



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, 11 December 2024

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 16th December 2024, following a meeting of the 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 note that the minutes of the Planning Committee Meeting held on 2nd December 2024 will be presented at the next meeting.

4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 8th January 2025 and 5th February 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 19th December 2024 and 16th January 2025 at 2pm.

Additional information provided by the Clerk.

[PL/115/24](#)



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.

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

1. 24/03375/ALB 9 Bristle Hill MK18 1EZ
Listed building application for replacement of rear middle and top floor windows
Gilmour

The following three applications are for the same site, but for different proposals. They are therefore grouped out of sequence for convenience.

2. 24/03536/ALB White House Farm, Bourton Road, MK18 7DT
Listed building application for structural works to former Dairy including removal and reinstatement of staircase together with associated works (part retrospective).
3. 24/03577/ALB Listed building application for external works including re-opening of 2No blind windows, replacement of others, provision of French Drain, provision of lime render and Keim paint (Part retrospective).
4. 24/03593/ALB Listed building application for internal works (Part retrospective)
Cullen [Cullen Conservation]
5. 24/03569/APP Loth Lorien, Mount Pleasant Close, MK18 1DN
Demolition of an existing bungalow and replacement with a two-storey residential dwelling.
Thomas
6. 24/03595/PVN Swan Pool & Leisure Centre, London Road, MK18 1AE
Determination pursuant to Schedule 2, Part 14 (Class J) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the Installation of solar PV equipment.
Drummond [Buckinghamshire Council]
7. 24/03600/APP Land off Market Hill, MK18 1JX
Redevelopment of the site including removal of dilapidated barn, creation of x8 residential units (3 x 1 bed and 5 x 2 bed apartments) with 174 sqm of office (Class E(g)(i)) accommodation with associated parking, communal amenity space, landscaping, storage, refuse storage and public realm improvements.
Wheeldon Estates
8. 24/03608/APP Home Appliances, The Old Telephone Exchange, Market Hill, MK18 1JT
Two storey roof extension to provide 8No. flats and change of use of the ground floor to provide 1No. residential unit and ancillary use.
Anderyassian
9. 24/03616/APP Land behind Lace Hill Manor Care Home, 112 Needlepin Way, MK18 7RB
Proposed Lace Hill Health Centre comprising Primary Care Health Centre, including Dental Suite (Class E) and 15 Bed Home for young Adults with complex needs (Class C2) with associated access road, parking, and external amenity space.
Ciesielska [Montpelier Estates Ltd.]

Not for consultation: *Retained on agenda for information only; Certificate granted 5/12/24*

10. 24/03524/CPL 85 Burleigh Piece [*Linden Village*] MK18 7BT
Certificate of Lawfulness for proposed single storey infill extension to dwelling house.
Henshaw

5. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
23/03831/AOP	Land adj. 33 Hare Close	Outline application with all matters reserved for erection of two-storey dwelling	Oppose
24/03244/APP	1 Waglands Garden	Juliet balcony to 2nd floor bedroom	No objections
24/02780/VRC	Land at Walnut Drive, Maids Moreton	Variation of condition 13 (Foul water drainage scheme) of 16/00151/AOP (up to 170 dwellings etc)	Oppose

Not for consultation**Approved**

Application	Site address	Proposal	BTC response
24/03009/ATP	University site, Bath Lane	T1 Oak: reduction of lateral branches over neighbouring property	No objections
24/03524/CPL	85 Burleigh Piece	Single storey infill extension to dwelling	Decided before meeting

6. Action reports

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
Interim 425/24 (10/12/24) Planning 433/24 (5/12/24)	1 major application 1 application + 2 Amended plans 2 Tree applications separately			

7. Buckinghamshire Council Committee meetings

To receive for information only:

7.1 N. Bucks Area Planning Committee (4th December 2024) *No buckingham applications*7.2 Strategic Sites Committee (6th December 2024) *Cancelled*
(19th December 2024)7.3 Growth, Infrastructure and Housing Select Committee (30th January 2025)7.4 Transport, Environment & Climate Change Select Committee (13th February 2025)**8. Chair's announcements – for information only****9. Date of the next meeting:** Monday 6th January 2025, following an Interim meeting of the Full Council**To Planning Committee:**Cllr. T. Allen
Cllr. M. Cole JP
Cllr. F. Davies
Cllr. L. Draper
Cllr. J. Harvey
Cllr. A. Mahi

Chair

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 16th DECEMBER 2024

Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

1. **24/03375/ALB** 9 Bristle Hill MK18 1EZ
 Listed building application for replacement of rear middle and top floor windows
Gilmour



Location plan

Listed buildings in the area. 8-9-10 are Listed as a group.

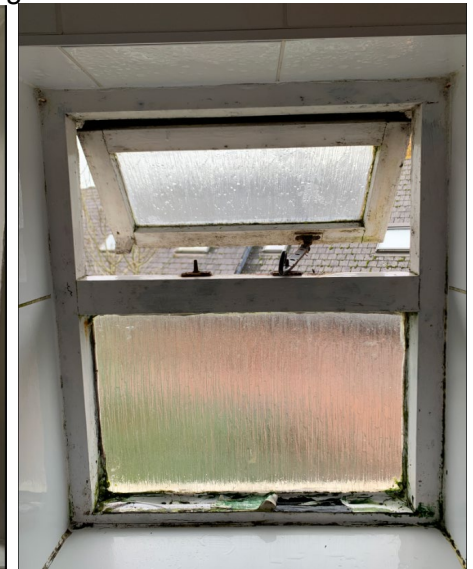
The site is the middle house of a group of three at the bottom of Bristle Hill where it joins School Lane. The group (8, 9 & 10 Bristle Hill) is Grade II Listed and dates from 1831; No 8 is one of the town's curved corner buildings. The rear of the buildings forms part of the Official Listing.



Rear of Nos 8 (brick and white render) and 9 (cream render).



First floor window (to toilet)



Top floor window

The door replaced earlier in the year is behind the fence panel, the windows to be replaced are directly above it. Photo taken March 2024 for door application.

The proposal is to replace the two small windows in the rear elevation, both currently of two obscure-glazed panes with the upper one hinged on the top edge for opening. Both frames have failed and are taking water, which could lead to damage to the surrounding wall. The windows are modern replacements, not original fittings.

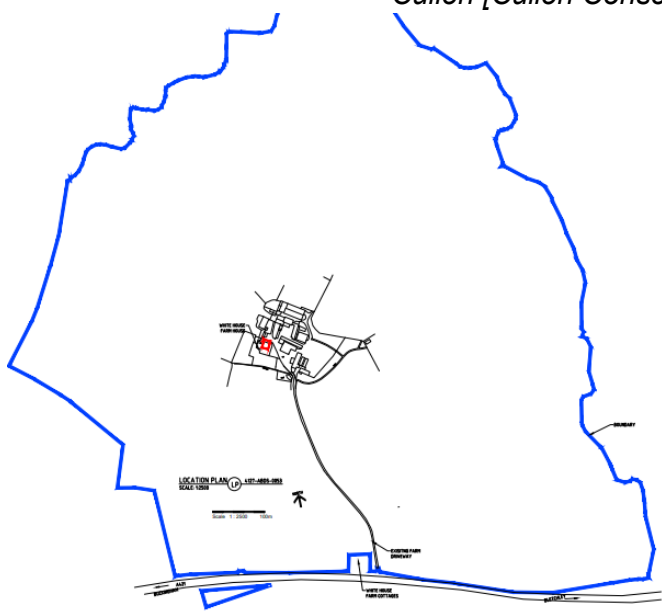
The replacement frames will be timber, painted white, with double glazing with a maximum seal thickness of 14mm as approved for the back door replaced earlier in the year. They will be side-opening single pane casements, which is a more appropriate style for the age of the building and will give better ventilation, and obscure-glazed like the existing. Fittings will be polished brass (replacing the current steel ones).

Planning History (not trees)

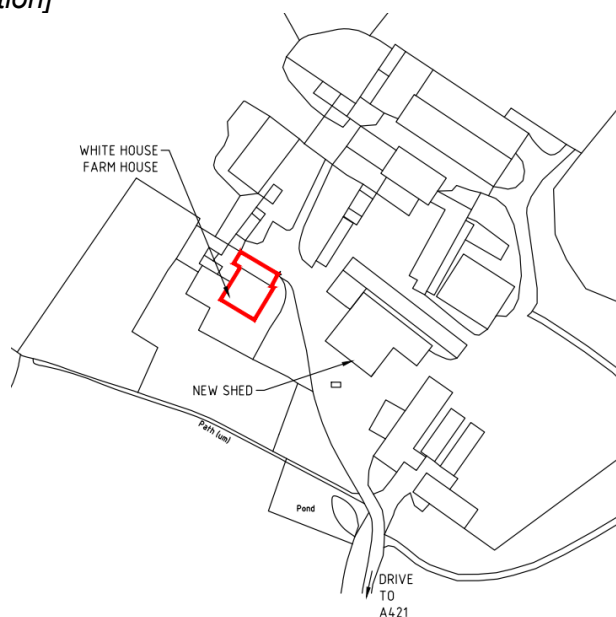
1	04/01706/ALB	Replacement of staircase, back door and front door and other internal works	Approved
2	24/00671/ALB	Listed building application for replacement of rear door	Approved
3	24/03375/ALB	Listed building application for replacement of rear middle and top floor windows	Pending Consideration

2. 24/03536/ALB

White House Farm, Bourton Road, MK18 7DT
 Listed building application for structural works to former Dairy including removal and reinstatement of staircase together with associated works (part retrospective)
Cullen [Cullen Conservation]



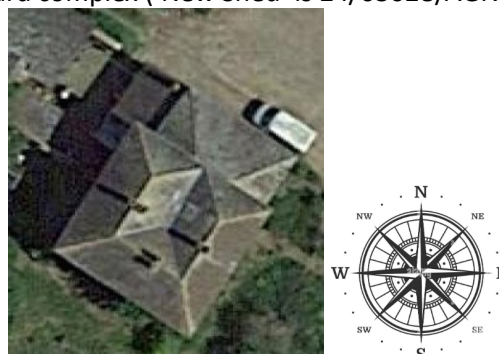
Location Plan



Farmyard complex ('New Shed' is 24/03028/AGN)



The SW elevation of the farmhouse; the old dairy is across the rear (Applicant's photo submitted with 24/01104/ALB)



Aerial view; vehicle parked by old dairy

The site is the Listed 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 Listed (Grade II) and the proposed changes have been agreed on site with the Planning Officer and Conservation Officer.

Only works as listed below are intended, to make the building habitable, and no change will be made to the exterior of the farmhouse. Detailed structural drawings have been submitted with the application.

Some of the work has already been carried out for safety reasons – water leaking through the roof has caused rot and bowing of timbers, and the original staircase was not repairable. There is a bedroom over the old dairy.

UNAUTHORISED WORKS

- Removal of Ceiling - removal was essential owing to unstable condition, & reinstatement in original form will mitigate this.
- Insertion of Concrete Lintels Over Windows - replacement in appropriate traditional form & design will mitigate this.
- Removal of Stairs - removal was essential owing to unstable condition, & reinstatement in original form will mitigate this.

PROPOSED WORKS

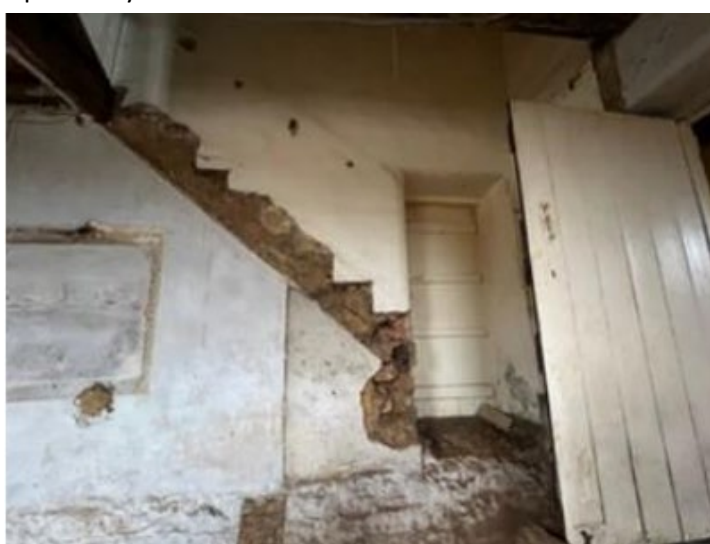
- Replacement of Supporting Timber Beams - essential works, in terms of traditional form, aesthetics & understanding.
- Replacement of Lintels Over Windows – essential works, will also reinstate aesthetics & understanding.
- Reinstatement of Ceiling - in terms of traditional form & aesthetics.
- Reinstatement of Stairs - in terms of traditional form, aesthetics, & understanding



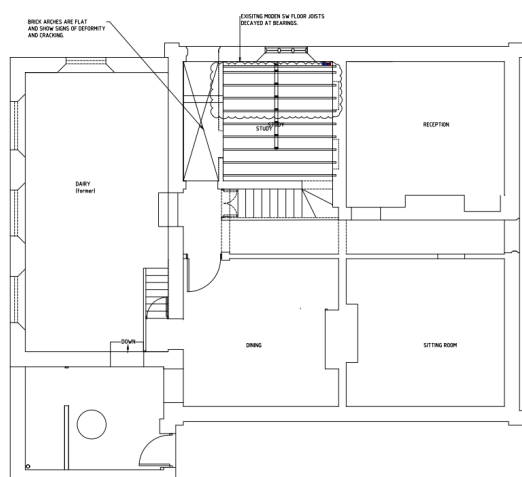
The former dairy with ceiling props

The former dairy after the ceiling was removed

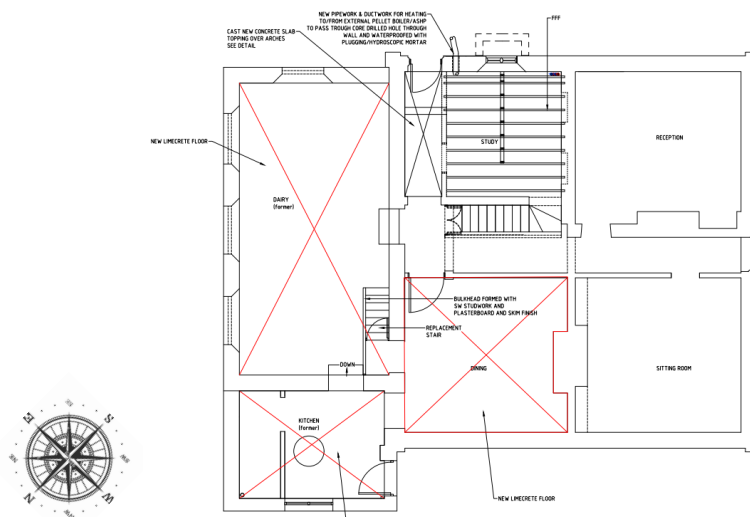
The concrete window lintels will be replaced by seasoned oak beams



The stairs in the former dairy were in poor condition and had to be removed for safety reasons. They will be reinstated like-for-like, in seasoned timber. (applicant's photos)



Existing ground floor layout



Proposed works and materials

In April 2024 Members considered two applications for renovation works to the neglected farmhouse; the first was withdrawn in August, the second approved in September and that work has now been completed, allowing some of the timbers to dry out. They considered the third in the table below in October and the officer then required further information, and its amended description was reviewed at the November meeting; no decision yet. There is no planning history other 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 <i>changed to</i> Replacement agricultural building	Agricultural - Details Required
4	24/03536/AB	Listed building application for structural works to former Dairy including removal and reinstatement of staircase together with associated works (part retrospective)	Pending consideration
5	24/03577/ALB	Listed building application for external works including re-opening of 2N ^o blind windows, replacement of others, provision of French Drain, provision of lime render and Keim paint (Part retrospective)	Pending consideration
6	24/03593/ALB	Listed building application for internal works (Part retrospective)	Pending consideration

3. 24/03577/ALB

White House Farm, Bourton Road, MK18 7DT
Listed building application for external works including re-opening of 2N^o blind windows, replacement of others, provision of French Drain, provision of lime render and Keim paint (Part retrospective)
Cullen [Cullen Conservation]

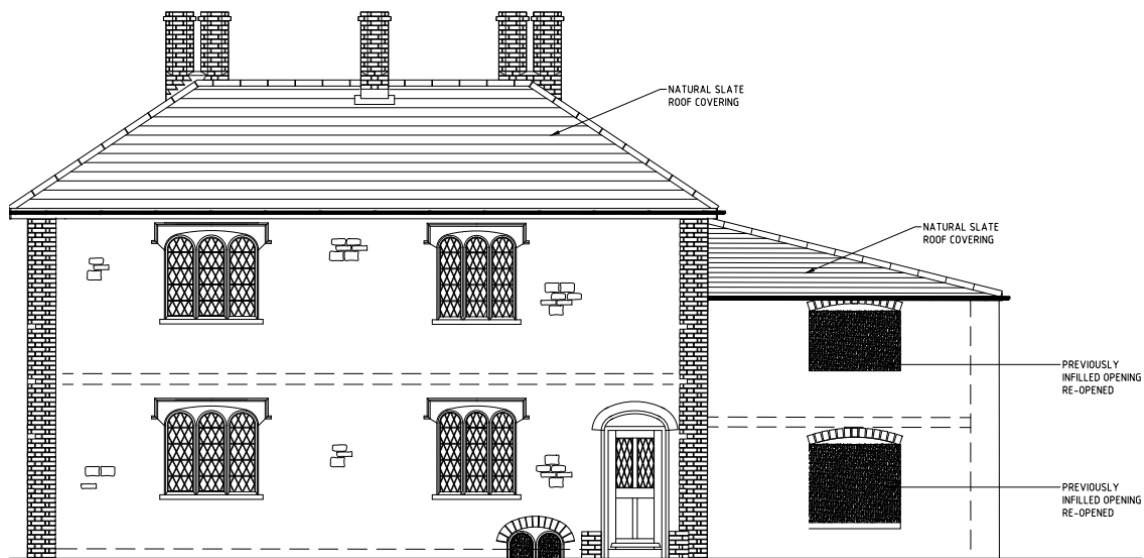
Location and site plans and planning history as above.

The proposals in this application are:

- Replacement of the PVC window to the Scullery & to the South elevation first floor corridor (installed by the previous owner without permission, and inappropriate to the building)
- Replacement of the North elevation windows to the former Dairy and first floor above
- Insertion of the East elevation windows to the former Dairy and first floor above (Bedroom 5)
- Insertion of a window to Bedroom 1
- Insertion of a window to Bedroom 2
- Insertion of an extraction fan for the proposed Kitchen
- Application of a lime render to the external walls

Detailed drawings of all windows to be replaced with materials, structure and dimensions have also been submitted, and a comprehensive Heritage Statement.

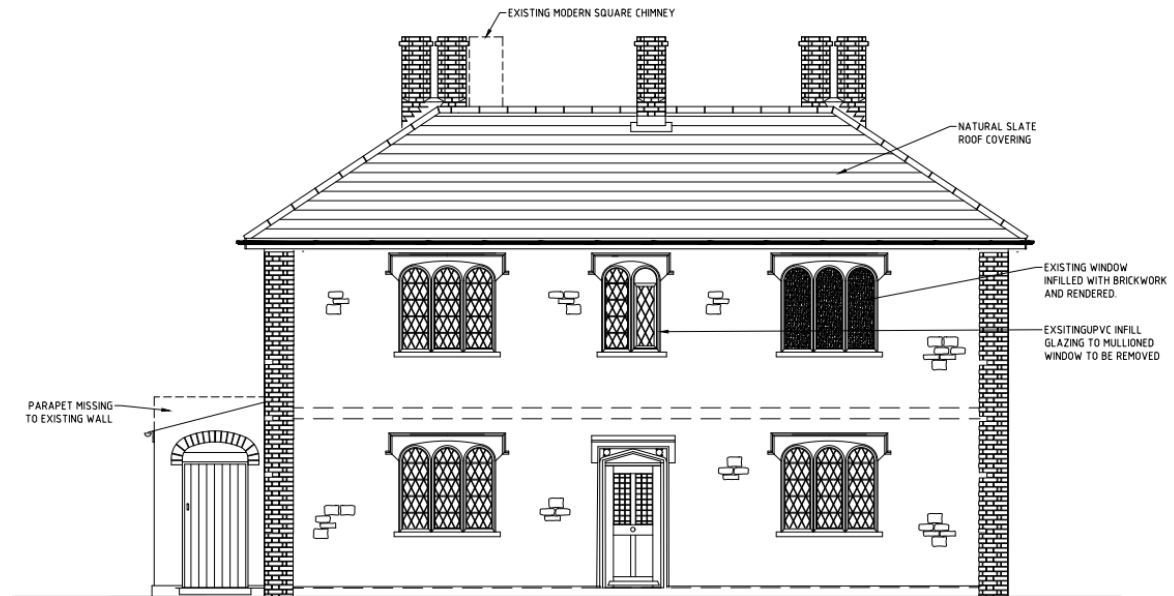
The main farmhouse is to be lime-rendered and the render water-proofed with a breathable finish coat of Keim paint.



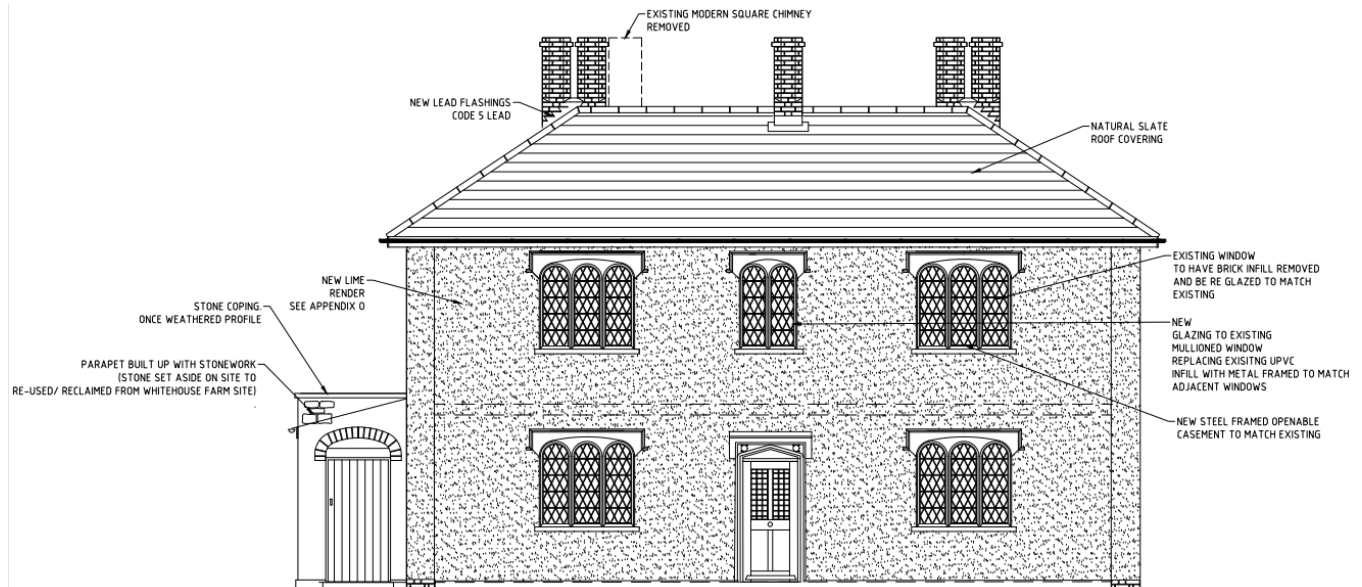
Existing east elevation with blind windows in Old Dairy and cellar



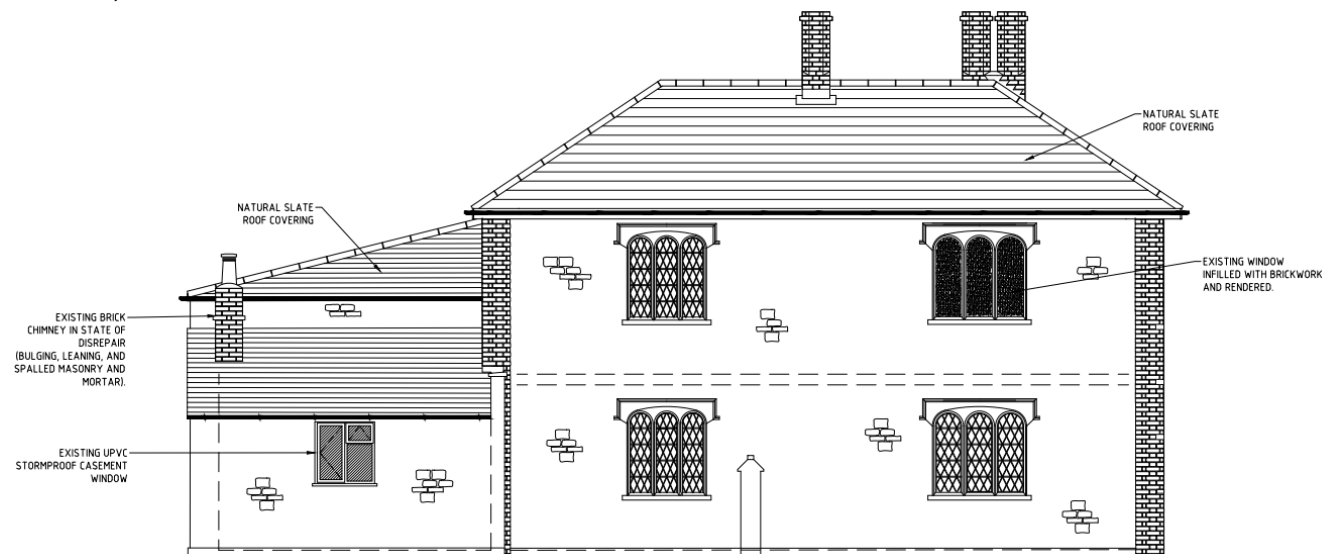
Proposed east elevation with new render and glazed windows



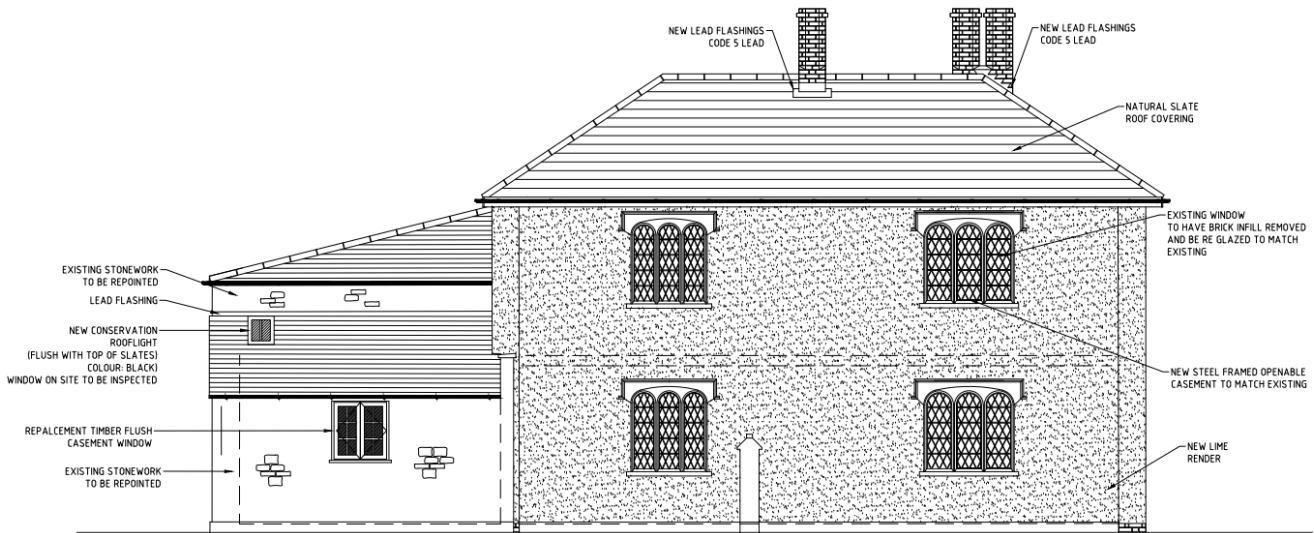
Existing South elevation with blind window (as photo with previous application above), and single uPVC centre mullion



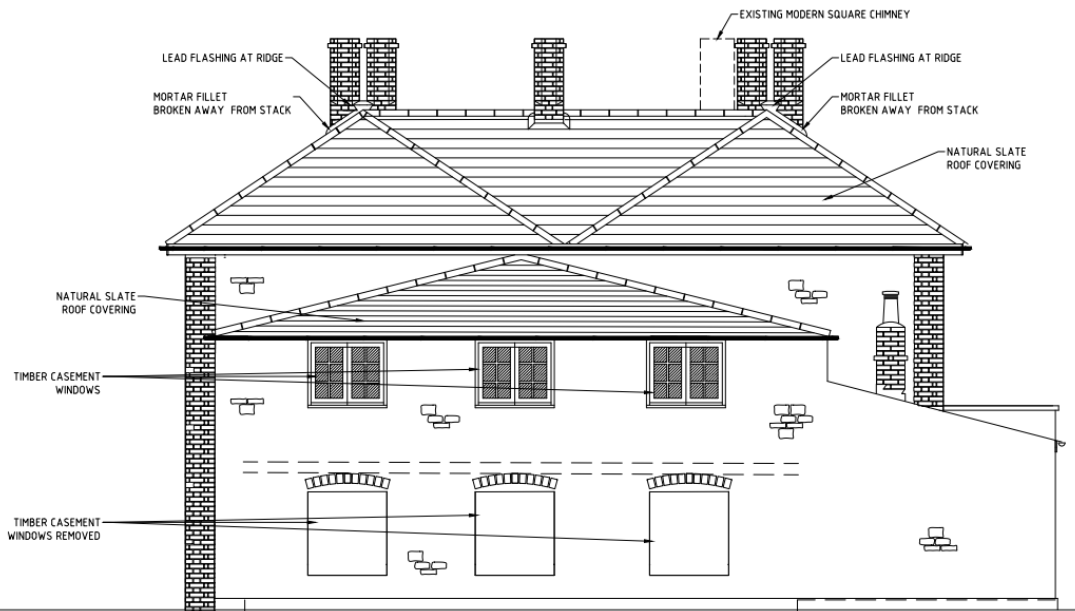
Proposed south elevation - removal of modern chimney, rebuilding of parapet over side gate, and replacement windows, and render.



Existing west elevation. Chimney on left is beyond repair, downstairs window, left, is uPVC



Proposed west elevation - blind window glazed, chimney replaced with skylight, uPVC window replaced with timber, new render on Farmhouse



Existing north elevation; the blank windows are to the Old Dairy



Proposed north elevation with Dairy windows replaced

4. **24/03593/ALB**

White House Farm, Bourton Road, MK18 7DT
 Listed building application for internal works (Part retrospective)
Cullen [Cullen Conservation]

Location and site plans and planning history as above.
 Due to the late arrival of this application a summary only is provided

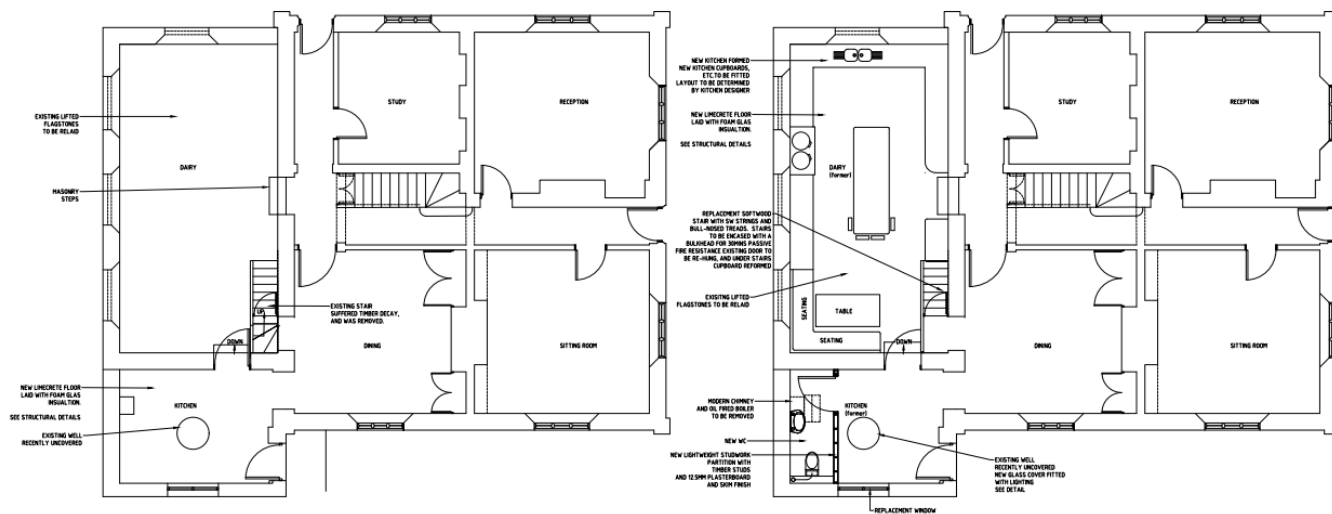
UNAUTHORISED & PROPOSED WORKS

Unauthorised works have been undertaken internally to the following elements:

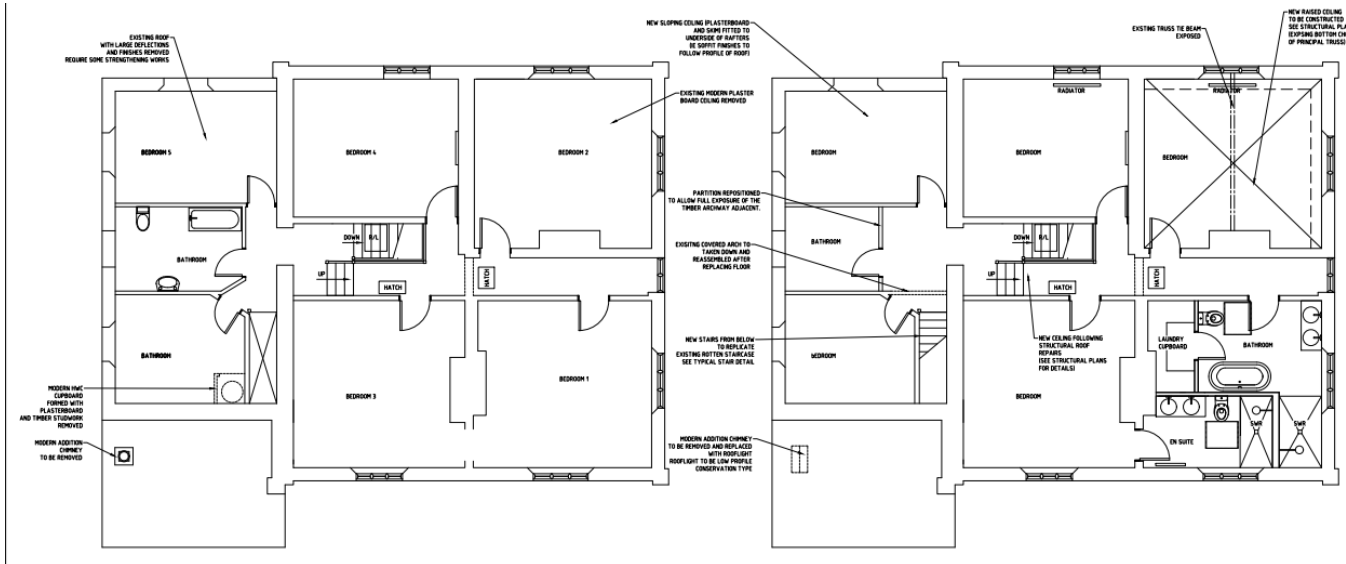
- Removal of ceilings to Scullery, first floor Hallway, Bathroom & Bedrooms
- Removal of stone floors to former Dairy & Scullery
- Removal of central brick plinth to former Dairy
- Removal of steps & side wall piers to former Dairy
- Removal of Dining Room fireplace
- Installation of Woodburner & Liner to Dining Room Fireplace
- Opening up works to blind windows
- Removal of timber framing above dwarf wall in Cellar

The proposed works relate to the following elements:

- Reinstatement of ceilings to Scullery, first floor Hallway, Bathroom & Bedrooms
- Alterations to ceiling to Bedroom 1
- Alterations to ceilings to areas above former Dairy
- Re-configuration works to Bathroom above former Dairy
- Reinstatement & alterations to former Dairy & Scullery floor
- Provision of glazed cover to Scullery well
- Reinstatement of two sets of steps to former Dairy
- Replacement of Dining Room fireplace
- Reinstatement of timber framing to partition wall in Cellar
- Repairs to ceiling joists in Cellar
- Installation of Air Source Heat Pump & associated services in Cellar
- Creation of Bathroom in Scullery
- Sanding & sealing of floor boards
- Insertion of partition & doorway to Bedroom 2 to create two Bathrooms



Existing and proposed ground floor layouts



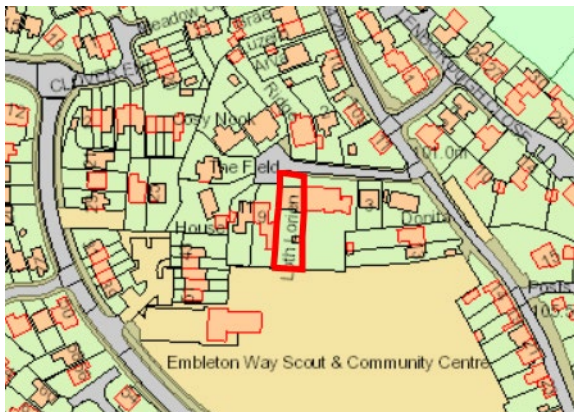
Existing and proposed first floor layouts

5. **24/03569/APP**

Loth Lorien, Mount Pleasant Close, MK18 1DN

Demolition of an existing bungalow and replacement with a two-storey residential dwelling

Thomas



Location map



Google Streetview 2009

The site is a double-fronted brick bungalow on the south side of Mount Pleasant Close, between Lenborough Road and Embleton Way, with its rear garden stretching some distance to Embleton Way playing field. It has small gables over the bay windows each side of the front door, and an attached garage on its western side, with a driveway meeting the Close just before the turning head, and a small front garden. To the east is a large two-storey house, to the west a pair of semi-detached bungalows, the nearer of which has a large rear extension against the common boundary. Of the 12 dwellings in the Close, 5 are two-storey, as is 11 Lenborough Road on the corner plot, and the other 7 are single-storey. No.9 It looks as though the original bungalow was rectangular with a pyramid roof, and a pitched roof extension was added to the south, followed by an L-shaped flat-roofed extension across the remainder of the rear elevation and wrapping a short distance round the side to meet the rear of the garage. However no details of these extensions are available on the website so they may be original. The site slopes down somewhat from back to front, and rather less west to east.

The proposal is to demolish the bungalow and replace it with a two-storey house on a slightly larger footprint (113m² to 131m²) with a single storey flat-roofed section west side rear so as not to take sunlight from the neighbour's extension. The ground floor will have an integral garage long enough to have storage at the rear, a kitchen/dining room/family room and utility room across the rear with three French windows to the garden and a side door to the utility, and – two steps down – a lounge, study, cloakroom and walk-in cupboard at the front. There is a large skylight in the flat roof over the kitchen area. The first floor will have

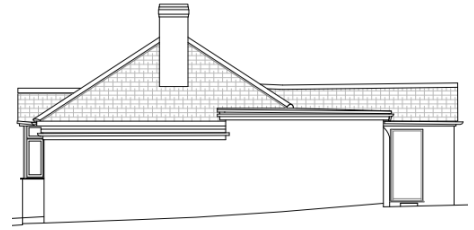
four double bedrooms, two with ensuite shower-room, and a family bathroom. The master bedroom, at the rear, will have restricted headroom at the sides because of the roof slope, and skylights, one over the ensuite and two (west-facing) over the bedroom. Three driveway parking spaces are also shown, though at the expense of the planted bed.



Existing front elevation



Side facing 2-storey house (No.5)



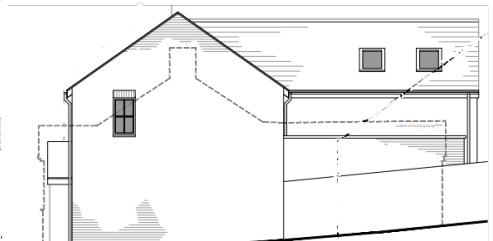
Side facing No.9



Proposed front elevation



Proposed east side



Proposed west side



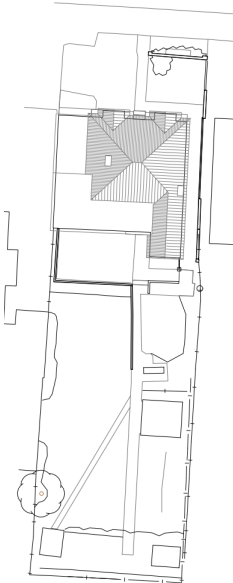
Existing rear elevation



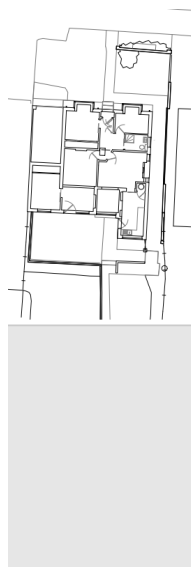
Proposed rear elevation



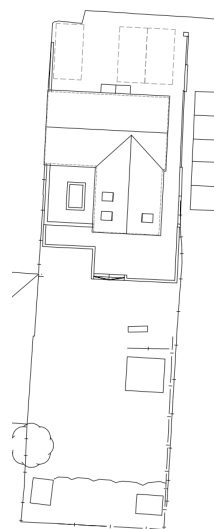
Height comparison with neighbouring properties.



Existing site plan



Existing ground floor layout



Proposed site plan

6. **24/03595/PVN**

Swan Pool & Leisure Centre, London Road, MK18 1AE
 Determination pursuant to Schedule 2, Part 14 (Class J) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the Installation of solar PV equipment
Drummond [Buckinghamshire Council]

The site is the Swan Pool and Leisure Centre on London Road, south of The Buckingham School and Youth Centre, east of the Royal Latin School, with its car park and London Road to the east, and playing fields of both schools to the south.



Location plan

Site plan

Area to be covered with solar panels

The proposal is to install 372 solar panels with a minimum of 1m from any roof edge on three areas of the flat and pitched roof of the Swan Pool building on London Road. The existing trees would screen them from neighbouring houses and the road.

The proposed use of the installation is to generate renewable electricity for use within the building, feeding into the building's main supply. The solar panels will be dark blue/black, do not reflect light and have antiglare covering. In addition, the panels are static and have no moving parts, neither internally nor externally, and will not generate noise. The proposed installation will not alter or restrict the use of the building in any way whatsoever.

7. **24/03600/APP**

Land off Market Hill, MK18 1JX
 Redevelopment of the site including removal of dilapidated barn, creation of x8 residential units (3 x 1 bed and 5 x 2 bed apartments) w2ith 174 sqm of office (Class E(g)(i)) accommodation with associated parking, communal amenity space, landscaping, storag4, refuse storage and public realm improvements.
Wheeldon Estates



Location plan



Aerial view

Members received a presentation on this proposal at the 20th May 2024 meeting and raised the following points (Min.37/24):

- Traffic management should be considered, particularly for construction vehicles.
 - Refuse collection.
 - Grey water, EV charging, solar panels consideration.
 - More acknowledgement to the Buckingham Neighbourhood Plan, including good quality outdoor space.
 - Refer to the Buckingham Design and Access Statement and the Vision and Design Statement.
- Each has been answered in the Planning Statement submitted, on pp16-18.



Nearby Listed buildings



Conservation Area (white part) boundary

The site is the rough ground between Wheeldon House (CAB) and Summerhouse Hill. It has pedestrian access from Summerhouse Hill (currently a gate in the fence; the closeboard fence is to be replaced with 1.2m high metal railings and an opening with brick piers, see picture below) and the archway between Nos 2 (Connells) and 3 West Street. Vehicle access is primarily from Market Hill beside Wheeldon House, and also from West Street between Nos 6 & 7. Market Hill is one-way and without footways, so all traffic using this access has to come via the Bull Ring and past the Post Office. There are several dwellings with access from the West Street entrance, and associated parking, notably behind No7 and the Cobham Mews flats. The current use of the site is parking for various businesses – a total of 46 bays.

The site including the Summerhouse Hill area was designated in the AVDLP for mixed-use; however the site was divided for viability reasons and Summerhouse Hill was entirely given over to housing. This remaining part of the site has three office premises included with a variety of small dwellings, one- and two-bedroom flats and houses. The AVDLP proposed a number of small shops like Meadow Row, on the lower narrower part of the site.

The site slopes very steeply from Summerhouse Hill to West Street/Market Hill on two levels (the grey midline on the Conservation Area map above divides the two) and parts are overgrown with scrub, mainly on the line dividing the two levels and around the derelict barn (outlined on the CA map). There is a Listed wall along the eastern boundary, and many Listed Buildings in the area, see map above.



Pedestrian access, Cobham Mews

Vehicle access, Market Hill



Alternative vehicle access, between Nos 7 (left) and 6 West Street

1= Chantry Chapel; 2= Old Latin House; 3=Wheeldon House



Looking up the site from back of Wheeldon House. The rectangular brick building in front of the white rendered building at the top is the substation on Summerhouse Hill. The derelict barn to be renovated is on the left.

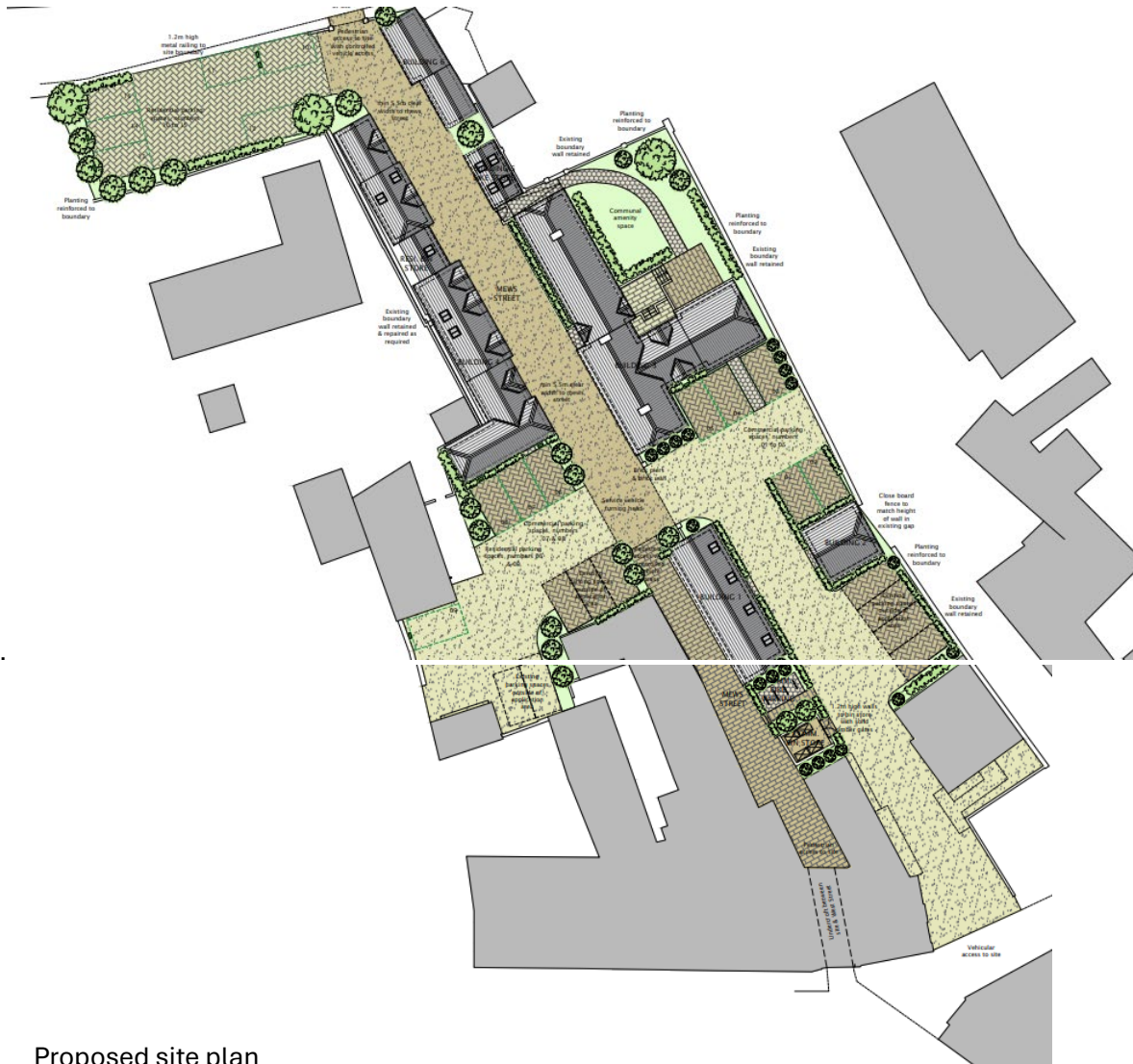
Substation on the extreme left, Old Latin House & Chantry Chapel in the centre, West Street on the right. Note the difference in height of the two parking levels

Each dwelling will have one numbered parking space (8), with permits to prevent casual use by non-residents; the office allocation is calculated as 1 per 25m² floorspace (174 m² / 25 = 7 spaces). 9 existing spaces outside the red line boundary (eg for the CAB, and Cobham Mews flats) will be retained.. Each dwelling will have EV charging points controlled from inside the building, and there will be two charging bays for the office workers.



Building heights – 1, 1½ & 2 storeys

Uses: A = Amenity area (shared); C = Commercial (Office); P = Parking courts (with number of bays); R = Residential



Proposed site plan



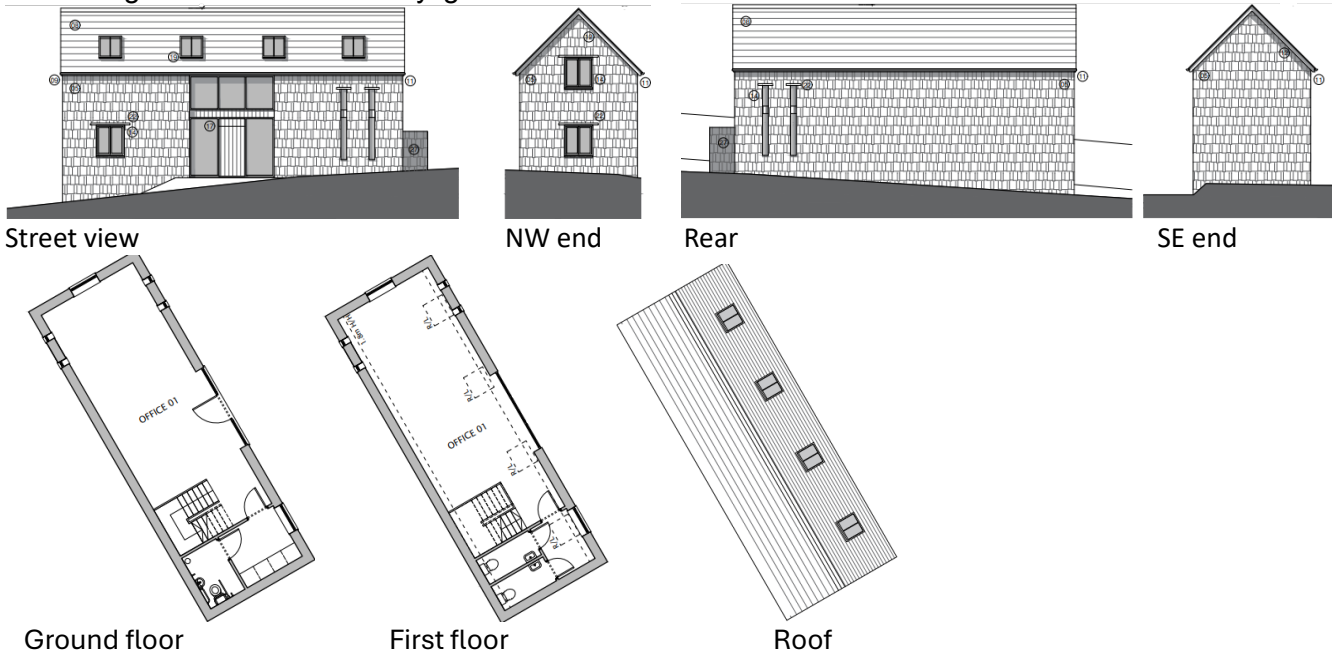
Vehicle tracking shows the bin lorry can enter from Market Hill, turn round within the site and emerge forwards

Floor plans and elevations

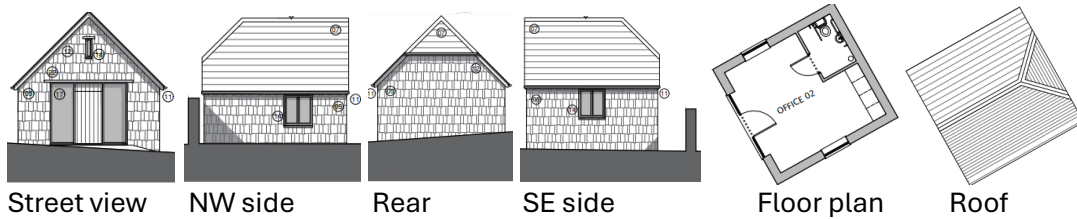
The following drawings and plans have been resized to best fit the space, and should not be read as being to the same scale.

The proposal is

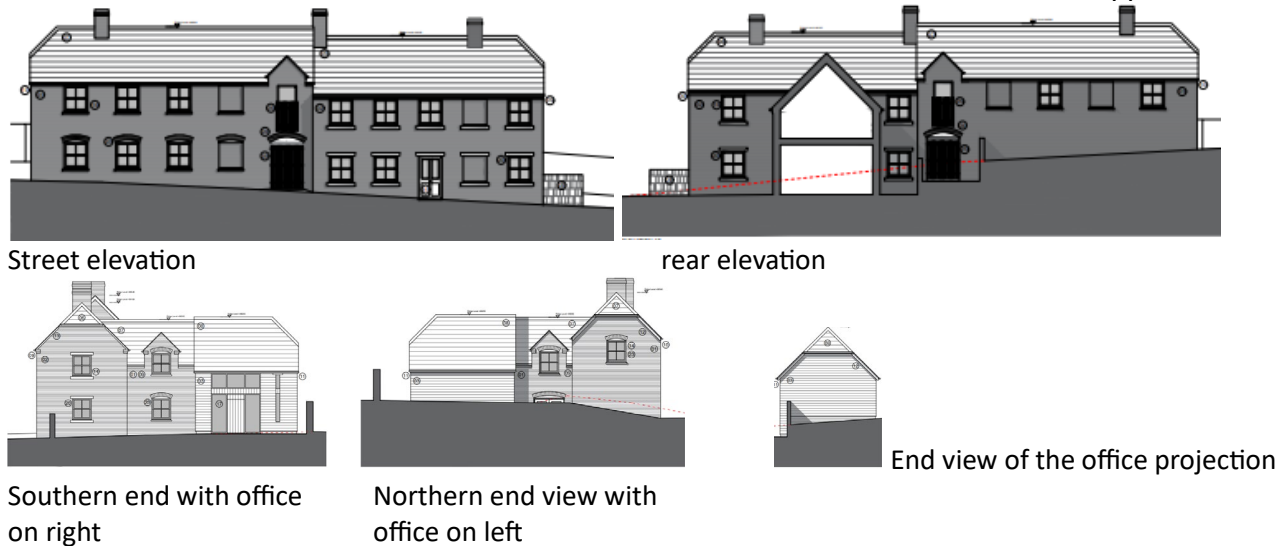
1. To revive the derelict barn and turn it into a two-storey office building, with a disabled toilet and kitchenette on the ground floor, and two ordinary toilets on the upper floor (staircase access); the east-facing roof will have four skylights

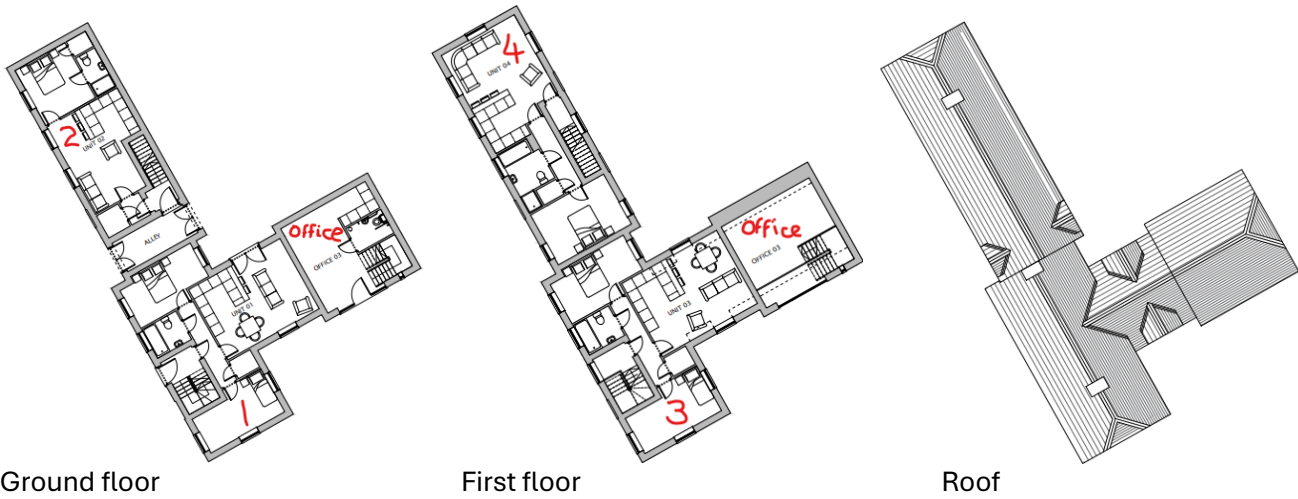


2. To create another, single-storey, office opposite the barn, behind Wheeldon House – a single room with disabled toilet cubicle and kitchenette

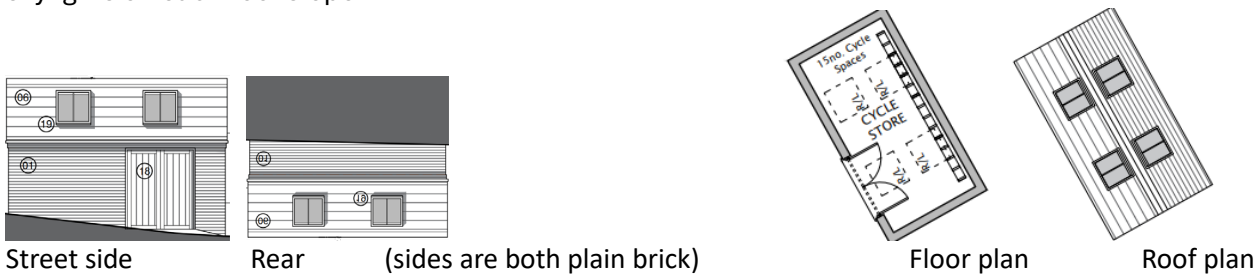


3. To create a third two-storey office space attached to the block of flats on the east of the spine road on the upper part of the site with disabled toilet cubicle, kitchenette and stairs to the upper floor

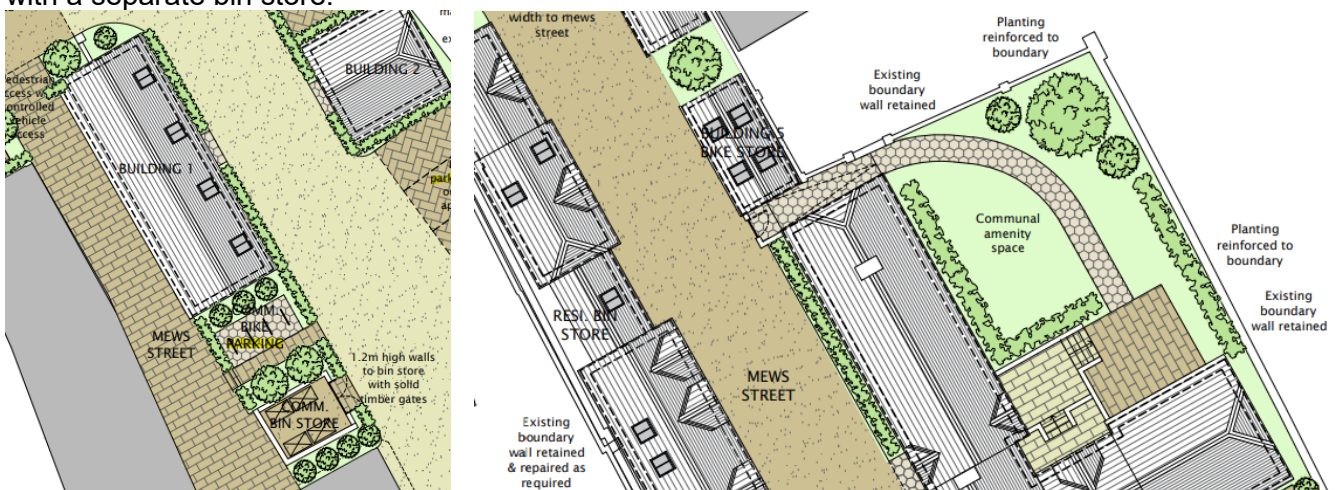




4. The flats in this eastern block are:
Ground floor and separated by a gated 'alley':
Unit 01: Kitchen/din/living room with double doors to garden; 1 double + 1 single bedroom; bathroom
Unit 02 Kitchen/dining area/living room; 1 double bedroom; shower-room
First floor
Unit 03: layout as Unit 01, without the double doors
Unit 04: Kitchen/dining area/living room over ground floor unit's bedroom; 1 double bedroom over 'alleyway'; bathroom with shower
5. To provide cycle parking: North of this block is a detached cycle store for 15 cycles, no windows, but 2 skylights on each roof slope



Street side Rear (sides are both plain brick)
 There is an uncovered set of cycle racks for the office workers south of the converted barn, together with a separate bin store:



(left) the commercial cycle parking and bin store; (right) the residents' cycle shed and bin store, and the communal amenity area.

Building 1 is the converted barn; Building 2 is the single-storey detached office building.

6. At the very top of this side is a two-storey house:

Unit 08:

Ground floor: living room, kitchen/diner and cloakroom

Upper floor: double bedroom with dressing room and bathroom



7. On the western side, at the top are 3 2-storey houses; Units 06 & 07 are separated by a bin store

Unit 05:

Ground floor: Living room, kitchen/diner, cloakroom

Upper floor: Two double bedrooms each with ensuite shower-room

Unit 06

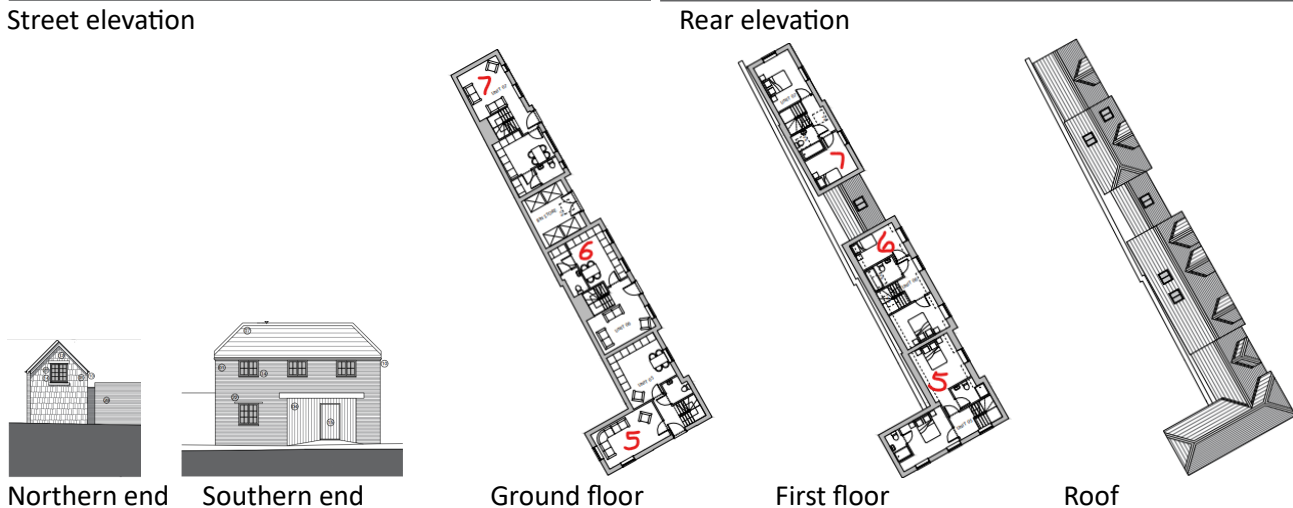
Ground floor: Living room, kitchen/diner, utility, cloakroom

Upper floor: 1 double + 1 single bedroom, bathroom; skylights over bathroom and stairwell

Unit 07

Ground floor: Living room, kitchen/diner, utility, cloakroom

Upper floor: 1 double + 1 single bedroom, bathroom; skylights over bathroom and landing





view up site from parking court access → Summerhouse Hill



View down site → Cobham Mews access
Wooden doors on right are to bin store



View down the site from the new access from Summerhouse Hill



View up the site from the back corner of Wheeldon House
Renovated barn on left



View uphill from the top of Cobham Mews passage.

Cobham Mews left, Renovated barn to right

Relevant Planning History of this site area

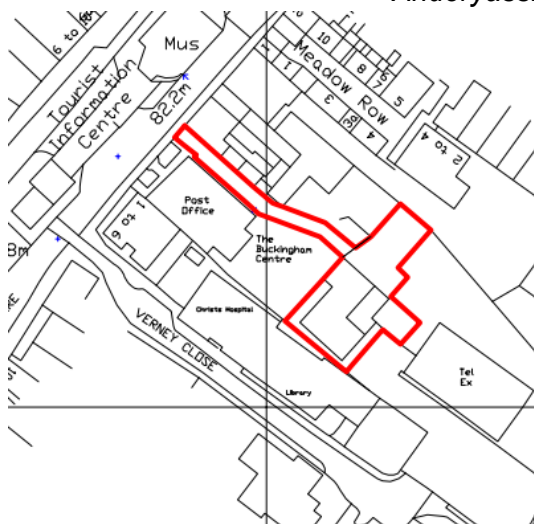
1	90/01949/APP	TWO STOREY RETAIL & OFFICE DEVELOPMENT	REFUSE
2	90/02465/ALB	DEMOLITION OF EXISTING BUILDINGS	REFUSE
3	91/01631/ALB	DEMOLITION OF FIVE BUILDINGS WITHIN THE CONSERVATION AREA	REFUSE
4	91/01632/APP	TWO STOREY RETAIL DEVELOPMENT	REFUSE
5	95/00894/APP 95/00895/ALB	REINSTATEMENT OF COTTAGE	APPROV
6	97/00730/APP	Erection of 10 care unit bungalows plus additional car parking	Refused
7	02/03307/APP	Erection of eighteen retirement flats (in two blocks), seven retirement houses, four private flats (in two blocks), car parking, creation of new access from Market Hill and associated works	Withdrawn

8	09/02155/APP	Phased development to include Development of 23 apartments and 26 dwellings, 94 parking spaces, improved vehicular access to Moreton Road and creation of footpath links and refurbishment and change of use of summerhouse to cycle store * (phase 1 units 1-49). Development of 9 apartments, 7 dwellings and 1 commercial unit, creation of footpath links and 24 parking spaces (phase 2 units 50-65 plus 1 commercial unit).	Refused
9	09/02371/ACD	Demolition of outbuildings, walls, fences and removal of concrete building slabs	Withdrawn
10	12/02104/APP	Erection of 25 Apartments and 24 Dwellings with 94 parking Spaces - Improved Vehicular Access to Moreton Road, Creation of footpath links and change of use of Summerhouse to Cycle store*	Approved
11	19/00924/APP	Development of private land / car park providing 17 one/two bed flats with associated car parking. Demolition of derelict barn.	Withdrawn
12	22/01821/APP	Demolition derelict barn, erection of 7 mews style cottages and 3 flats. Associated car/cycle parking	Withdrawn
13	24/03600/APP	Redevelopment of the site including removal of dilapidated barn creation of x8 residential units (3 x 1 bed and 5 x 2 bed apartments) with 174 sqm of Office (Class E(g)(i)) accommodation with associated parking, communal amenity space, landscaping, cycle storage, refuse storage and public realm improvements	Pending Consideration

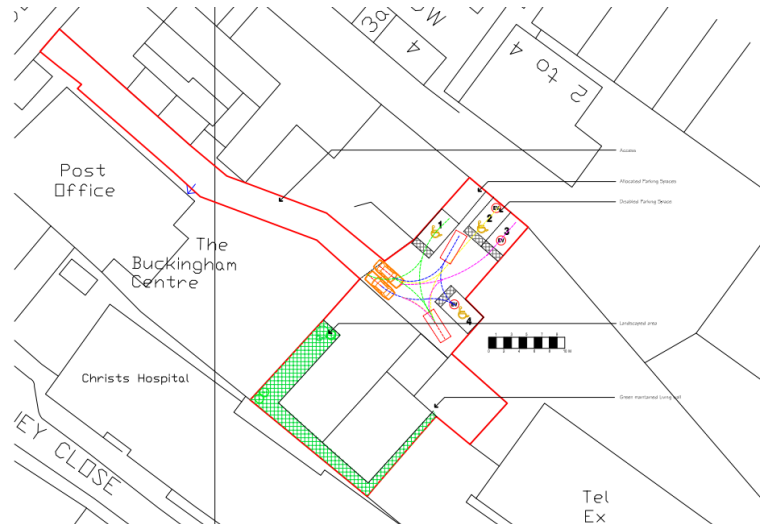
* The Grade II Listed summerhouse was removed from the scheme and became 46 Summerhouse Hill following renovation and extension.

8. 24/03608/APP

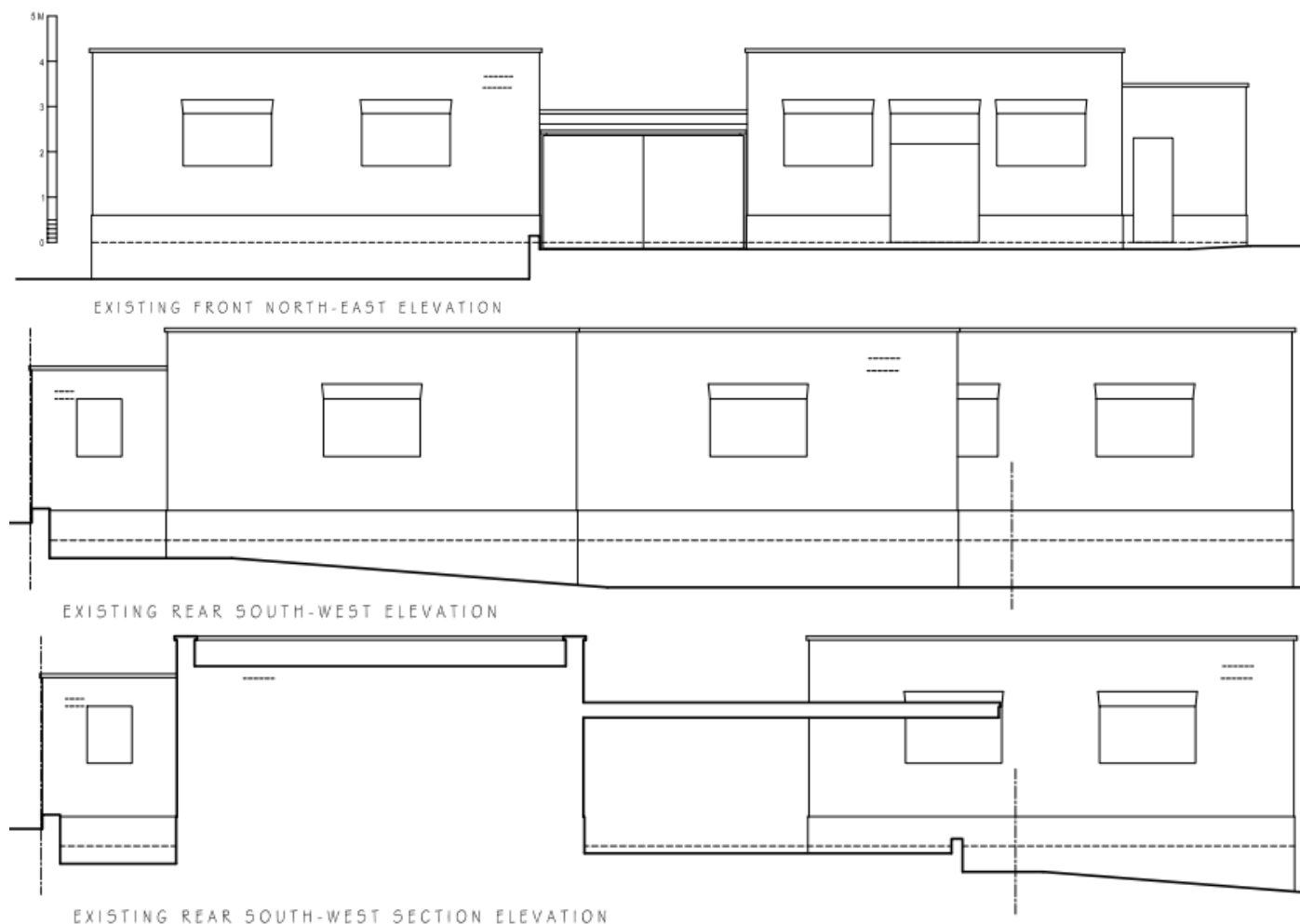
Home Appliances, The Old Telephone Exchange, Market Hill, MK18 1JT
 Two storey roof extension to provide 8No. flats and change of use of the ground floor to provide 1No. residential unit and ancillary residential use.
Anderyassian



Location plan



Site plan



Planning History (not signage)

1	97/01711/APP	CHANGE OF USE OF TELEPHONE EXCHANGE, TO CLASS B1 (BUSINESS USE) WITH ANCILLARY STORAGE AND SALES (RETROSPECTIVE)	Approved
2	99/00525/APP	Continued use of premises for class B1 business use with ancillary storage & sales	Approved
3	00/02100/APP	Erection of covered loading bay for use ancillary to existing class B1, business use, storage and sales	Approved
4	10/02379/APP	Change of use from B1 to A5 and Erection of new shop front, extract duct and compressors	Refused
5	20/02488/APP	Change of use from B1 (light industrial) with ancillary storage and sales to mixed B8 (storage), B1 (workshop) and A1 (retail) (retrospective)	Approved
6	21/02518/APP	Part change of use of ground floor from mixed B8 (storage), E(g) (i) (workshop) and E(a) (retail) to 3 no. flats and the extension and alterations to building to provide 7 no. flats	Refused
7	23/03078/APP	Two storey roof extension to provide 8no. flats and change of use of the ground floor to provide 1no. residential unit and ancillary residential uses	Refused
7a	24/00038/REF	Appeal against refusal	Appeal Dismissed

8	24/03608/APP	Two storey roof extension to provide 8no. flats and change of use of the ground floor to provide 1no. residential unit and ancillary residential use	Pending Consideration
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9. 24/03616/APP Land behind Lace Hill Manor Care Home, 112 Needlepin Way, MK18 7RB Proposed Lace Hill Health Centre comprising Primary Care Health Centre, including Dental Suite (Class E) and 15 Bed Home for young Adults with complex needs (Class C2) with associated access road, parking, and external amenity space
Ciesielska [Montpelier Estates Ltd.]

Planning History (commercial area only; not signage, housing, school or sports/community centre)

1	08/02379/AOP	Comprehensive development of land comprising of 700 new dwellings (including affordable housing, primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision	Withdrawn
2	09/01035/AOP	Comprehensive development of land comprising of 700 new dwellings (including affordable housing), primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision	Approved
3	11/01483/APP	Construction of access road with drainage and ancillary works (for employment development) associated with outline consent 09/01035/APP	Withdrawn
4	11/01961/ADP	Approval of reserved matters for the site infrastructure including the creation of detention basin, pumping station, roads, sewer routes, landscaping and all ancillary works	Approved
5	12/01058/ADP	Approval of Reserved Matters for internal service road through Employment Area (Revised proposals)	Refused
6	13/60002/SO	Request for screening opinion for proposed supermarket and health centre development; Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011: Regulation 5	Screening Opinion - No EIA Required
7	13/01402/ADP	Approval of reserved matters pursuant to outline permission 09/01035/AOP (Phase 2) relating to site infrastructure (including roads, sewers and landscaping)	Approved
8	13/01465/AOP	Demolition of existing restaurant and development of supermarket (class A1 use), Petrol filling station (sui generis use) with 394 Car Parking spaces and 36 cycle parking spaces together with a Health Care facility (Class D1 use) with 77 Car parking spaces and 12 cycle parking and associated highways works (including realignment of existing spine road), access, landscaping and ancillary works	Withdrawn
9	16/04279/APP	Development of an electrical substation and associated temporary access	Approved

10	17/01003/APP	Construction of a new bridleway and associated works (diversion of Bridleway No.13 (part))	Approved
11	17/01940/APP	Erection of part two storey, part three storey 62 bed care home with associated access, parking and landscaping.	Approved
12	17/02112/AOP	Outline application with access, appearance, layout and scale to be considered for the erection of a health centre	Appeal - Non Determination
12a	18/00049/ NONDET		Appeal Allowed
13	18/01358/AOP	Outline application with access, appearance, layout and scale to be considered for the erection of a health centre	Withdrawn after appeal allowed
14	21/03152/ADP	Application for approval of reserved matters pursuant to outline permission 17/02112/AOP relating landscaping for the erection of a health centre	Approved
15	24/03616/APP	Proposed Lace Hill Health Centre comprising Primary Care Health Centre, including Dental Suite (Class E) and 15 Bed Home for Young Adults with complex needs (Class C2) with associated access road, parking and external amenity space.	Pending Consideration

Not for consultation *Retained for information only; Certificate granted 5/12/24*

10. **24/03524/CPL**

85 Burleigh Piece [*Linden Village*] MK18 7BT

Certificate of Lawfulness for proposed single storey infill extension to dwelling house

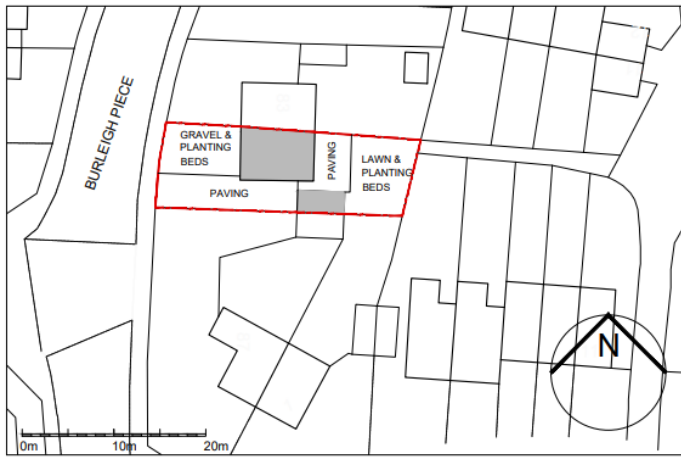
Henshaw



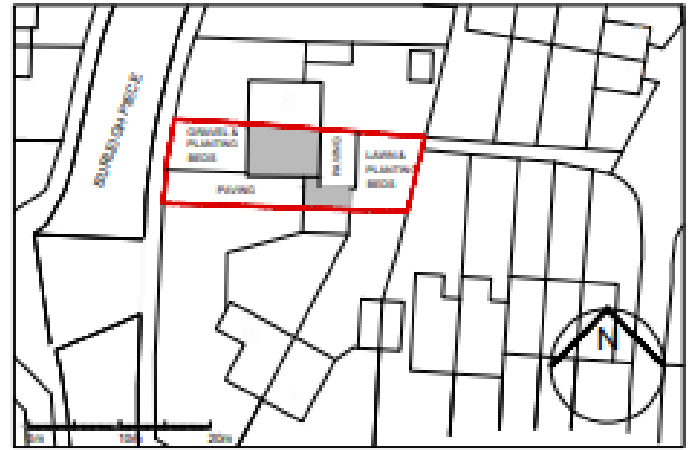
Location plan



House front and south side, and garage



Existing site plan



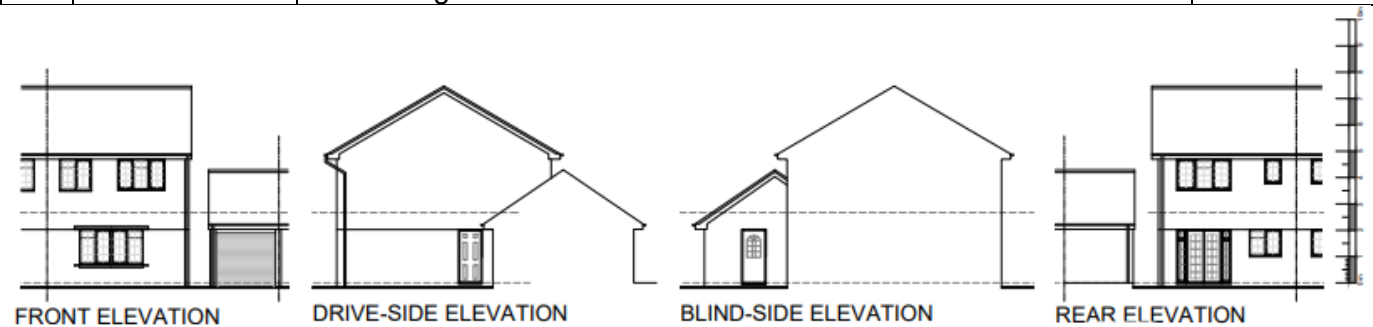
Proposed site plan

The house is a four-bed semi-detached on the east side of Burleigh Piece, between Pitchford Walk and Redshaw Close. It has half of a detached double garage block shared with No87 at the end of a generous driveway. The 'front' door is on the side elevation, and the garage is immediately behind that, so overlapping the side wall of the kitchen/diner which occupies all the rear of the house, and separated from it by a gated passage 1m wide. The rear of the house overlooks rear gardens separated by an access path.

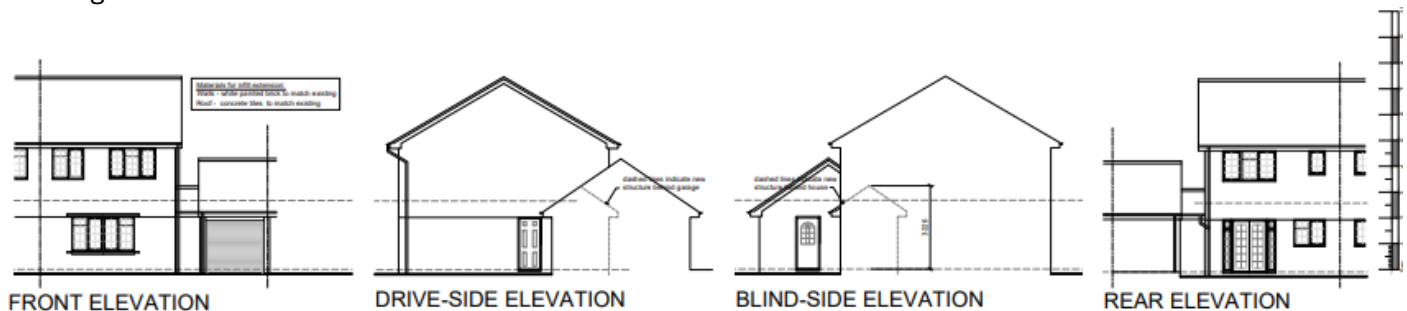
The proposal is to infill the passage from the front of the garage to the rear of the house to form a cloakroom with a door opening directly into the dining area and no windows. Apart from the replacement of the gate to the garden with a (presumably: materials are not described on a CPL form) brick wall, and a pitched roof parallel to and much lower than, the garage roof, the street appearance of the house will be almost unchanged. There is no record of any previous application for this site.

Property history

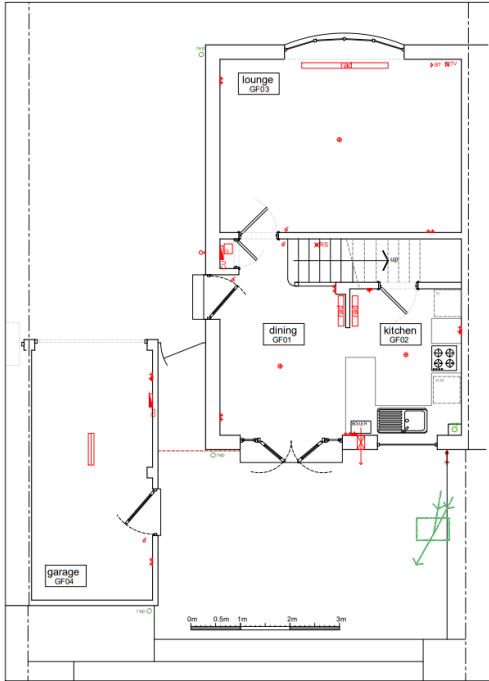
1	74/01229/AV	Erection of 301 units with roads & sewers (≡ AOP)	Approved
2	77/00213/AV	RESIDENTIAL DEVELOPMENT (≡ ADP)	Approved
3	24/03524/CPL	Certificate of Lawfulness for proposed single storey infill extension to dwelling house	Pending consideration



Existing

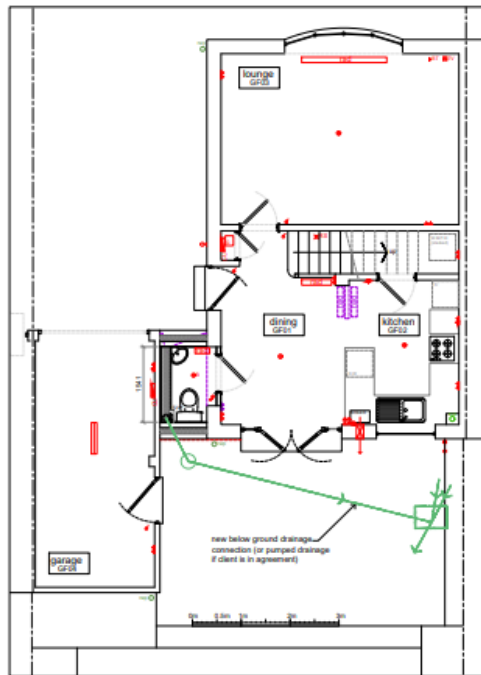


Proposed



GROUND FLOOR - 1:50

Existing



GROUND FLOOR - 1:50

Proposed