



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, 09 October 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 14th October 2024, following a meeting of the Interim Full Council at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e and 3.f, which will last for a maximum of 15 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

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

<https://www.youtube.com/channel/UC89BUTwVpjAOEIdSIfcZC9Q/>

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 23rd September 2024 to be put before Full Council on 4th November 2024. [Copy previously circulated](#)

Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't. All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports, or other information. To do this, send a request using the contact details set out above.

4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 6th November and 4th December 2024 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 24th October and 21st November 2024 at 2pm.

Additional information provided by the Clerk.

[PL/76/24](#)

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

1. 24/02544/APP Buckingham Pavilion, Stratford Road MK18 1NY
[Buckingham FC clubhouse]
 Replace floodlighting of 4no existing 18m masts with a like for like 18m base hinged masts and LED floodlights.
Bray
2. 24/02729/APP 85 Western Avenue MK18 1LX
 Householder application for an air source heat pump installation.
 (12kW)
Stacey
3. 24/03028/AGN White House Farm, Bourton Road, MK18 7DT
 Replacement agricultural building with solar panels.
Nicholson

Not in our parish

4. 24/002780/VRC Land off Walnut Drive and Foscott Road, MK18 1QQ
 Variation of condition 13 (Foul water drainage scheme) attached to planning permission) 16/00151/AOP (Outline application with all matters reserved except access for up to 170 dwellings, public open space, and associated infrastructure.
Shah [David Wilson homes South Midland]

Not for consultation (trees) circulated separately due to time constraints

The following application was approved on 7th October 2024

5. 24/02677/ATP Land at Fishers Field
 Various works to trees as set out in schedule.
Buckinghamshire Council
6. 24/02758/ATP 15 Moreton Drive, MK18 1JG
 5 day notice to remove dead oak tree.
Green
7. 24/02806/ATP The Old Surgery, West Street, MK18 1HP
 4 x Common Beech; Reduce canopy by up to 3 metres. Crown lift up to 4 metres.
Rodwell
8. 24/02890/ATP 130 Western Avenue, MK18 1LS
 T1 – Cherry tree – Remove tree – tree is dying/dead.
Hardcastle

9. 24/02953/ATP 15 Moreton Drive, MK18 1JG
T1 Sycamore – tree unbalances (Towards neighbouring property) due to shading, reduce canopy by approx.. 30-40%, equating to approx.. 5m to balance crown.
Moffat

5. Planning decisions

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

Approved

| Application | Site address | Proposal | BTC response |
|------------------------------|------------------------------|--|---|
| 23/01593/APP | Garage court, Overn Crescent | Demolish garages, erect three new dwellings & associated parking | Oppose & Call-in * |
| 23/03912/ALB 23/03919/AAD | Old Town Hall, Market Square | <i>[description amended to]</i> Installation of fascia signage, elliptical canopies over ground floor windows, 2 downlighters under door canopy ** | No objections to lettering if not illuminated; oppose canopies and uplighters |
| 24/01104/ALB | White House Farm | Re-roofing works (retrospective) | No objections (subj.HBO) |
| 24/02286/APP | 30 Chandos Road | S/st. front & rear extensions, 1 st floor side extension. New access | No objections |
| 24/02438/APP | 1 Mallard Drive | 1½ storey rear extension | No objections |

* Call-in rejected 24/3/24

** VILLIERS BALLROOM only, unlit, over door; no up/downlighters; no re-consultation on changes.

Not for consultation

Approved

| Application | Site address | Proposal | BTC response |
|--------------|-----------------------|--------------------------|-------------------------------|
| 24/02677/ATP | Land at Fishers Field | Works to riverside trees | Decision taken before meeting |

- 5.2 Planning Appeal
23/03078/APP Old Telephone Exchange, Market Hill; two storey roof extension to form 8 flats and change of use of ground floor to residential. Appeal against refusal. The Planning Inspector has dismissed the appeal.

6. Buckinghamshire Council Committee meetings

- 6.1 N. Bucks Area Planning Committee (2nd October 2024) *Cancelled*
(6th November 2024)
- 6.2 Strategic Sites Committee (26th September 2024) *Cancelled*
(24th October 2024)
- 6.3 Growth, Infrastructure and Housing Select Committee (26th September 2024)
- 6.4 Transport, Environment & Climate Change Select Committee (7th November 2024)

7. Town & Parish Councils Quarterly Forum

To receive a brief verbal report of the Forum Meeting held at 10am on 14th October 2024.

[The slides will be circulated prior to the next meeting].

8. Date of the next meeting: Monday 11th November 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'Donoghue
Cllr. A. Ralph Vice Chair
Cllr. A. Schaefer Town Mayor
Cllr. R. Stuchbury
Cllr. M. Try
Buckingham Society Co-opted Member

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 14th OCTOBER 2024

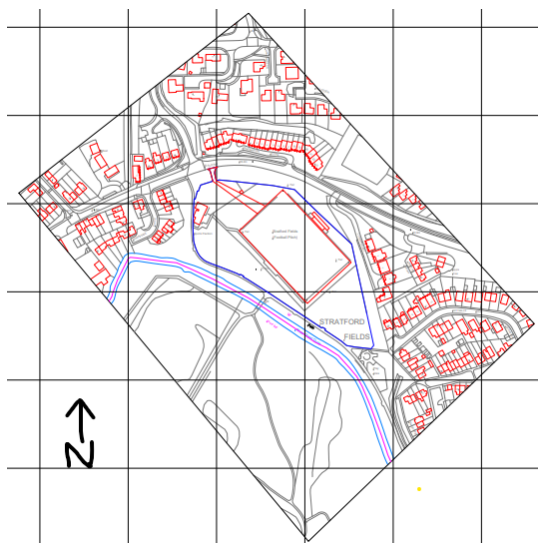
Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

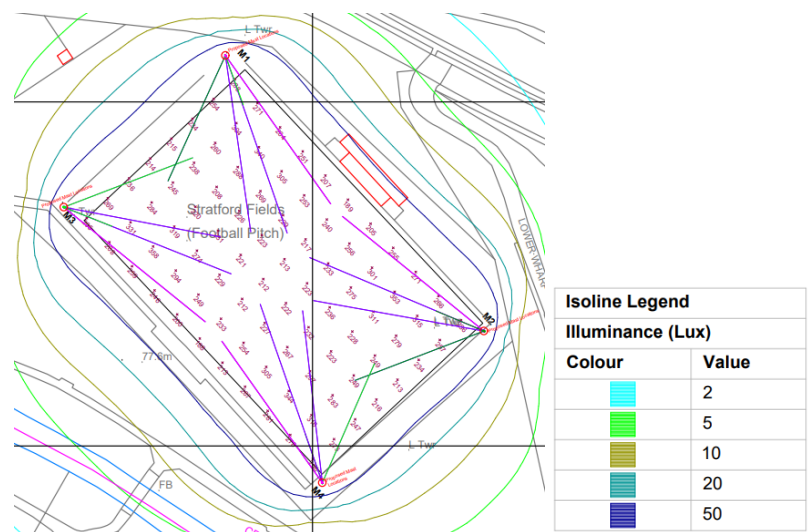
1. 24/02544/APP

Buckingham Pavilion, Stratford Road MK18 1NY [Buckingham FC clubhouse]
 Replace floodlighting of 4no existing 18m masts with a like for like 18m base hinged masts and LED floodlights

Bray



Location plan



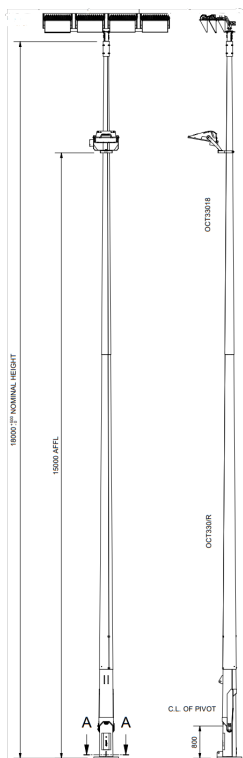
Proposed mast locations and light levels

The site is Buckingham Football Club's ground at Stratford Fields, between Page Hill and the river. There are floodlights at each corner of the pitch area, and the proposal is to replace these with LED lights which are more efficient and less light-polluting. Unfortunately the existing masts are not structurally capable of carrying the new fittings and the Club wishes to take the opportunity of replacing the existing masts with new ones hinged at the bottom to allow them to be easily lowered for maintenance and cleaning. The new masts will be the same height, and the base the same area, so no more obtrusive in the flood plain than the existing. Extensive technical documentation has been submitted, including a Light Compliance Report showing that the maximum light which would fall on nearby houses would not exceed the permissible level of 10 Lux (1-23 Sandmartin Close; 27-31 Stratford Road; odd numbers 1-23 Wharfside Place; 1-5 Lower Wharf; even numbers 30-42 Wittmills Oak). The existing lights were approved in 1990.

Planning History (Football Club only)

| | | | |
|---|-------------|--|--------|
| 1 | 78/01678/AV | ERECTION OF A TERRAPIN TYPE 72 UNIT BUILDING FOOTBALL CLUB PAVILION CHANGING ROOM | APPROV |
| 2 | 81/01577/AV | FOOTBALL CLUB PAVILION | APPROV |
| 3 | 84/00315/AV | RETENTION OF FOOTBALL CLUB | APPROV |
| 4 | 84/01607/AV | USE OF CLUBHOUSE FOR PRE-SCHOOL PLAYGROUP AND ERECTION OF STORAGE SHED ANCILLARY TO PLAYGROUP PURPOSES | APPROV |

| | | | |
|----|---------------|--|-----------------------|
| 5 | 84/01686/AV | REMOVAL OF EXISTING TRACTOR SHED TO BE REPLACED BY A NEW SLIGHTLY LARGER THAN EXISTING BUT ON THE SAME LOCATION (TO HOUSE TRACTOR AND ALL CUTTING EQUIPMENT) | APPROV |
| 6 | 86/01463/APP | SPECTATOR STAND | APPROV |
| 7 | 86/01464/APP | EXTENSION TO CLUBHOUSE | APPROV |
| 8 | 87/00760/APP | CAR PARK EXTENSION | APPROV |
| | 87/02275/APP | SINGLE STOREY BAR EXTENSION | APPROV |
| 9 | 89/00756/APP | RETENTION OF PAVILION EXTENSION AND BAR EXTENSION (RENEWAL OF APP/1464/86) | APPROV |
| 10 | 89/01595/APP | ERECTION OF SPECTATOR STAND | APPROV |
| 11 | 90/00243/APP | INSTALLATION OF FLOODLIGHTS AROUND THE FOOTBALL PITCH | |
| 12 | 90/01692APP | RETENTION OF TRACTOR SHED (RENEWAL OF AV/1686/84) | APPROV |
| 13 | 91/00317/APP | ONE SHED FOR STORAGE OF RACING PIGEON CLUB EQUIPMENT | APPROV |
| 14 | 91/01762/APP | NEW CHANGING ROOMS | APPROV |
| 15 | 94/01178/AAD | RETENTION OF SIGN | APPROV |
| 16 | 96/01889/APP | GARAGE | APPROV |
| 17 | 00/01280/APP | Single storey extensions to pavilion and erection of a tractor store | Approved |
| 18 | 01/00669/ATNB | Installation of telecommunications equipment consisting of 15m monopole, antennas, microwave dish and associated equipment | Withdrawn |
| 19 | 07/01028/APP | Erection of club house | Refused |
| 20 | 07/02790/APP | Demolition of existing sports pavilion and erection of new sports pavilion | Withdrawn |
| 21 | 08/00643/APP | Replace external cladding and alteration to flat roof to pitched roof to sports pavilion | Approved |
| 22 | 10/00761/APP | Formalisation of parking area with improved lighting, signing and surfacing | Approved |
| 23 | 24/02544/APP | Replace floodlighting of 4no existing 18m masts with a like for like 18m base hinged masts and LED floodlights | Pending Consideration |



The Challenger 3 LED floodlight is a powerful and versatile lighting solution. With advanced optics and LED technology, it provides exceptional illumination for sports fields, arenas and large outdoor spaces. Its modular design allows for easy installation and maintenance, making it a reliable choice for high mast lighting solutions and stadia worldwide.

Key Features

- Advanced design reduces light pollution and improves spectator viewing
- Precise optical control designed specifically for sport
- Robust for all environments with an IP66 and IK10 rating
- Lens and lumen packages available in a versatile design for multiple applications
- Dali and DMX options
- Full cut off low spill design for control of light

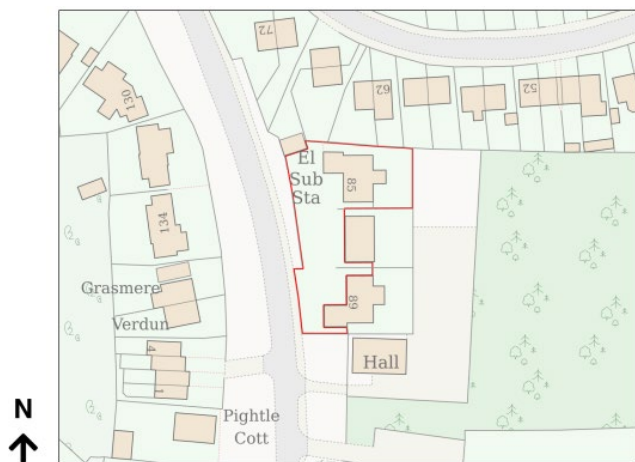


2. **24/02729/APP**

85 Western Avenue MK18 1LX

Householder application for an air source heat pump installation (12kW)

Stacey



Location plan



Google Streetview 2011

The site is the northernmost of the three relatively recently built detached houses on the east side of Western Avenue between Overn Crescent and the Brethren's Meeting Hall. The three houses back onto the Meeting Hall car park and the woodland behind Castle House, and are considerably above the level of Western Avenue with a common access drive. A paved pathway runs along the front of the garage and continues via a gate along the north side, separating the house from the back fence of the end house (No 64) in Overn Avenue, which is at a higher level and some distance away.

The house is 4-bedroomed, with an attached double garage with a gable roof at right angles to the main house, though this is shown on the drawings as no longer having any kind of door, so may have been converted to a habitable room with internal access. The garage has a window looking towards the street over a steeply sloping garden area which seems to be mainly shrubs, its sill slightly over 1m from the ground.

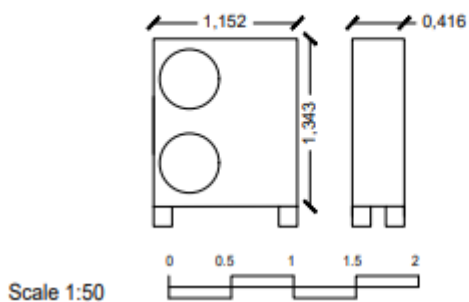
The unit is metal with a matte finish in umbra grey, and the proposal is to site it on the path along the front of the garage to the north of the window, and it may be that - despite its height of 1.5m (c. 5ft.) including the feet - that it will be hidden from public view, due to the depth of the garden area, the height of the shrubs, and the lower level of the street. It is not possible to tell from the drawings whether the unit (which is 42cm (16½") deep) will block the pathway in front of the garage.

The application is accompanied by full details of the unit, and a Noise Impact Assessment for the nearest habitable rooms of 64 Overn Crescent and 87 Western Avenue, the nearest neighbours. Environmental Health has submitted a response of No Objections on noise grounds.

Property history

| | | | |
|---|--------------|--|-----------------------|
| 1 | 90/00322/AOP | SITE FOR DWELLING + NEW VEHICULAR ACCESS | APPROV not actioned |
| 2 | 90/00468/AOP | CHANGE OF USE OF OPEN SPACE INTO RESIDENTIAL USE AND ERECTION OF 3 DWELLINGS WITH NEW VEHICULAR ACCESS | APPROV |
| 3 | 98/00090/APP | ERECTION OF 3 DWELLINGS & GARAGES | Approved |
| 4 | 24/02729/APP | Householder application for an air source heat pump installation (12kW) | Pending consideration |

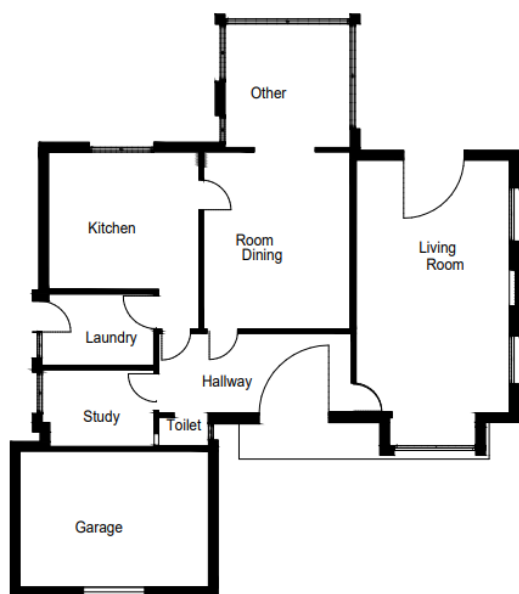
Detail 12 kW Air Source Heat Pump Dimensions



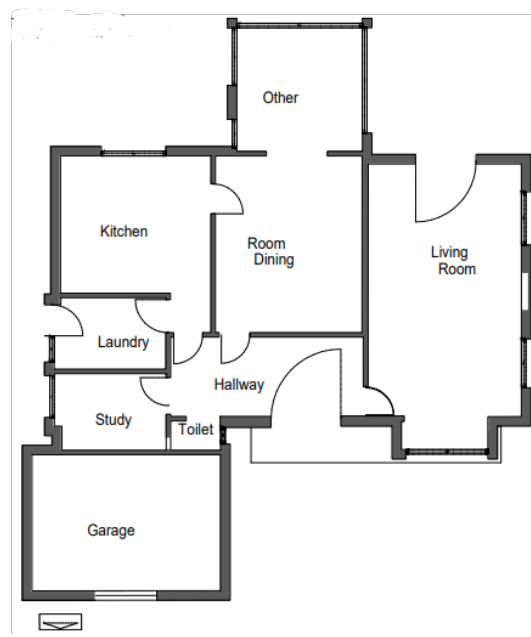
Existing front elevation



Proposed front elevation



Existing ground floor plan



Proposed ground floor plan

3. **24/03028/AGN**

White House Farm, Bourton Road, MK18 7DT
 Replacement agricultural building with solar panels
Nicholson

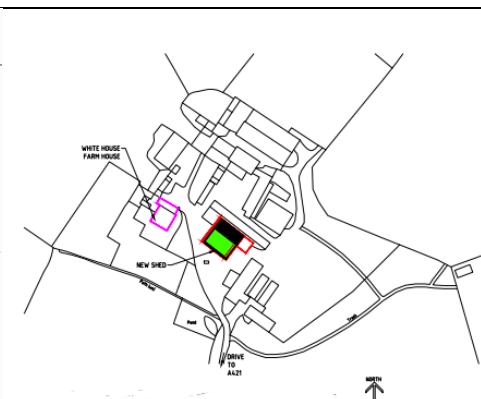
The site is the farmyard at White House Farm, between the A421 and the sewage works, west of Thornborough Bridge. There is a pair of Listed cottages on a small layby (a relic of the original line of the Bletchley Road) to the south and the lane to the farm is adjacent to these. The Farmhouse is also Listed (Grade II) and is outlined in pink on the plans below.

In April 2024 Members considered two applications for renovations works to the neglected farmhouse; the first was withdrawn in August, the second approved in September. There is no planning history earlier than these:

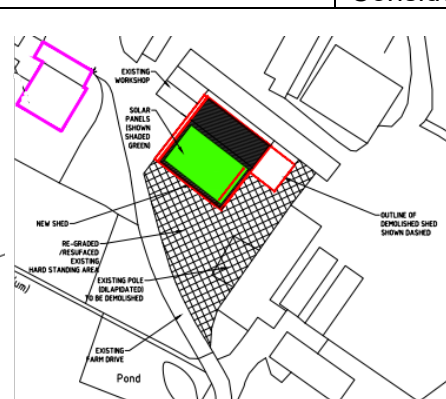
| | | | |
|---|--------------|---|-------------------------|
| 1 | 24/01001/ALB | Listed building application for externally and internally, removal of windows to the ground and first floor of the former Dairy, installation of a French Drain, removal of ceilings, removal of the staircase, steps, stone floor, side piers and central brick plinth to the former Dairy, removal of the kitchen fireplace, opening up works for two blind windows, and removal of timber framing in the Cellar (Part retrospective) | Withdrawn |
| 2 | 24/01104/ALB | Listed building application for re-roofing works largely on a like-for-like basis, including re-slating, EPDM membrane to flat roof, removal of modern chimney, provision of rainwater goods, internal insulation to roof space (Retrospective) | Listed Building Consent |
| 3 | 24/03028/AGN | Replacement agricultural building with solar panels | Pending Consideration |



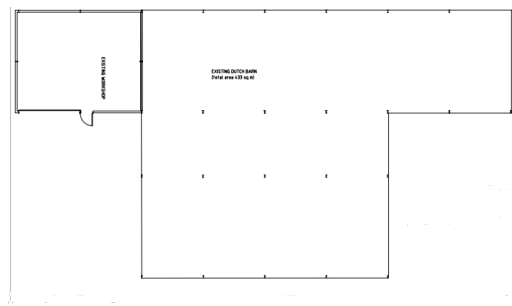
Location plan



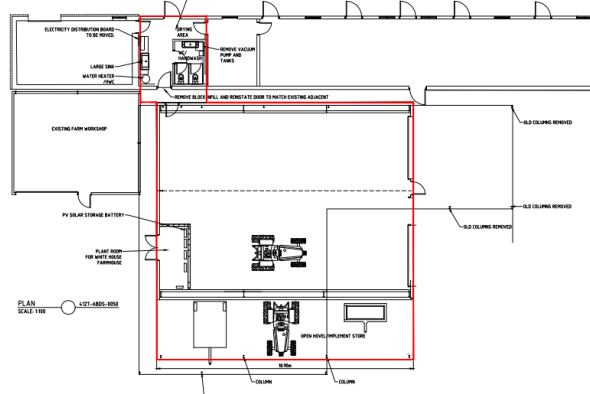
Plan of farm buildings



Existing site plan, this application



Floor plan of existing workshop (left) and Dutch Barn



Floor plan of proposed replacement building



Existing building



Existing hayloft, Parlour, and workshop

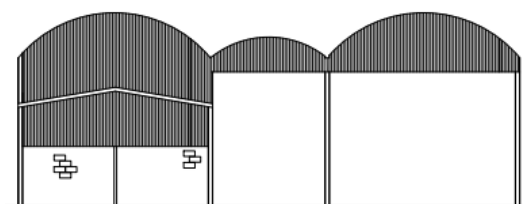


South-west elevation – existing workshop & barn - proposed new building

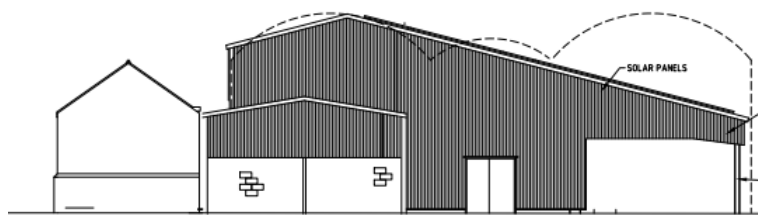


North-east elevation (to courtyard) – existing - and proposed view from courtyard. The lower building conceals the machine shed wall of concrete panels

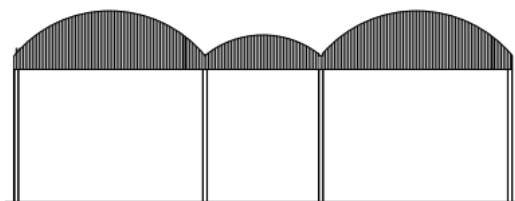
The drawings below are reproduced at a different scale to those above:



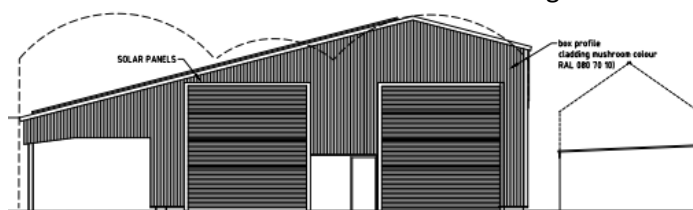
North-west elevation with workshop roof outlined (towards Listed farmhouse)



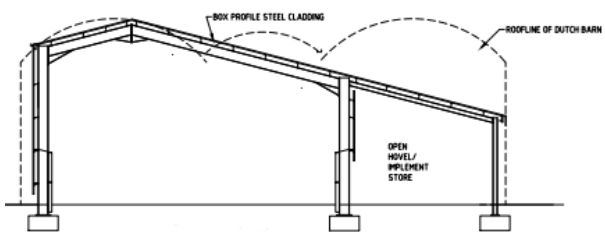
Proposed north-west elevation as viewed from farmhouse with outline of barn to show similar roof height



South-east elevation – existing



- proposed



Section through proposed building with outline of existing Dutch barn roof



The SW elevation of the farmhouse, with Dutch barn at right (Applicant’s photo submitted with 24/01104/ALB)

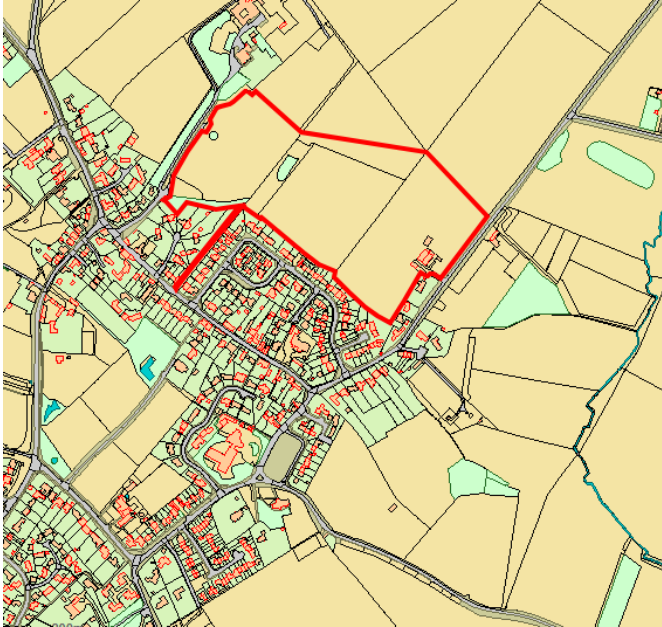
The proposal is to replace a three-bay Dutch barn in the farmyard complex, previously used as a machinery and forage store and now so corroded that it has been declared unsafe and demolished. The new building will be on the same site, with a walkway between it and the existing dairy behind it, and the same height as the barn roof (see dashed outlines on drawings). The new building will have an asymmetric gable roof, enabling a large area to be covered with solar panels, and provide a large enclosed shed for farm machinery and a smaller open-sided cart shed (“hovel” on the drawings). The larger shed will have roller doors of a size to accommodate modern farm machinery, and there will be smaller doors to provide emergency exits and a staff washroom facility installed in part of the dairy block at the rear, more convenient than using one in the farmhouse.

Materials: walls – mushroom coloured box profile cladding, concrete spandrel panels
 roof – black box profile sheeting

The building will not increase traffic movements from the existing and access will be via the same lane to the A421.

Not in our parish (Maids Moreton)

4. **24/02780/VRC** Land Off Walnut Drive And Foscoote Road, Maids Moreton, MK18 1QQ
Variation of condition 13 (Foul water drainage scheme) attached to planning permission 16/00151/AOP (Outline application with all matters reserved except access for up to 170 dwellings, public open space and associated infrastructure)
Shah [David Wilson Homes South Midlands]



Location of site

Condition 13 of 16/00151/AOP reads:

13. The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include a foul water drainage scheme for the site. The scheme shall include a waste water treatment capacity assessment to identify the need for any infrastructure upgrades and a programme for carrying out the works to inform site delivery. No part of the development shall be occupied until confirmation has been provided to the local planning authority that the scheme and programming of any wastewater upgrades required to accommodate the additional flows from the development have been agreed with Anglian Water; and all wastewater upgrades required to accommodate the additional flows have been completed. The development shall be carried out in accordance with the approved details.

Reason:

Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance with policy I5 and D-MMO006 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.

The applicant wishes to vary this condition as follows (cut-and-pasted from their covering letter dated 20/9/24):

No part of the development shall be occupied until confirmation has been provided to the local planning authority that the scheme and programming of any wastewater upgrades required to accommodate the additional flows from the development have been agreed with Anglian Water; and all wastewater upgrades required to accommodate the additional flows have been completed. The development shall be carried out in accordance with the approved details.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents in accordance with policy I5 and D-MMO006 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.

[The full letter is available here.](#)

Members will be aware that Water Authorities are legally obliged to accept water from new developments whether or not they currently have the capacity to treat them. This was reinforced by the judgement of the Supreme Court in 'Barratt Homes Ltd. v Welsh Water' which contained at ¶56:

... The facts of this case do not illustrate that section 106 gives rise to a problem with the point of connection. It illustrates the more fundamental problem that can arise as a result of the fact, accepted by Lord Pannick, that no objection can be taken by a sewerage undertaker to connection with a public sewer on the grounds of lack of capacity of the sewer.

In other words, if the houses are built, Anglian Water are obliged to accept connection to the sewer system.

Anglian Water emailed the Case Officer on 3rd July 2024 (posted on document list of 23/02826/ADP on 24th July):

Our response stating the drainage strategy is acceptable to us relates to the local foul network, it does not relate to the receiving water recycling centre (WRC), which is Buckingham WRC.

Buckingham WRC does not currently have dry weather flow headroom to accommodate the additional flows from this development site. However, as the site has outline permission Anglian Water is obligated to accommodate the additional flows. This process is managed by us, and the funding comes from customer bills. It is not a process the developer can engage in or have any influence.

We have identified Buckingham WRC as requiring investment in our Drainage and Wastewater Management Plan and our draft Business Plan. However, our Business Plan is subject to Ofwat approval, and our planned investment will have to change if Ofwat does not agree with what we have proposed. Final determination is in December. Our Business Plan covers the period 2025-2030 and we cannot guarantee that the proposed investment strategy does not change due to risks and prioritisation.

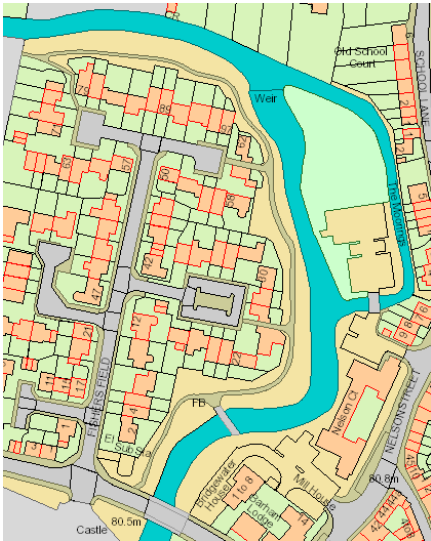
In summary we have no committed investment at Buckingham WRC and it does not currently have headroom to accommodate the additional flows.

As things stand, Condition 13 cannot be discharged because Anglian Water cannot guarantee capacity at least until December when OfWat may approve their Business Plan, and possibly not thereafter if there is no approval and alternative arrangements need to be made. The applicant wishes to vary the condition so that building can commence (in the knowledge that the sewer connection must then be made) even though the buildings cannot be occupied until Anglian Water is in a position to confirm to the Planning Authority that adequate additional capacity is to be created, which will require works over some length of time unspecified. Meanwhile the housing will presumably have to remain unoccupied.

Not for consultation (trees) circulated separately due to time constraints

5. 24/02677/ATP

Land at Fishers Field
Various works to trees as set out in schedule
Buckinghamshire Council



Location plan



Extract from TPO map - TPO 1992/4

6. 24/02758/ATP

15 Moreton Drive, MK18 1JG
5 day notice to remove dead oak tree
Green



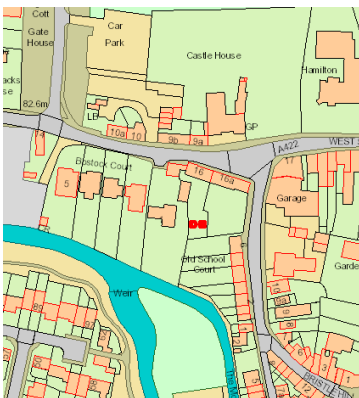
Location plan



This is the only document submitted

7. 24/02806/ATP

The Old Surgery, West Street, MK18 1HP
4 x Common Beech; Reduce canopy by up to m. Crown lift up to 4m
Rodwell



Location plan



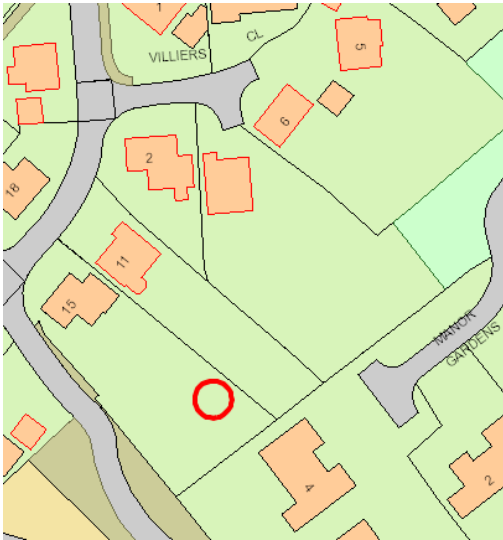
TPO plan (1998 No13)

8. **24/02953/ATP**

15 Moreton Drive, MK18 1JG

T1 Sycamore- Tree unbalanced (towards neighbouring property) due to shading, reduce canopy by approx. 30-40%, equating to approx. 5m to balance crown.

Moffat



Location plan



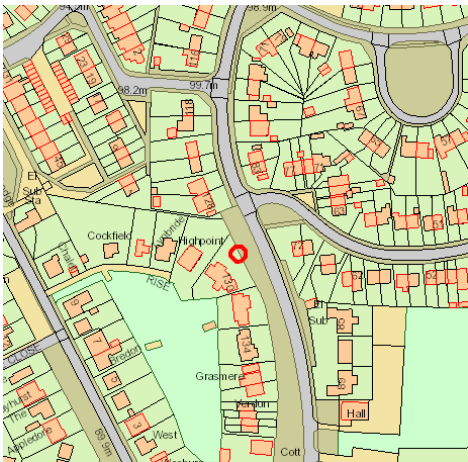
Only document submitted

9. **24/02890/ATP**

130 Western Avenue MK18 1LS

T1 - Cherry tree - Remove tree - tree is dying/dead.

Hardcastle



Location plan



Only document submitted