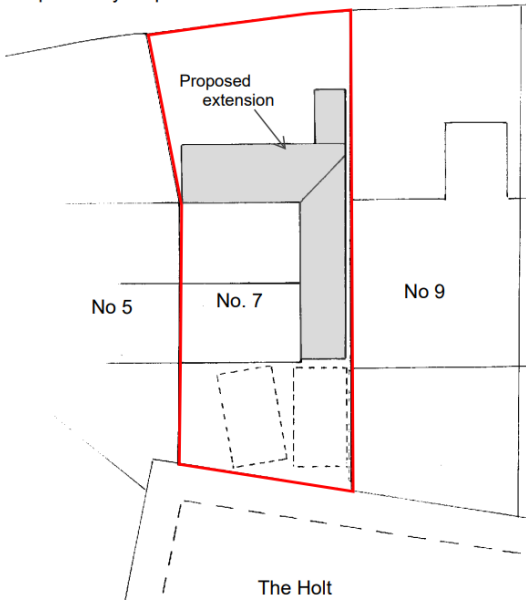


The EA surface water flooding map shows:

I had assumed №9's existing extension was a garage, with some lighting from the windows visible in the illustration above right, but it turns out that one of them is a window to the kitchen/utility area which would be faced by a very close brick wall. A utility room is not a 'habitable room' but a kitchen is.

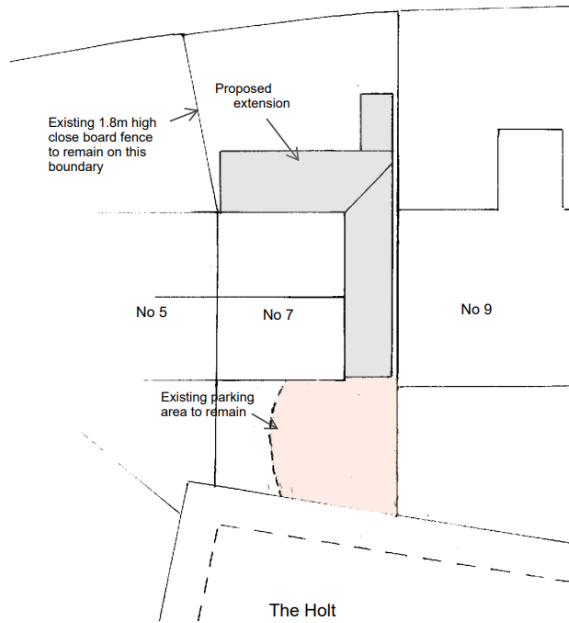
New drawings have been submitted in response to the neighbour's concerns about the extension and property boundary as below.

Proposed layout plan



Drawing 01 original

Proposed layout plan



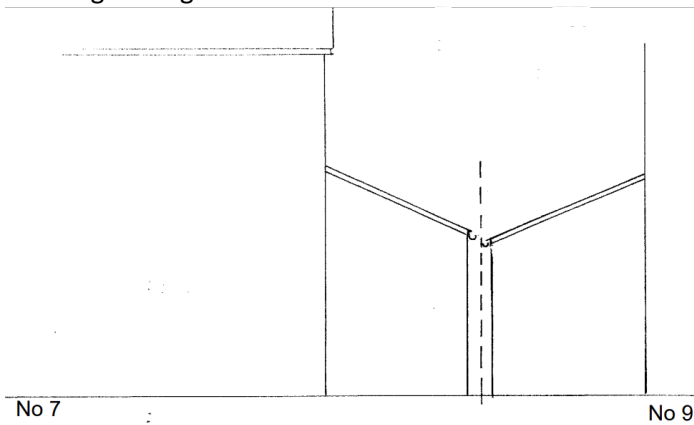
... and revision B



Drawing 03 original



... Revision C now shows the profile of No 9's existing extension



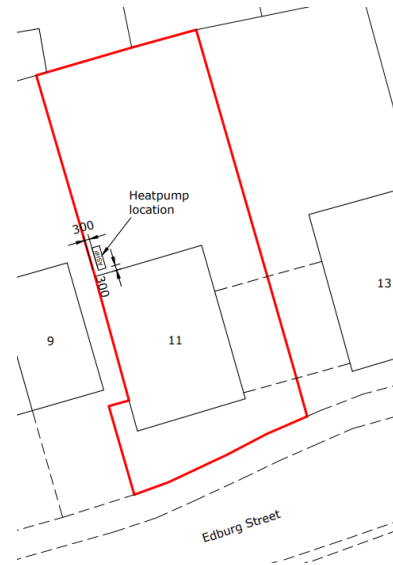
New drawing 04 'proposed boundary details' shows no overlap of the guttering into the other property.

9. 24/01801/APP

11 Edburg Street [St. Rumbold's Fields], MK18 1ZG
 Householder application for the installation of an Air Source Heat Pump
 Passenger



Location plan (whole estate south of Tingewick Road)

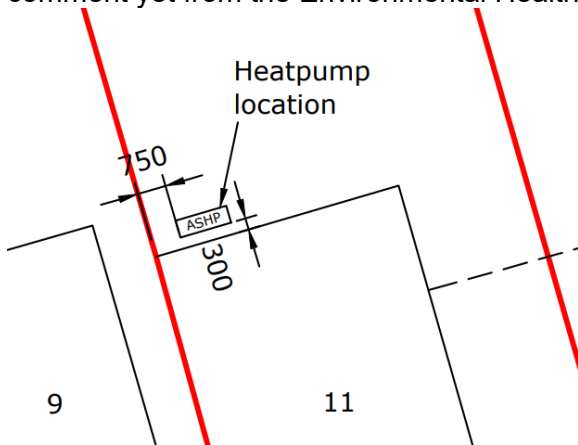


Site plan (proposed) as amended

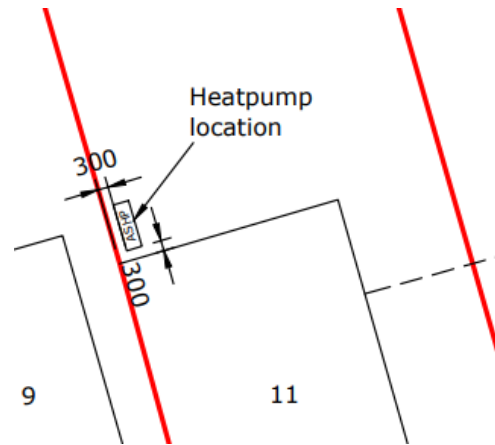
The site is a 4-bed detached house in the northeastern section of the part of St Rumbolds Fields south of the Tingewick Road (Plot 368, 'Hurst' design). It has an integral carport with a bedroom over which links with that of the neighbour to the east, and is separated from the neighbour to the west by their side path and (at the rear) a timber fence.

Members considered this application at the 15th July meeting, responding 'No Objections subject to Environmental Health's satisfaction following a requested noise impact report'

The proposal is to install an air source heat pump at the rear of the house, close to the kitchen window. The Amended Plans show the installation to have been turned through 90° to lie parallel to the boundary fence and rather closer to it. The elevation drawings have been amended to match, and there is a noise assessment document which shows that the installation passes the required standard, but no further comment yet from the Environmental Health Officer.



Original position of heat pump



New position of heat pump

Not for consultation (trees) circulated separately by email for comment:

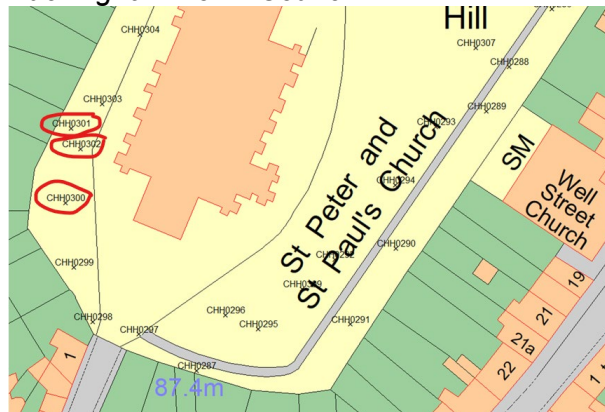
10. 24/02190/ATC

St Peter And St Paul Church, Castle Street, MK18 1BS

CHH0300 - Common Lime -Tilia - removal and treat stump.

CHH0301 - Sycamore - Acer pseudoplatanus - removal and treat stump

CHH0302 - Cherry - Prunus (sp. unknown) – Recommended removal and
Buckingham Town Council treat stump.



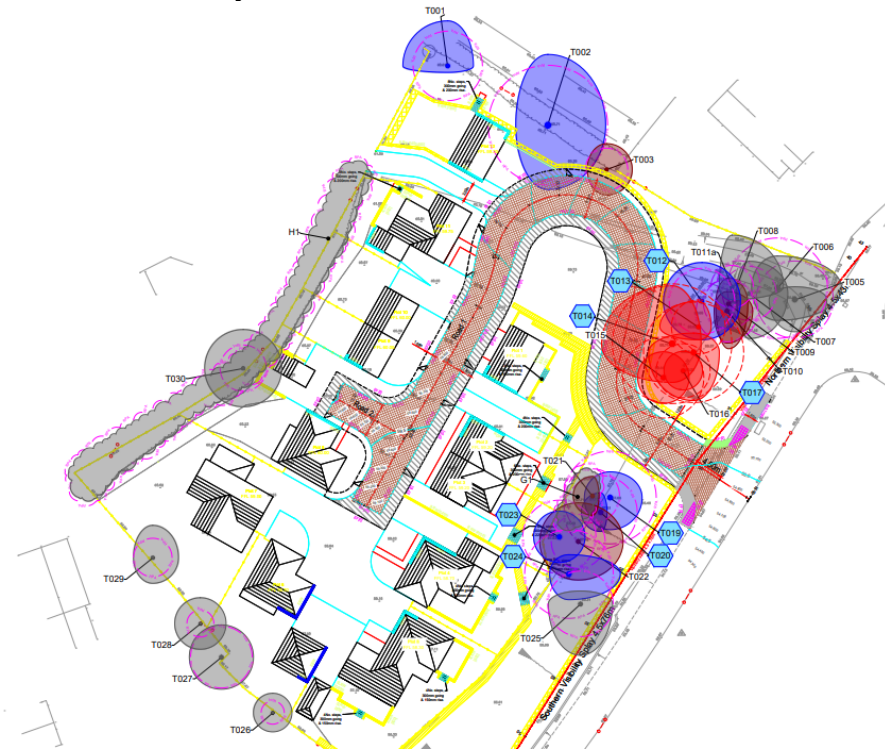
11. 24/02248/ATP

Land Adj 73 Moreton Road

Proposed works: Removal of 3No trees: T13 - Lawson Cypress T14 - Ash (Common) T17 - Western Red Cedar Trees to be felled to ground level and stumps ground-out. [coloured red, below]

Replacement Planting: Recommend replacement planting to be provided in similar location, but with greater separation from existing tree groups so as to ensure adequate space for trees to reach maturity. These would consist of heavy standards of either native or naturalised species and would be planted in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape: Recommendations.

M A Healy Ltd.



5-day notice (emergency works)

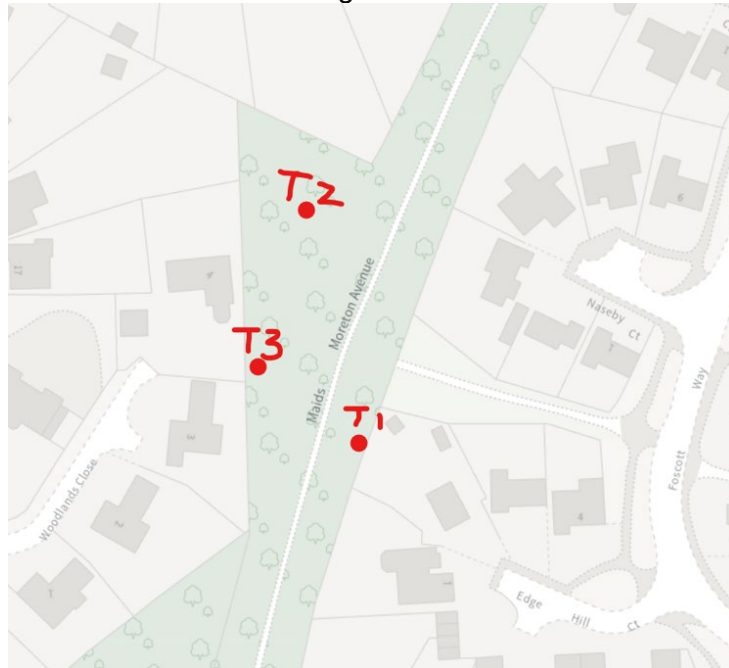
12. 24/02338/ATP

Maids Moreton Avenue

T1: Lime – reduce height of tree by 3m. No lateral reduction. The top of the crown is dead for indentation reasons

T2: Dead Beech – reduce height of dead tree to 3m

T3: dead tree - fell to ground.



BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 19th AUGUST 2024**Additional information on Planning Appeal****Contact Officer Mrs. K. McElligott****Agenda 7.2 Old Telephone Exchange, Market Hill, MK18 1JT**

An appeal has been lodged against the Refusal of 23/03028/APP: two storey roof extension to provide 8 flats and change of use of ground floor to 1 residential unit and ancillary residential uses.

Members' response on 6th November 2023 was

1. Concern was expressed that the SuDS officer had declined to comment, based on numerical criteria. It was felt that sites so close to floodable areas should be considered whatever the site area was or number of dwellings affected. Though the area round the building itself was above extreme flood levels, the Anglian Water sewer in the Flood Risk document (drawing 570005-1) connects to a combined sewer running the length of the car park, which does flood (estimated flood level in December 2020 was 82.0m AOD) and the manholes 7901 (cover level 79.04AOD) and 8002 (cover level 78.59m AOD) were well under water, leading to sewage back-up. The foul water from 9 dwellings will be considerably more than a staff toilet generates, and Members would like professional assurance that this will not create a problem for the new residents or any other premises connected to this sewer.
2. In a document provided to the Town Council Planning Committee at the Public Session preceding the meeting, the applicant included an extract from the Land Registry deed dated 9th February 1983 indicating that occupants of the building have the right to pass and repass, with or without vehicles, at all times along the access from Market Hill. However no response from Royal Mail has been posted within the 21 days comment period from 5th October when the applicant says he served the statutory notice. Times have changed since 1983, and the Royal Mail may be unwilling to allow up to 18 tenants of these 9 flats a key to the gate. Members would like to see their views on this before making comment.
3. Members noted Highways' comments on the parking bays, and would like to add that *if* the ground floor flat is to be a HMO there may well be 3 disabled residents requiring parking for their modified vehicles. It was suggested that the other residents be told there is no parking on-site for them, to avoid conflict over the two ordinary bays and possible overflow parking into the Royal Mail's yard, and this could leave the 4th bay for visitors or repairmen requiring access to their van.
4. The access to the ground floor flat involves passing through two doors and the stairwell to reach the ramped access in the private courtyard. None of the doorways shown seem to be enlarged to Part M standards, and power-assisted opening will be needed for the lobby doors. The applicant assured the meeting that he would have his architect look at this.
5. Given the difficult access from Market Hill, Members would like to be consulted on a Construction Management Plan for the site, should the LPA be minded to approve the application.

Members decided that they didn't have enough information at the present time to make a reasoned comment on the proposal and deferred their response until the information was provided.

Economic Development had posted comments on 9th November 2023, with the conclusion

"In conclusion, ED does not welcome the loss of 289 sq. m of B8 and retail use. ED would like to know with the change in proposed use to residential how this will affect the 35% maximum on non-retail uses for the town. ED has concerns over only 4 car parking spaces for 8 flats and one ground floor dwelling and the possibility of problems for people wishing to park close to their flats and using post office parking spaces. ED would like to know in relation to E2 if the unit has been marketed as described in E2c. The applicant indicates only 12 months."

A very detailed 7-page response with 3 pages of photographs from Cushman and Wakefield on behalf of Royal Mail and dated 20th November 2023 objecting to the proposal can be found here [23_03078_APP-ROYAL_MAIL_GROUP-2833360.pdf \(aylesburyvaledc.gov.uk\)](#)

with concerns about access especially during construction, and future resident's complaints about noise from Royal Mail operations, concluding (their emphasis)

“The impact of proposed development on the existing RMG Delivery Office will be significant and unacceptable. RMG is an essential service provider which needs crucial access to keep the site operational, any affect on this would undermine the business and put RMG's ability to provide the universal service from the site at risk – going against the adopted employment use policy. As submitted, the proposed development is not compatible with the established delivery office use. The impact of this proposal on the existing RMG use has not been appropriately, or accurately tested. Access to the RMG Delivery Office must be maintained without disruption. Moreover, due to the ongoing operational requirements of RMG, the proximity of the proposed development along the same access road, the proposal will pose significant logistical and amenity issues in the area.”

The new information was not offered for consultation and the was refused on 4th December 2023.

The applicant's agent has submitted a 34-page “Grounds of Appeal” which can be found here: [Preliminary \(aylesburyvaledc.gov.uk\)](https://aylesburyvaledc.gov.uk) among 29 other documents

The Grounds are quite repetitive and the scatter of ‘?’ in the text appears to indicate not in its final form. There is a general confusion between the High Street and Market Hill [e.g. (p.12) “6 Market Hill (Grade II) fronts the High Street...”]. The Old Gaol is not included in the ‘nearby Listed Buildings’ to be considered, though Clays (6 Market Hill) and the Almshouses are.

The general premise of the appeal is that this proposal was a modified version of a previous, refused, application (21/02518/APP) and addressed many of the reasons for its refusal, the proposed additions have little effect on the street scene, that Highways¹, Environmental Health² and Economic Development [see above] had no significant concerns, and it was therefore inconsistent of the Planning Authority to have refused this application as well.

¹ Highways' response listed several Conditions to do with car and cycle parking, and a Construction Management Plan, but considered the access acceptable though vision to the north was restricted.

² EH comments dated 23rd October 2023 had concluded (their emphasis):

3. Recommendation (with conditions if appropriate): **Objection, unless following conditions imposed**

• Sound Insulation - Transportation Noise

- a. Prior to building operations commencing, a detailed written scheme for protecting the proposed development from transportation noise from the service road and area for the Post Office which is immediately adjacent to the proposed development. As well as the service yard for Waitrose and Partners will need to include acoustic glazing. There will also need to be consideration given to the external amenity areas of the proposed development. Shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise of such measures as are necessary to ensure compliance in general terms with internal noise levels should adhere to the levels as stated in BS8233:2014
- b. Thereafter, the development shall be carried out in strict accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.
- c. Testing shall be carried out after completion but prior to occupation to demonstrate that suitable sound insulation has been achieved. The test results shall be submitted to and approved in writing by the local planning authority, prior to occupation
- d. The approved scheme shall thereafter be maintained. Reason: To safeguard the local amenities of nearby occupiers from noise.

None of this was in the decision sheet – the nearest was (my highlight)

- 3 The application fails to demonstrate that an adequate level of amenity would be afforded to future residential occupants of the residential units in terms of noise, levels of light, outlook, and privacy due to the relationship of the site and proposed building to the surrounding built form and existing land uses. The proposal is therefore contrary to policies BE3 and NE5 of the Vale of Aylesbury Local Plan (2021), policy DHE6 of the Buckingham Neighbourhood Development Plan, and Chapter's 12 and 15 of the National Planning Policy Framework (2023).

MK2025 CITY PLAN CONSULTATION

General points:

This plan embraces not only Central Milton Keynes but other towns in the unitary authority including Newport Pagnell, Olney, Stony Stratford and Woburn Sands. It abuts Buckinghamshire along a line from Stoke Hammond, Newton Longville, Whaddon to Beachampton.

Population:

MK City had a population of 290,000 at the 2021 census, a 15.3% increase over the 2011 census. The plan allocates land to take that up to 410,000 by 2050.

It talks of an Affordable Housing content of as much as 40%. The Government says in its proposed revision of the NPPF that 50% of new homes should be affordable where built on green belt. The revised NPPF will make provision for NPs already in progress, with a cut-off date of December 2026.

Development Areas:

As Katharine notes, Shenley Dens, Whaddon, is the only designated expansion area on our side of MK, this Western Expansion Area calling for 1000 new homes. Shenley Dens is – or was - a Grade II listed farmhouse Georgian farmhouse: it was destroyed last week by a “mystery” fire...

Under Principles for Expansion, it notes under Policy GS11/A “that when development comes forward for an area on the edge of MK which is wholly or partly within the admin boundary of a neighbouring authority, it will put forward the following:

IV. “The design of development should respect its context as well as the character of the city.” If it is effectively a green belt rural or village site, why should it reflect the character of an urban city?

VI. “The traffic impacts of the development on the road network within the city and nearby town and district centres and adjoining rural areas should be robustly assessed to identify necessary improvements to public transport and the road network.” This at the very least calls for upgrading to dual carriageway of the A421 from MK past Buckingham to the Tingewick Bypass.

Policy GS19 Shenley Dens:

x.c. Calls for “infrastructure and traffic management measures to mitigate impacts of the wider highway network”. *Again, this should be looking at improving the A421.*

I agree that here is also a need for a railway station at Salden Chase, servicing the 1800-home development approved after appeal in 2021, on the EWR between Winslow and Bletchley Stations. MKC has disassociated itself from this, as although on the MK boundary, it is wholly in Buckinghamshire. Interestingly, a previous mixed-use application made in 2010 for 5311 homes on the same site included the provision of a railway station; the application (10/00891/AOP) was withdrawn in 2011 after AVDC made it clear it would not be supporting it.

Education

As Katharine asks, how many pupils are educated outside MKC? We are aware of MK pupils attend the Royal Latin in Buckingham, and where else within Bucks?

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 19th AUGUST 2024

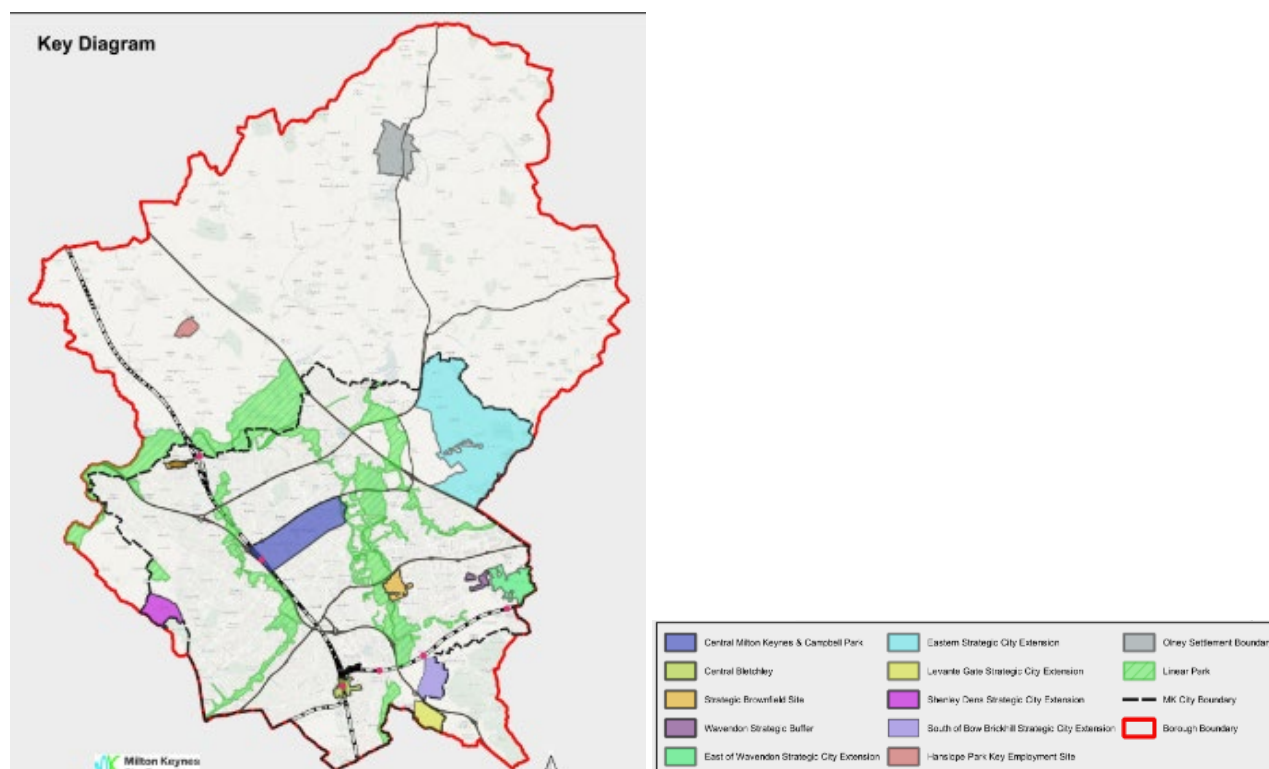
Agenda 8.1 MK2050 City Plan consultation

Contact Officer: Mrs K. McElligott

This a Regulation 18 consultation on the draft Milton Keynes City Plan. Members are asked to discuss and agree any Council responses to the Policies therein. They are at liberty to offer personal responses to the consultation if they wish – the link is in the covering letter.

General points:

This is a largely internal plan: all the 'Strategic Extension sites' are within the City boundary and only one is west of the main railway line – the pink one on the map below around Shenley Dens (Listed) Farmhouse, north of Whaddon. They do, however, have a Policy for development adjacent to the borders and cross-border joint working (see below). Otherwise the planned changes to the various areas, including Central Milton Keynes, are nothing that need concern this Council.



Proposed development areas

Points of interest:

- The Plan will allocate land for 24,000 – 34,000 houses bringing the population to about 410,000 (c 1900 – 2265 per year)
- This may include as much as 40% Affordable Housing of which
 - 16% would be First Homes (Government target is 25% but they don't think they need that many)
 - 62% will be for Social Rent
 - 22% will be Affordable Rent
- This will provide 16827 homes (the identified need is currently 14331)

- The proposed Mass Transport System will be expanded to co-ordinate with other public transport and the Redway system.
- Brownfield sites identified:
 - Wolverton Railway Works
 - Open University campus at Walton Hall (the OU is contemplating becoming a face-to-face teaching establishment in Central Milton Keynes with associated student residences)
 - Older housing such as the estates at Beanhill and Netherfield
- Other development areas:
 - Eastern Strategic City extension (6000 houses, 7500 by 2050)
 - East of Wavendon Extension (3000 between 2033 and 2050)
 - South of Bow Brickhill (1500) and Levante Gate (1200)
 - Shenley Dens, SW of Western Expansion area (north of Whaddon and the only one on our side of the City Area).

Policy GS11 Principles for Extensions to the City

Policy type: Strategic

Objectives: All

Site/sub-area: n/a

A. When, and if, development comes forward for an area on the edge of Milton Keynes which is wholly or partly within the administrative boundary of a neighbouring authority, this Council will put forward the following principles of development during the joint working on planning, design and implementation:

I. The local authorities will work jointly, and with infrastructure and service providers, to achieve a coordinated and well-designed development;

II. A sustainable, safe and high quality urban extension is created which is well integrated with, and accessible from, the existing city and has a structure and layout that respects the principles that have shaped the existing city, especially the grid road system, redways and the linear parks;

III. A strategic, integrated and sustainable approach to water resource management (including SUDS and flood risk mitigation) should be taken;

IV. The design of development should respect its context as well as the character of the city;

V. Linear parks should be extended into the development where possible to provide recreational, walking and cycling links within the development area and continue the city's extensive green infrastructure and redway network;

VI. The traffic impacts of the development on the road network within the city and nearby town and district centres and adjoining rural areas, should be robustly assessed to identify necessary improvements to public transport and the road network, including parking;

VII. A route for the future construction of a strategic link road(s) and/or rail link should be protected where necessary;

VIII. New social and commercial facilities and services should be provided, and existing facilities improved where possible, to meet the day to day needs of new and existing residents;

IX. The opportunity for new 'Park and Ride' sites for the city should be fully explored and where possible provided, and efficiently and effectively linked to the city road system; and

X. The local authorities and their partner organisations should produce an agreement on appropriate mechanisms to secure developer contributions towards improvement and provision of infrastructure

to support the development, including facilities in the city that will be used by residents of the development area.

Policy GS19 Shenley Dens Strategic City Extension

Policy type: Strategic

Objectives: 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14 [see Appendix]

Site/sub-area: Shenley Dens

- A. The Shenley Dens Strategic City Extension is a new mixed use residential-led strategic development allocated to the west of Grange Farm and south of the Western Expansion Area, as shown on the Policies Map. It is required to provide a comprehensive mixed-use development that makes an important contribution toward meeting our identified need for homes and our ambition for long-term growth of the city, and embodies the principles of people-friendly, healthy and climate sensitive places.
- B. Development proposals within the Strategic City Extension must be in accordance with guidance, incorporating phasing of development and timely infrastructure delivery, contained
- C. within the Council's adopted Shenley Dens Strategic City Extension Development Framework Supplementary Plan/Supplementary Planning Document.
 - i. Delivery of around 1,000 new homes through a comprehensive masterplanned approach providing a range of house size, type and tenure, including affordable, older persons and specific needs housing, in accordance with other policies in the Plan.
 - ii. Development of the site must adopt a sensitive landscape-led approach to the layout and design of development that satisfactorily protects or mitigates impacts upon the valued characteristics of the Calverton Special Landscape Area in accordance with Policy CEA12.
 - iii. Layout and design of the site should seek to sustain, and where possible enhance, the setting and heritage value of the grade II listed Shenley Dens Farmhouse.
 - iv. Layout, design and range of densities that meet people-friendly and healthy places principles.
 - v. Incorporate plans for social infrastructure including primary and secondary education and health, as appropriate to the scale and nature of the development proposal.
 - vi. Incorporate land and buildings to accommodate a range of community amenities and services, including open and play spaces, convenience and service retail units, and active travel and public transport stops and hubs.
 - vii. The location, scale and phased delivery of social infrastructure, services and community amenities is planned to ensure they are in place to support new communities from the early phases of development in line with Policies GS4 and PFHP1.
 - viii. Incorporation of a strategic green and blue infrastructure framework and open space strategy to meet strategic and local requirements
 - ix. An integrated network of low and zero carbon energy infrastructure from building scale to neighbourhood or district scale.
 - x. The phased introduction of a comprehensive network of transport infrastructure that follows the movement hierarchy set out in Policy GS4 to include:
 - a. Segregated routes for active travel that integrates well with Whitehouse, Grange Farm and the surrounding network of active travel routes, and networks or routes for public transport.
 - b. Routes for movement of public transport and general traffic through the sites, with the primary access taken from Portway with appropriate retention and segregation of the MK Boundary Walk route, and secondary access from Tattenhoe Street (Western Expansion Area).
 - c. Infrastructure and traffic management measures to mitigate impacts upon the wider highway network.

- xi. Be informed by appropriate surveys of archaeology, built heritage and ecology with appropriate mitigation of impact.
- xii. An archaeological field study, including a Geophysical Survey where appropriate following desk-based assessment, will be required to identify potential below ground archaeology. Where feasible, proposals should seek to retain below ground archaeology in situ.

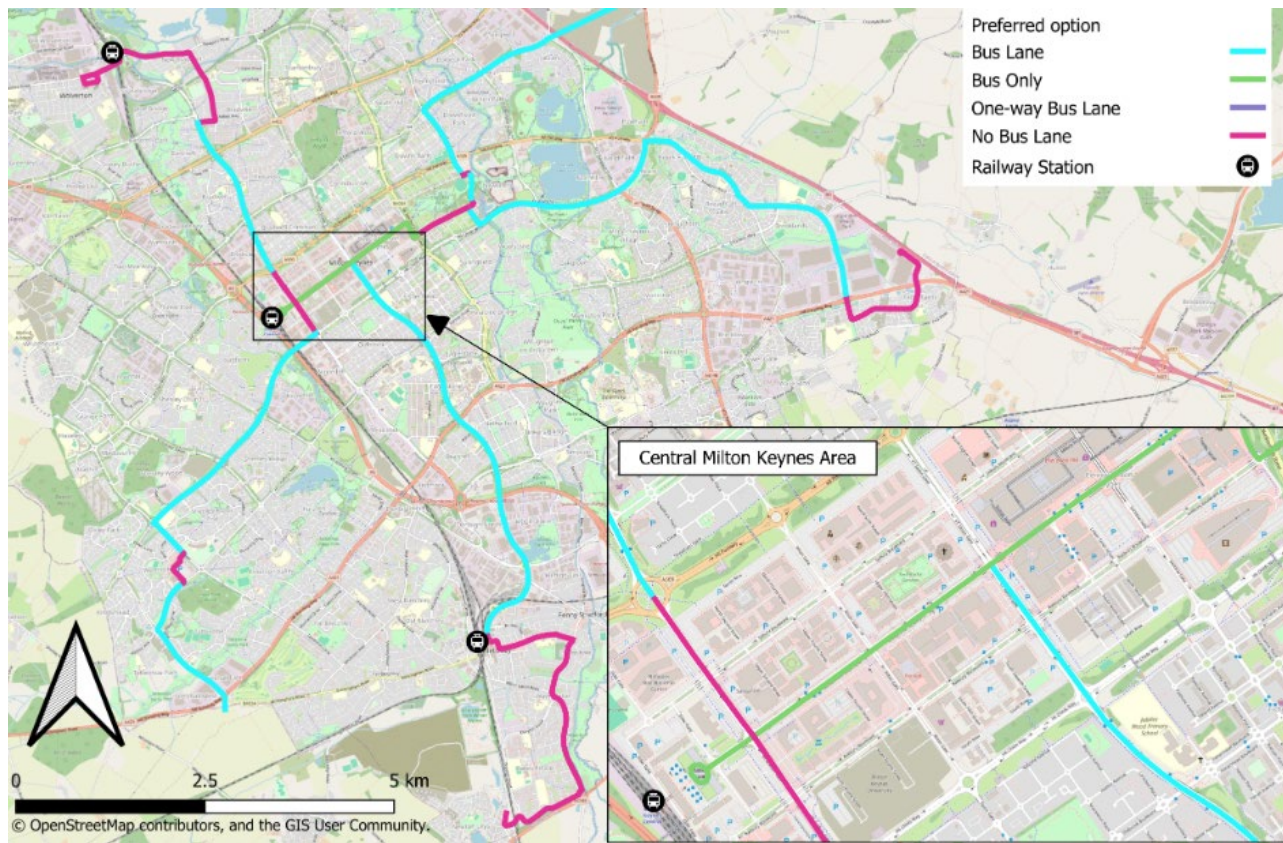
Each policy is followed by

1. Do you agree with this policy? Yes/No
2. Why?
3. Any other comments?

Infrastructure – selection of issues which might affect Buckingham

Transport – Road - Rail – Active (Pedestrian/Cycling)

Emerging Mass Transit routes:



The establishment of a new fast Mass Rapid Transit system will allow people to move around the city with ease, alongside maintaining our grid-roads as an integral part of the city’s unique design and character. We are preparing an extensive evidence base, and business case, to secure the necessary investment to deliver this network alongside our growth proposals.

Larger-than-Local Opportunities	<ul style="list-style-type: none"> • There would be need for further expansion of planned MRT network beyond what has been identified through feasibility work, including additional capacity (increased service frequencies and hours of operation, different configuration of MRT vehicles/rolling stock, and revised or expanded stations/interchanges to accommodate more passengers) and additional priority infrastructure (including
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	<p>additional priority infrastructure and potentially reduction in general traffic road space).</p> <ul style="list-style-type: none"> • Increase of vehicles on the MK Connect vehicle fleet will be required to cover an expanded zone (or zones) of operation. • Additional bus priority infrastructure may be required to make journey times on public transport competitive with those of private cars.
Further commentary	<ul style="list-style-type: none"> • Long-term viability / role of traditional fixed bus services is unclear, especially in the context of MK Connect and planned MRT. • Rural routes and inter-urban services to other settlements along key routes are likely to continue in some form to provide connectivity to the city centre from more rural areas.

Freight

Current Provision	<ul style="list-style-type: none"> • Milton Keynes has significant presence of warehouses and extensive road network, leading to high proportion of both passing freight and freight with origins and destinations in MK. • Milton Keynes' location on major north-south routes (M1 and A5) and east-west routes (A421) makes it a key location for freight and logistics-based companies. • Freight origins and destinations within Milton Keynes include distribution centres (with higher than average freight flows), commercial centres, and retail areas. • Two rail freight facilities within Milton Keynes are located at CEMEX Bletchley Asphalt Plant and Bletchley High Output Depot (near Bletchley Station as it curves to Marston Vale Line).
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Rail

Only deals with stations and access within City boundary, and the eastward extension of E-W Rail into Marston Vale.

Salden Chase, where a station on E-W Rail would be useful, is in Buckinghamshire.

Education

Only gives figures and estimates for MK schools and FE colleges – no acknowledgement of external provision for 11+ pupils or estimate of what % of children are schooled outside City area.

Appendix: List of Objectives**People-Friendly and Healthy Places**

Objective 1 Create inclusive and safe places that encourage greater physical activity, social interaction, and healthier lifestyles.

Objective 2 Create streets and neighbourhoods that prioritise walking, cycling and wheeling for access to shops, services, community facilities, and parks and open space.

Objective 3 Provide a suitable range of facilities and infrastructure in the right places at the right time to promote walkable neighbourhoods and good physical and mental health.

Climate and Environmental Action

Objective 4 New homes and commercial buildings to be net zero carbon by 2030 and carbon negative by 2050.

Objective 5 New growth prioritises active travel and public transport to reduce carbon emissions.

Objective 6 Support the efficient use of resources as part of a circular economy.

Objective 7 Create space for nature and deliver significant gains in biodiversity.

Objective 8 Ensure that communities and nature can cope with and bounce back from negative climate impacts and environmental change.

High Quality Homes

Objective 9 Provide a range of homes for those most in need including affordable homes, and to meet the wider market demand for housing.

Objective 10 Support renewal and regeneration within neighbourhoods and communities that would benefit from it.

Objective 11 Support delivery of social infrastructure to enable people to prosper and have a high quality of life.

Economic and Cultural Prosperity

Objective 12 Enable better access to education, skills and training, and economic opportunities to strengthen our regional and national economic role, with Central Milton Keynes at the heart of a diverse and resilient economy.

Objective 13 Conserve our unique heritage and provide a greater diversity of places where culture can be produced and enjoyed strengthening our role as a national and international centre of cultural and creative significance.

Objective 14 Support the maintenance and creation of thriving high streets and centres for leisure.

16 July 2024

Dear Sir or Madam,

From 17 July 2024 we are inviting local people and organisations to give us feedback about our draft Regulation 18 MK City Plan 2050 as part of a 12-week consultation. Our new plan, the MK City Plan 2050, is an important planning document that sets out how Milton Keynes will change and grow in the years ahead.

Our aim is to get the right type of development in the right places to meet the growing needs of local people and businesses, while protecting our green spaces and rural areas. We want to make sure:

- Infrastructure is put first (such as health facilities, schools and shops).
- Developers provide what communities need to benefit local people.
- Milton Keynes grows sustainably, tackling and reducing the impact of climate change.

The Regulation 18 consultation on the draft plan is open from **17 July 2024** until **5pm on 9 October 2024**. We have prepared a series of Topic Papers to give more information about the key themes of the Plan. As well as commenting on the draft Plan, you can also tell us what you think about any of the supporting documents. These include the Sustainability Appraisal and comprehensive suite of evidence documents which have informed the Plan, and the policies maps we have produced.

The consultation documents are on our website: www.milton-keynes.gov.uk/city-plan. Alternatively, copies of the response form, draft MK City Plan 2050, policies maps and Topic Papers are all available in the Central Library at 555 Silbury Boulevard, as well as other public libraries across Milton Keynes (www.milton-keynes.gov.uk/libraries/library-info/library-hours). Alternatively, you can contact us if you wish to make an appointment to view the documents in the Civic office.

Need to contact us?

Ncp.engagement@milton-keynes.gov.uk
01908 252 358

Civic, 1 Saxon Gate East, Milton Keynes MK9 3EJ
www.milton-keynes.gov.uk

You can submit your comments online by following the link above which is the easiest way for you to give us your views. Alternatively, you can email or post your comments to us, using the contact details on the previous page.

Once the consultation is complete, we will consider the feedback and adjust the plan accordingly. Everyone will have a further opportunity to comment before it is submitted to the Secretary of State next year.

We are also holding a series of drop-in public exhibitions where colleagues from MK City Council will be available to explain the draft plan and answer your questions. The table below sets out when and where the exhibitions are taking place. There is no need to book or pre-register for these.

Date	Time	Location
Friday 9 August	2pm – 8pm	Hanslope Village Hall, MK19 7NZ
Tuesday 13 August	2pm – 8pm	Olney Centre, Olney, MK46 4EF
Friday 16 August	2pm – 8pm	Summerlin Centre, Woburn Sands, MK17 8SG
Tuesday 3 September	12pm – 6pm	Newton Leys Pavilion, MK3 5SP
Friday 6 September	9.30am – 3.30pm	Green Park Community Centre, Newport Pagnell, MK16 0NJ
Tuesday 10 September	2pm – 8pm	Kents Hill Park Conference Centre, MK7 6BZ
Friday 13 September	2pm – 8pm	Margaret Powell House, Central MK, MK9 3BN
Tuesday 17 September	2pm – 8pm	Moulsoe Millennium Hall, MK16 0HB

We are also in the process of confirming another four events. Please check our website for updates before attending.

Date	Time	Location
To be confirmed	Tbc	King's Community Centre, Wolverton, MK12 5LY
To be confirmed	Tbc	Bow Brickhill Pavilion, MK17 9JB
To be confirmed	Tbc	Milton Keynes Christian Centre Church, Oldbrook, MK6 2TG
To be confirmed	Tbc	West Bletchley Community Centre, Bletchley, MK3 6BH

You have received this letter because you are registered on our planning policy consultation database. If you no longer wish to receive notifications of planning policy documents, please let us know by emailing ncp.engagement@milton-keynes.gov.uk or calling 01908 252358.

We look forward to hearing any comments that you may have as part of this consultation.

Yours sincerely

Paul Thomas
Director Planning and Placemaking

Buckingham Town Council**Planning Committee****Monday 19 August 2024**

Contact Officer: Compliance and Projects Manager

National Planning Policy Framework (NPPF) consultation**1. Recommendations**

1.1. It is recommended that Members delegate to officers to respond to the NPPF consultation in accordance with any advice received from our Neighbourhood Plan consultants O'Neill Homer, taking into account comments made by members of this Committee.

2. Background

2.1. This is being discussed because the Ministry of Housing, Communities and Local Government has issued a consultation on proposed changes to the NPPF which closes on 24 September 2024.

2.2. The consultation seeks responses to 106 questions.

2.3. It is recognised that Members may or may not have the experience to make an informed response to part or all of the questionnaire and officers are seeking advice from our planning consultants.

2.4. Members may wish to also respond separately as individuals.

3. Budget

3.1. Our consultants are in the process of considering how best to advise their clients, including Buckingham Town Council, on how to respond to the Government's consultation. This is expected to be a blanket document rather than individual responses and would be provided free of charge.

3.2. It is not proposed that BTC incur any costs in seeking advice how to respond as this Council will likely to be one of tens of thousands of responses and is unlikely to carry any individual weight.

Minute No.	Action	Action Required	Action Owner	Update	Deadline
529/22 707/23	Cycleway - Railway Walk	It was agreed that Cllr. Stuchbury will work with the Town Clerk to chase a response regarding the cycleway 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. Press release from Buckinghamshire Council 26th March 2024 confirming funding and plans for upgrading the pathway.	Meetings with BC have happened. Project is underway and BTC are participating.
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.
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. 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.	Application 24/01904/APP; comment deferred pending Highways response

Minute No.	Action	Action Required	Action Owner	Update	Deadline
539/23	s106	Cllr. Harvey requested clarity regarding the cost of the skate park and the remaining balance from Clarence Park. □	Planning Clerk	Reminder will be sent with request for June quarterly update.	
719/23		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. □			
163/24	s106 skate park funding	Members unanimously AGREED to request further information regarding the remaining balance in addition to detail about the request by the police not to approve a shelter.		Actioned - response awaited.	Minute 163/24; suggestion that balance be used to replace youth shelter. Ask what objections there were when redesign agreed. Actioned and response awaited
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.
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 Response received 8/7/24 from Senior Planner: 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.	Response from Active Travel (23/7/24): "There is no other information in the public domain at this time. This should become available as things progress and will usually be published on our website"
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	Report yellow lines in Verney Close and Market Hill and dip in Fleece Yard. 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.	Planning Clerk	Actioned 23/5/24;	LAT Response: (23/5/24) All reinstatements/remedial works must be completed as like for like. 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.
165/24		Cllr. Davies reported that a new roof has been erected on a house on the London Road and chimney(s) seem to have been removed.		Prompt sent to Streetworks 2/8/24 response awaited Fleece Yard correspondence trail (copied to us by ex-Cllr. Whyte) indicates repeated attempts by Highways to have repair made good by replacing block paving; the red tarmac seems to be a compromise	The only time it changes is when major schemes are planned and an agreement of any changes to structures/carriageways are compliant to the highways policy and procedures.

Minute No.	Action	Action Required	Action Owner	Update	Deadline
48/24	Matters to report	Standing water on skatepark - the Planning Clerk will take photographs when it rains.	Planning Clerk		
168/24		Damaged sign on the roundabout at the bottom of Page Hill to be investigated.		Sign is the chevron panel opposite Page Hill Avenue; reported and acknowledged (not replaced at 11/8/24)	
		Overgrown hedge limiting visibility for people crossing and vehicles on the bypass near Bourton Road.		Hedges reported	
		Lack of dropped kerbs on both sides of Bourton Road near Badgers Estate - Cllr. O'Donoghue to take photographs.	Cllr. O'Donoghue		
		Compliance and Projects Mnager to check the Neighbourhood Development Plan re. s106 contributions for accessibility.	Compliance & Projects Manager		
		Planning Clerk to write to Arboricultural Officer thanking them for the work in Holloway Spinney.	Planning Clerk	Thanks sent to Arb. Officer, who has passed them on to junior officer who didi the work	
157/24	Review of training needs	Compliance and Projects Manager to investigate training/written advice on prejudicial interest.	Compliance and Projects Manager	The Town Clerk is looking into this.	

Applications to fell trees 2022 onwards

Protected trees (ATP)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2022	00463	Waglands Garden	(T1 Walnut T2 Holly T3/T4 Cypress	Overall crown reduction by 2-3m to manage canopy weight and alleviate stress on cavities and stem decay.) Crown lift canopy by 2m and remove epicormic regeneration around the base.) 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 T2, T3 Cypress	Diseased and rotting at the base of the trunk Dead/dying	Approved (5-day notice)
	02857	University campus Station Road	T366 Cypress	Storm damage to crown, now compromised; safety risk to car park	Approved (5-day notice)
	02860	University campus Verney Park	T386 Ash T388 Ash 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 Hawthorns	Ivy-covered and leaning on fence of Highlands Road house. Fell to Ground. (Will probably regrow from stump)	Approved
	01608	Watchcroft Drive [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, Bernardines Way	4 x Ash Hawthorn	Ash Fell, has Ash die back Hawthorn Fell to ground, rotten main stem Ash Fell, has Ash die back Ash Clear fell to ground, heavy lean and heaved root plate Oak Crown lift to 3m over footpath Poplar Pollard to 12, has historic tear. Ash Fell, has Ash die back	Approved

2024	02248	Land. Adj 73 Moreton Rd	Lawson Cypress Common Ash West ⁿ Red Cedar	Poor condition, and likely to be harmed by proposed access to site (15/04106/AOP)	Pending decision
	02338	Maids Moreton Avenue	Lime Beech Not specified	Reduce height to 3m Dead; reduce height to 3m Dead; fell to ground	Pending decision

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 Elm Plum	Fell; decayed trunk Fell, dead stem leaning over river 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 Sycamore	Danger of falling on to Listed Buildings opposite 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 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
	02190	St.Peter & St.Paul's Church	Common Lime Sycamore Cherry	Removal and treat stump Agreed at Environment Cttee 10/6/24 Minute 93/24	