



# Buckingham Town Council

Town Council Office, Buckingham Centre,  
Verney Close, Buckingham, MK18 1JP  
01280 816426  
[office@buckingham-tc.gov.uk](mailto:office@buckingham-tc.gov.uk)

Town Clerk: Claire Molyneux

PLANNING  
COMMITTEE

Wednesday, 18 September 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 23<sup>rd</sup> September 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 agree the minutes of the Planning Committee Meeting held on 19<sup>th</sup> August 2024.

[Copy previously circulated](#)

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

To receive any update.

### 5. North Bucks Parishes Planning Consortium

To receive and discuss a verbal report from Cllr. Ralph on the meeting held on 18<sup>th</sup> September 2024. [Supporting papers.](#)



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.

## 6. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 2<sup>nd</sup> October and 6<sup>th</sup> November 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 26<sup>th</sup> September and 24<sup>th</sup> October 2024 at 2pm.

Additional information provided by the Clerk.

[PL/60/24](#)

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

*The following two applications may be taken together*

- |    |              |   |
|----|--------------|---|
| 1. | 24/02183/ALB | The Old Market House, 36-37 High Street, MK18 1NU<br>Listed building application for front/side logo sign and 2N <sub>e</sub> planters (retrospective)..  |
| 2. | 24/02185/AAD | Display of 1N <sub>e</sub> front logo sign, 2N <sub>e</sub> logo planters, 2N <sub>e</sub> floor planters and 1 side logo/sign (retrospective).<br><i>Calik</i>   |
| 3. | 24/02438/APP | 1 Mallard Drive<br>Householder application for one and half storey rear extension.<br><i>Goldsmith</i>  |
| 4. | 24/02507/APP | 4 Cropredy Court [ <i>Page Hill</i> ], MK18 1UX<br>Householder application for conversion of existing garage space to office including replacement of existing garage door by wall and window (Retrospective).<br><i>Browne</i> |
| 5. | 24/02682/APP | Ring Road Garage, Gawcott Road, MK18 1DR<br>Extension to existing vehicle workshop.<br><i>Chalmers</i>  |
| 6. | 24/02764/APP | 24 Holloway Drive, MK18 1GF<br>Householder application for single storey front extension and porch.<br><i>Wheeler</i>   |

### Amended Plans

- |    |              |   |
|----|--------------|---|
| 7. | 23/03607/APP | Land Between No. 38 Moreton Road and The Old Police Station, 50 Moreton Road, MK18 1LA<br>Erection of 7no. dwellings with access, car parking, landscaping and associated works.<br><i>Trio Square Ltd.</i> |
|----|--------------|---|

### Not for consultation

- |    |              |   |
|----|--------------|---|
| 8. | 24/02472/CPL | 25 Bernardines Way, MK18 1BF<br>Certificate of Lawfulness for proposed C4 HMO (6 Bedroom, 6 Person) converted from C3 dwelling house and internal alterations, loft conversion and construction of rear dormer.<br><i>Lijofi [Lalek Properties Ltd]</i> |
|----|--------------|---|

### Not for consultation (trees) (circulated separately)

- |    |              |   |
|----|--------------|---|
| 9. | 24/02703/ATC | 55 Nelson Street MK18 1BT<br>Removal of 5 conifer trees.<br><i>Allen-Free</i> |
|----|--------------|---|

*For information only; Buckinghamshire Council have registered 'No Objections' (16/9/24);*

11. 24/02595/AEL

Land East of Manor Farm, Bourton Road

New overhead electricity line (under Section 37 of The Electricity Act 1989 (as amended).

*Sharman [National Grid]*

*Related to 23/01824/AEL: To provide a point of connection for a solar farm, a three-pole T-off from the existing 33kV overhead line is required. The proposed t-off section will be approximately 40m in length. This application was not consulted on, but the Town Council 'Noted' it, and Buckinghamshire Council submitted a response of 'No Objection' last July.*

## 7. 7.1 Planning decisions

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

### Approved

Application	Site address	Proposal	BTC response
24/01640/APP	7 The Holt	Demol.conservatory & garage, erect s/st side & rear extensions	(Amended plans) Oppose
24/01686/APP	89 Burleigh Piece	S/st rear & 2/st side extension	No objections
24/01827/APP	17 Bourton Road	Loft conversion with rear dormer	No objections
24/01837/ADP	Benthill, London Road	Reserved matters pursuant to 23/02545/AOP (2 new houses)	No objections
24/01847/APP	<i>[Park]</i> Manor Farm	Car port/garden store	No objections
24/01904/APP	Tingewick Road	Entrance sign, St Rumbolds Fields	Deferred for further information*
24/02041/APP	16 Meadow Gdns	s/st porch, side and rear extensions	No objections
24/02213/APP	1 Robin Close	Single storey front extension	No objections

\* Not supplied before decision

### Withdrawn

Application	Site address	Proposal	BTC response
24/02131/VRC	4 London Road	Var.cond 4 (occupation by students only) of 23/03405/APP	Oppose

### Not for consultation

#### Approved

Application	Site address	Proposal	BTC response
24/02190/ATC	St.Peter & St.Paul Church	Removal of 1 x Common Lime, 1 x Sycamore, 1 x Cherry	No objections
24/02338/ATP	Maids Moreton Avenue	Reduction of height, 1 x Lime, 1 dead Beech; Fell 3 <sup>rd</sup> tree, species not named	No objections

### Withdrawn

Application	Site address	Proposal	BTC response
24/02248/ATP	Land adj. 73 Moreton Road	Fell three trees to enable width for new access	No objections

## 7.2 Appeals

### 7.2.1 55 Well Street

Appeal against refusal of 22/01692/APP and 22/01693/ALB: refurbishment and alterations to the roofing, walls, flooring, windows, doors, interior and external finishes and a flood barrier. Inspector has dismissed both appeals.

*Members are advised that the following later applications have all been approved:*

23/00946 *Listed Building application for removal of existing cupboards from upper rooms and reinstate of walls*

23/00964 *Listed Building application for construction of flood barrier*

23/01450 *Listed Building application for refurbishment of roofs (temporary cover)*

23/01451 *Listed Building application for removal of existing double glazed polymer windows*

23/01452 *Listed Building application for removal of existing polystyrene insulation and installation of new breathable insulation and render. Installation of new mineral fibre insulation in existing floors*

23/01453 *Listed Building application for erection of new stair and partitions*

7.2.2 Members are advised for information only that an appeal against the refusal of new signage at 22 Bridge Street (24/00798/AAD) has been submitted via the Commercial Appeals Service. No new comments are allowed, only withdrawal of comments made (Members had No Objections), and the four weeks for response ended on 10<sup>th</sup> September. The start date for the appeal was 13<sup>th</sup> August, but we were not advised until 19<sup>th</sup> August so it could not have been included on the last agenda.

7.2.3 Members are advised for information only that an appeal against the refusal of a Variation of Condition 4 of 23/01938/APP (conversion of 4-bed house into 7 HMO units at 36 Chandos Road; condition 4 barred installation of kitchen equipment in the units). The start date was 19<sup>th</sup> August and the response time for additional comments ends on 23/8/24. Town Clerk circulated details by email 23/8/24 - no additional comments received.

## 8. Buckinghamshire Council matters

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

8.2 To receive a report from Cllrs. Cole, Schaefer and Draper on the presentation of the Buckinghamshire Local Cycling and Walking Infrastructure Plan. The slides from the presentation are available [here](#).

8.3 To discuss and agree a response to the [Buckinghamshire Local Cycling and Walking Infrastructure Plan](#) consultation. A summary and question list is attached. [Appendix A](#)

8.4 To discuss and agree any response to the Buckingham Conservation Area Review. [Appendix B](#)

## 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
209/24 22/8/24	9 applications 3 tree applications			

- 10.2 To receive action reports as per the attached list.  
163/24 - response from Buckinghamshire Officer.

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

### 11. Buckinghamshire Council Committee meetings

- 11.1 N. Bucks Area Planning Committee (17<sup>th</sup> September 2024)  
11.2 Strategic Sites Committee (29<sup>th</sup> August 2024) *Cancelled*  
(26<sup>th</sup> September 2024) *Cancelled*  
11.3 Growth, Infrastructure and Housing Select Committee (26<sup>th</sup> September 2024)  
11.4 Transport, Environment & Climate Change Select Committee (12<sup>th</sup> September 2024)

### 12. Enforcement

To report any new breaches.

### 13. Rolling lists – updates

- 13.1 Tree felling applications (*updated information*)  
13.2 Land grab reports (*no change from last report*)  
13.3 Call-in requests (*updated information*)  
13.4 HMO Licences (*updated information*)

[Appendix E](#)  
[Appendix F](#)  
[Appendix G](#)  
[Appendix H](#)

### 14. S106 Quarterly update

To receive new information on the use of s106 funds.

[Appendix I](#)

### 15. Matters to report

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

### 16. Chair's items for information

17. Date of the next meeting: Monday 14<sup>th</sup> October, following an Interim meeting

#### To Planning Committee:

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

Cllr. A. Ralph      Vice Chair  
Cllr. A. Schaefer      Town Mayor  
Cllr. R. Stuchbury  
Cllr. M. Try  
Cllr. R. Willett  
Buckingham Society      Co-opted member

**BUCKINGHAM TOWN COUNCIL**

**PLANNING COMMITTEE**

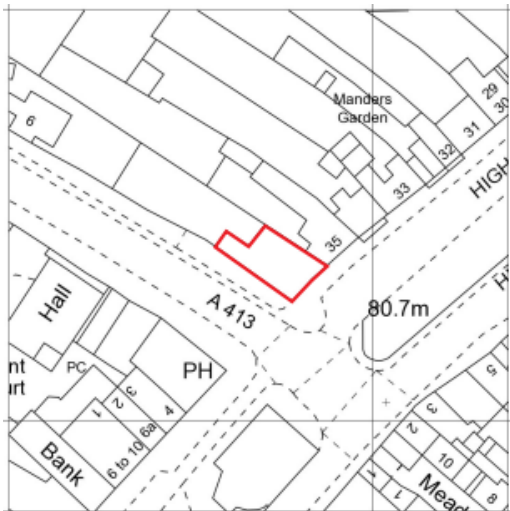
**MONDAY 23<sup>RD</sup> SEPTEMBER 2024**

**Additional information on Planning Applications**

Contact Officer Mrs. K. McElligott

*The following two applications may be taken together*

1. **24/02183/ALB** The Old Market House, 36-37 High Street, MK18 1NU  
Listed building application for front/side logo sign and 2N<sup>o</sup> planters (retrospective)
2. **24/02185/AAD** Display of 1N<sup>o</sup> front logo sign, 2N<sup>o</sup> logo planters, 2N<sup>o</sup> floor planters and 1 side logo/sign (retrospective)  
*Calik*



Location plan



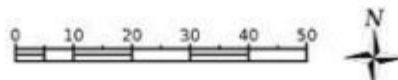
Whole building from Old Gaol (19/8/24)



Replacement Sign Board & Letters / Front Logo Sign

Replacement Planter Signage / Logo Planters

Replacement Sign Board & Letters / Side logo / Sign Floor Planters



Site plan



The High Street signage (19/8/24).

The letters on the middle sign stand proud of the surface of the sign. Note the festoon lighting which continues round the corner into Moreton Road.



The side elevation sign, with free-

standing planters with signage, and A-board, other planters with no signage, and wall-mounted menu display (not part of this application)

The site is the black-and-white timbered Tudor building on the corner of the High Street and Moreton Road opposite the King's Head, lately a branch of Prezzo. Earlier this year it became a restaurant called MEY, and the new signage and festoon lighting was reported to Enforcement in April (NC/24/00158/LB). These applications are retrospective because the new owner "was not aware that we needed to consult or notify neighbours about this".

The proposed signage will be black dibond panels with metallic brushed gold-effect lettering and will be mounted in the existing black wooden frames so there will be no new fixings on the building itself.

For information, on the drawings "Front" means the High Street elevation, "Side" means the Moreton Road elevation, even though the principal entrance has been on the Moreton Road side since 2007.



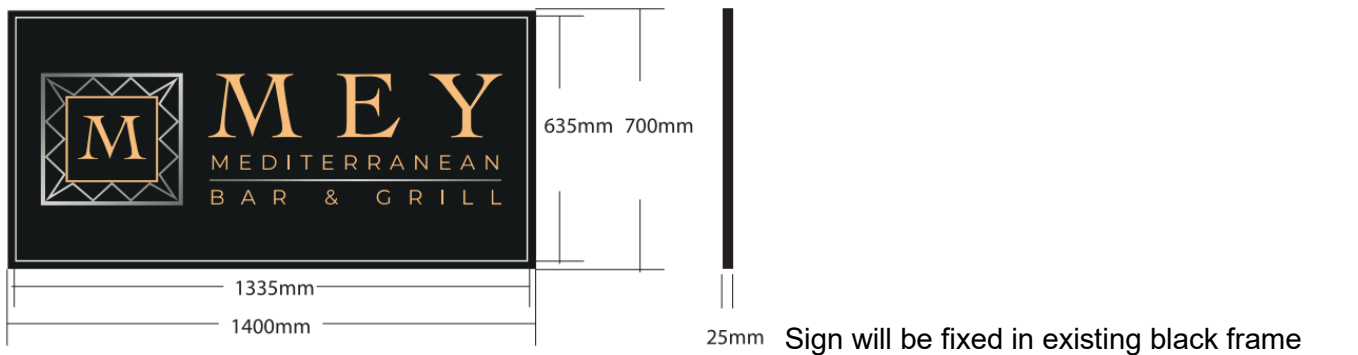
These signs will be fixed to the existing first floor window boxes



High Street elevation



Moreton Road sign





Planning History (from conversion of pub to restaurant only)

1 2	07/00140/APP 07/00146/ALB	Single storey rear extension, associated external alterations and conversion from A4 to restaurant (A3)	Approved
3 4	07/02610/APP 07/02611/ALB	Single storey rear extension, associated external alterations and conversion from A4 to restaurant (A3) - Amendment to planning approval 07/00140/APP & 07/00146/ALB [ <i>Altered the principal entrance to Moreton Road for easier disabled accessibility, re-sited the Disabled toilet, and removed the stair to the loft, substituting a folding loft ladder which enabled better use of the upper floor space</i> ]	Approved
5 6	07/03384/ALB 07/03385/AAD	Erection of 2 fascia signs and No.1 internally illuminated wall mounted menu box	Approved
7 8	19/01433/AAD 19/01434/ALB	Replacement signage to upgrade the existing external signage to new Prezzo guidelines	Approved
9 10	19/03013/APP 19/03014/ALB	Replacement of external fencing, internal alterations to existing restaurant, and re-painting of exterior	Approved
11 12	24/02183/ALB 24/02185/AAD	Display of 1no. front logo sign, 2no. logo planters, 2no. floor planters and 1 side logo/sign (Retrospective)	Pending consideration

3. 24/02438/APP

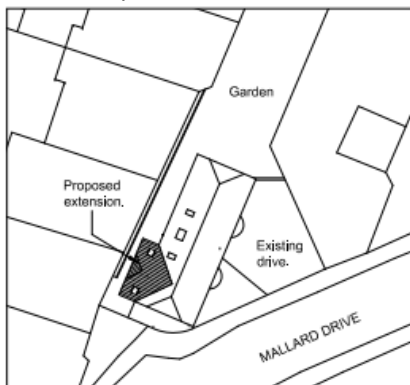
1 Mallard Drive  
Householder application for one and half storey rear extension  
Goldsmith



Location plan



Front view



Site plan



The only likely view from the street (Existing & Proposed)



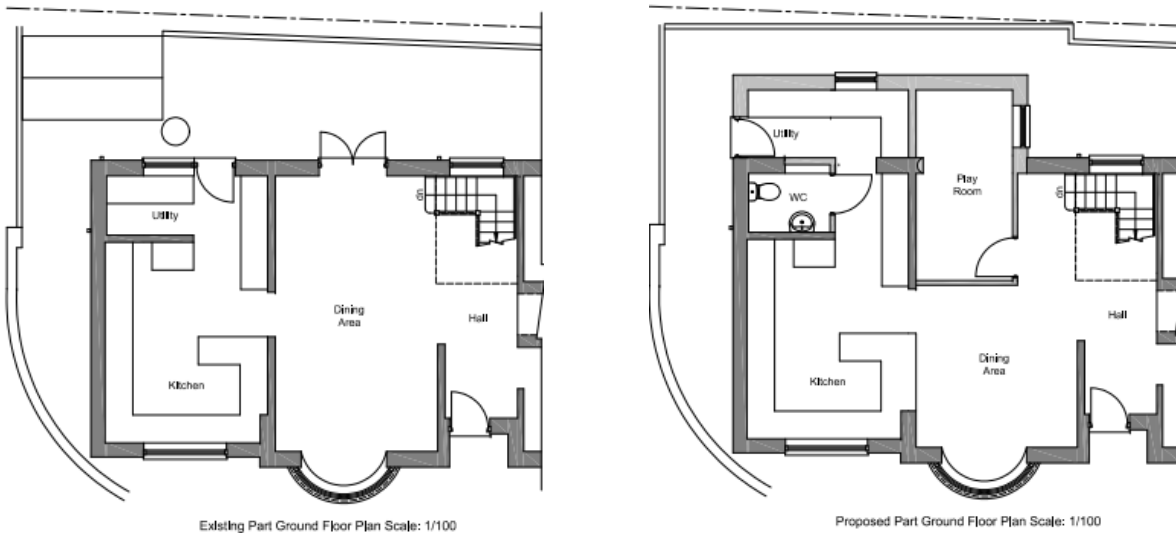
The view from the garden (Existing & Proposed)

The view from the rear (Existing & Proposed)

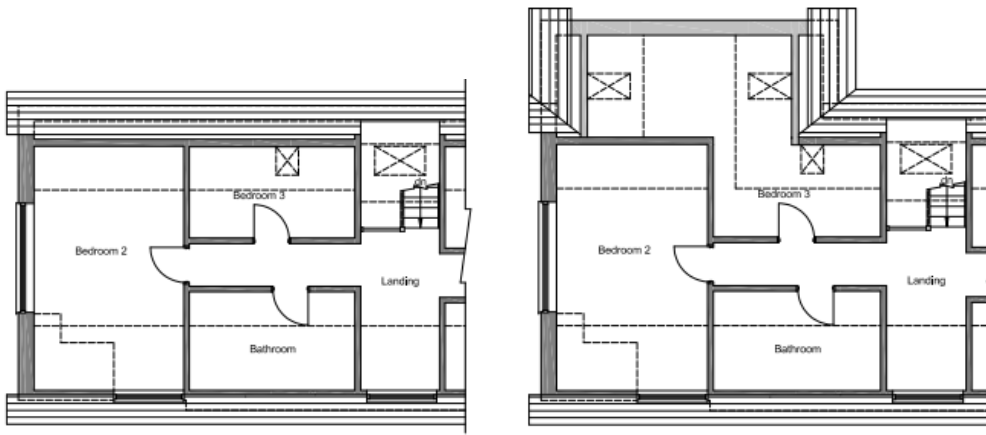
The site is the first house on the left on the entry to Mallard Drive from Bourton Road, a much enlarged and extended bungalow whose original plot has been divided to provide the converted double garage, now the Brethren Meeting Room, with a small garden and parking space. This has left a long narrow plot with the now two-storey, 3-bed detached house occupying most of the southern end. There is a substantial hedge between the house the property boundary so the extension will be virtually invisible from the public domain. The floor plan is largely symmetrical about the hall and stairwell, but the drawings only show the end being extended.

The proposal is to extend the southernmost end backwards to make a new utility room, turning the existing utility room into a cloakroom, and dividing the dining area with a partition wall to make a playroom and lobby. The 'existing' plan shows a small building in this corner, probably a shed, which will have to be removed. There will be windows in the side wall of the playroom (facing down the garden) and the rear wall of the utility room, plus a door from the utility room to the exterior on the south side. The interior door is in the same place as the existing back door. At first floor level the extension will enlarge Bedroom 3, more than doubling its size and making it Z-shaped. The extension will have a hipped roof with a ridge height clearly subsidiary to the main roof and a skylight in each side slope. There is no increase in the number of bedrooms, but there is parking for 3 vehicles within the curtilage.

Materials and render to match existing.



Existing & Proposed ground floor plans – the missing room to the right is a lounge with bifold doors to the garden



Existing Part First Floor Plan Scale: 1/100

Proposed Part First Floor Plan Scale: 1/100

Existing & Proposed first floor plans – the missing room to the right is the master bedroom and en-suite bathroom

Property History (applications for the Brethren Meeting Hall after separation of properties omitted)

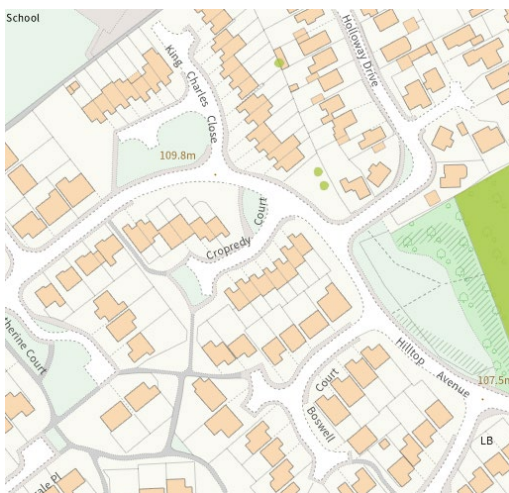
1	75/00373/AV	Alteration to bungalow (2 single-storey extensions)	Approved
2	78/01504/AV	ERECTION OF A DOUBLE GARAGE	Approved
3	06/01072/AOP	Demolish garage and erection of bungalow and garage	Refused
4	08/01502/APP	Raising roof to create first floor accommodation and erection of two storey side and rear extensions	Withdrawn
5	08/02845/APP	Reroof with 55 degree pitch with two front dormers	Approved
6	11/01292/APP	Conversion of double garage and garden shed into Brethren meeting hall - Retrospective	Approved
7	24/02438/APP	Householder application for one and half storey rear extension	Pending Consideration

**4. 24/02507/APP**

4 Cropredy Court [Page Hill], MK18 1UX

Householder application for conversion of existing garage space to office including replacement of existing garage door by wall and window (Retrospective)

*Browne*



Page Hill: General area of site



Cropredy Court – extract from submitted Location Plan



Street view of north side of Court (1/9/24)  
Nos 8 – 6 (black car) – 4 (white car) – 2 (blue car)



Street view of south side of Court (1/9/24)  
Odd Nos 1 – 13, left to right

The site is a 3-bed terraced house on the north side of Cropredy Court, backing onto Hilltop Avenue and Nos 2, 4 & 6 have a staggered frontage. The 4 houses of the terrace all originally had a front single-storey flat-roofed projection housing a single garage, but Nos 6 & 8 have a continuous building line and have built front extensions as far forward as their respective garages and added a sloping tiled roof over all. There are two houses beyond No8, but these face Hilltop Avenue and their brick back garden walls are set slightly back from the adjacent new front house walls. At some in the past the up-and-over garage door at No4 was replaced with two side-hinged doors, as seen in the photos below.

The houses opposite are of identical pattern with their front building lines in a shallow curve, and there is a green area with mature trees at the head of the Court. Of the 11 houses, 8 have already converted the garage into a habitable room with a window set in a brick wall, only 3 with planning approval, plus this one pending.

The unauthorised change to the garage of No4 was reported to Enforcement last September, generating Case No NC/23/00364/BOC. Permitted Development Rights were removed in the original decisions: Condition 16 of 69/00065/BB, replicated as Condition 7 of 75/01002/AV, includes (my highlight)

“ ...no enlargement, improvement **or other alterations** including the erection of a garage, stable, loose box or coach house within the curtilage of or to any dwellinghouse subject to this approval, shall be carried out without the previous express permission in writing of the Council... “

This retrospective application is the consequence. As can be seen from the photos, the whole frontage has been paved, and there is room for three vehicles to park, one in front of the former garage, and two in line in front of the kitchen window, so the loss of the garage is not important.

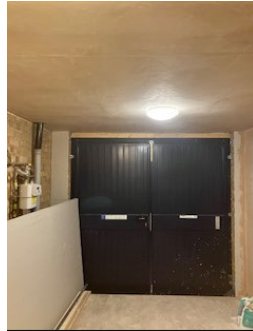
There are no drawings submitted with the application other than the map above right, and the photos above are mine. Those reproduced below are the applicant's, submitted without captions or other description. Members will note that the new window and brickwork is similar to the existing.

Planning history

1	69/00065/BB	Erection of 300 private residential houses with roads/sewers and services etc.	Approved
2	75/01002/AV	Construction of an estate road and the erection of 34 dwellings at Phase IIA, Page Hill Estate (Cropredy Court & King Charles Close)	Approved
3	02/01662/APP	Single storey rear extension and replacement of brick wall with closeboard fence	Approved
4	06/01904/APP	Erection of conservatory	Refused
5	24/02507/APP	Householder application for conversion of existing garage space to office including replacement of existing garage door by wall and window (Retrospective)	Pending Consideration



Original front elevation with the replacement side-hung doors



Presumed internal view of garage doors



Existing view of front elevation

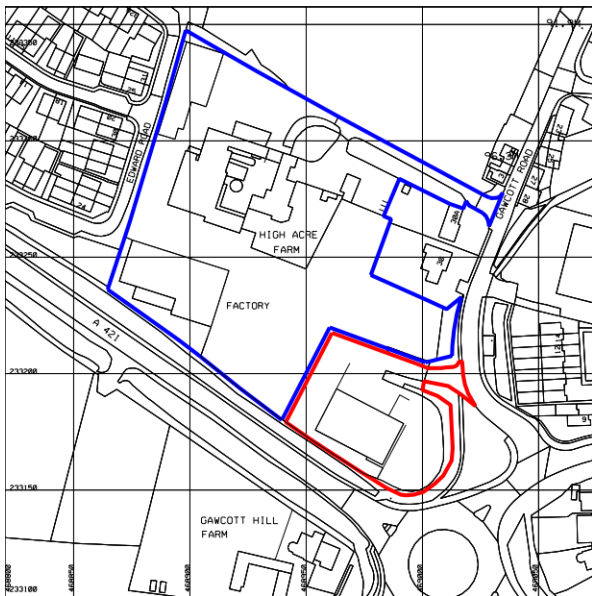


View of South side of Court from new window

(applicant's photos)

5. 24/02682/APP

Ring Road Garage, Gawcott Road, MK18 1DR  
Extension to existing vehicle workshop  
*Chalmers*



Location plan



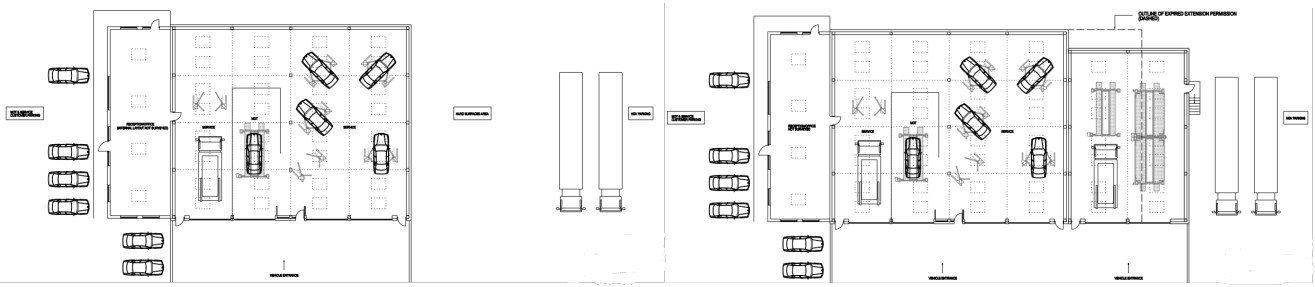
Aerial view



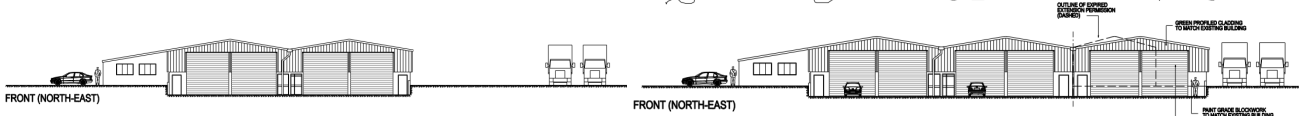
Google Streetview view of the site from Gawcott Road

The site is the MAN dealership and vehicle servicing and repair garage by the roundabout at the corner of Gawcott Road and the bypass, with access from Gawcott Road north of the junction with Embleton Way. It is a long-established garage with 22 FTE jobs. It is a large site with metal sheds and office facilities, well screened by trees and hedgerows along both road frontages. There is parking for 40 vehicles with spare capacity.





Existing and proposed floor plan (NB: rotated from site plan above). The dashed line is the outline of the 2016 proposed extension



Existing & Proposed elevations to yard



Existing & Proposed elevation to bypass



Existing & Proposed elevation to trailer parking area



Existing & Proposed elevation towards Gawcott Road (no change)

Planning history (buildings only - not signage or telecomms)

1	92/00612/APP	EXTENSION TO WORKSHOPS	APPROV
2	93/01450/APP	6-BAY VEHICLE REPAIR WORKSHOPS	APPROV
3	94/01589/APP	STORAGE AREA TO REPAIR WORKSHOP	APPROV
4	95/00110/APP	STORAGE AREA TO REPAIR WORKSHOP - AMENDMENT TO 94/1589/APP	APPROV
5	96/01443/ACL	USE OF LAND FOR DISPLAY AND SALES OF MOTOR VEHICLES	Refused - Existing Use
6	96/02252/APP	ONE BAY EXTENSION TO COMMERCIAL VEHICLE WORKSHOP	Approved
7	97/00689/APP	OFFICE/RECEPTION EXTENSION TO DOMESTIC VEHICLE WORKSHOP	Refused
8	97/02508/APP	RETENTION & COMPLETION OF OFFICE/RECEPTION EXTENSION TO DOMESTIC VEHICLE WORKSHOP	Approved
9	98/00507/APP	OFFICE, CANTEEN & STORE EXTENSION TO COMMERCIAL VEHICLE WORKSHOPS	Approved
10	01/00528/APP	Erection of vehicle workshop building with ancillary offices	Refused
11	01/02258/APP	Erection of vehicle workshop building with ancillary offices	Approved
12	01/02320/APP	Erection of vehicle workshop and ancillary offices	Refused
13	03/02532/APP	Erection of vehicle workshop building with ancillary offices - amendment to 01/02258/APP	Approved
14	06/01489/APP	Side extension to create storeroom	Approved
15	16/03581/APP	Proposed extension to existing workshop	Approved
16	18/03101/APP	Change of use from commercial to residential. Erection of bungalow and detached garage.	Approved

17	19/03981/APP	Variation of condition 2 on application 18/03101/APP - To allow minor amendments to the design of the bungalow. Drawings number 213-1B and 213-3F to be substituted for the approved drawings number 213-1 and 213-3C	Approved
18	24/02682/APP	Extension to existing vehicle workshop	Pending Consideration

## 6. 24/02764/APP

24 Holloway Drive *Page Hill* MK18 1GFHouseholder application for single storey front extension and porch  
*Wheeler*

Location plan



Existing site plan



Proposed site plan



No 24, its front garden, drive and garage (16/9/24)



Nos 24 (left) and 22 are essentially the same design

The site is a 4-bed detached house with half a two-garage block set to the rear and driveway parking for 3 vehicles in front of it, on the eastern side of Holloway Drive just before the junction with Pitchford Avenue. The house to the south is of the same pattern, see above, but of different materials. To the north is the rear of No 2 Pitchford Avenue (which has a side garden, and hardly any gap to the boundary at the rear) and to the rear is the side elevation and rear garden of No 4 Pitchford Avenue. There is a large Field Maple in the front garden just inside the front hedge.

The proposal is to extend the house forward 3.3m across 4.7m of the front elevation – slightly stepped in at the northern end and leaving approx. 1.5m for a new front door at the southern. The extension will have a gable roof with two skylights in each slope, two windows to match existing in the front wall and one in the south-facing wall – no window in the north-facing wall - and be used as a dining room. Other internal alterations are:

- Removal of the front wall of the kitchen and the wall between the hall and the kitchen to make a larger kitchen and breakfast bar contiguous with the new dining room;
- Blocking up of the door from the kitchen north side wall to the exterior and creating a doorway into the new hallway;
- Removing the back wall of the existing office and creating a new hallway with front door in the space;
- The front door will have a single-slope porch roof which joins up with the extension gable roof;
- Changing the former dining room into an office;



- Rotating the downstairs cloakroom through 90° to lie along the outer wall (instead of at right angles to it) and open onto the new hallway.

The two rooms at the rear and stairwell, and the rear elevation, will be unchanged.  
Materials to match existing.

**Concerns:**

1. The tree in the front garden. The application form has this:

**Trees and Hedges**

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

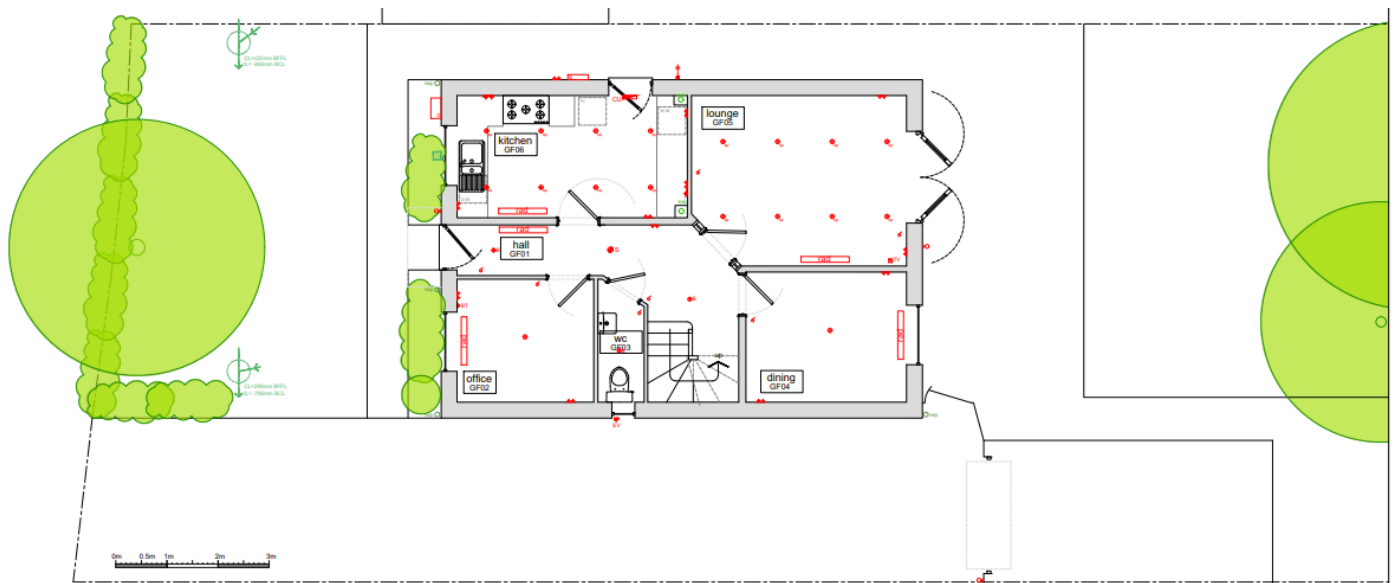
- Yes
- No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

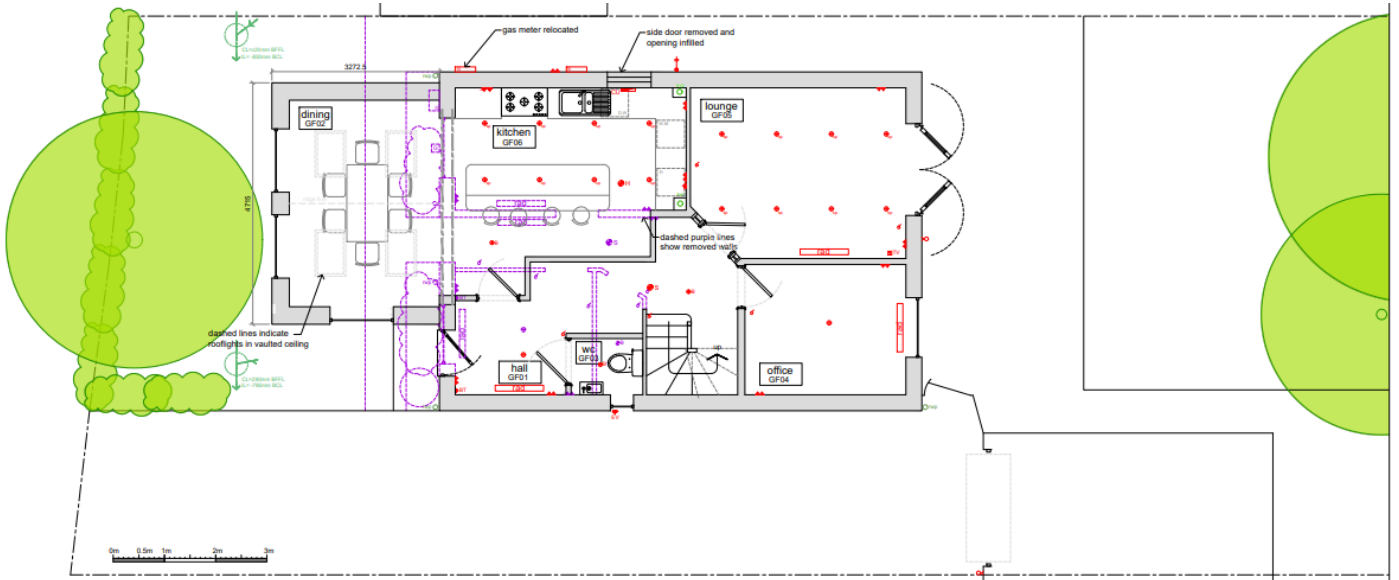
SEE DRAWINGS PL01 & PL02

The drawings show the tree and its approximate spread; I estimate the trunk diameter to be about 20cm (8"). Nowhere is there any indication of whether it will need to be trimmed (or felled altogether) to enable the extension to be built as drawn. The tree will take the light from the front windows of the extension and its branch spread and root run could compromise the integrity of the roof and foundations. The usual Ecology & Trees Checklist has not been submitted with the application.

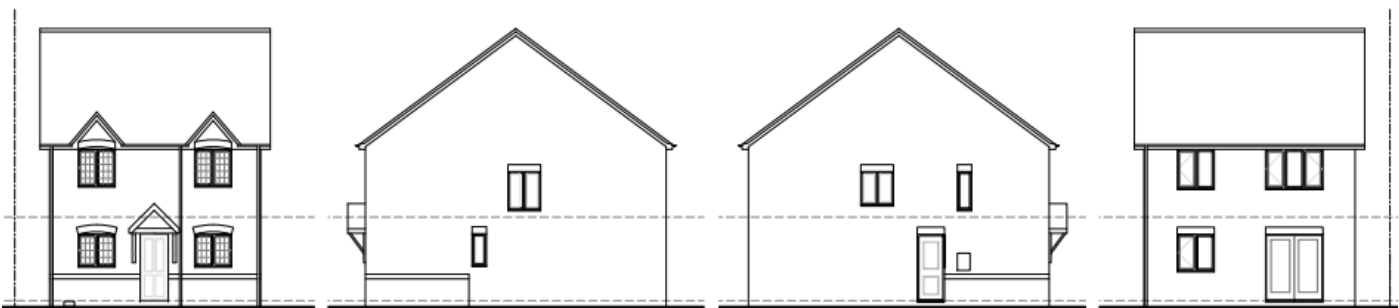
2. The proposed extension has no door to the exterior and the existing kitchen door to the side passage is to be bricked up. This leaves only the door to the hall as an exit in an emergency, and it opens inwards, as does the front door. The alternative – with outward-opening French doors - is via the hall and the lounge and rear garden (which has no exit to the public domain other than the side passage past the kitchen, not a lot of help if the reason for evacuation is a fire.



Existing ground floor plan



Proposed ground floor plan

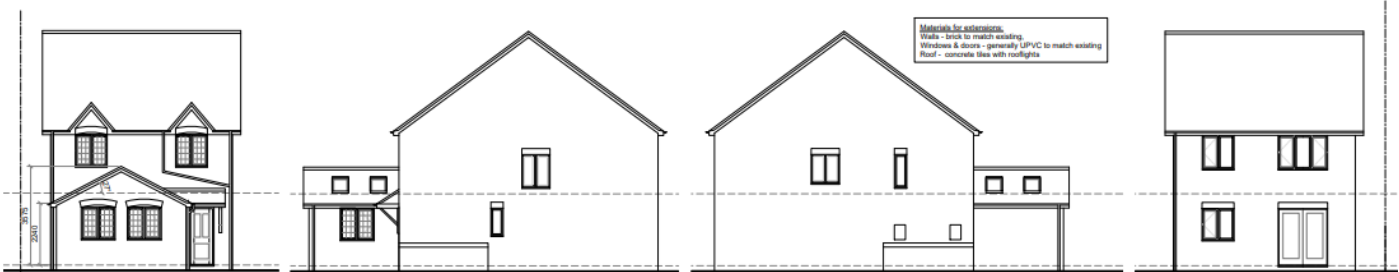


FRONT ELEVATION  
Existing elevations

SIDE ELEVATION  
Towards No 22 Holloway Drive

SIDE ELEVATION  
To rear of 2 Pitchford Avenue

REAR ELEVATION



FRONT ELEVATION  
Proposed elevations

SIDE ELEVATION  
Not to same scale as 'existing' above

SIDE ELEVATION

REAR ELEVATION

Materials for external walls:  
Walls - brick to match existing  
Windows & doors - generally UPVC to match existing  
Roof - concrete tiles with rooflights

**Amended plans**

**7. 23/03607/APP**

Land Between No. 38 Moreton Rd. & The Old Police Station, 50 Moreton Rd.  
Erection of 7no. dwellings with access, car parking, landscaping and associated works  
*Trio Square Ltd.*

The site is the rough ground between the (Listed) Old Police Station and the row of cottages to the south (Nos 32-38 Moreton Road), which are 'Non-Designated Heritage Assets'. The next nearest Listed Buildings are much lower down the Moreton Road, where it bends towards the Old Gaol roundabout. It is opposite Brae Lodge, No 71, the white building that comes to the road edge, and the site above it which has approval for 12 houses with an access onto Moreton Road opposite Addington Terrace. Its eastern end is above Mary MacManus Drive off Stratford Road. It is not in the Conservation Area, but is adjacent to it, see map above. The Forestry Commission has served an Enforcement Notice requiring the planting of 286

trees to replace those removed by the previous owner. The application was called-in, but the case officer has sent word (2/9/24) that the call-in will not be actioned and the application will be determined under delegated powers.



Location plan



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

This is the third set of amended plans this year; so far Members have responded - (original application: 18/12/23):

- Members noted that the previous application for this site was refused on the grounds that 7 dwellings would be too cramped. They believe that this revised application, while an improvement in design, is again for 7 dwellings, and would still be too cramped with only small gardens, contrary to Buckingham Neighbourhood Plan policy DHE6, the provision of good quality private outdoor space.
- Members would have liked to see grey water recycling incorporated into the plans; this would also reduce the amount of water run-off on a very steeply sloping site.
- They also criticised the lack of chimneys to give the rooflines interest, and the flat-roofed dormers which jarred with the general design.
- Members look forward to seeing the SuDS officer's comments now that a Drainage Scheme has been submitted; they expressed concern at the amount of new hard surfacing in the proposal, which the permeable paving and attenuation tank in extreme rainstorms may not cope with, causing flows down Mary MacManus Drive and into the BP garage forecourt.
- If a new sewer is to be constructed, the Construction Management Plan must recognise that Mary MacManus Drive is sheltered housing and its residents elderly, have mobility problems and/or visiting carers, and ensure that the works affect them as little as possible.
- Members would like to see more precise plans of the proposed access, and the relocation of the memorial bench, litter bin and lamp post. Moreton Road has an infrequent bus service, and this bench is important for the less fit residents of the housing at the top of the hill and from Maids Moreton to take a rest on their way home.
- Below the existing access there is a gap in the double yellow lines which stretch from the town centre to the top of the hill, allowing room to park for 6 vehicles. The parked cars restrict the road width to a single carriageway, so queuing to allow uphill vehicles to pass through is commonplace in the vicinity of the existing and proposed accesses; in addition, the curvature of the hill above the access restricts vision for emerging vehicles. There will also be increased demand for on-street parking from the residents currently using the existing hardstanding as parking space.
- It was noted that there was no tracking diagram to show that the standard size bin lorry will be able to turn and emerge forwards, nor a response from Waste & Recycling.
- As it is presumed that there will be streetlighting in a previously dark area, Members wondered if the light pollution needed to be considered by the Ecologist.

Amended Plans (25/3/24): (There were new drawings of each property's boundary, and paving types and boundary treatments. The upper part of each garden will be a lawn sloping at 1 in 40, and every plot except Plot 1 has at least one set of steps in the garden paths. Parking bays are 3m x 6m, and there are three for every 4-bed house and two for every 3-bed house, plus one visitor space. There are no garages or carports and Plot 4 (yellow) still has two by the house and one diagonally across the road on the inside of the corner.)

Members noted the Forestry Commission's classification of this site as woodland, which had not been apparent during previous applications, though the clearance of the site had been deployed; and that an

*Enforcement Notice to restore the previous planting had been served requiring 286 trees spread over the entire site. They therefore agreed to support the Forestry Commission's action and the Tree Officer's comments, to continue to oppose development of the site, and to call the application in.*

Amended Plans (17/6/24): (Many of the plans amended in this this batch were triggered by the necessity of modifying the ground levels and patio area of Plot №1 (facing Moreton Road and south of the new access) to accommodate the existing large Hazel tree (T11) in the garden of №38 Moreton Road, but close enough to the common boundary to have a root run and canopy within the site area. Plot №1's general level is below that of the neighbouring garden, separated by a wall and embankment, and its lawned area will therefore be retained at existing levels instead of regrading to the 1:40 slope of the lawned areas of all the other plots, to protect the roots.

Other changes are

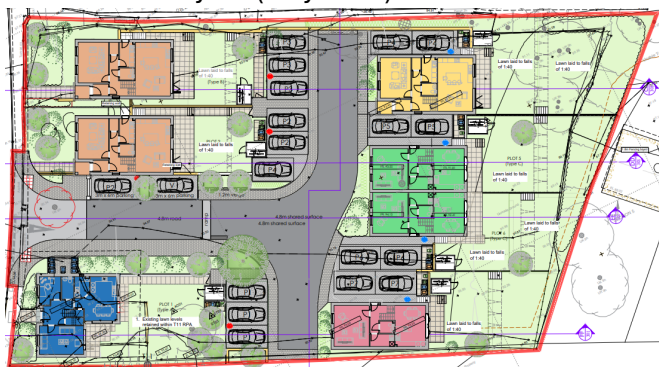
- Bin collection will be from the paved area on the access, beside Plot 1
- Regrading the eastern end of the land (east of the rear gardens of Nos 4 – 7) to lessen the likelihood of landslip due to the extra weight (overcharge) on the land surface
- Many of the roadside verges and frontages are now included within individual plot boundaries, presumably so that they will be maintained by the householder, and the plot boundaries have been altered accordingly. Parking bays are 6m x 3m and numbered according to the plot they belong to (V = Visitor space). Garden boundaries are closeboard panels).

*Members saw no reason to change their response from the previous consultation in March; the Tree Officer had reinforced his previous comments, and the Ecology Officer had responded in a similar manner. It is regrettable that the existing vegetation has been stripped, but given the Forestry Commission Enforcement Notice requires the replanting of over 286 trees on this site, Members can see no way any housing whatever can be accommodated.*

The new amendments are principally

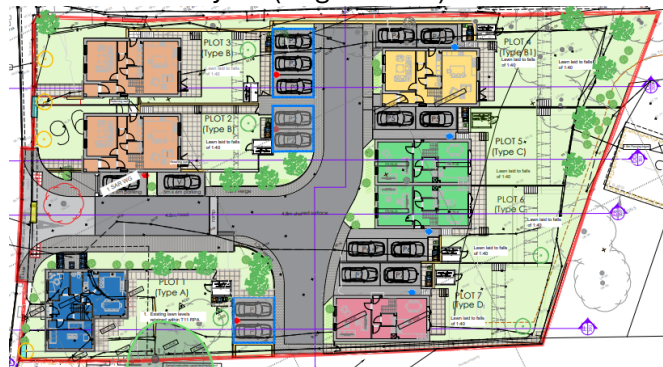
1. The deletion of two parking spaces to allow more trees in the streetscape
  2. The creation of an access path along the southern edge of plot 7 to allow access to the steeply sloping strip of land east of Plots 4-7 for maintenance purposes.
  3. This has required additional planting and therefore revised landscaping plans
1. The loss of one parking bay in the row of three for Plot 1 (blue on the plan below) and one for Plot 4 (yellow) inconveniently across the road on the corner next to the two of Plot 2's bays at the bottom of their garden (Plot 2 has another bay to the side of the house) leaves two 4-bed houses with only 2 bays each, contrary to guidelines. Buckinghamshire's standards require 4-bed houses in developments under 10 houses to have 3 parking spaces. None have garage space. It also means that the route from the cycle shed to the road on Plot 1 now involves two right-angle corners; Plot 2's involves a walk across the lawn, when a more convenient path could have been provided as the corner parking area is now within the curtilage of the plot. (All of the cycle sheds are so positioned that the door opens on to the lawned area, not the paved path or patio, and those for Plots 4 -7 also require the cycle to be carried to the road via two sets of steps, lawn – patio and patio - road).

Previous site layout (May 2024)

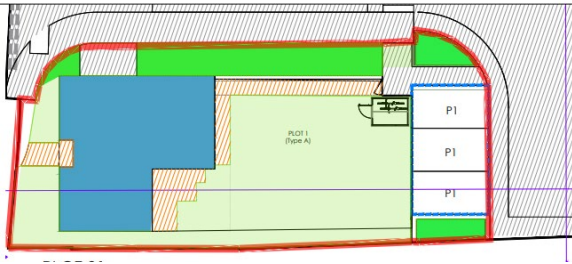


Plot 1 boundary (May)

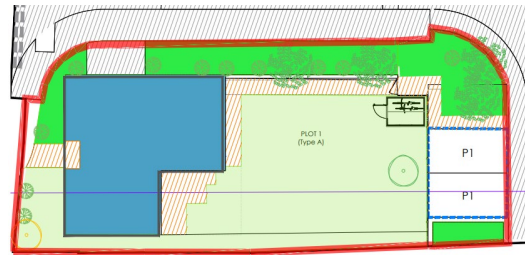
Amended site layout (August 2024):



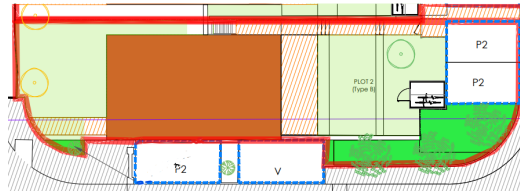
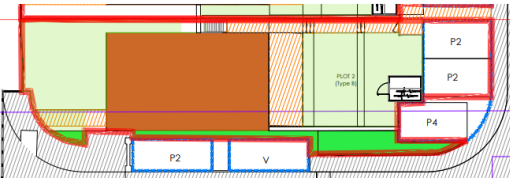
Plot 1 boundary (August)



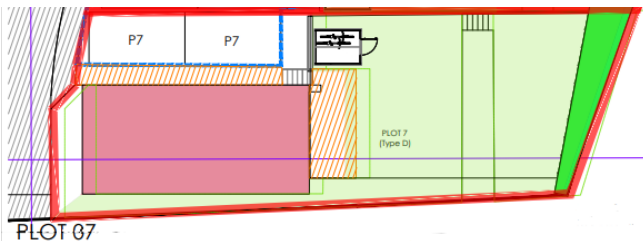
Plot 2 boundary (May)



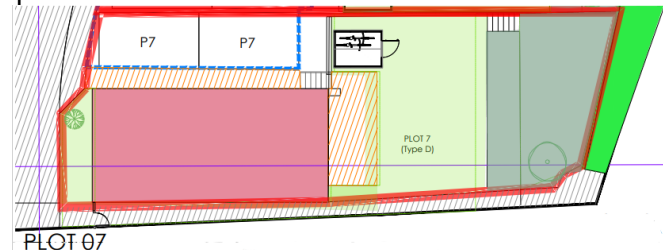
Plot 2 boundary (August)



- The creation of a gated access path along the southern edge of plot 7 to allow access to the steeply sloping strip of land east of Plots 4-7 for maintenance purposes. The future owner of No.7 will probably be pleased not to have a narrow strip between the house and fence to maintain.

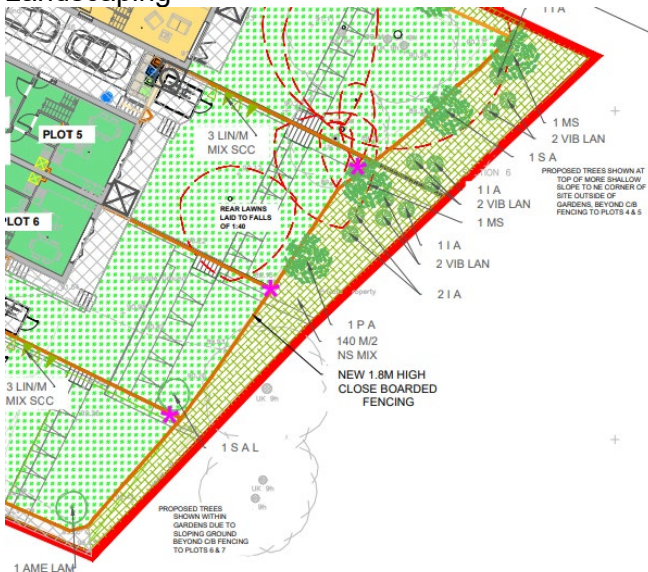


Plot 7 boundary (May)



Plot 7 boundary (August)

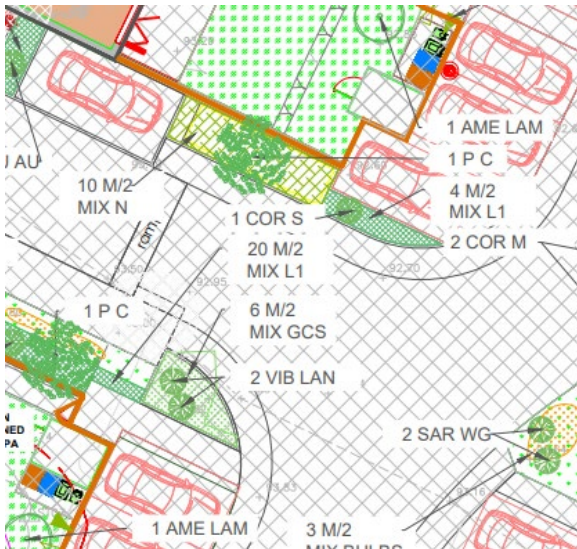
Landscaping



The steep bank at the eastern end, accessed via the gate beside No.7 will largely be planted with tall shrubs and trees, which will help to stabilise the slope. The site layouts above show how close the end bungalow in Mary MacManus Drive is to the boundary. Red-dash circles indicate trees to be removed and the asterisks mark hedgehog holes in the close-board fence which is the garden boundary.

The two new planting areas at the corners of the road junction are both within the plot boundary, so will be the responsibility of the houseowner to maintain; the landscaping plan shows the additional plants to be introduced:

(May 2024)



(August 2024)



Key:

**M2/L1** (pollen & nectar low shrubs mix):

- daphne odora
- escallonia golden carpet
- potentilla fruticosa
- rosa snow carpet;
- weigela florida
- winter daphne
- shrubby cinquefoil
- shrub rose
- purple weigela

**M2/N** (native shrub mix):

- carpinus betulus
- cornus sanguinea
- corylus avellana
- euonymus europaeus
- taxus baccata
- viburnum opulus
- hornbeam
- dogwood
- hazel
- spindle tree
- yew
- guelder rose

Individual specimens:

- A C S      acer campestri      *Field Maple*
- AME LAM      amelanchier lamarckii      *Snowy Mespilus*
- P C      pyrus chanticleer      *Callery Pear*
- VIB LAN      viburnum lantana      *Wayfaring Tree*

The Bio-diversity Net Gain assessment has been updated accordingly.

**Not for consultation**

8. **24/02472/CPL**

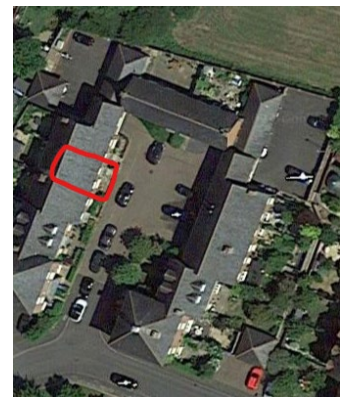
25 Bernardines Way, MK18 1BF  
Certificate of Lawfulness for proposed C4 HMO (6 Bedroom, 6 Person)  
converted from C3 dwelling house and internal alterations, loft conversion  
and construction of rear dormer  
*Lijofi [Lalek Properties Ltd]*



Location plan

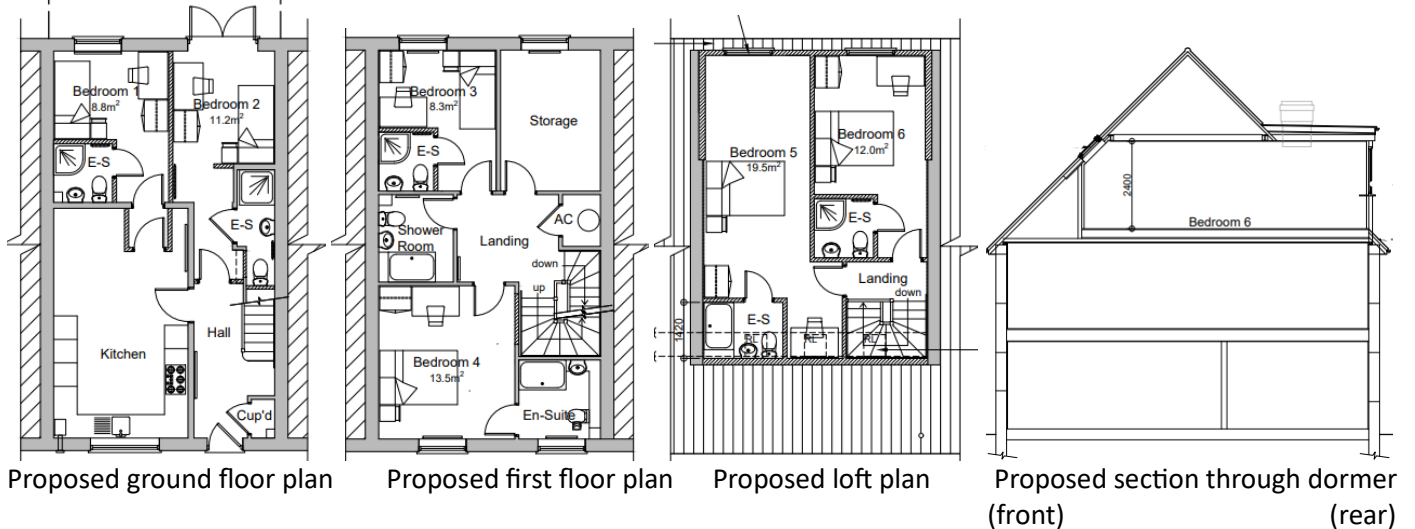
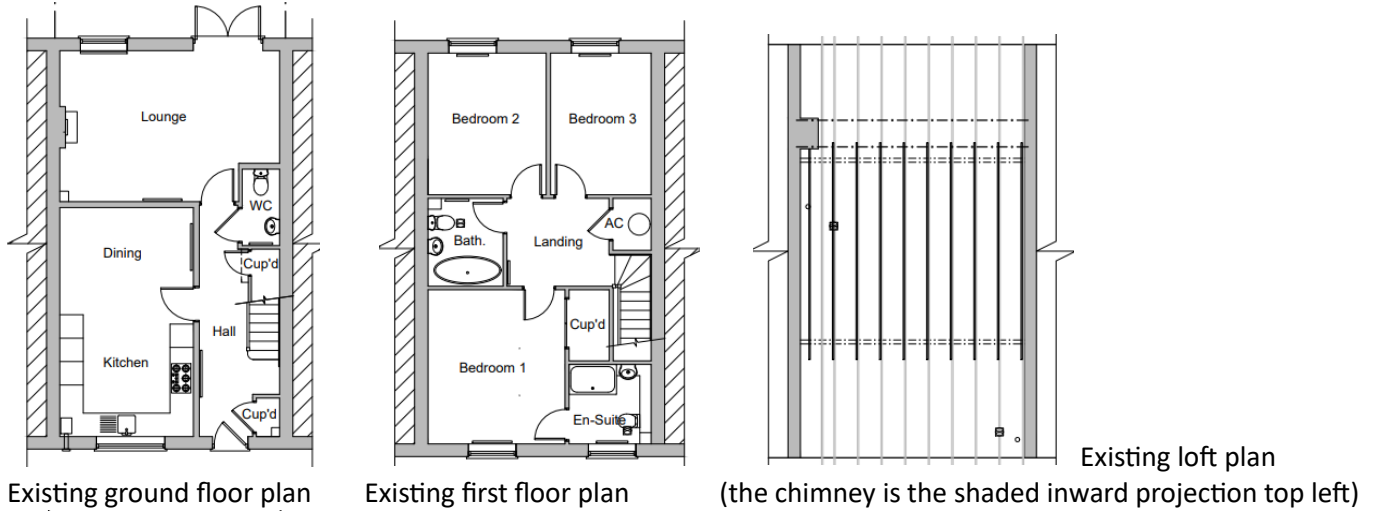


Nos 25 & 27, and the entrance to the parking court



Aerial view

The site is a mid-terrace 3-bedroom house (Plot 12, house type C) on the west side of the first Bernardine’s Way cul-de-sac from the London Road entrance, and it backs on to the gardens of Bourtonville. It is at the turning head end of the cul-de-sac, and one house away from the archway to the parking court, where it has one under-cover and one open-air parking space. (These are unmarked either with bay boundaries or house numbers, like the court at the other side where №39 Bernardine’s Way, also a HMO, has its parking spaces.) The entrance part of the road is single carriageway width and is where №19, also a HMO, is (all the house numbers in the cul-de-sac are odds, 17-43). None of the houses have driveway, forecourt or garage parking. Immediately to the southeast of the estate is the University’s Verney Park campus, and the site was originally University land used for car parking, which is why a replacement car park within the Verney Park site was part of the planning application. Plot 12 is **not** one of the plots subject to development restrictions on the decision sheet (which are mainly facing the big green nearer the entrance, and all Affordable Housing). It is not in the Conservation Area or near any Listed Buildings.



The proposal is to remodel the interior of the house to provide 3 single and 3 double bedrooms, so a possible occupancy by 9 persons. Four will have an en-suite shower-room, two an ensuite bathroom and all are shown with a bedside table, desk & chair, and cupboard or chest of drawers (difficult to tell from the outline). Double rooms do **not** have two bedside tables or more storage furniture. There is a communal kitchen on the ground floor with enough room for a dining table, though none is shown, and a large storage room on the first floor, the size of the existing Bedroom 3. (Note that the Bucks HMO standards state:

“Where there is no dining area within or adjacent to the kitchen, kitchen facilities must be sited no more than one floor distance from each letting.” )

There is also a communal bathroom on the first floor and a new staircase to the loft area.

Three skylights are proposed for the front roof slope, one over Bedroom 5’s bathroom, one over its desk/chair alcove and one over the staircase. The rear roof is to accommodate a full-width flat-roofed dormer window which will somehow wrap itself round the existing chimney shared with №27. It will extend from 200mm (8”) from the lower edge of the roof to slightly over halfway up the slope (approximately the height of the base of the chimney cap) and have a tile-hung front wall matching the existing roof. There are no side elevation drawings, only the section above, so the treatment of the side walls is not known. The ceiling height of the loft at the front wall is 1.8m and at 80cm into the room - the front of the WC or the seat at the desk – is 2.4m. It is unclear whether the chimney is practical or decorative, but there is no indication of a chimney breast in the converted loft or on the lower floors, so one can assume the latter. Its windows will be white uPVC to match existing.

The accommodation breaks down as follows:

<b>Ground floor</b>				
Room	Single/double	Size including / excluding en-suite	Shower/ bath	Notes
Kitchen		18.4 m <sup>2</sup>		Floor area reduced by projecting lobby entrance to Bedroom 1.
Bed. 1	Single	11.2m <sup>2</sup> / 8.8m <sup>2</sup>	Shower	Entry is from kitchen via small lobby, see above
Bed. 2	Single	13.5m <sup>2</sup> / 11.2m <sup>2</sup>	Shower	French doors to garden, no window; ensuite created from existing cloakroom and cupboard under the stairs (adequate headroom over WC?)
<b>First floor</b>				
Bed. 3	Single	10.8m <sup>2</sup> / 8.3m <sup>2</sup>	Shower	
Bed. 4	Double	17.0m <sup>2</sup> / 13.5m <sup>2</sup>	Bath	
Storage		9.2m <sup>2</sup>		Could be turned into a single bedroom at later date, though without en-suite – communal bathroom is across landing
Communal Bathroom		4.1m <sup>2</sup>	Bath	
<b>Converted loft</b>				
Bed. 5	Double	22.0m <sup>2</sup> / 19.5m <sup>2</sup>	Bath	Desk/chair is squeezed into alcove formed by walls of bathroom and stairwell; its only natural lighting is from the skylight. A lot of extra space, and big enough to make two single rooms in future
Bed. 6	Double	14.5m <sup>2</sup> / 12.0m <sup>2</sup>	Shower	

Buckinghamshire Council’s adopted Standards for Houses in Multiple Occupation state that bedrooms for 1 person with separate kitchen facilities should be 8m<sup>2</sup> in size and 2 person rooms should be 13m<sup>2</sup> in size (room-only sizes in table are per drawings). No bedroom has kitchen facilities. (The Government standards are 6.51m<sup>2</sup> and 10.22m<sup>2</sup> respectively). Only Bedroom 6 does not meet the standard.

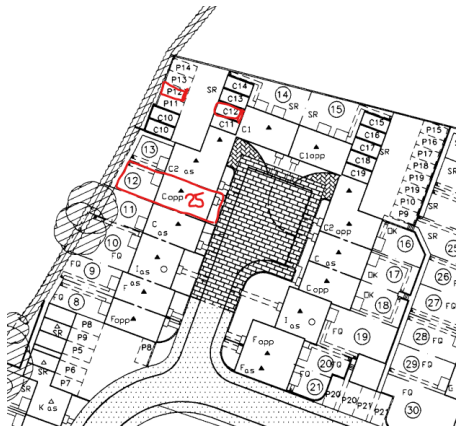


The kitchen used for 6-10 persons should be (at least) 12.5 sqm in size, which it is, though the insertion of the small lobby reduces the useful space.

Planning History

1	99/01749/AOP	Site for residential development replacement car park & new vehicular access	Application Withdrawn
2	00/02155/APP	Construction of 45 dwellings with access and replacement car park	Approved

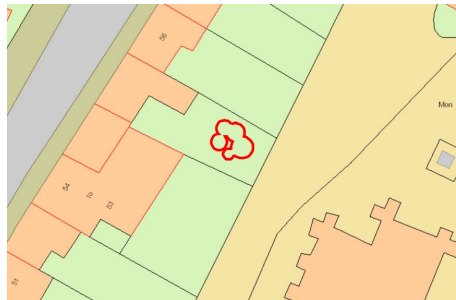
There are 7 letters from neighbours opposing to date (29/8/24), several quoting a Covenant in their deeds that owners shall ...."not use the Property for any purpose other than as or incidental to a private dwelling" and that this is clearly a business as the applicant does not live in the house. Members should note that such a Covenant is not relevant to a planning application, and no such condition was listed on the original decision sheet.



Parking allocation from 00/02155/APP

Not for consultation (trees) (circulated separately)

**9. 24/02703/ATC** 55 Nelson Street MK18 1BT  
Removal of 5 conifer trees  
*Allen-Free*

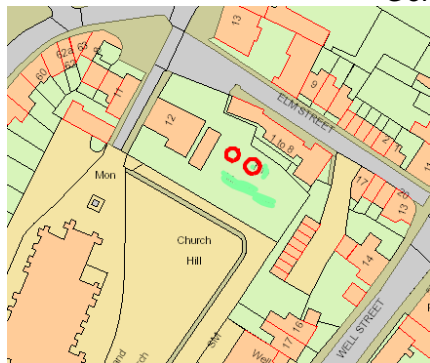


Location Plan



Aerial View

**10. 24/02807/ATC** Hill House, 12 Castle Street MK18 1BS  
T1 and T2 (yews) - 5 ft reduction in height.  
*Gold [Gold Tree Services]*



Location plan



Aerial view

**BUCKINGHAM TOWN COUNCIL**

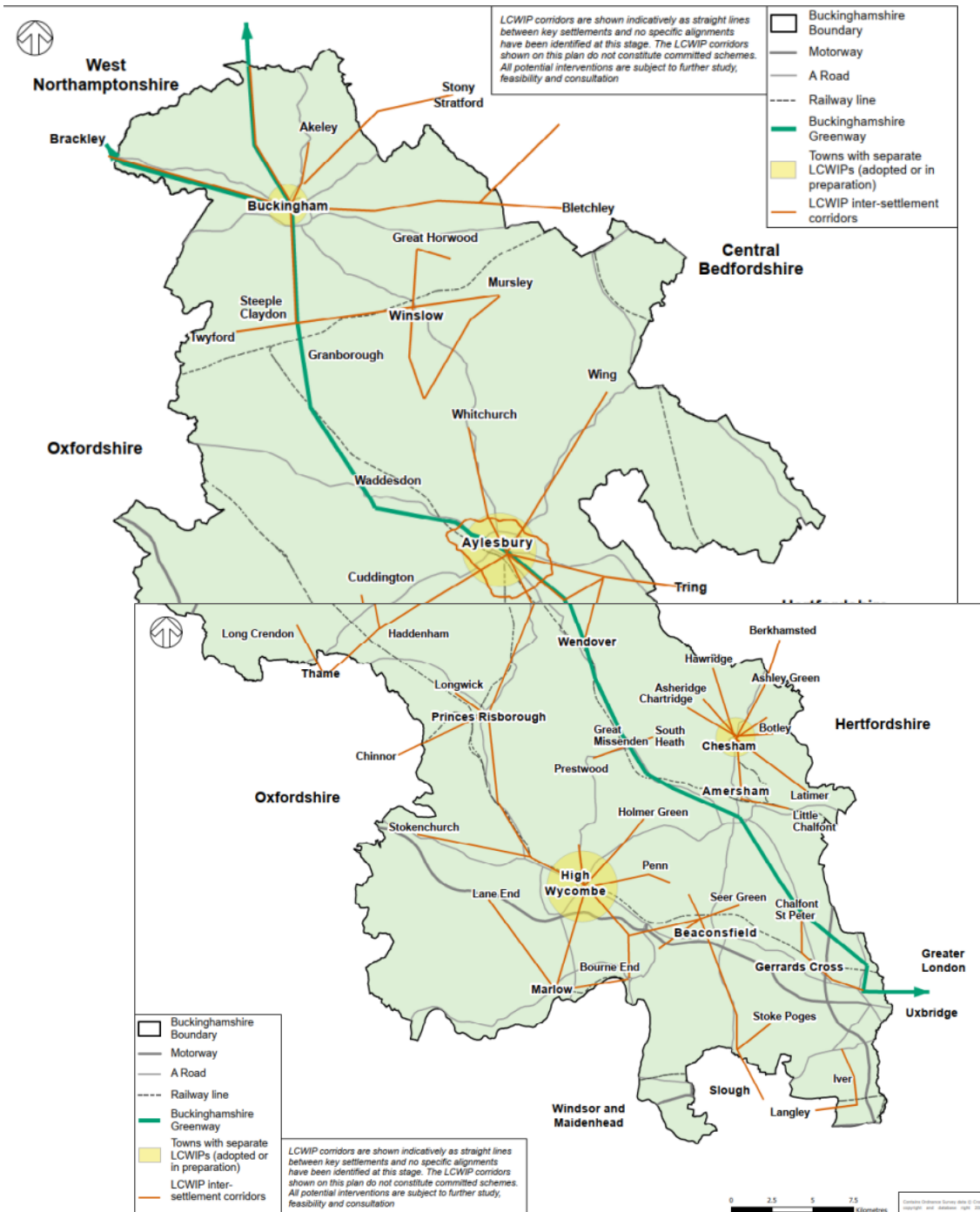
**PLANNING COMMITTEE**

**MONDAY 23<sup>rd</sup> SEPTEMBER 2024**

**Agenda 8.2 Consultation: Local Cycling and Walking Infrastructure Plan**

**Contact Officer: Mrs. K. McElligott**

The plan deals with the whole county and the questions are the same for each segment. Only the Buckingham & Winslow Areas are described below.



Buckingham and Winslow area includes the Community Boards for:

- Buckingham and Villages
- Winslow and Villages

### Delivery Program (local areas selected from whole)

Corridor	Town-level LCWIP corridor?	Buckinghamshire Greenway connection?	Cross-border connection?	Current stage of development	Scope for contributory funding	Cost category
Akeley - Maids Moreton - Buckingham	Yes			Concept or at early stages of development and would need significant further investigation to proceed	Medium	££
Buckingham - Brackley	Yes	Yes	Yes - Oxfordshire and West Northamptonshire	Concept or at early stages of development and would need significant further investigation to proceed	Low	£££
Buckingham – Stony Stratford	Yes		Yes – Milton Keynes	Concept or at early stages of development and would need significant further investigation to proceed	Medium	££££
Buckingham - Milton Keynes	Yes		Yes - Milton Keynes	Concept or at early stages of development and would need significant further investigation to proceed	High	££££
Buckingham - Stowe - Silverstone	Yes	Yes	Yes - West Northamptonshire	Some design and study completed, however further investigation would be required to prepare for funding and delivery	Medium	£££
Greatmoor - Middle Claydon - Steeple Claydon		Yes		Some design and study completed, however further investigation would be required to prepare for funding and delivery	Medium	£££
Little Horwood - Great Horwood - Winslow				Some design and study completed, however further investigation would be required to prepare for funding and delivery	Medium	££
Newton Longville – Milton Keynes			Yes - Milton Keynes	Concept or at early stages of development and would need significant further investigation to proceed	Medium	££
North Marston - Granborough - Winslow				Concept or at early stages of development and would need significant further investigation to proceed	Low	££
North Marston – Swanbourne - Mursley - Winslow				Concept or at early stages of development and would need significant further investigation to proceed	Low	£££
Steeple Claydon - Buckingham	Yes	Yes		Concept or at early stages of development and would need significant further investigation to proceed	Low	£££
Twyford - Steeple Claydon - Winslow				Concept or at early stages of development and would need significant further investigation to proceed	Medium	£££

Category	Scale
£	Under £1 million
££	Between £1 million and £2 million
£££	Between £2 million and £5 million
££££	Over £5 million

**Q1:** Do you support the proposed corridors as being priorities for active travel in the Buckingham and Winslow area? Please tick (✓) one option for the corridor(s) you wish to comment on. You do not have to give a response for each corridor.

Options are Support – Do not support – Don't know and a reason for the choice is also requested

The proposed corridors are:

1. Buckingham – Maids Moreton – Akeley
2. Buckingham – Milton Keynes
3. Twyford – Steeple Claydon – Winslow
4. Buckingham – Brackley
5. Buckingham – Stony Stratford
6. Buckingham – Stowe – Silverstone
7. Greatmoor – Middle Claydon – Steeple Claydon
8. Steeple Claydon – Buckingham
9. Little Horwood – Great Horwood – Winslow
10. North Marston – Granborough – Winslow
11. North Marston – Swanbourne – Mursley – Winslow
12. Newton Longville – Milton Keynes

If you consider different corridors to be priorities for new and improved active travel facilities in the Buckingham and Winslow area, please list them below.

We need to hear about corridors between towns and villages, please do not include corridors within a town or village.

Please give your answer in the format 'Name of town/village to Name of town/village'

**Q2: Overall, to what extent do you agree or disagree with the network plan that is proposed in the draft Buckinghamshire LCWIP?**

Strongly agree / Agree / Neither agree or disagree / Disagree / Strongly disagree / Don't know

Please tell us the reasons for your answer

**Q3: The Buckinghamshire Greenway**

We have set out our vision for the Buckinghamshire Greenway, a flagship active travel route that will be delivered in phases and eventually run north-south across Buckinghamshire. The Buckinghamshire Greenway vision and map can be viewed on [yourvoicebucks.citizenspace.com](http://yourvoicebucks.citizenspace.com):

- Buckinghamshire Greenway Map
- The Buckinghamshire Greenway

Further information is included in Section 2.6 of the draft Buckinghamshire LCWIP.

The Greenway forms a core spine of the overall proposed Buckinghamshire LCWIP network.

**Q4: Overall, to what extent do you agree or disagree with the Buckinghamshire Greenway vision and objectives?**

Strongly agree / Agree / Neither agree or disagree / Disagree / Strongly disagree / Don't know

Please tell us the reasons for your answer

**The remaining questions are aimed at individuals, and do not lend themselves to corporate responses.**

**Members may make personal response if they wish.**

## **Buckingham Conservation Area Community Engagement**

We are carrying out a review and update of the Buckingham Conservation Area, which was first designated in 1971 and last reviewed 15 years ago. The new appraisal will include a management plan which will provide up-to-date guidance on how to care for the Conservation Area. As part of the review, we are seeking local people's views on what you find special about the heritage of the area to inform the draft document.

### **What is a Conservation Area?**

A Conservation Area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. They exist to protect the features that make an area unique and distinctive.

### **What is a Conservation Area Appraisal and why is it important?**

An appraisal assesses the historic development and character of a Conservation Area based on features like its buildings, streets and green spaces. It creates a framework which is used to manage and guide change in the area, such as when new developments are proposed. This will ensure the special interest of the area is preserved for current and future residents and visitors.

The aims of the appraisal are to:

- Define what makes Buckingham Conservation Area special
- Review the existing boundaries
- Increase awareness of Buckingham Conservation Area and encourage community involvement in its protection
- Identify opportunities for enhancement.

**We would love to hear from you as part of our review and would appreciate your answers to the questions below. This survey will be open to responses until 27th September 2024.** The online questionnaire is available here:

<https://forms.office.com/e/vmWd4V5KyR>

We anticipate public consultation on the draft document to be held in October 2024, where you will have the opportunity to review and comment on the proposed document.

**The current Conservation Area Map can be found here:** [Buckingham-CA-web.pdf \(buckinghamshire.gov.uk.s3.amazonaws.com\)](https://www.buckinghamshire.gov.uk/s3.amazonaws.com/Buckingham-CA-web.pdf)

**What areas, spaces and buildings make Buckingham special to you?**

A Conservation Area is defined as an area of special architectural or historic interest that is worthy of protection. Tell us what you find special about the history, heritage, and historic buildings of Buckingham.

**What potential threats do you think Buckingham Conservation Area (CA) faces?**

We would like to understand if there is anything that threatens the special character of the CA. Please let us know if there are any issues with the historic buildings and spaces within Buckingham.

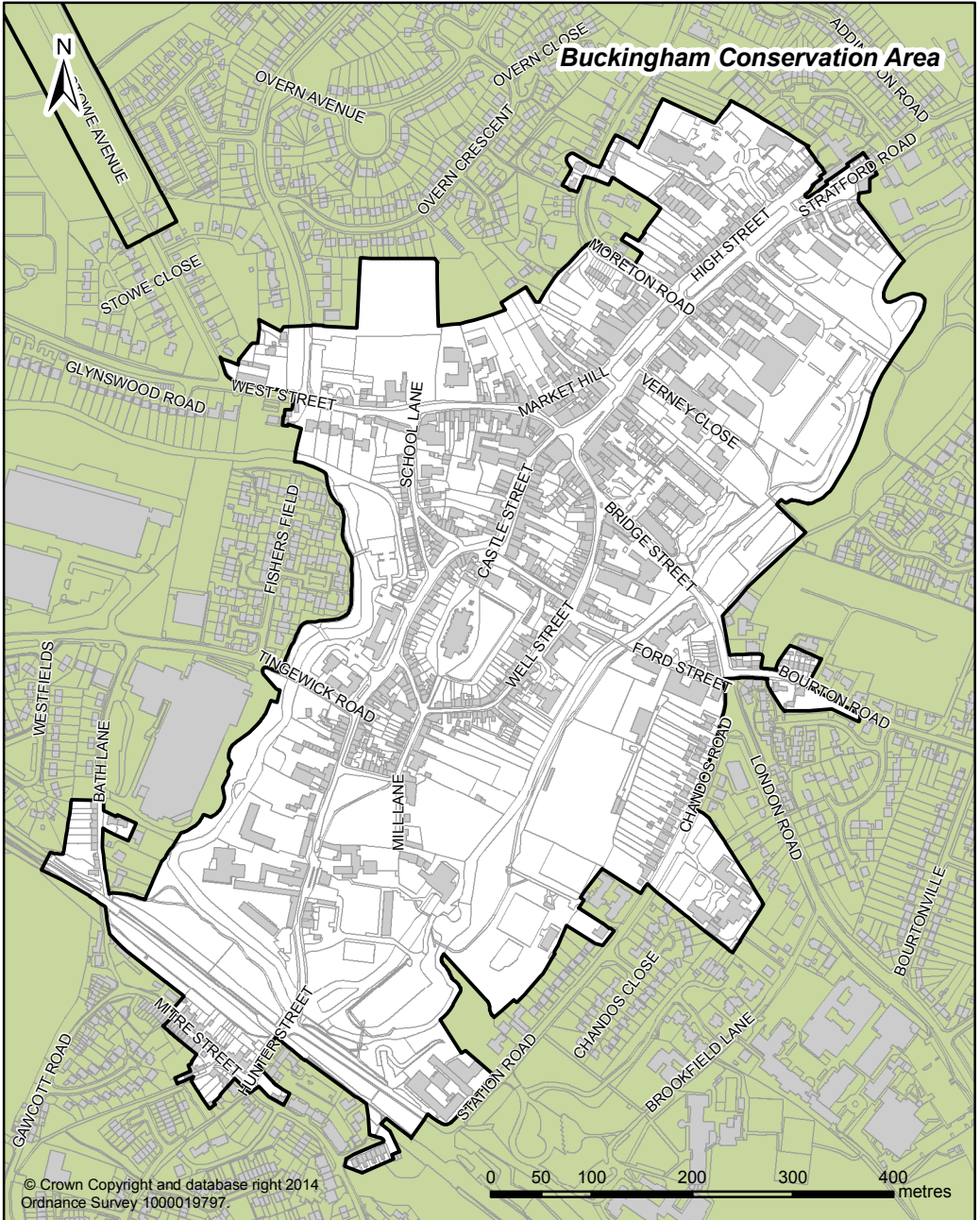
**Are there opportunities to improve Buckingham CA's character and appearance?**

Tell us if you have any ideas that could improve Buckingham's appearance or help you appreciate its heritage.

**Would you like any buildings or spaces added to or removed from the CA boundary? If so, why?** Part of the study involves reviewing the boundary of the CA, so let us know whether there are any parts of the CA that you think should be excluded from the boundary, or if there are areas not currently included which have special historic character worthy of being added to the CA.

**Are there any buildings or landmarks that should be identified as locally important?**

Some historic buildings and landmarks can be identified as locally Important buildings, due to their contribution to the area's character and appearance.



No:	Minute No.	Action	Action Required	Action Owner	Update	Deadline	Column 2
1	529/22	Cycleway - Railway Walk	It was agreed that Cllr. Stuchbury will work with the Town Clerk to chase a response regarding the cycleway	Town Clerk	21/8/23 update from Cllr. Stuchbury: 'still under discussion in conjunction with Active Travel Plan. BC have received 3 payments.	Meetings with BC have happened. Project is underway and BTC are participating.	LCWIP on agenda 23/9/24
	707/23 (25/3/24)		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...		Press release from Buckinghamshire Council 26th March 2024 confirming funding and plans for upgrading the pathway.		
2	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.	
3	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.	Application 24/01904/APP; comment deferred pending Highways response	Application approved 23/8/24
					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.		
4	719/23 (25/3/24)		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.		Await response		



No:	Minute No.	Action	Action Required	Action Owner	Update	Deadline	Column 2
	163/24 (15/7/24)	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.		Minute 163/24; suggestion that balance be used to replace youth shelter. Ask what objections there were when redesign agreed. Actioned and response awaited	Officer responses 5/9/24 and 12/9/24: see Appendix D.	
5	712 (25/3/24)	Planning decisions	Cllr. Harvey enquired whether other parts of the town could be classified as woodland to protect them.	Planning Clerk	Actioned - response awaited.		
6	714/23.3 (25/3/24)	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.	
7	44/24 (20/5/24)	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.	
8	46/24 (20/5/24)	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;  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	LAT Response: (23/5/24) All reinstatements/remedial	

No:	Minute No.	Action	Action Required	Action Owner	Update	Deadline	Column 2
	165/24 (15/7/24)		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. Address to be confirmed	House is not Listed or in Conservation Area	Building Control application Removal load bearing wall, replacing roof and fenestration alterations Ref. No: 24/01543/BN   Status: Accept		
9	48/24 (20/5/24)  168/24 (15/7/24)	Matters to report	Standing water on skatepark - the Planning Clerk will take photographs when it rains.  Damaged sign on the roundabout at the bottom of Page Hill to be investigated.  Lack of dropped kerbs on both sides of Bourton Road near Badgers Estate - Cllr. O'Donoghue to take photographs.  Compliance and Projects Manager to check the Neighbourhood Development Plan re. s106 contributions for accessibility.	Planning Clerk   Cllr. O'Donoghue  Compliance & Projects Manager	BC advise not to be used when wet.  Sign is the chevron panel opposite Page Hill Avenue; reported and acknowledged (not yet replaced at 17/9/24)  Included in consultation feedback.		
10	157/24 (15/7/24)	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.		

## Action List

Response to skatepark query Minute 163/24

5/9/24

Officer apologises for delay in responding – was on leave.

Any skatepark S106 monies remaining after the 12-month retention fee has been settled will return to their respective S106 pots and be put towards future projects, currently earmarked towards Bridge Street and Overn Avenue open space/play area improvements, rather than an additional shelter where one already exists (between the skatepark and play area).

FYI - Skateparks shouldn't be used in wet conditions as the surface becomes very slippery.

We previously removed the sides of the shelter that's since been removed (as part of the skatepark project), due to resident reported associated antisocial behaviour issues, including drug use/dealing. Before removing the sides, we consulted re removal of the whole shelter which the Police were in favour of but one or some local Cllrs were not, so we compromised and removed the sides instead.

Additional response 12/9/24:

Improvements to the area between the skatepark and the footbridge that leads to Cornwall's Meadow carpark are due to be considered alongside improvements to Bridge Street play area, which are currently programmed in for 2026/27.

Discussions are ongoing about the unused area adjacent to the Cornwall's Meadow bridge, but it must be borne in mind that the area can flood.

## 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 <sup>n</sup> 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	Approved (5-day notice)

## 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	Approved













