



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, 29 January 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 3rd February 2025 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/UC89BUTwVpjAOEldSlfcZC9Q/>

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 Meetings held on 2nd and 16th December 2024, and 6th January 2025.

[Copy previously circulated](#)

[Copy previously circulated](#)

[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 22nd January meeting



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 5th February and 5th March 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 13th February and 13th March at 2pm.

Additional information provided by the Clerk.

[PL/121/24](#)

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

1. 25/00029/AAD Starbucks Coffee, London Road MK18 1SH
Replacement of existing monument sign with new 9m totem pole.
Barrett [23.5 Degrees Ltd.]
2. 25/00075/APP 5 Honeycomb Way, MK18 7RL
Householder application for erection of a single storey rear extension.
Peedell
3. 25/00211/HPDE 10 Highlands Road, MK18 1PL
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.10m and for which the height of the eaves would be maximum 3.10m.
Carrington

Not for consultation (circulated separately)

4. 25/00071/ATC Grenville Combined School Chandos Road MK18 1AP
Lime tree (current height 22m) - reduce height and shape round 30% (approx 6m and spread approx 4m).
Mackenzie [George Grenville Academy]

7. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
24/01012/APP	14 Bourtonville	Timber garden buildings to house cats (maximum of 4), & ch/use from C3 (residential) to mixed use – residential & cattery boarding (sui generis)	No objections subject to satisfaction of Licensing
24/02544/APP	Athletic's ground, Stratford Road	Replacement floodlights with hinged bases to masts	No objections
24/03030/APP	Starbucks Coffee, London Road	Provision of 6 EV charging places	No objections
24/03375/ALB	9 Bristle Hill	Replace rear top & middle windows	No objections
24/03536/ALB	White House Farm, Bourton Rd.	Structural works to former dairy & replacement staircase (part retrospective)	Support subj.HBO
24/03593/ALB	White House Farm, Bourton Rd.	Internal renovations (part retrospective)	Support subj.HBO

8. Motion: Cllr. Cole

“That this Committee requests that Buckinghamshire Council makes public with immediate effect the updated reports on the future of the A421 Corridor, and its recommendations for Buckingham.

“Affected town and parish councillors have now attended two BC workshops, in September 2023 and November 2024, but little progress appears to have been made, and those parishes have since been asked retrospectively by the Cabinet Member for Transport to treat all information we were given at the latest meeting as confidential, and to not discuss it publicly. This was despite being clearly told at the November meeting that everything was in the public domain; some attendees even posted reports and screenshots of the presentation on Facebook.

“Our concern is that this A421 Corridor report - vital to Buckingham, its infrastructure and its economy - will be delayed until after purdah for the upcoming local elections, when decisions are needed on the future of this important east-west trunk road as soon as possible.”

9. Buckinghamshire Council matters

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

10. Updates from representatives on outside bodies

To receive verbal updates from Councillors.

11. Action reports

11.1 Regular Actions update

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
481/24 (18/12/24)	9 applications via Parish Channel 9 (CPL) decided before meeting			
491/24	1 application 31/12/24 and 2 appl. via Parish Channel 7/1/25			

11.2 To receive action reports as per the attached list.

[Appendix A](#)
[Appendix B](#)

12. Buckinghamshire Council Committee meetings

12.1 N. Bucks Area Planning Committee (8th January 2025) *No Buckingham applications*
(5th February 2025) *Cancelled*

12.2 Strategic Sites Committee (16th January 2025) *Cancelled*

12.3 Growth, Infrastructure and Housing Select Committee (30th January 2025)

12.4 Transport, Environment & Climate Change Select Committee (meeting 13th February).

Members to discuss and agree the submission of Questions to this meeting; one per questioner only is permitted so there are two outstanding after the November meeting reported on below.

[Appendix C](#)

13. Enforcement

13.1 To report any new breaches.

13.2 To receive updated information from Planning Enforcement.

[Appendix E](#)

13.3 To note for information that 14 Market Square (Afrocombo) has been issued with an Enforcement Notice for installing, without listed building consent, a fascia board, signage and advertisements to the front elevation of the building (Case No. 23/00429/LB). The Notice was issued on 28/11/24 and will take effect on 1st January 2025 if no appeal is lodged in the meantime.

14. Rolling lists – updates

14.1 Tree felling applications

[Appendix F](#)

14.2 Land grab reports

[Appendix G](#)

14.3 Call-in requests

[Appendix H](#)

14.4 HMO Licences

[Appendix I](#)

15. HMO Policy

To receive for information, as requested, the Buckinghamshire Council HMO Policy. [PL/122/24](#)

16. S106 Quarterly update

To receive up-to-date information from the Buckinghamshire s106 officer

[Appendix J](#)

17. Planning statistics and analysis for 2024

To receive the Clerk's analysis and comparison tables for last year's applications. [Appendix K](#)

18. Matters to report

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

19. Chair's announcements – for information only

20. Date of the next meeting: Monday 24th February 2025

To Planning Committee:

Cllr. T. Allen

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

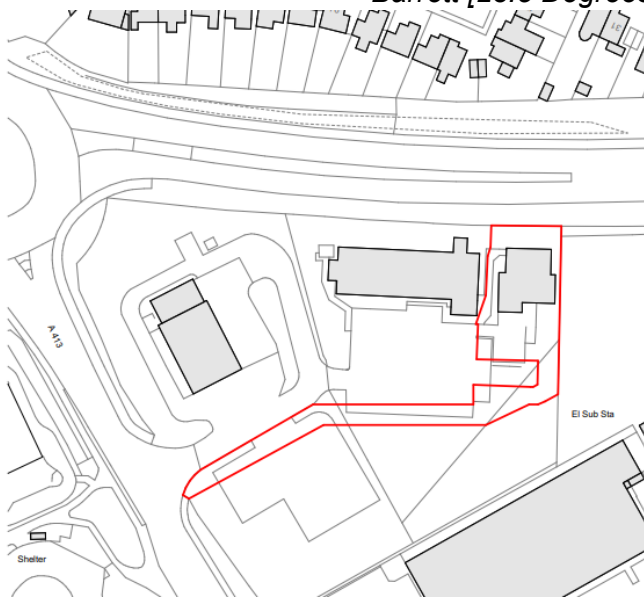
PLANNING COMMITTEE

MONDAY 3rd FEBRUARY 2025

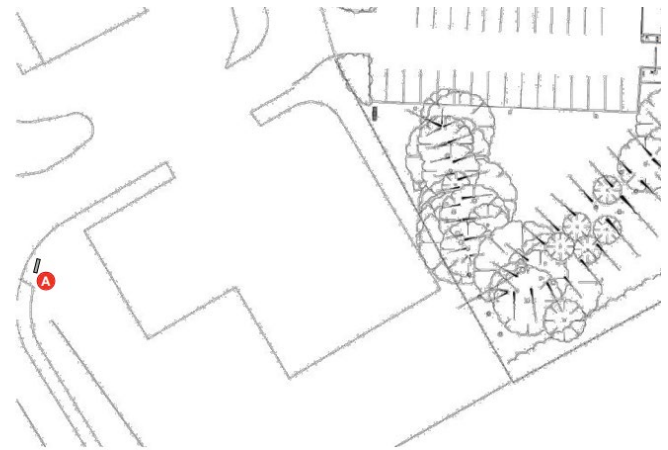
Additional information on Planning Applications

Contact Officer Mrs. K. McElligott

1. **25/00029/AAD** Starbucks Coffee, London Road MK18 1SH
Replacement of existing monument sign with new 9m totem pole
Barrett [23.5 Degrees Ltd.]



Location plan



Sign location

The site is the former Little Chef site east of the Shell petrol station and Travelodge, acquired by Starbucks in 2022 and reworked into a drive-through coffee shop. To the north is the bypass and to the south, Lidl. Access is from London Road, shared with Shell, Travelodge and the lorry park.

The proposal is to replace the existing internally lit monument sign (a solid rectangle 1.7m high, plain on the back) at the southern corner of the London Road entrance with a totem (lollipop) sign, double-sided and internally lit, more than 5 times the height (9m tall).

Property History (since Starbucks took over)

1	22/04198/APP	Demolition of existing single storey front extension. Refurbishment of existing roadside restaurant unit and addition of a drive-thru facility, associated access, parking, new refuse compound and boundary treatments	Approved
2	23/03498/APP	Erection of proposed signage and installation of Heating, Ventilation and Air Conditioning (HVAC) system	Approved
3	23/03499/AAD	Display of 1) Projecting Sign 2) Monument Sign 3) Monument Sign 4) DT Directional 5) Height Restrictor 6) Preview Menu Board 7) Speaker Canopy 8) 5 Panel Menu 9) No entry/Thank you Directional 10) 255mm Wordmark 11) Directional Sign	Advert Consent

4	24/03030/APP	Provision of six electric vehicle charging parking spaces and associated infrastructure comprising of three charger pillars, one feeder pillar, one substation and bollards	Approved
5	25/00029/AAD	Replacement of existing monument sign with new 9m totem pole	Pending Consideration



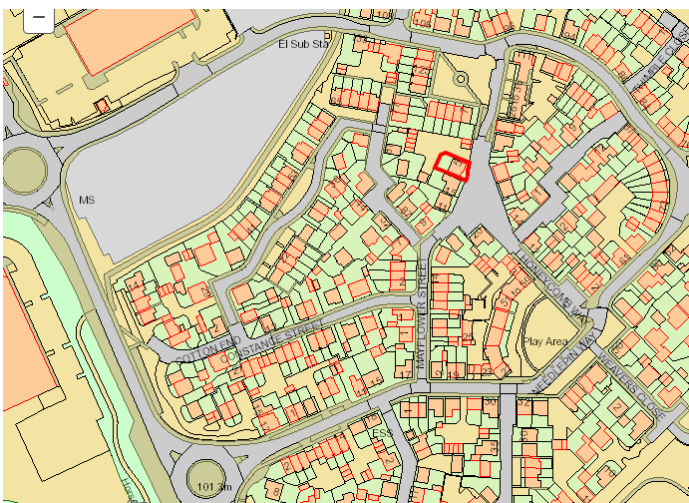
Existing sign (1.7m high) and mock-up photo from 2023 documents
It is internally lit.



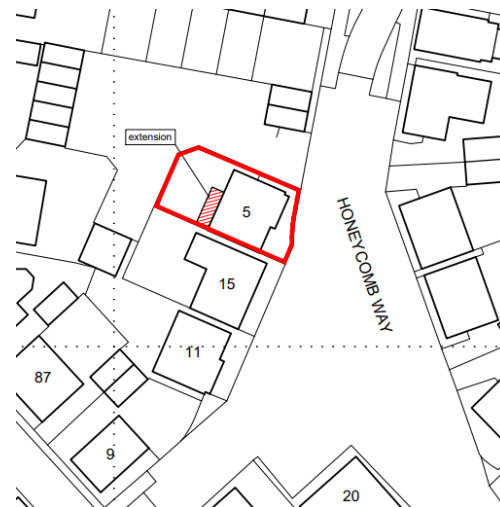
Proposed sign (not to scale: 9m high)
The logo & DRIVE THRU box are internally lit.

2. 25/00075/APP

5 Honeycomb Way, [Lace Hill] MK18 7RL
Householder application for erection of a single storey rear extension
Peedell



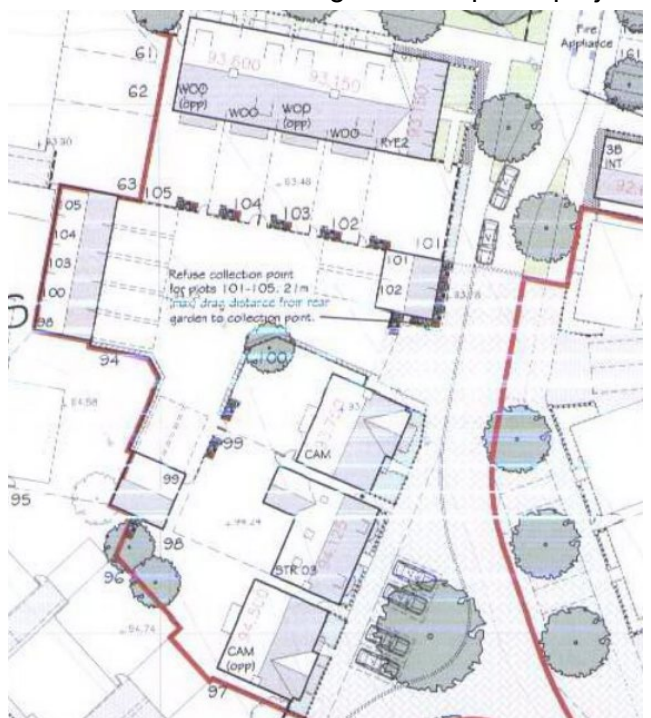
Location plan



Block plan

The site is a detached 4-bedroom house on the west side of Honeycomb Way on Lace Hill (Phase 1J, Plot 100, "Cambridge" house type). To the north is the entrance to a parking court, and the rear gardens of the terrace bordering the Pocket Park, to the west beyond the parking court are houses on Constance Street,

and to the south №15 Mayflower Street; the roadway flares to the south to form the junction of Mayflower Street and Honeycomb Way. The house has a small amount of front garden, but no garage or driveway – it has a garage and marked bay in the parking court which also serves the two houses to the south of it and the terrace that faces the park to the north. The rear garden is on two levels, the one nearer the house paved and the further one lawned with step access between. Access to the rear garden is via a pathway along the south side, between this house and the neighbour’s with a gate immediately behind the house for each. A small flat-roofed glazed sunporch projects from the dining area centre rear into the garden.

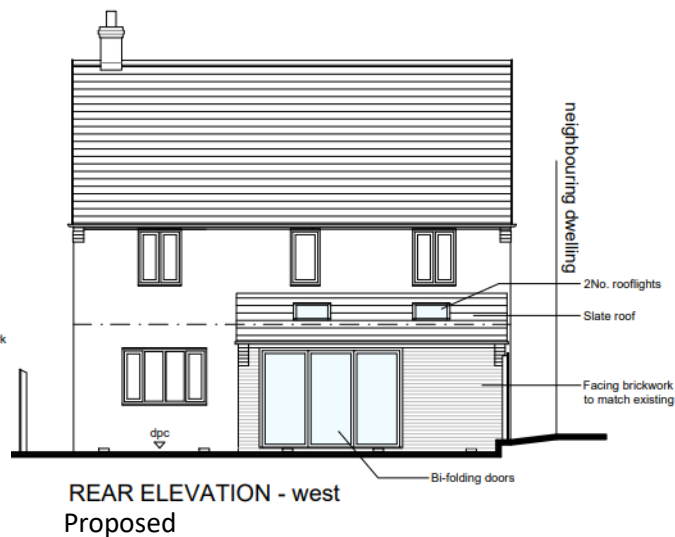
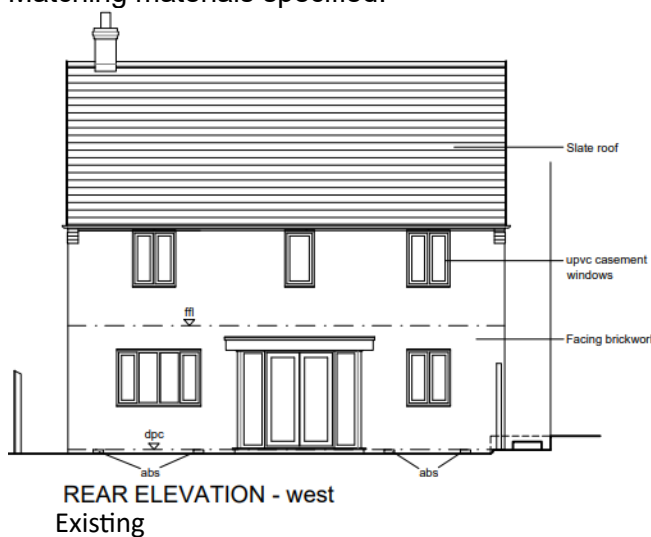


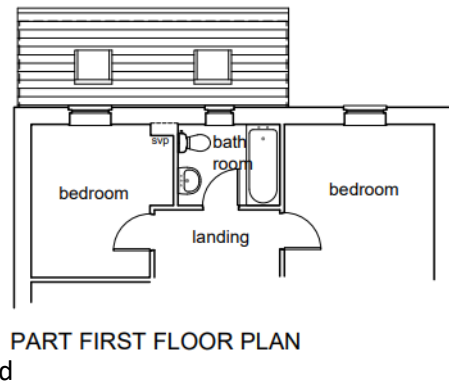
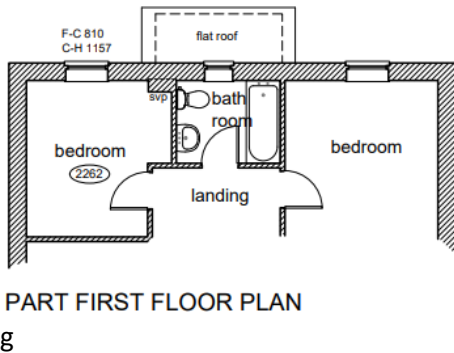
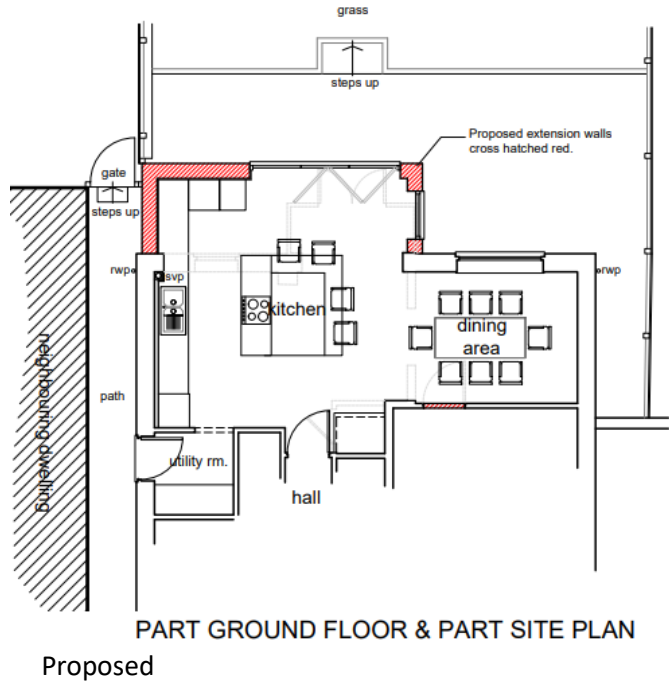
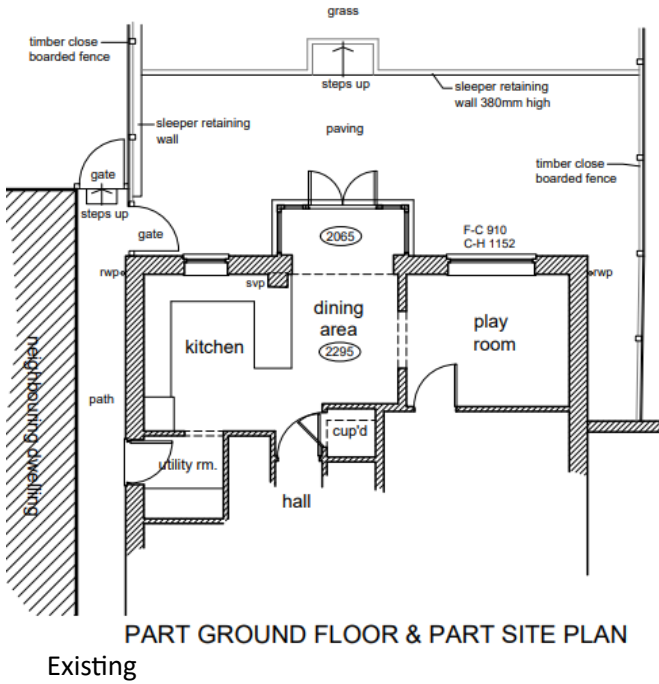
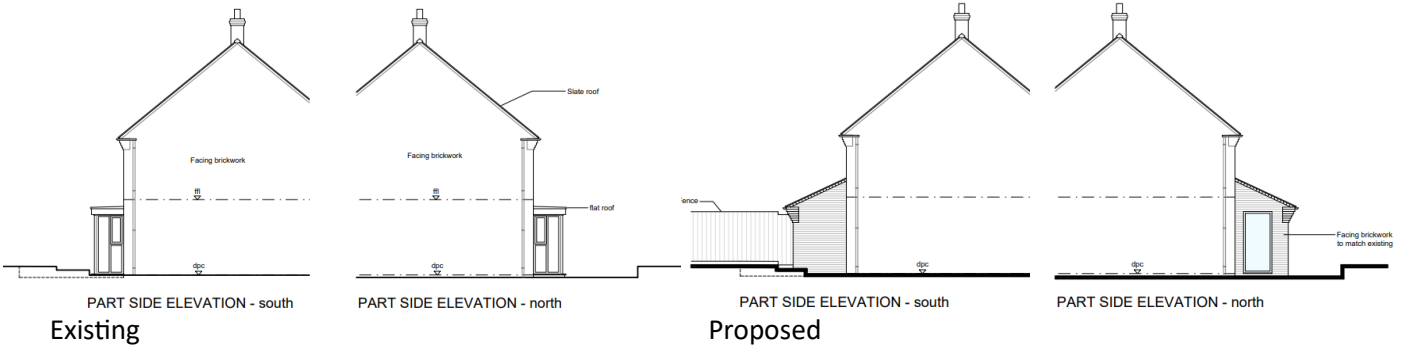
Detail from original layout

Google overhead view (Streetview not available)

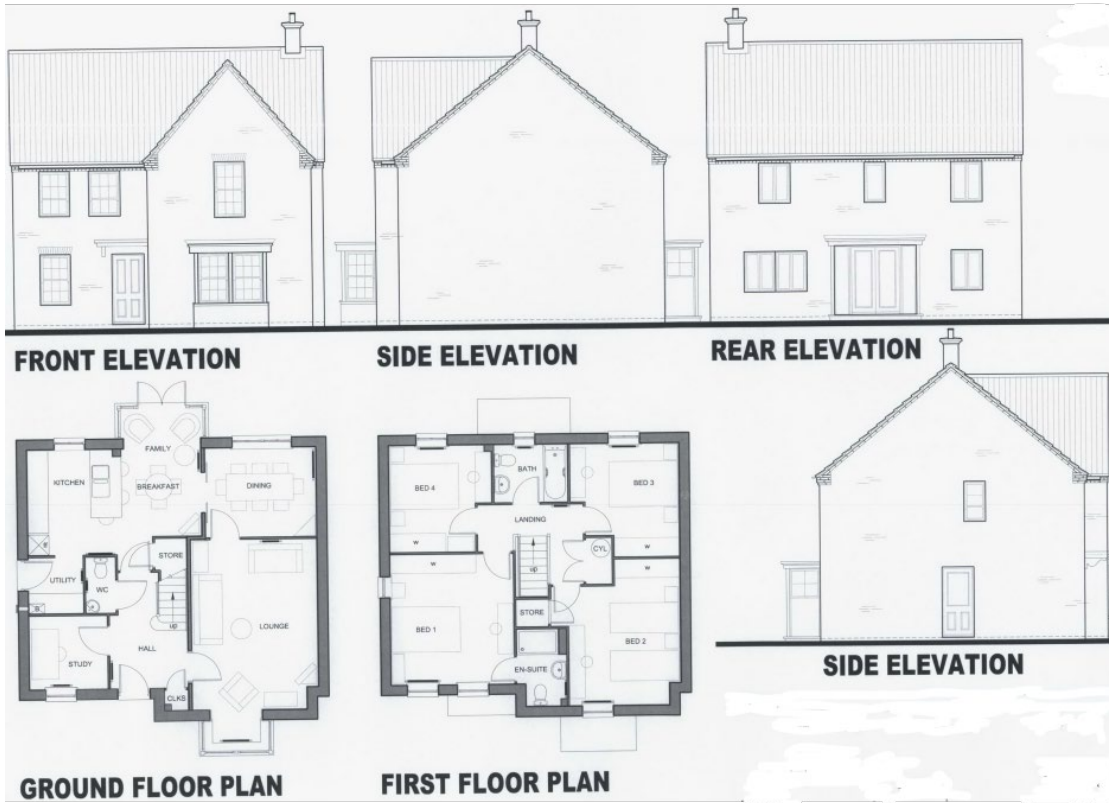
The proposal is to remove the sunporch and replace it with a brick extension approximately 2/3 of the width of the house, with a single-pitch slate roof with two rooflights. The proposed extension is twice the depth of sunporch and reaches to the side boundary, infilling the gate opening, so that access to the garden is only through the house. There is a path on the northern side of the house, but the drawings do not show any gate access is to be made through the boundary fence. The extension will have bi-fold doors in the rear elevation, and a full-height window panel in the side wall facing away from the neighbour, so there will be no concerns about overlooking. Internally the dividing wall between the play-room and the kitchen is to be removed, and the doorway to the lounge blocked up, forming a new dining area, and the remainder will become a much enlarged kitchen with an island unit/breakfast bar.

Matching materials specified.



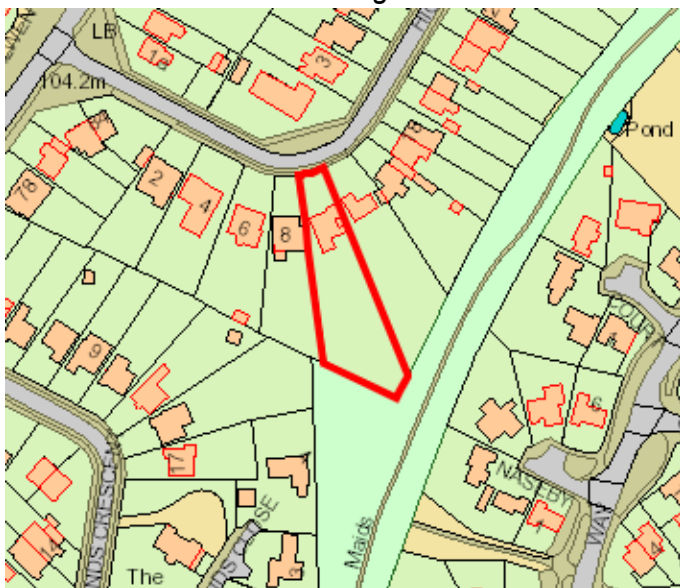


The whole house plans and elevations are included below for information as the above are partial.

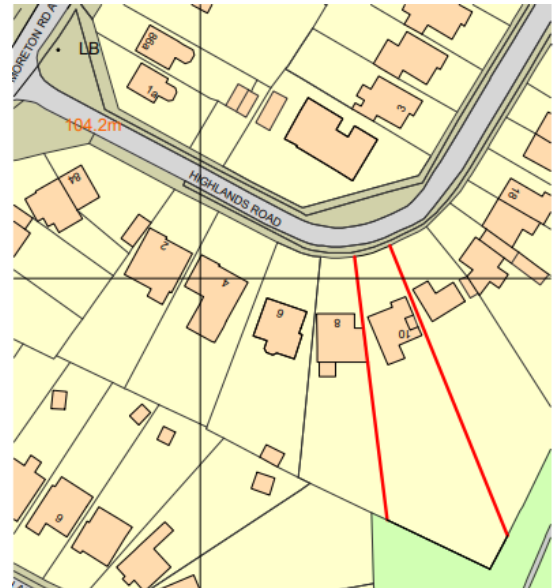


3. **25/00211/HPDE** 10 Highlands Road, MK18 1PL

The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.10m and for which the height of the eaves would be maximum 3.10m
Carrington



Location plan



Site plan as proposed

The site is a 3-bed post-war detached house on the south-east side of Highlands Road, at the corner where the road turns through a right-angle towards the school entrance. It is a large plot, like those of its neighbours, and backs onto Maids Moreton Avenue. As can be seen from the photo below, the houses are much of a size, and of the same materials, but of different designs, and are well set back from the front boundary. It has an asymmetric roof with a catslide extending over the garage and providing an under-eaves storage area the full depth of the house. A tiled sloping porch extends over the garage and front doors, and to the right of this is an angled bay window serving the living room and master bedroom, with a tile-hung area between the

upper and lower windows. At the rear, the conservatory is approximately half the width of the house and to the side of it is the kitchen window and a small window to the downstairs WC. The side wall facing №8 has three small windows on the ground floor (two to the living room, one to the dining room) and none on the first floor; the other side (towards №12) has a triple pane sliding door (to the utility room) and a small window to the garage, and no skylights or other openings in the catslide roof.

There are no previous applications on record for this house (or its immediate neighbours) though Building Control lists a 1978 application for a 'sun room', presumably the small conservatory shown in the drawings at the rear of the dining room. However the proposal would demolish this and replace it with the new build.

As it is a while since we had an HPDE application the following information may be of use:

An HPDE application is a notification of intent to add a large extension and is subject to conditions. Relevant conditions for this application (rear extension, single storey) are (conditions for semi-detached houses, two storied extensions and side extensions have been removed):

- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- Single-storey rear extension must not extend beyond the rear wall of the original house* by more than four metres if a detached house.
- These increased limits (between 4m and 8m) are subject to the prior notification of the proposal to the Local Planning Authority and the implementation of a neighbour consultation scheme. If objections are received, the proposal might not be allowed.
- Maximum height of a single-storey rear extension of four metres.
- Maximum eaves height of an extension within two metres of the boundary of three metres.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms

* The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

The proposal is to remove the conservatory and replace it with a large extension almost the full width of the house (the small WC window and a manhole prevent it going right across), forming a large kitchen/diner. The extension will have a flat roof with a flat skylight over the kitchen and a pyramid lantern over the dining area, and the dining room will have a brise-soleil, a slatted awning to deflect the heat of the sun, and a sliding glazed door on both outside walls. Each end wall of the extension faces a neighbour's garden, so there is no 'overlooking' of habitable rooms. A suggested position for an Air Source Heat Pump is marked outside the kitchen, and its associated equipment inside the eaves storage area.

The roof is described as 'green' so presumably sedum or similar plant cover is intended. The walls are of matching brickwork.

The existing dining room will become a study/bedroom with a new full-length window in place of the existing, and a matching window on the other side of the fireplace. The existing kitchen/pantry/utility/walk-in cupboard/WC space will be remodelled into a utility room and shower/WC and the sliding door replaced by an ordinary glazed door (to the utility room) and window. (to the shower-room).



Nos 12 – 10 – 8 Highlands Road (left) and an aerial view of Nos 6 – 8 – 10 -12 (right)



front Elevation

Existing

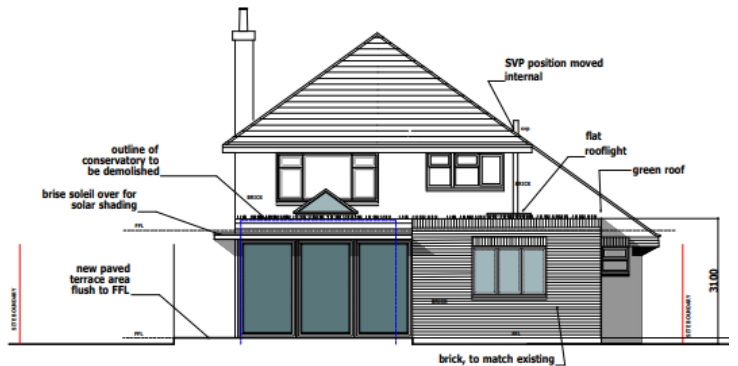


Proposed (no change)

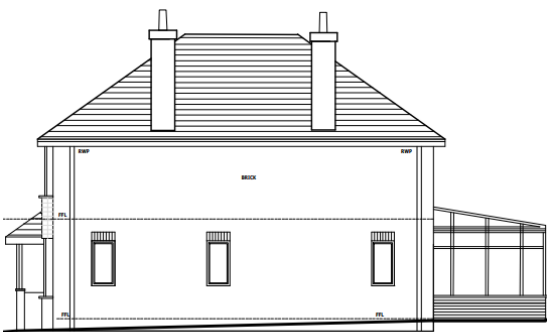


rear Elevation

Existing

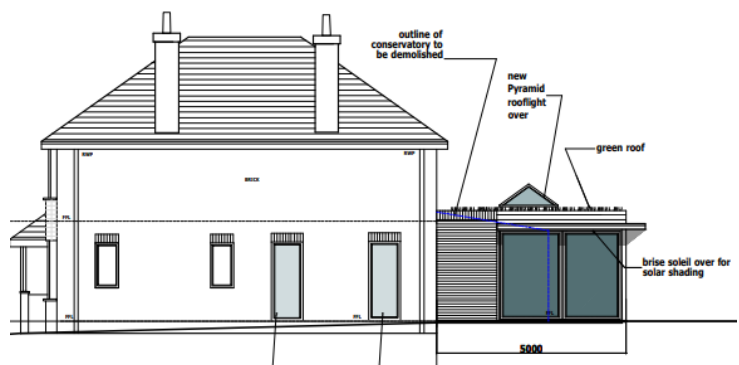


Proposed

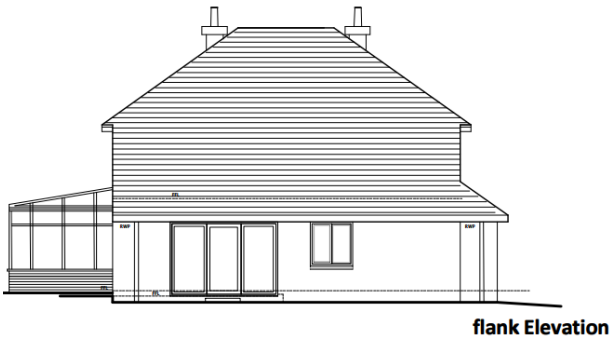


flank Elevation

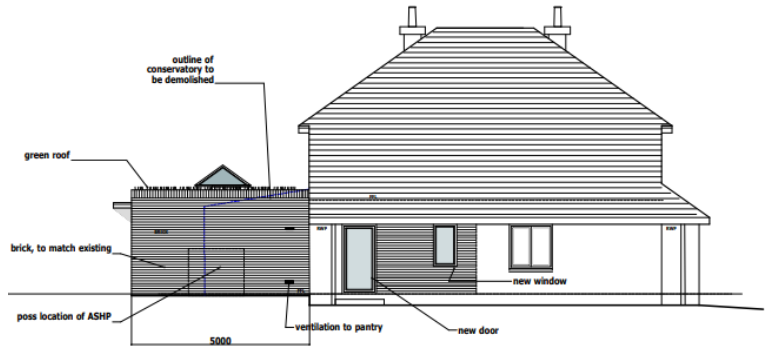
Existing (facing N^o8)



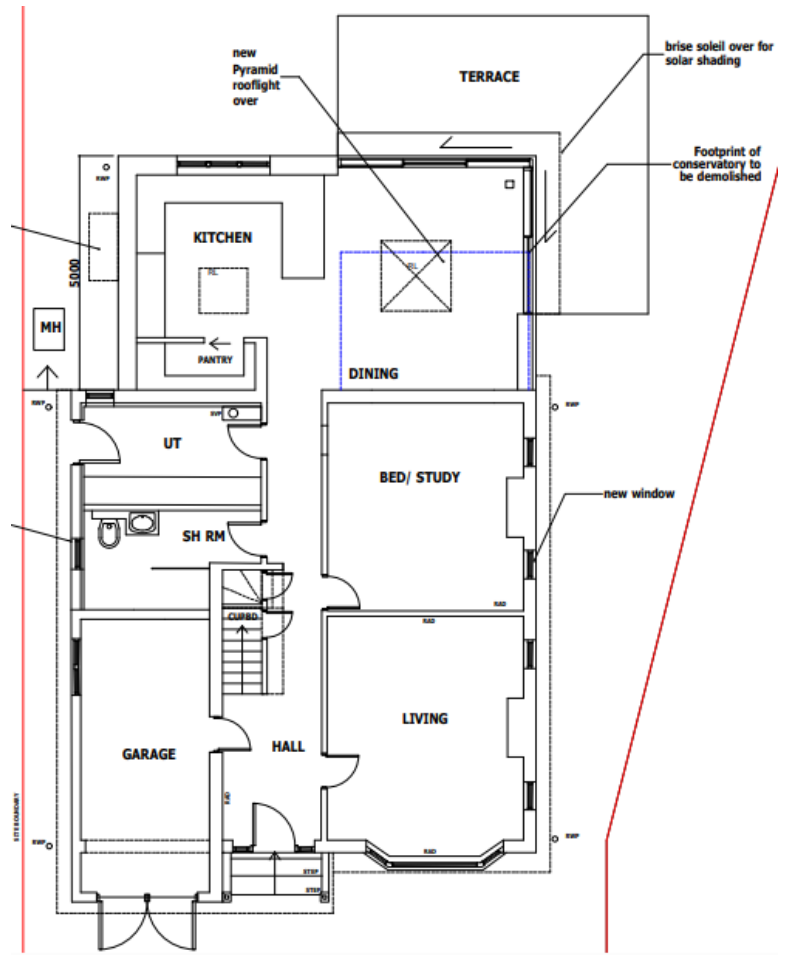
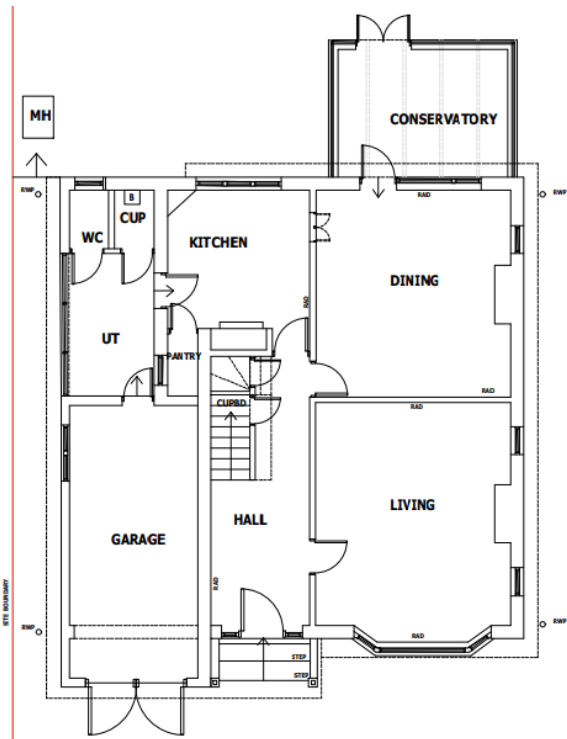
Proposed



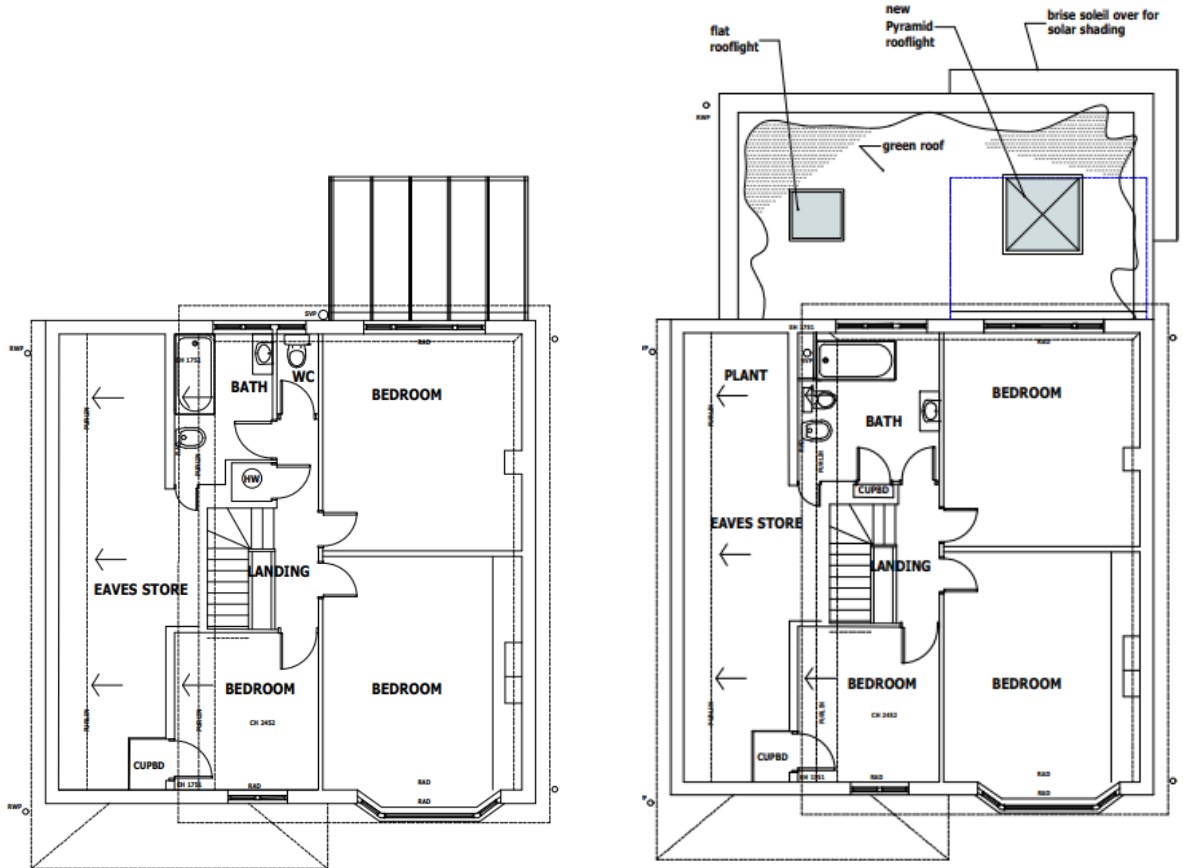
Existing (facing N°12)



Proposed



Existing & Proposed Ground floor plan



Existing & Proposed First Floor plan

Not for consultation (tree works; circulated separately)

4. 25/00071/ATC

Grenville Combined School Chandos Road MK18 1AP

Lime tree (current height 22m) - reduce height and shape round 30% (approx 6m and spread approx 4m)

Mackenzie [George Grenville Academy]



Conservation Area and TPO trees



Plan taken from Arboricultural Survey carried out for 2016 application
Tree is T17 hatched in green (= Category A condition)

Previous tree works on this site:

1	08/00485/ATC	Works to trees [G7: Yew – reduce/lift over public path; T8: Purple Plum, leaning and split – reduce overall crown by 20%; T27: Cedar – reduce branch ends to give 2m clearance from building; T35: Willow – Reduce to previous pruning points]	Approved
2	13/01692/ATC	[T27:] Fell No. 1 Cedar Tree	Approved
3	16/04110/APP	Replacement of fencing along Chandos Road, removal of pedestrian gate on north side of school driveway entrance, replacement of pedestrian gate on south side of school driveway entrance, renovation of existing ornate entrance gates, addition of enclosure fencing and gates around school carpark, addition of a new pedestrian gate and footpath to provide level access from Chandos Road public footpath to the Children's Centre within the school grounds.	Approved
4	25/00071/ATC	[T17:] Lime tree (current height 22m) - reduce height and shape round 30% (approx 6m and spread approx 4m)	Pending Consideration

No:	Minute No.	Action	Action Required	Action Owner	Update	Deadline	Notes
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
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	Cllr. Stuchbury reports (5/11/24) Network Archaeology have completed their recording of the skeletons. They are currently waiting on a C14 date to come back, which will hopefully tie the story together and provide some firm dating evidence. They are also still waiting for DNA analysis to be completed. As it stands, the working theory is this was a gallows site and likely of Late Roman or early medieval date. All the identifiable remains are male and between early teens and older age. There is no obvious sign of how they died although several show signs of having lived a fairly harsh life with several examples of healed traumas and dental issues. Our Archaeology Officer is going to visit the Network Archaeology offices this week and will take the opportunity to inspect the remains and discuss the next steps.	Ongoing	
3	270/24.1 (23/9/24)	Buckinghamshire Conservation Area Review	Look into the status of the cottages at the top of Lenborough Road and take some photographs.	Planning Clerk	Request made to include on Local Heritage List	Ongoing	
4	276/24 (23/9/24)	s106	The Compliance and Projects Manager suggested that it may be more appropriate that a report from the Town Clerk be submitted to the relevant Committee	Town Clerk	Research underway. Matter sits with Full Council.	Ongoing	
5	277/24 (23/9/24)	Matters to report	To make a complaint about the offensive 'For Buck's Sake' signs in the town.	Planning Clerk	Response at Agenda 11.2.1		Appendix B
6	374/24 (11/11/24)	Proposal: Cllr. Ralph	Write to Historic Buildings Officer seeking guidance on acceptability of various types of materials to be used in signage on Listed buildings in Buckingham.	Planning Clerk	response at Agenda 11.2.2		Appendix B
7	379/24 (11/11/24)	Town and Parish Quarterly Forum meeting.	Chase response to Cllr. Cole's question, submitted to the meeting held on 14th October 2024, about call ins of planning applications	Planning Clerk	Reminders sent 20/12/24 and 10/1/25		

No:	Minute No.	Action	Action Required	Action Owner	Update	Deadline	Notes
8	380/24.4 (11/11/24)	Transport, Environment & Climate Change Select Committee	Circulate responses from Cllr. Cole's submitted written questions and add an agenda item to the next Planning Committee meeting.	Cllr. Cole & Planning Clerk	Agenda 12.4.1 & 12.4.2		
9	436/24 (2/12/24)	Trees	Check reasons for Linden Village TPOs with the Tree Officer.	Planning Clerk	Response at Agenda 11.2.3		Appendix B
10	481/24 (16/12/24)	The Old Telephone Exchange	Request call in for application 24/03608/APP	Planning Clerk	Request made		
11	495/24 (6/1/25)	Matters to report	Report again April Cottage deterioration.	Planning Clerk	Response at Agenda 11.2.4		Appendix B

Agenda 11.2

Action List – Responses to correspondence

11.2.1: “For Bucks Sake” banners (Minute 277/24 refers; response received 30/12/24)

Stage 1 Complaint: 8588190

We have now considered your complaint received on 9 October 2024, under Stage 1 of [Buckinghamshire Council's Feedback and Complaints procedure](#). I am sorry that we did not address your concerns within 20 working days and for any frustration and inconvenience this may have caused.

██████████ Head of Communications and Engagement, was asked to investigate Buckingham Town Council's concerns about the 'Bucks Sake' campaign and banners and I can now share their findings and response:

Thank you for your feedback regarding our current campaign concerning littering fines and for taking the time to share your thoughts with us, on behalf of Buckingham Town Council and thank you for your patience with the reply.

We understand that the phrase "For Bucks Sake" has caused some concern and we apologise if it has offended you or others, as that certainly hasn't been our intention. Instead, our intention was to create a memorable and impactful campaign to raise awareness about the importance of keeping our county a clean and beautiful place.

Buckinghamshire is currently facing its worst littering ever and we felt it was crucial to address this issue with a strong and noticeable campaign. Our campaign is a suggestion that positive actions should be taken "for the sake of Buckinghamshire," as well as an expression of frustration at the littering we have all seen and paid for in clean-up efforts. We aimed to create a message that would encourage everyone to take pride in our beautiful county and work together to keep it clean.

Taking inspiration from similar campaigns, such as the successful and impactful Keep Britain Tidy "Don't be a Tosser" campaign and "For Cups Sake" campaign, we have used a play on words to make an impact. The intention is to get people talking about the littering problem, because we want it to be at the front of residents' minds. The campaign strapline phrase "For Bucks Sake" was suggested and approved at a Cabinet meeting.

Across the county, banner sites have been added to high footfall/high traffic locations on Buckinghamshire Council-owned lamp posts. We keep all of these locations under review and note your comments regarding the design of some of the campaign banners.

Within Buckingham, there are eight banner sites, four of which are currently displaying the anti-littering campaign banners. In line with our scheduled campaign planning and promotion, all four of these anti-littering banners will be replaced within the next month.

Conclusion:

In light of the above response, I will **not be upholding** your complaint. I would like to thank you for bringing this matter to our attention, as an organisation we value complaints as they provide

us with an understanding of the services we are delivering and help us to improve customer experiences.

We take all complaints seriously and I trust the above response has answered this complaint to your satisfaction. However, if you remain dissatisfied with these findings and would like to take the matter further, you can request that your complaint is escalated to Stage 2 (the final stage) of our Feedback and Complaints procedure.

If you would like to escalate your complaint, please reply to this email explaining which parts of the complaint remain unresolved and what your desired outcome is, or what action you require as a resolution. We would normally expect a request for Stage 2 to be received within 3 months of the date of our Stage 1 response.

Kind Regards

[REDACTED]

11.2.2 - Signage on listed buildings (Minute. 374/24 refers; response received 23/1/24) Response from Historic and Built Environment Manager, Buckinghamshire Council

Thank you for your enquiry regarding some of the approaches taken by the Heritage Team in respect of recent applications for Advertising and Listed Building Consents at The Old Town Hall, The White Hart Hotel and Old Market House in Buckingham.

We appreciate that it can cause confusion when we appear to have applied approaches inconsistently. When providing our advice to Planners we have to assess each case on its own merits – this has to account for some degree of balanced judgement based on the existing and historic scenario at each building and the potential for successful enforcement action. I have discussed these cases with the Heritage & Archaeology Team Leader, [REDACTED], and we have provided comments on each case below.

Old Town Hall

1. Regarding your question on agreed wording – we have very little input on the wording used for signage. This is largely a matter for the occupant to determine what will support the function of their business to best advantage. We can only really provide advice on the amount, size and design of the proposed lettering.
2. Why we did not mention the canopies in our comments – Officers may choose not to provide in-depth comments on certain aspects of a proposed scheme unless there are strong objections. In this case we would agree that an inadequate justification has been provided within the applicant's Heritage Statement for the addition of canopies. If they were proposed for the management of solar gain the North-East elevation would only benefit in a limited way from this kind of intervention. However, these are, in fact, historically appropriate on 18th Century buildings, albeit that they are rare survivors. Historic England produced a new guidance document last year on [Adapting Historic buildings for Energy and](#)

[Carbon Efficiency](#) which features on the front cover one of our building projects in Buckinghamshire.

3. Signage on the Castle Street Elevation – If this did not form part of the assessed application, officers would not have provided comments as part of that process. If, as you suggest, an Enforcement case has been opened, we would hope that the Enforcement Team will seek our advice in determining the most appropriate way forward.
4. Acceptability of polycarbonate for the lettering in this situation – this is something we are in discussion about currently as a team to determine the best way for us to word advice and apply good conservation principles to a wide variety of potential situations. The judgement we are seeking to apply is around whether the scheme presents an appearance of quality design and materiality. In some instances, shiny metal surfaces or lettering might be appropriate (say in brass or bronze) although in most cases we would seek to avoid shiny finishes which can stand out too much on weathered and historic buildings. The same is true for materials – where we are assessing individual lettering solutions rather than large expanses of fascia board, it could be that the impacts of modern materials are not felt to be sufficiently detrimental to challenge so long as they retain a quality finish and appearance (see also comments on Old Market House below).

The White Hart and No. 4 Market Hill

Thank you for highlighting this case to us. We have now raised an enforcement enquiry to address the strip lighting and new floodlights at No 4.

5. Why did we not object to the 2024 schemes? – in this instance the application did not propose anything new to the building, just slight amendments to existing signage etc. We can see from Google streetview images that the floodlights on the hotel have been in place since at least 2015 and as such we have very little traction from which to enforce and seek removal or enhancement of the lighting scheme across the building. It would have been very difficult to refuse the application and have it stand up to scrutiny at appeal if we had – as such the Officer chose to offer no comment. Admittedly the existing scheme is poor and does not take any account of [Historic England Guidance](#) on this topic. I have requested that the Enforcement team consider seeking a compromise to secure a reduction of the lighting (lux) levels of the floodlights through the new enforcement case at No4 and removal of the strip lighting for both buildings.

Old Market House

6. Modern materials - In this case the main issue is the use of a modern shiny backboard to the signs and shiny lettering, which results in an overly sharp and glossy appearance. Where traditional materials can be used this is considered to be the most appropriate, noting that sometimes individual lettering in modern materials can be dulled down to achieve the required appearance (subject to their scale and dominance in the elevation). As the previous scheme did achieve this,

it was felt that the proposed scheme introduced new harm to the appearance of the building.

We hope that the above has helped to provide some of the clarity that you seek. We are currently working on a review of the Buckingham Conservation Area Appraisal and as part of that we anticipate that the new document will include some guidance on shopfronts, signage and lighting which you may find helpful.

We are also working on a draft Traditional Shopfronts guidance document separate from the above which could provide assistance to planners and parish councils on these topics. It might be possible as part of our testing of this document for us to come and present it to you and receive some feedback on the level of clarity and coverage of issues and challenges that it achieves. Please do let us know if this would be of interest to you.

11.2.3 - Reasons for Linden Village TPOs; response from Tree Officer (Minute 436/24 refers, response received 5/12/24)

We have TPO'd the trees as a result of the auction and purchase by Bluesky. A change of ownership can result in the unnecessary removal of trees partially when development companies purchase the land and the TPO stops any pre-emptive felling.

I have planned to TPO the trees since the first auction and the TPO has just happened to coincide with the auction at Hazley Walk. I had already assessed the trees a few weeks previous to the advertisement and the administrative process of issuing the TPO was in progress. The trees have been TPO'd under the Town and Country Planning Act 1990.

11.2.4 – April Cottage, neglected Listed Building – response from Heritage Officer (Minute 495/24 refers, response received 9/1/24)

I have checked with colleagues and this property is on our radar but unfortunately due to work pressures we haven't been able to follow up on our buildings at risk for a while. However, it is something we as a team are keen to pick up again and so we are scheduled to review buildings at risk in an upcoming team meeting. Following this my colleague assigned to the case will be able to follow up appropriately.

Agenda 12.4**Transport, Environment & Climate Change Select Committee (meeting at 10.00am on 13th February at The Gateway).**

At the 11th November 2024 meeting of the Select Committee, Cllr Cole submitted three Questions for the Public Session, and was informed only one per person was allowed.

The question asked and responded to is at 12.4.1.

The other two questions were:

(Flooding and Waste Water:)

2 Will Buckinghamshire Council as the Local Planning Authority accordingly (referencing my first question on flood prevention and mitigation) refuse future permissions for development on flood plains in accordance with National Planning Policy Framework guidelines? We were dismayed that in 2018 the former AVDC approved the building of a care home in the centre of Buckingham on Flood Zones 2 & 3, the use of which for housing, especially for vulnerable people, is contrary to the NPPF.

3 Whilst we note that much is made of the planned Thames Water sewer network investment in Gt Missenden, Amersham and the Chalfonts (at the November 2024 SC), no mention is made of Anglian Water and Buckingham. Will Buckinghamshire Council as the Local Planning Authority refuse or delay permission for further development in Buckingham and villages reliant on Anglian Water's Buckingham Water Recycling Centre until it can deal with the increased drainage and waste water? Anglian Water has stated that it cannot start to upgrade the site until it has Ofwat approval for a new business plan, funded by customer bills. There are developments at Walnut Drive, Maids Moreton and Osier Way, Buckingham currently awaiting reserved matters approval which are directly affected by this.

Questions must be related to items on the agenda, which will not be available until later in the week, but should Flooding, or Waste Water Treatment feature, a volunteer to ask one of these is sought.

Additional information:

Ms. Pryke of the Maids Moreton & Foscote Action Group has provided the Town Council (24/1/25) with the following recent update from Anglian Water on the situation at the Water Recycling Centre, which she attached to a letter to the Walnut Drive Planning Officer together with previous situation reports from Anglian Water and copied to the Ward Councillors for Buckingham East. She has also agreed that the text of the letter be circulated for Members' information.

From: Planning Liaison <planningliaison@anglianwater.co.uk>
Date: 17 January 2025 at 11:13:01 GMT
To:
Subject: RE: Buckinghamshire Future Plans Document

Good morning,

Thank you for your email.

While Ofwat has set out the Final Determination, we are still in the process of understanding what this means for us as a business. We are currently reviewing and analysing the results.

Discussions between Anglian Water and Ofwat will be ongoing until the end of February. As such, a detailed plan outlining the upgrades and their timelines for our region could take several months to finalize, potentially 9-12 months.

We recommend periodically checking for press releases on our website or through our communication channels for the latest updates. Additionally, if you would like to reach out again in a few months, we may be able to provide more information or an updated timescale for any releases.

Thank you for your understanding.

Kind regards,

Growth Planning Administrator

For further information please email us at:

planningliaison@anglianwater.co.uk

Or visit our website at: <https://www.anglianwater.co.uk/developing/planning--capacity/planning-and-capacity/>

Team: 03450263912

Anglian Water Services Limited

Thorpe Wood House, Thorpe Wood, Peterborough, Cambridgeshire, PE3 6WT

24.01.25

Dear Mrs Pilcher,

CONDITION 13: Land off Walnut Drive and Foscoote Road, Maids Moreton

*Outline Planning 16/00151/AOP
RMA's 23/01636/ADP and 23/02826/ADP
s73 Permission 24/02780/VRC*

We would like to draw your attention to a flaw with Condition 13 of Outline Permission 16/00151/AOP which we believe is fatal to this planning application.

s73 Permission

1. We pointed out to you prior to the Strategic Sites Committee held in December 2024 that the s73 Permission secured to 'bypass' the reserved matters requirement of Condition 13 of the Outline Permission does not 'vary' the Outline Permission. Rather, it creates a *new* stand-alone s73 Permission which would need a *new* reserved matters application.
2. As the Applicant is out of time for submitting a new RMA, this is an unworkable permission.

Partial Discharge of Condition 13

3. We understand that Ofwat has now approved Anglian Water's Business Plan so the Applicant will be negotiating a 'Programme of Works' with Anglian Water for upgrading the Buckingham facility to secure a **partial** discharge of Condition 13 of the Outline Permission.
4. We attach an email from Anglian Water which confirms they are not able to detail upgrades for any specific site for another **9-12 months** as they remain in negotiation with Ofwat, so there will now be a considerable delay before any determination can take place.
*"Discussions between Anglian Water and Ofwat will be ongoing until the end of February. As such, a detailed plan outlining the upgrades and their timelines for our region could take several months to finalize, potentially 9-12 months."*¹

Pre-occupation requirement in Condition 13

5. *You will be aware that Condition 13 cannot be fully discharged by the RMA's because it contains a **pre-occupation** requirement that "all wastewater upgrades required to accommodate the additional flows have been **completed**".*
6. *This pre-occupation requirement exists irrespective of Anglian Water's statutory obligation to connect: whilst the dwellings may be connected to Anglian Water's facility, the dwellings cannot be **occupied** until the upgrades have been completed.*
7. *It is this 'protection' that Anglian Water relied on when agreeing to the variation of*

¹ See email from Anglian Water, dated 17.1.25 [on page 2]

*Condition 13 during the s73 Permission consultation period. We refer you to the email uploaded to the planning portal in which Anglian Water confirmed: -
 “In summary we do not object to the proposed variation as the Water Recycling Centre is still protected. No additional flow will be accommodated until upgrades are completed, therefore there is no additional risk to the environment arising from this change. We will comment at discharge of condition stage and **only recommend discharge if the WRC upgrades are completed.**”² [emphasis added]*

8. *The full discharge of Condition 13 is entirely out of the Applicant’s control. Anglian Water are under no obligation to make a commitment to the Applicant in this respect, nor would they ever be in a position to do so.*
9. *In an email from Anglian Water dated 10.9.24, Anglian Water confirm that a programme to upgrade a particular site at this stage will always be subject to change due to unforeseen risks and prioritisation elsewhere. In other words, an intended ‘Programme of Works’ is not a commitment to deliver on the proposed upgrades. “We will monitor growth across all 1,100 of our WRC catchments and review risk of compliance performance against the permit. If, during the course of our Business Plan period there is a greater risk in other catchments we will review the named schemes, please note that any changes would need to be agreed with Ofwat and be in line with their triggers and guidelines.”*
10. *This position was also made clear to Buckinghamshire Council in [an] email from Hannah Wilson dated 3.7.24: -
 “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”*
11. *Condition 13 runs the risk of not being ‘dischargeable’ at the point of occupation. Therefore, this development is potentially ‘undeliverable’ and should not be progressed. Buckinghamshire Council needs to address this untenable position and, no doubt, the Applicant will want to address the considerable risk this poses to them.*

Conclusion

12. *We ask both Buckinghamshire Council and the Applicant to address this before determination of the RMAs as it would be professionally negligent on both parts to bring forward a development which has an undischARGEABLE Condition attached.*
13. *We also take this opportunity to remind the Council that it is obligated to determine the RMAs within 8 weeks of submission. As the Council has extended this time limit by 18 months, the Council now runs the risk of committing an error of law by an abuse of a statutory discretion by undermining the purpose of the time limits on (a) RMAs, (b) the determination period for RMAs, (c) the discretion to extend the determination period, and (d) the prohibition under section 73(5) to extend the time limit for submitting an RMA.*

We should be grateful to receive a reply to this letter addressing the points we have raised both in respect of the pre-occupation Condition and non-determination of the RMAs.

Yours sincerely, (on behalf of the Maids Moreton and Foscoote Action Group)

² See email from Stacey Brereton (Anglian Water, Growth Planning Co-ordinator) to Sue Pilcher, dated 6.11.24 uploaded to the planning portal as part of the consultation process.

Cllr Mark Cole JP question to Transport, Environment & Climate Change Committee 7th November 2024:

“What flood prevention, protection and mitigation is being considered for North Bucks with the River Great Ouse and its many tributaries, which frequently inundate Buckingham and surrounding villages?”

Following numerous meetings during 2001/2 between Bucks County Council, AVDC, Buckingham Town Council and the Environment Agency, the build of storage ponds at Water Stratford and Radclive above Buckingham, and raised banks and flood walls in the town, was due to be started in 2002 at a cost of circa £1m. But it never happened, with no money forthcoming from the national flood defence budget due to "the balance between costs and benefits".

After Buckingham flooded in July 2007, the Environment Agency reconsidered the scheme and began looking for funding from the local flood defence levy. But serious property flooding, particularly on the west side of the town, of dwellings, public parks and car parks persists, most recently in September 2024. These events are no longer one in 50 or 100 years as the EA has previously insisted - there have been four such serious events in Buckingham in the past seventeen years: 2007, 2020, 2023 and now 2024.

The Flooding Review specifically mentions the increased flood risk in the north of the county, and Aylesbury Vale is shown as the area with the second highest additional risk of flooding in future years, due to the effects of climate change. Will the thinking behind the current allocation of flood relief monies be revisited in the light of these projections?”

Verbal response from Cllr Thomas Broom, Cabinet Member Flooding:

“There are a number of complex issues affecting flooding in Buckingham, the primary one which is the River Great Ouse, which is the responsibility of the Environment Agency. The (2002) scheme you were talking about and the monies allocated were all on the national side. We have put together as much information as we can to help inform planning projects, and the EA is considering going forward with.

Re climate change and the increased precipitation, it is to the forefront our mind, and as weather patterns change, we are developing ways we respond to that, not only internally but with partners like the EA so they act quicker and better protect people whose homes are being flooded. I appreciate the question, and ask that as we have a lengthy detailed response, we will we read it into the minutes and reply to you as well.” (*Appended below*)

... and from Cllr Bill Chapple OBE, Chairman:

“We all recognise that 1 in 100 years is no longer realistic, it is more like 1 in 10 with the figures that we have got from various places. But to change that figure nationally means that a lot more money is going to have to be found for flood defences.”

Written response (7th November) from Chris Ward, BC Chief Scrutiny Officer:

As Lead Local Flood Authority (LLFA) Buckinghamshire Council are responsible for Surface Water, Ordinary Watercourse and Groundwater flooding. Flood risk within Buckingham is complex and primarily comes from the Main River (Gt Ouse) which is the responsibility of the Environment Agency (EA).

The EA have advised that the following planned flood reduction activities are currently taking place in the Buckingham area:

Great Ouse Strategic Flood Risk Intervention Study (GO-SIS):

The Great Ouse Strategic Flood Risk Intervention Study (GO-SIS) Phase 3 is currently in progress. Phase 3 of the study is focused on using catchment screening models to consider a range of potential strategic interventions, (including the attenuation of water) to manage flood risk. This phase of the project is forecast to take approximately 18 months. Following this, the study will move into phase 4, which will model in further detail, some of the interventions identified in phase 3.

Property Flood Resilience:

A catchment-wide Property Flood Resilience (PFR) package is being explored which seeks to identify communities at risk that do not benefit from a capital project, but PFR may be appropriate. We are currently working to identify potential properties for inclusion within the package and plan to liaise with the LLFAs in due course to finalise the list of candidate properties for Phase 1 of the PFR project.

Thornborough Sluice:

Following the approval of the moderation case in September 2023, the Project Team presented a Strategic Outline Case for the case for investment to fulfil the Environment Agency's legal requirement. This involved developing a shortlist of refurbishment options which maintains statutory upstream water levels and sustains the existing standard of flood risk management. The Strategic Outline Case for Thornborough Sluice was submitted to the National Project Assurance Service (NPAS) in January 2024. This received financial approval in April 2024, allowing the project to move to the next stage of project development. Over the coming months, the short list of options will be reviewed and updated, and a preferred option identified as part of the submission of an Outline Business Case later in this financial year (2024/25).

We would advise that the EA are contacted directly to request further details of any flood reduction activities they might have planned in the area.

Funding associated with Buckinghamshire Councils Flood Capital Programme is already allocated to existing projects and there is no intention of reviewing this at the current time. The Council are aware of the impacts Climate Change will bring in terms of increased flood risk to its residents and this is considered as part of our long-term planning.

The Council has aspirations to lead and deliver interventions such as Property Flood Resilience (PFR) more widely across the county and has made £100k available for a county wide study. This includes the villages around Buckingham and broader Gt Ouse catchment area. However, this would require appropriate staffing and sufficient funding to be secured (as set out within the report) and is subject to much uncertainty at present.

We are exploring opportunities to reduce flood risk through delivery of Nature Based Solutions, such as Natural Flood Management (NFM) and the Flood Capital Programme is developing a potential £270k workstream dedicated to this, in the Gt Ouse catchment area. This is alongside the River Leck and East West Rail NFM projects, that have already been delivered as part of the programme. The workstream is in the early feasibility stages and may progress onto delivery over the next 1-2 years, if viable options are found.

We have also been working with the community of Tingewick in conducting a feasibility study to identify viable options to help with the persistent flooding issues here. We are expecting the study to conclude in 2025, when we will be able to confirm whether a viable scheme exists.

In addition to the above, we would like to highlight the various sources of information available to the community to help support with flooding issues:

- *The National Flood Forum have guidance on [Protecting Your Property](#), which provides advice on how property owners can make their own property more resilient to flooding.*
- *Our new [Buckinghamshire – BeFloodReady](#) website also explains how Property Flood Resilience measures can mitigate the impact of flooding on people's homes.*
- *Homeowners who have already suffered damage from flooding can also ask their home insurers about the ['Build Back Better' scheme](#).*
- *[Project Groundwater](#) is researching innovations in groundwater flooding including modelling, mapping, warning, nature-based solutions and property flood resilience measures. The groundwater flood risk mapping will cover Hughenden and will be available in February 2025.*
- *For any general flood related queries to the Council please contact floodmanagement@buckinghamshire.gov.uk. However highways flooding impacting safety should always be reported to [FixMyStreet](#).*

information updated to December 2024														
Year	No.	suffix	Opened	CASE REF	Address			Allegation	Became planning application	Closed	last update		OFFICER	PE UPDATE
2018	116		Apr-18	18/00116/CON3	Ford Meadow Football Club	Ford Street		Unauthorised 1. creation of a carparking area; 2. erection of floodlighting;	18/04566/APP		Planning appl. Approved 16/10/24		MM	Planning approved. Closed.
2020	362	B	20/10/2021	20/00362/CONB	Essentials	19 Castle street		new signage on LB in CA		PENDING - listed building app requested	case number out of sequence - added to existing file?	Essentials closed November 2024	JF	Pending. No app received.
2021	78	B	22/02/2020	21/00078/CONB		4 Hilltop Avenue		unauthorised tarmac drive without rainwater capture grille		PENDING - site visited May 2022, but no one home. Officer to write			DFD	Closed. Tarmac was a repair not new dev. No in public interest to pursue
2021	123	A	10/03/2021	21/00123/CONA		1 Bristle Hill		unauthorised canopy signage					JF	Closed. Breach ceased through negotiation
2021	313	A	21/06/2021	21/00313/CONA		2 Meadow Row		unauthorised change of signage in CA					JS	Closed. No breach - adverts benefit from deemed consent - class 5 of advert regs
2021	314	A	21/06/2021	21/00314/CONA		Cornwalls Centre		unauthorised change of signage in CA					JS	Closed. No breach - adverts benefit from deemed consent - class 5 of advert regs
2021	399	B	05/08/2021	21/00399/CONB		Wharf Yard		new wall and fence around The Coach House					MM	Closed. Acceptable dev/not expedient
2021	411	B	09/08/2021	21/00411/CONB		18 Boswell Court		new fence and shed					JF	Closed. Acceptable dev/not expedient
2021	605	A	03/11/2021	21/00605/CONA		1 The Chewar		new signage in CA on LB;		PENDING - officer writing re: advertising			AW	Closed. Acceptable dev/not expedient
2021	606	B	03/11/2021	21/00606/CONB		23 Market Hill		new signage in CA; ch/use not yet approved		PENDING - ch/use approved - 21/03801/APP 25/8/21. Signage not included S/V but no one home - officer left contact card			AW	Pending. No recent update.
2021	607	B	03/11/2021	21/00607/CONB		24 Market Hill		new signage in CA; ch/use queried		PENDING - S/V but no one home or postbox. Officer to email			AW	Closed. Acceptable dev/not expedient
2022	2	LB	06/01/2022	NC/22/00020/COU	Barham Lodge	Nelson Street		Unauthorised door-height gate in CA by LB on Tingewick Road side		PENDING - App invited 4.5.22			CM	Closed. No breach. Not development

2022	34	COU	27/01/2022	NC/22/00034/COU		13	Castle Street	change of use & new signage LB in CA		PENDING - s/v 12.5.22 venue closed, but advertisement will need consent			AP	Closed. Acceptable dev/not expedient
2022	187	ADV	04/05/2022	NC/22/00187/ADV		5	High Street	signage					AW	Pending. No recent update.
2022	228	OPDEV	21/06/2022	NC/22/00228/OPDEV	land to rear of	06-Aug	Market Square	unauthorised use of exterior area					AW	Closed. Acceptable dev/not expedient
2022	408	OPHH	05/09/2022	NC/22/00408/OPH		61	Badgers Way	paved-over front garden					AW	Closed. Permitted dev.
2022			11/11/2022	NC/22/00055/TREE. No other 2022 case	Land adj. to	12	Bridge street	demolition work being carried on	24/01443/APP & 24/01444/AAD	Hairdressers adjacent have applied for (1) external stair to upstairs flat (refused) (2) new signage (approved)	space cleared, levelled and slate chippings laid, bollards installed along street frontage. Used as car park. application drawings show the area belongs to No.12. File can be closed.		JS	Closed. No breach permission already granted 22/00348/ATC
2022	560	OPHH	28/11/2022	NC/22/00560/OPHH	rear of	3	King Charles Close	land grab by moving rear fence and gate					LF	Closed. Acceptable dev/not expedient
2022	568	COU	29/11/2022	NC/22/00568/COU		1	Hilltop Avenue	car repair business being run from house					MM	Closed. No breach. Not development
2022	570	ADV	29/11/2022	NC/22/00570/ADV		5	High Street	new lighting over shop Antep Kebab House					LF	Pending. No update at tims time
2022	578	ADV	06/12/2022	NC/22/00578/ADV	land adj. North End court		Stratford Road	unauthorised ad (christmas tree) for Fireworks Company			also occurred December 2023		MM	Closed. Breach ceased through negotiation
2022	591	COU	13/12/2022	NC/22/00591/COU		55	Moorhen Way	unauthorised new wall and uprooting of landscaping shrubs					MM	Closed. Acceptable dev/not expedient
2023	39	ADV	23/01/2023	NC/23/00039/ADV		31	West Street	new signage on LB in CA					MM	Closed. Breach ceased through negotiation
2023	72	ADV	08/02/2023	NC/23/00072/LB		14	Market square	new signage on LB in CA						Report was for 'Sugar & Spice' not actioned as tenant vacated premises. See 23/00429 'Afrocombo' below
2023	141	LB	not BTC report	NC/23/00141/LB		14	Church Street	unauthorised work on Listed Building	Appeal ref 23/00064/ENFNOT ; lodged 4/9/23		decision awaited		JF	Appeal in progress
2023	203	NAPP	16/05/2023	NC/23/00203/NAPP	Alder House		Verney Close	unapproved bin store fencing	24/03293/APP	New application includes new bin store within curtilage	closeboard fencing removed (posts left) 5/6/23		JF	Closed. App received 24/03293/APP Appln refused 24/12/24
2023	418	NAPP	09/10/2023	NC/23/00418/NAPP		19	Bridge street	wall not retained; new wall w/o capstones not in keeping per approval 22/03990/APP					AW	Closed. Acceptable dev/not expedient
2023	429	LB	30/10/23	Afrocombo		14	Market Square	installation of internally lit signage and new fascia construction on Listed building		Enforcment Notice issued 28/11/24 to take effect 1/1/25 if not appealed				

2024	287	LB	15/07/2024	NC/24/00287/LB	Unit 2	31	West Street	new signage on LB in CA ?Internally lit					JF	Pending. Officer has requested removal of advertisement
2024	393	TREE	19/09/2024	NC/24/00393/TREE			Tingewick 4 Road	unauthorised tree works in Conservation Area & flood plain					AW	Pending. No further info
2024	420	LB	07/10/2024	NC/24/00420/LB	Barham Lodge		postal address Nelson Street, actually faces Tingewick Road	unauthorised fence in CA Adj. to Listed Building and in the flood plain					AW	Pending. No further info
2024	422	COU	09/10/2024	NC/24/00422/COU	ground floor	24	Market Hill	unauthorised change of use from retail to ?office					LF	Closed. No breach. PD. Same use class (class E)
2024	451	ADV	13/11/2024	NC/24/00451/ADV	land at		Bourton Mill, Bourton Road	unauthorised roadside signage, and sign on pool building					JF	Pending. No further info

Applications to fell trees 2022 onwards

Protected trees (ATP)

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

2024	02248	Land. Adj 73 Moreton Rd	Lawson Cypress Common Ash West ⁿ Red Cedar	Poor condition, and likely to be harmed by proposed access to site (15/04106/AOP)	Withdrawn
	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)
	02890	130 Western Avenue	Cherry	Dead/dying To be replaced with a Field Maple of at least 8-10cm girth	Approved

Conservation Area trees (ATC)

Year	Appl. No.	Address	Trees affected	Reason	Decision
2022	00287	20 West Street	1 x holly	Too close to building	Approved
	00929	Chandos Park	Sycamore	Fell (storm damage) replacement scheduled	Approved
	02171	Candleford Court	Ash 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
	02703	55 Nelson Street	Cypress	Remove 5 conifer trees	Pending consideration

HMOs in Buckingham

This is the updated list of Licensed HMOs as at January 2025 (other details such as landlord's name and address have been removed, but are available on the Public Register on Buckinghamshire's website). A location map is included to show clustering

address	renewal date	max no. occupants		
19 Bernardines Way	MK18 1BF	16-Dec-25	5	
39 Bernardines Way	MK18 1BF	14-Nov-29	6	
Garden House	Castle Street	MK18 1BS	31-Mar-26	13
5 Fishers Field	MK18 1SF	10-Nov-26	5	
23 Fishers Field	MK18 1SF	16-Oct-28	5	
61 Fishers Field	MK18 1SF	27/12/2024	5	
97 Fishers Field	MK18 1SF	12-Feb-25	5	
4 London Road	MK18 1AS	08-Jul-29	7	
6 Market Hill	MK18 1JN	26-Jul-25	8	
2 Overn Avenue	MK18 1LQ	08-Nov-25	5	
35 Overn Avenue	MK18 1LU	09-Jul-28	7	
44 Overn Avenue	MK18 1LT	13-Jun-27	5	
12 Portfield Close	MK18 1BD	16-Jul-25	5	
Lockmeadow Farm	Stratford Road	MK18 7AS	21-Jan-25	8
25 Waine Close	MK18 1FF	11-Mar-25	7	
60 Well Street	MK18 1EN	28/12/2024	5	
Ground Floor, 25-26	West Street	MK18 1HE	12-Oct-25	17
11 Western Avenue	MK18 1LD	10-Nov-24	5	



BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 3RD FEBRUARY 2025
Buckinghamshire Council's HMO Policy

Agenda 15.

Contact Officer: Mrs. K. McElligott

Ref: Min. 111/23.

Members asked for details of Buckinghamshire's HMO policy.

This is the relevant section of the Policy document. The officer's cover note included

The policy was developed prior to vesting day. It combined elements of all the former districts previous policies who had been working together for some time prior us becoming one council. The policy will be reviewed following the Renters Rights Bill becoming law as this is progressing at speed through parliament and is anticipated to have an impact on housing enforcement and approaches.

The updated list of licensed premises has also been delated due to work amalgamating the legacy council systems. The new list is at Agenda 14.4

BUCKINGHAMSHIRE COUNCIL PRIVATE SECTOR HOUSING POLICY – NOVEMBER 2019**SECTIONS RELEVANT TO HOUSES IN MULTIPLE OCCUPATION****20. Houses in Multiple Occupation (HMOs)****General**

- 20.1. The Council will seek to ensure minimum standards are met in all HMOs (whether licensable or not) in relation to condition, fire precautions, amenities and management, as set out above in Section 2.00.
- 20.2. It will do this by undertaking regular routine inspections of all known HMOs in its area, by providing informal advice and by taking enforcement action where appropriate. The frequency of inspection will be determined by a risk rating system.

21. Identification of HMOs

- 21.1. The Council will seek to identify those properties which are being occupied as HMOs. It will do this by utilising powers under Section 237, by information in the public domain and other Council records.

22. Licensing of HMOs

- 22.1. The Council will seek to ensure that all Houses in Multiple Occupation that are required to be licensed under the provisions of the Housing Act 2004 and associated legislation are properly licensed and that they comply with their licence conditions.
- 22.2. The Council will require the licence application or renewal to be accompanied by a fee fixed by the Council..
- 22.3. An application will only be treated as being made when all of the necessary documents have been provided and the fee paid.
- 22.4. Licences will be granted where the house is reasonably suitable for occupation as an HMO, or it can be made so suitable by the imposition of conditions; the management arrangements are satisfactory, and the licensee and manager are fit and proper persons. The applicant must be the most appropriate person to hold the licence.

23. Fit and Proper Persons

- 23.1. The Council is required to assess whether the applicant and any manager and any person associated with them or formerly associated with them are fit and proper people to own or manage an HMO. Further guidance on assessing Fit and Proper can be found in Appendix C

Duration of HMO Licence

23.2. Licences will usually be valid for five years. This period may be reduced if the Council is concerned that:-

- there is a history of problems at the property with regard to conditions or facilities or disrepair;
- there is a history of statutory enforcement action against the owner or manager;
- there are concerns about the current or proposed management arrangements for the property;
- the owner, licence holder or manager has unspent convictions other than those considered in the fit and proper person assessment;
- the owner or manager has failed to meet their statutory obligation, ie failed to make a licence application as required.
- the owner or manager has only made the application as a result of a written warning letter from the Council.
- If an application has been made for the Renewal of a Licence and the conditions of the existing licence have not been met at any relevant time during the period of the licence.
- If an application for a Renewal of a Licence is received after the original Licence expired
- If an application has been made for the Renewal of a Licence and Statutory Enforcement Action has been taken at any relevant time during the period of the existing licence.

24. Assessing Maximum Number of Occupiers

24.1. The occupancy number will depend on the number and size of rooms and the kitchen and bathroom facilities.

24.2. Regard will be had to national amenity standards, the statutory minimum room sizes and the Council's 'Standards in HMOs' guide when assessing the maximum number of occupants to be permitted.

25. Procedure for Issuing a Licence

25.1. An applicant must complete an Application form for a Licence for a House in Multiple Occupation accompanied by all relevant documentation and appropriate fee.

25.2. The Licence shall be issued in accordance with the Statutory Provisions under the Housing Act 2004 and associated legislation

26. Contents of Licences

General

- 26.1. The licence will specify the length of time for which the licence is valid. This can be for a maximum of five years.
- 26.2. The licence will also specify the maximum number of occupiers and/or households.

27. Mandatory Conditions

- 27.1. Conditions as contained in Schedule 4 of the Housing Act 2004 specify conditions which must be included in licences.

28. Discretionary Conditions

- 28.1. The Council may apply Conditions to a licence to ensure:-
 - any works to the property are undertaken to meet the licensing standard within a reasonable period of time as specified by the Council.
 - the management arrangements for the property are suitable.
 - The Council may also apply additional conditions if they are relevant to a particular property.

29. Temporary Exemption from Licensing Requirements

- 29.1. The Council may grant a Temporary Exemption Notice (TEN) where:-
 - (a) the person having control or managing the licensable HMO states in writing the steps he intends to take to ensure the house is no longer required to be licensed; and
 - (b) the Council is satisfied that it will be non-licensable as a result of taking these steps within 3 months of the date of receiving the written notice.
- 29.2. In deciding whether to issue a TEN, the Council will have regard to the steps proposed, including Planning and Building Regulation issues, the status of any such Planning or Building Regulation applications, and confidence in whether such steps would be taken by the person in control or managing the property in relation to such issues.
- 29.3. Previous actions by the person in control or managing the property may be taken into account to assess such confidence.
- 29.4. Further considerations will also be made to the arrangements for meeting the needs of occupiers including those likely to be displaced.
- 29.5. A further (and final) TEN can only be granted in exceptional circumstances, which would normally be unforeseen.

30. Mandatory HMO Licence Enforcement

- 30.1. In order to ensure landlords make an application for a mandatory licence, the Council will:-
- Publicise the HMO licensing requirement through website information, attendance at Landlord Forums and visits to Letting Agents.
 - Produce factsheets to answer questions about the process and requirements.
- 30.2. The Housing Act 2004 stipulates a number of offences and penalties regarding mandatory licensing.
- These include:-
- The operation of a licensable HMO without a licence, when a TEN is also not in force.
 - Allowing an HMO to be occupied by more persons than a licence specifies as a maximum.
 - Breach of licence condition.
 - Supplying false or misleading information to the Council.
 - Obstructing any authorised officer from performing their duties under the Act.
- 30.3. If any of these offences are suspected, an investigation will be undertaken in accordance with this policy.
- 30.4. The Council will also advise tenants of their rights, which may include that of applying for a Rent Repayment Order in respect of non-Housing Benefits rental payments.
- 30.5. Where there is no prospect of an HMO being licensed, the Act requires the Council to serve an Interim Management Order (IMO).

31. Enforcement of Conditions

- 31.1. All Licences will be subject to mandatory conditions as specified in the Act, and may be subject to discretionary conditions where appropriate.
- 31.2. If it is found that a licence holder is failing to comply with any of the conditions, the following action will be taken:-
- For less serious breaches, the licence holder will usually be advised in writing that he is failing to comply with a condition, and given a maximum period to ensure compliance. This period may be minimal if there is a significant risk posed to the occupants as a result of the breach.

- If the licence holder fails to comply with the conditions, or the breach is considered serious then prosecution or imposition of a civil penalty may be considered.
- If there is a successful conviction for a breach of a licence condition, or a breach is considered to be serious, or a repeated breach of such conditions occurs, the Council may consider revoking the HMO Licence.

32. Variation or Revocation of Licences

- 32.1. The Act enables the Council to vary or revoke an HMO Licence either with or without the agreement of the licence holder. The Act specifies the procedure which must be followed should variation or revocation be considered. Management Orders (Interim and Final)

33. Management of HMOs

- 33.1. All HMOs (whether subject to licensing or not) must be properly managed in accordance with the Houses in Multiple Occupation (England) Regulations 2006.
- 33.2. Where there is evidence of a breach of the Regulations, enforcement action will be considered; where breaches are considered serious, are repeated breaches, or are numerous, then the imposition of a civil penalty (per offence) or a prosecution may be considered.

Other Sanctions

34. The Smoke and Carbon Monoxide Alarm (England) Regulations 2015

- 34.1. The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 give a power for the authority to impose a financial penalty where a landlord has failed to comply with a Remedial Notice. The Council's agreed Statement of Principles in respect of imposing financial penalties under these regulations is contained in Appendix 1

35. The Estate Agents Redress Scheme

- 35.1. From 1 December 2014, any person engaged in letting agency or property management work must join one of the two government approved redress schemes.
- 35.2. Where a local authority is satisfied on the balance of probabilities that someone is engaged in letting or management work and is required to be a member of a redress scheme but is not, they can impose a fine of up to £5000.

36. Energy Efficiency (Private Rented Property) Regulations 2015.

- 36.1. From 1 April 2018,, landlords of privately rented domestic and non-domestic property must ensure that their properties reach at least an Energy Performance Certificate (EPC) rating of E before granting a new tenancy to new or existing tenants.
- 36.2. The Council can issue fines of up to £5000 for landlords who do not comply with the regulations, including failing to properly register an exemption.

Development	Appln No.	AVDC/ BCC/BC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comments
LACE HILL	09/01035	AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall	
		BCC	£50,000			£250,000				Footway/Cycleway contribution	Lace Hill (cycleway) – The scheme is proposed to be delivered in two phases. For the latest, please visit: https://www.buckscc.gov.uk/services/transport-and-roads/road-projects-and-improvement-schemes/a413-
		BCC	£95,000			£380,000				Bus/Public Transport subsidy	Funding to be drawn down by BCC Passenger Transport team depending on service requirement
MARKET HILL (SUMMERHOUSE HILL)	12/02104	AVDC	£138,863	£121,043	£0	£17,820		03/11/2025	SPORTS AND LEISURE CONTRIBUTION	£13.3k committed to skatepark project £121,043 spent on Bourton Park Junior Play area May 2023	
POLICE STATION, MORETON RD	14/03316 &	AVDC	£29,975	£0	£0	£29,975		12/05/2027	SPORTS AND LEISURE CONTRIBUTION	Stratford Fields Play Area improvements	
MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	£0	£0	£367,056		n/a	SPORTS AND LEISURE CONTRIBUTION	not yet known	
		BCC	£166,207		£166,207					transport contribution	TfB are progressing a scheme comprising of footway improvements along Moreton Road, RTP1 bus shelter opposite Balwen and at Market Hill and cycle parking facilities in town centre. Local BCC councillors consulted as part of scheme development.
LENBOROUGH ROAD (additional house behind The Siding)	16/00145	AVDC	£4,812	£0		£4,812		28/09/2027	SPORTS AND LEISURE CONTRIBUTION	Equipped play facilities at Embleton Way Open Space	
LAND REAR GRAND JUNCTION PH (CLARENDON HOUSE care home)	16/03302	AVDC		£34,650		£34,650		04/01/2031	SPORTS & LEISURE CONTRIBUTION	Stratford Fields Play Area	Contributions received 4 January 2021 (to be used within ten years).
		AVDC	£13,000						FOOTPATH CONTRIBUTION	footpath/cycleway extending access to Riverside Walk along Great Ouse	Note; the footpath/cycleway works were undertaken and funded in Oct 2017 so this Contribution will be used to offset those works in full.
VERNEY CLOSE FLATS	20/00483	BC	£11,500	£0	£0	£11,500	RECEIVED	2032	SPORTS AND LEISURE CONTRIBUTION	not yet known	
ex-LITTLE CHEF (STARBUCKS)	23/01498 & 9	BC	£8,653			£8,653	RECEIVED		BIODIVERSITY OFFSETTING CONTRIBUTION		
MONIES TO BE PAID LATER IN DEVELOPMENT											
NORTH OF A421 TINGEWICK RD (ST. RUMBOLDS FIELDS)	15/01218	AVDC	£1,086,725			£601,665		22/10/2032	SPORTS & LEISURE CONTRIBUTION	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	First 50% instalment paid Second 50% received, with interest
		BCC	£239,000			£669,694		10 YEARS FROM LAST PAYMENT DATE	SUSTAINABLE TRANSPORT	For a 3m wide pedestrian route with street lighting along the line of the old railway	To be paid in 3 instalments. All 3 now received
MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD											
ODDFELLOWS HALL, WELL STREET	19/03398		£13,593 paid	£12,639		£954		26/04/2033	SPORTS & LEISURE CONTRIBUTION	Chandos Park improvements - payment received	
LAND ADJ 73 MORETON ROAD	19/00902/AD	AVDC	£60,653 rec. November 2024					November 2034	SPORTS & LEISURE CONTRIBUTION	Overn Avenue Play Area	
WALNUT DRIVE, MAIDS MORETON	16/00151		TBC								
OSIER WAY	19/00148		£234,495						SPORTS & LEISURE CONTRIBUTION	this is 50% of the total but some is allocated to leisure project(s) in Gawcott	
			£840,000						TRANSPORT STRATEGY	Bypass dualling, LH slip A422, cycle network improvements, increase bus frequency to Winslow station	to be paid in 4 tranches of £210,000
			£500,000						PUBLIC TRANSPORT	New bus service to site, and assoc infrastructure	to be paid in 5 tranches of £100,000
			TBC						EDUCATION	tbc when housing numbers/sizes approved	

Buckingham Planning Application statistics 2024

Figures correct to 20/1/25; 2023 figures in { }

Figures below are based on the total number of 2024 Buckingham applications whether or not duplicated or decided. Northern Area's total for the year (including late validations) was 3870, so Buckingham applications formed 3.15% (2023 - 3.5% 2022 – 3.4%; 2021 – 2.7%, 2020 – 3.0%) of the total. Numbering is still per legacy council; there were 15974 valid applications in the whole County, 24% of which were in the Northern Area. (2023 figures were 16366 and 24%)

There were 121 {141} 2024 Buckingham applications and 1 Maids Moreton application received as follows:

Applications by suffix:

AAD (signage)	5	{10}
ADP (Approval/details foll. Outline Permission)	5	{ 1}
AEL Electrical structure	1	{ 1}
AGD (Agricultural check)	1	{ 0}
AGN (Agricultural notification)	1	{ 0}
ALB (listed buildings)	16	{19}
AOP (Outline Permission)	1	{ 3}
APP (general)	54	{72}
ATC (works to trees in Conservation Area)	6	{ 4}
ATP (works to TPO trees)	10	{13}
CPL (formerly ACL)	10	{11}
HPDE (Householder Permitted Development–Extension)	0	{ 2}
PAPCR (Change of use commercial → residential check)	1	{ 1}
PAPUB (University building check)	0	{ 1}
PVN (solar panel array)	2	{ 0}
VRC (variation of condition)	9	{ 3}

Applications by type:

Agricultural buildings	2	{ 0}
Airconditioning/Air source heat pump	2	{ 2}
Alterations/renovations/repairs	13	{10}
Annexe (detached) / Mobile home	0	{ 1}
ANPR cameras	0	{ 1}
Balcony	1	{ 0}
Battery box	0	{ 2}
Carport (new)	1	{ 0}
Cemetery	0	{ 1}
Change of use	18	{16}
<i>Garden shed → cattery; Restaurant → 4 flats; Old Telephone Exchange → flats; Undercroft → flat (2); HMO (6 units) → HMO (7 units); Garage/carport conversions → habitable space (9); Loft conversion (2); 3-bed house to HMO for 6 persons</i>		
Chimney removal	1	{ 0}
Conservatory	1	{ 5}
Demolition (porch)	1	{ 0}
<i>A bungalow will also be demolished, if the application to replace it with a house is approved</i>		
Doors and windows	2	{ 5}
Dropped kerb	2	{ 3}
EV charging hub	1	{ 1}
Electrical power line	1	{ 1}
Extension	27	{29}
<i>Includes an extension to a factory, and an extension to a garage workshop</i>		
External staircase / Fire escape	1	{ 4}
Fence/Wall/Gate (residential)	0	{ 1}
Flood barrier (listed building)	0	{ 1}
Floodlights	1	{ 0}

Garage (replacement)	0	{ 1}
Garden Building/works	(shed) 1	{ 1} (hot tub)
	Cert.Lawful Use land as residential garden	0 { 2}
Housing (new)	7	{ 8}
	<i>Land at Bath Lane</i>	<i>3 houses</i>
	<i>Land south of Bourton Road</i>	<i>220 houses, nursery, etc.</i>
	<i>Land at Market Hill</i>	<i>8 flats + 174 m² office space</i>
	<i>Land at Osier Way Phase 2</i>	<i>134 houses</i>
	<i>Land at Osier Way Phase 3</i>	<i>152 houses</i>
	<i>Land at Osier Way Phase 4</i>	<i>9 houses</i>
	<i>One house at Mount Pleasant replacing one bungalow, so no net gain in number of dwellings</i>	
<i>The following are included under Change of Use so not added in again</i>		
	<i>Additional storeys (9 flats)</i>	<i>1 { 4}</i>
	<i>Undercroft to flat</i>	<i>2 { 0}</i>
	<i>Net loss of one house to HMO</i>	<i>1 { 3}</i>
Industrial Building	0	{ 3}
	<i>Though two existing industrial units have been extended, see Extensions</i>	
Medical Centre/Care Home	1	{ 0}
Reserved matters	2	{ 0}
	<i>The 3 Osier Way phases above could also have been included in this category</i>	
Roof	0	{ 1}
Signage	8	{15}
Solar Panels	2	{ 0}
Storage Units	0	{ 1}
Variation of planning condition	9	{ 4}
	<i>Variation of drawing numbers due to change layout (1); variation of condition barring kitchen areas in HMO (1); variation of condition limiting occupation to students (1); variation of condition to allow felling of Protected trees to make access easier (1); variation of conditions to allow foundation works to be carried out to activate permission before expiry (4); variation of foul water drainage condition (Walnut Drive (1)</i>	
Works to trees	16	{17}

Double applications

00677/00678 (APP/ALB)	White Hart Hotel
01443/01444 (APP/AAD)	12 Bridge Street
02054/02055 (AAD/APP)	White Hart Hotel
02183/02185 (ALB/AAD)	Old Market House

Applications following a refusal

00507/APP	33 Willow Drive	dropped kerb (following 3 x CPL refusals and 1 x appeal dismissal)
00658/APP	18 Hilltop Ave.	conv. garage (CPL refused)
01653/APP	7 Gilbert Scott Rd.	side extension (CPL refused)
01817/APP	1 Burleigh Court	garage conversion (CPL refused)

New application for same site/variation of existing approval

00021	43 Lime Avenue	smaller extension than approved in 2023	approved
00085	7 Krohn Close	(retrospective) extension built as separate dwelling	approved ¹
00227	55 Well Street	further renovation work (+ 6 x 2023 applications)	refused ²
00744	“ “ “	line chimney	approved
00243	Alder House, Verney Close	conversion of undercroft to additional flat	refused ³
03293	“ “ “	conversion of undercroft to additional flat	refused ⁴
01001	White House Farm	repairs to former dairy	withdrawn
01104	“ “ “	re-roofing and other repairs	approved
03028	“ “ “	demol. Dutch barn repl. with machine shed	further detail required, see 03712
03536	“ “ “	structural work to dairy	pending consideration
03577	“ “ “	external works inc. opening up blind windows	pending consideration
03593	“ “ “	internal works	pending consideration
03712	“ “ “	machine shed	pending consideration
01069	Land adj. 73 Moreton Rd	Var.cond. 9&16 (access) to enable start of construction	approved
02248	“ “ “	removal of three Protected trees at entrance	withdrawn (Sept)
& 02614, 02615, 02616, 02617	Var. cond's to enable some construction to prevent permission expiring		2615 & 2617 withdrawn (Oct) 2614 & 2616 approved (Nov)

01331 St.Rumbolds Fields	Var cond.7&10 new drawing numbers	approved
01365 36 Chandos Road	Var cond. 4 (no kitchen facilities to be installed)	refused ⁵
02131 4 London Road	var cond 4 (occupied solely by students)	withdrawn
02780 Walnut Drive	var cond 13 to allow building o commence without confirmed sewage treatment capacity	approved

¹ but new build to revert to being an extension as approved

² not enough information for Heritage Officer; new application expected

³ loss of bin storage and cycle parking, no information on affect on trees

⁴ cramped and dark accommodation, inadequate cycle parking, bin store likely to damage trees

⁵ Removal of cond 4 will lead to the creation of 7 self-contained dwelling units within this application site, and thus fail to be a HMO changing the description and outside the scope of a s73 application. Also the gross internal floor area (GIA) of each unit will fall below the National Space Guidance and be both cramped and substandard.

Buckinghamshire Area Committee Meetings held comparison with other Areas (per Minute 621/21):

Area	No of meetings in calendar Jan – Dec 2024 excluding May meeting to elect Chairman (no other business)	No of these cancelled 2024 Some June & early July meetings were cancelled due to the election purdah	Number held and % of total 2024	Comparison with 2023
Central Area	13	J F M A M J JJ A S O N D	11 (85%)	7 (58%)
East Bucks Area	13	J F M A*A M J J A S O N D	6 (46%)	7 (58%)
North Bucks Area	13	J F M A MM** J J A S O N D	8 (61%)	9 (69%)
South Bucks Area	14	J FF AA M J JJ A S O N D	7 (50%)	2 (15%)
West Bucks Area	13	J F M A M J JJ A S O N D	8 (61%)	1(7%)
Strategic Sites	16	J F M A MM J J AA S O N D DD**	4 (25%)	7 (44%)
Growth Select Committee	5	Feb Apr Jul Sep Nov	5 (100%)	100%
Transport Select Committee	5	Feb Mar Jun Sep Nov	5 (100%)	100%

* after agenda was published **two meetings on same day, am & pm

Appeals were lodged/decided as follows during 2024:

application	site	against	decision	date
20/00510/APP	Moreton Road III	Secretary of State call-in 14/6/23	approved	1/3/24
22/01692 & 01693	55 Well Street	Refusal (works to Listed building)	Both dismissed	5/9/24
22/01895/APP	Land south of Stratford Road	Non-determination (self-build dwelling)	Dismissed	2/2/24
23/00064/ENFNOT	14 Church Street	Enforcement Notice	awaited	

23/00178/AOP	Land west of London Road	Refusal (300 houses on industrial site)	Hearing 26 th February 2025	
23/00942/APP	Stoneleigh House, Castle St.	Refusal (return to residential use)	Withdrawn	29/1/24
23/02120/APP	Stoneleigh House, Castle St.	Refusal (return to residential use)	Allowed	26/6/24
23/02456/APP	31 Highlands Road	Refusal (front boundary wall)	allowed	7/3/24
23/02843/CPE	12 Brackley Road	refusal		
23/03078/APP	Old Telephone Exchange	Refusal (additional 2 storeys/conv. to flats)	dismissed	26/9/24
24/00798/AAD	22 Bridge Street	refusal	dismissed	13/11/24
24/01365/VRC	36 Chandos Road	Refusal of Var.Cond.4 of 23/01938/APP to allow kitchen facilities in HMO		
24/01412/APP	Avenue Lodge, Stratford Road	refusal		

Per Min. 1036/09 the **Planning Consultations** during 2024 were

February	Buckinghamshire Council	Parking charges/times	Recomm ⁿ . to FC to oppose
March	Buckinghamshire Council	Street Trader policy	Response made as minuted
August	MK2050	Local Plan	Response made as minuted
August	NPPF	Amendments	Response made
September	Buckinghamshire Council	Conservation Area Review	Response made
	Buckinghamshire Council	Local Cycling & Walking Infrastructure Plan	Response made

Responses/decisions

BTC response 2024					
	Total 121	approved	refused	Withdrawn	No decision yet
No objections (includes tree works)	80	57 (includes 2 split responses)	9	2	12
(of which 'subj Env. Health')	1)	1			
(of which 'subj HBO')	9)	4	1	1	3
(of which 'subj. Licensing')	1)				1
Support	5	2			3
Oppose (includes tree works)	25	9 (2 split responses are counted above)	3	3	10
(of which called-in)	3)				
Deferred for further information	2	2			
No comment made					
BTC applications	3	3			
Decision before meeting or withdrawn before meeting	6	4	2		
Tree works (ATP) (10)					

No objections	8	6		1	1
Oppose	1	1			
Decision before BTC response submitted	1	1			
Tree works (ATC) (6)					
No objections	3	3			
No comments (all BTC appl ⁿ)	3	3			

Last 10 years comparison (discrepant totals are due to noted/withdrawn/not consulted on/no decision yet etc)

Year	Total responses to	% Vale total	Decision	%approved	% refused
2015	110 of 147	3.3%	Support 4	75%	0%
			No Objections 71	89%	7%
			Oppose 34	62%	6%
2016	138 of 156	3.4%	Support 3	67%	0%
			No Objections 79	90%	1%
			Oppose 34	44%	12%
2017	134	2.8%	Support 12	75%	0%
			No Objections 75	81%	9%
			Oppose /Oppose & attend 26	50%	35%
2018	164	3.5%	Support 1	no.decision yet	
			No Objections 97	73%	7%
			Oppose/Oppose & attend 41	29%	15%
2019	137	1.	Support 1	No decision yet	
			No Objections 83	81%	4%
			Oppose/Oppose & attend 36	36%	14%
2020	135	3.0%			
			No Objections 71	74%	3%
			Oppose/Oppose & attend 26	19%	8%
2021	135	2.7%			
			No Objections 85	78%	0%
			Oppose/Oppose & attend 34	38%	36%
2022	149	3.4%			
			No Objections 106	83%	8%
			Oppose/Oppose & attend 34	14%	65%
2023	141	3.5%	Support 5	40% (3 no decision)	
			No Objections 96	90%	7%
			Oppose 34	53%	21%
2024	121	3.15%	Support 5	40%	
			No objections 80	71%	11%
			Oppose 25	36%	12%

Reference ↕	Address ↕	Type ↕	Status ↕
16/02252/APP	Oakhaven Park Radclive Road Gawcott Buckinghamshire	Application	Awaiting decision
20/01000/APP	Land At Moreton Road Buckingham Buckinghamshire MK18 1JZ	Application	Awaiting decision
23/01306/APP	Land At Avenue Road Maids Moreton Buckinghamshire MK18 1QA	Application	Awaiting decision
23/01636/ADP	Land Off Walnut Drive And Foscoote Road Maids Moreton Buckinghamshire MK18 1QQ	Application	Awaiting decision
23/02826/ADP	Land Off Walnut Drive And Foscoote Road Maids Moreton Buckinghamshire MK18 1QQ	Application	Awaiting decision
23/03284/APP	Vitalograph Ltd Vitalograph Building Walnut Drive Maids Moreton Buckinghamshire MK18 1SW	Application	Awaiting decision
23/04010/ADP	Land South Of The A421 Tingewick Road Buckingham Buckinghamshire	Application	Awaiting decision
24/01346/APP	39 Bernardines Way Buckingham Buckinghamshire MK18 1BF	Application	Awaiting decision
24/01853/APP	Land North Of 1 Bath Lane Buckingham Buckinghamshire	Application	Awaiting decision
24/01927/ADP	Land Off Osier Way East Of Gawcott Road And South Of Buckingham Ring Road Buckingham Buckinghamshire	Application	Awaiting decision
24/01965/ADP	Land Off Osier Way East Of Gawcott Road And South Of Buckingham Ring Road Buckingham Buckinghamshire	Application	Awaiting decision
24/01966/ADP	Land Off Osier Way East Of Gawcott Road And South Of Buckingham Ring Road Buckingham Buckinghamshire	Application	Awaiting decision
24/02054/AAD	White Hart Market Square Buckingham Buckinghamshire MK18 1NL	Application	Awaiting decision
24/02055/ALB	White Hart Market Square Buckingham Buckinghamshire MK18 1NL	Application	Awaiting decision
24/02682/APP	Ring Road Garage Gawcott Road Buckingham Buckinghamshire MK18 1DR	Application	Awaiting decision
24/02758/ATP	15 Moreton Drive Buckingham Buckinghamshire MK18 1JG	Application	Awaiting decision

24/03426/AOP	Land South Of Bourton Road Buckingham Buckinghamshire MK18 7DR	Application	Awaiting decision
24/03569/APP	Loth Lorien Mount Pleasant Close Buckingham Buckinghamshire MK18 1DN	Application	Awaiting decision
24/03577/ALB	White House Farm Bourton Road Buckingham Buckinghamshire MK18 7DT	Application	Awaiting decision
24/03595/PVN	The Swan Pool And Leisure Centre London Road Buckingham Buckinghamshire MK18 1AE	Application	Awaiting decision
24/03600/APP	Land Off Market Hill Buckingham Buckinghamshire MK18 1JX	Application	Awaiting decision
24/03608/APP	Home Appliances The Old Telephone Exchange Market Hill Buckingham Buckinghamshire MK18 1JT	Application	Awaiting decision
24/03616/APP	Land Behind Lace Hill Manor Care Home 112 Needlepin Way Buckingham MK18 7RB	Application	Awaiting decision
24/03816/ADP	Land To West Of Osier Way Buckingham Ring Road Buckingham Buckinghamshire	Application	Awaiting decision

25/00029/AAD	Starbucks Coffee London Road Buckingham Buckinghamshire MK18 1SH	Application	Awaiting decision
25/00071/ATC	Grenville Combined School Chandos Road Buckingham Buckinghamshire MK18 1AP	Application	Awaiting decision
25/00075/APP	5 Honeycomb Way Buckingham Buckinghamshire MK18 7RL	Application	Awaiting decision
25/00211/HPDE	10 Highlands Road Buckingham Buckinghamshire MK18 1PL	Application	Awaiting decision