



# Buckingham Town Council

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Town Clerk: Claire Molyneux

PLANNING  
COMMITTEE

Wednesday, 19 February 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 24<sup>th</sup> February 2025, following Informal and Interim meetings of the Full Council at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

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

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

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

Claire Molyneux  
Town Clerk

## AGENDA

### 1. Apologies for absence

Members are asked to receive apologies for absence.

### 2. Declarations of interest

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

### 3. Minutes

To agree the minutes of the Planning Committee Meeting held on 3<sup>rd</sup> February 2025.

[Copy previously circulated](#)

### 4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 5<sup>th</sup> March and 16<sup>th</sup> April 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 13<sup>th</sup> March and 10<sup>th</sup> April at 2pm.

Additional information provided by the Clerk.

[PL/143/24](#)



Twinned with Mouvaux, France;

Neukirchen-Vluyn, Germany



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

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

1. 25/00192/APP 27 Osberg Road [*St. Rumbold's Fields*] MK18 1XQ  
 Householder application for conversion of carport to study/washroom and reinstate parking space (part retrospective).  
*Naganaboina*
2. 25/00225/APP 46 Burleigh Piece, MK18 7BB  
 Single storey front and rear extension. Garage Conversion into habitable space. Alterations to external materials on the front elevation to include render and fenestration alterations.  
*Fox*

*The following applications may be considered together:*

3. 25/00392/APP 9 Market Square, MK18 1NJ  
 Removal of curved bay window shop windows with multiple glazing bars, replacement windows with simplified glazed frontage (to match original fenestration design).
4. 25/00393/ALB Listed building application for removal of curved bay window shop windows with multiple glazing bars, replacement windows with simplified glazed frontage (to match original fenestration design).  
*Skingle [Liberty Developments (Bucks) Ltd.]*

## 5. Planning decisions

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

### Approved

Application	Site address	Proposal	BTC response
23/04010/ADP	S. of A421 bypass	New cemetery	Support
24/03577/ALB	White House Farm, Bourton Rd	External works including re-opening of blind windows	Support subj. HBO

### Prior approval not required

Application	Site address	Proposal	BTC response
24/03595/PVN	Swan Pool, London Rd.	Prior approval of the siting and appearance of solar PV equipment	No objections

### Not for consultation

#### Approved

Application	Site address	Proposal	BTC response
24/00071/ATC	George Grenville Academy	T1 Lime – Reduce lateral branches overhanging neighbouring property	No objections

### 5.2 Planning Inspectorate

24/01365/VRC 36 Chandos Road, MK18 1AP

Appeal against Refusal of an application to vary Condition 4 of 23/01938/APP (Change of use of dwelling into 7-bedroom HMO) - no kitchen facilities (units as well as sink & appliances) in the rooms to be installed as this would render the units self-contained and no longer a HMO.

Inspector has dismissed the appeal.

**6. Action reports**

Regular Actions update

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
525/24 (3/2/25)	2 via Parish Channel 1 via Comments button (HPDE) 1 tree application separately			

**7. Chair's announcements – for information only****8. Date of the next meeting:** Monday 24<sup>th</sup> March 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

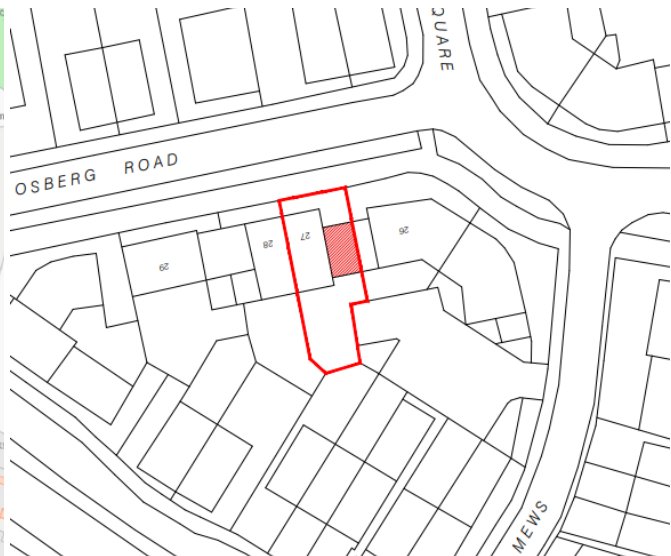
PLANNING COMMITTEE

MONDAY 24<sup>th</sup> FEBRUARY 2025

Additional information on Planning Applications

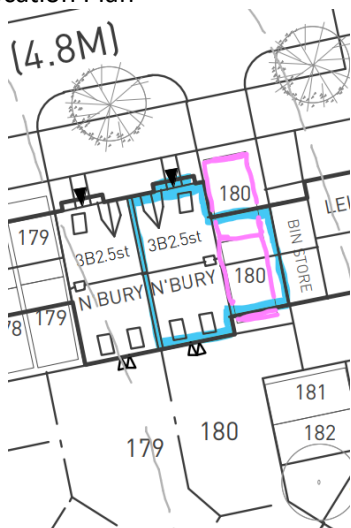
Contact Officer Mrs. K. McElligott

- 1. **25/00192/APP**      27 Osberg Road, MK18 1XQ  
 Householder application for conversion of carport to study/washroom and  
 reinstate parking space (Part retrospective)  
*Naganaboina*  
*Harris*



Location Plan

Block Plan



blue is roof outline;  
 pink outlines the original two parking bays  
 (20/00886/ADP)

The line of red dots marks the diverted Public Footpath 36

The site is a 2½ storey 3-bed link-semi-detached house southwest of the central square in St Rumbold's Fields South. It was built with a carport to one side, which, together with the driveway, provided off-road parking for 2 vehicles. The carport is on slightly lower ground than the main house, and the other semi (to

the west) is on a noticeably higher level. The original floor plans, when compared with those submitted, show that the occupants have turned the kitchen into a reception room, so that the large lounge/diner across the width of the house and facing south onto the garden is now a kitchen/diner, with a glazed double door with glazed side panels to the garden.

The applicant has turned the carport into habitable space by walling it up front and back. A shower-room has been created and the remaining space is an office/gym. There is no access between the new room and the main house, so a shower and toilet for a gym and office is reasonable. The existing downstairs cloakroom in the main house is retained. The shower room has a small obscure-glazed window in the front elevation next to an inward-opening door to the remaining space, and the rear elevation has double French doors to match those on the kitchen/diner with a small window beside. The walls are brick, and the tiled roof has not been altered.

A retrospective application (24/02745/APP) for these alterations was reviewed at the 11<sup>th</sup> November meeting and Opposed:

*Members disagreed with Highways' assessment of the proposal and objected strongly to the conversion of this carport to habitable space; the plot as approved (17/04668/ADP) was provided with two parking spaces within the curtilage and now has none. The remaining part of the car port access is 2.5m long, so any car parked on it will obstruct Public Footpath 36 which runs along the front of the houses on this side of the street, forcing pedestrians into the carriageway, which is contrary to s.72 of the Highways Act 1835 (driving on any footpath or causeway by the side of any road that is made or set apart for the use of pedestrians); s.28 of the Town Police Clauses Act 1847 (causing an obstruction to any public footpath or public thoroughfare); and s.137 of the Highways Act 1980 (obstruction of free passage along a highway). The street itself is only 4.8m wide, and kerbside parking can obstruct the passage of emergency vehicles and bin lorries. It is also a nuisance to neighbours, and could set a precedent for similar conversions.*

and the application was Refused on 11<sup>th</sup> December 2024. The officer's reason was:

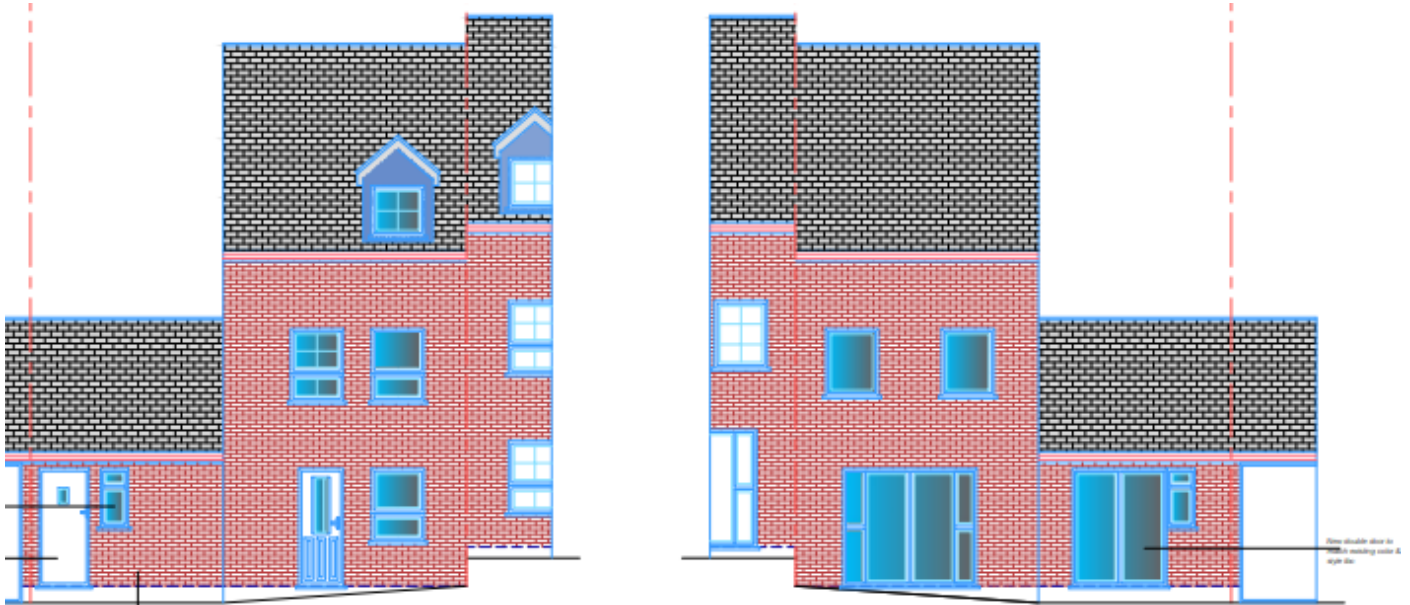
*The proposal, by virtue of the conversion of the carport to a study and washroom, would result in the loss of two existing car parking spaces, resulting in no useable car parking spaces remaining within the curtilage of the dwellinghouse. The provision of no offstreet car parking spaces would fall significantly below the optimal car parking standards set out within the Vale of Aylesbury Local Plan, which outlines the requirement for 2.5 spaces for a three bedroom dwelling. No justification regarding specific local circumstances has been put forward to justify deviating from the parking standards set out within policy T6 of the Vale of Aylesbury Local Plan or to justify the loss of the parking provision secured by condition under the original permission for the dwelling (15/01218/AOP and 17/04668/ADP). The loss of car parking provision within the site would result in additional pressure on the available onstreet parking in the surrounding area. The proposed development therefore conflicts with policy T6 and Appendix B of the Vale of Aylesbury Local Plan (2021) and Principle DES64 of the Vale of Aylesbury Local Plan Design Supplementary Planning Document (2023).*

The new front wall left a single inadequate parking space in front of the former carport. No drawing submitted showed an accurate edge of Public Footpath 36 which was diverted along this frontage; the dimension on the drawing from the new front wall to the existing front house wall is 2.2m. A Statutory Notice was inserted in the *Buckingham & Winslow Advertiser* of 12/2/25 noting that this application affected a Public Right of Way.

This application proposes moving the front wall and door (and hence the whole shower-room) of the converted carport back 70cm. The drawing shows this permits a 5m long parking space in front of the new wall, but as no drawing shows the size of the front plant bed and thus the edge of the public footpath, there is no means of telling the distance to the path (which, admittedly, is a wide one). Cllr Cole kindly supplied a photograph of the premises for the last application, see below; the dimension from the existing new wall to the front corner of the house is given as 2.2m, so if the wall is moved this will become 2.9m, and I doubt that the depth of the front plant bed is 2.1m, so it looks very much as though any vehicle parked will overhang the path, and of course this still falls short of the required 2.5 spaces as specified in the officer's refusal above. The carport roof is not changed, so there will be a 70cm overhang of the new front wall.

The width of the driveway from the housewall to the shared boundary is 3.5m.

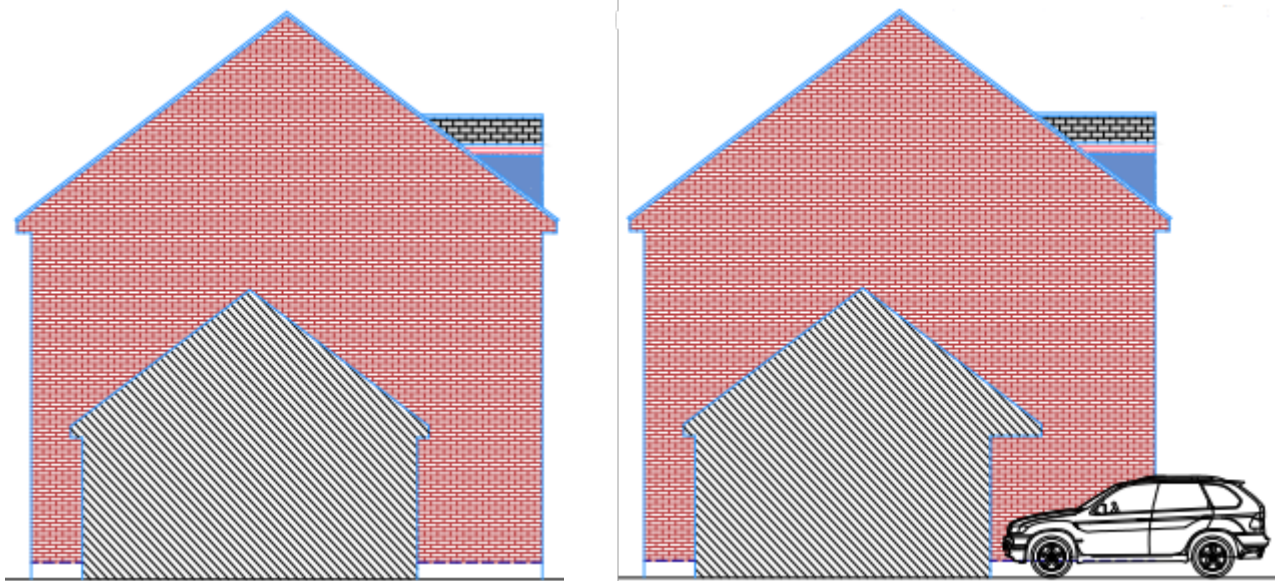
The front elevation is not changed from the previous, as the front wall is being moved back in its current format, and the rear elevation is not changed in any way, so 'before' and 'after' views have not been included. What has changed is the side view.



Front and rear elevations

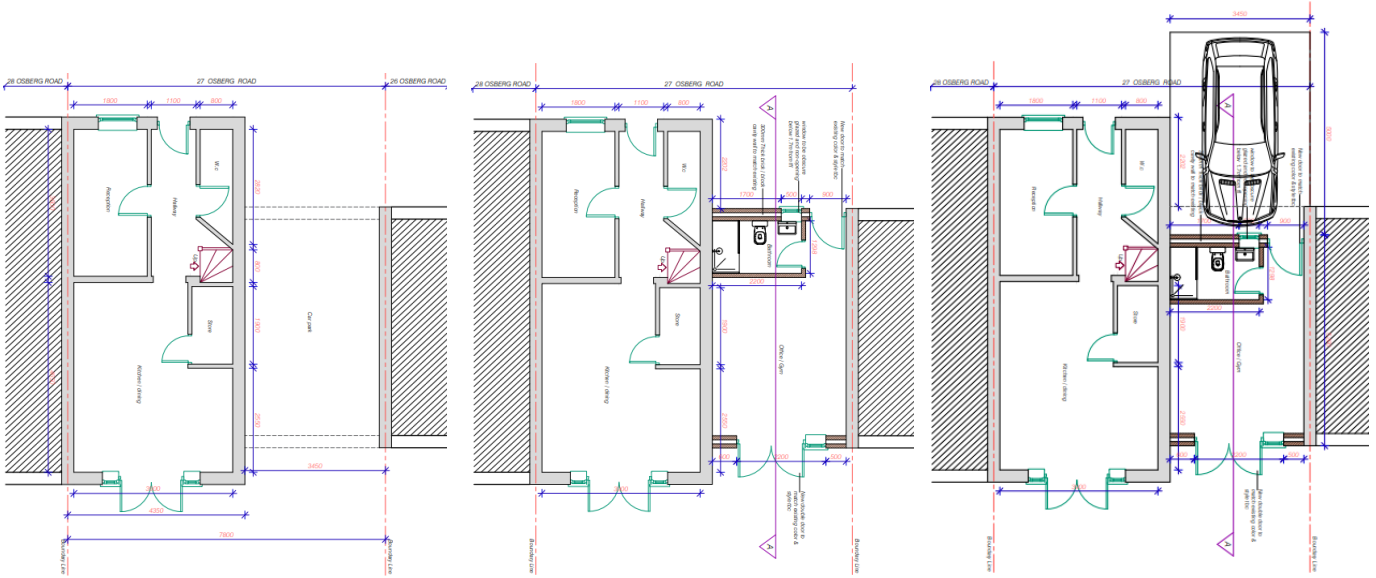


Photo: Cllr. Cole (November 2024)



Existing side view with section through carport

Proposed side view with section through carport



Original ground floor and car port

As Proposed 24/02745

Current proposal

Planning history

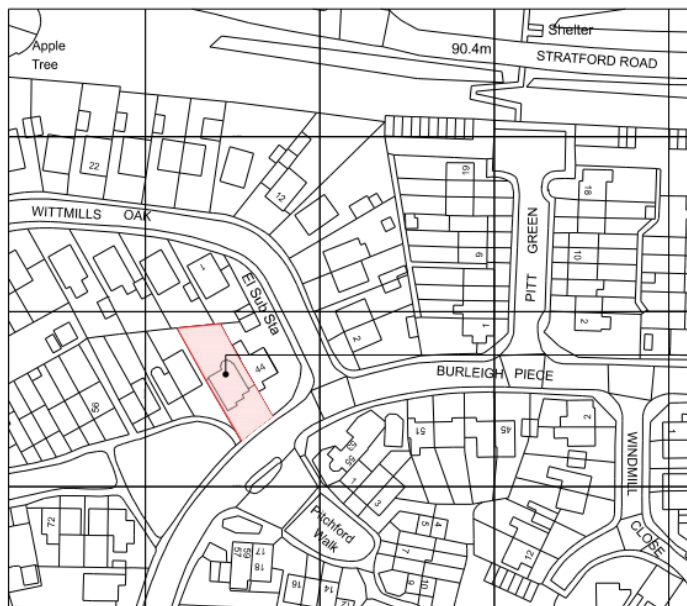
1	15/01218/AOP	Provision of up to 400 dwellings & infrastructure	Approved
2	17/04668/ADP	Detail application for up to 400 dwellings & infrastructure	Approved
3	24/02745/APP	Householder application for conversion of carport to study and wash room (Retrospective)	Refused
4	25/00192/APP	Householder application for conversion of carport to study/washroom and reinstate parking space (Part retrospective)	Pending Consideration

2. 25/00225/APP

46 Burleigh Piece, MK18 7BB

Single storey front and rear extension. Garage conversion into habitable space. Alterations to external materials on the front elevation to include render and fenestration alterations.

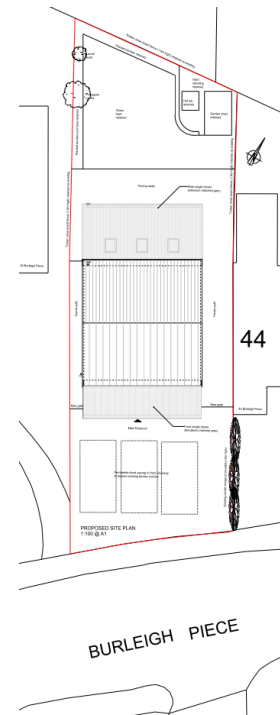
Fox



Location plan



THE SITE  
46 Burleigh Piece  
BUCKINGHAM  
Buckinghamshire.  
MK18 7BB



Site plan

The site is on the northwest side of Burleigh Piece, just south of the Wittmills Oak junction and opposite the green and car park in front of the convenience shop and takeaway.

It is a 4-bed detached house, in line with its neighbour to the north (№44) but well forward of №48 which faces on to the footpath round the large green to the south (the overlap is less than 1m though the proposed rear extension will obviously increase this to c.5m). The existing small conservatory will be removed, and the existing rear garden features retained. A single garage projects forward of the main house, and the new porch (2011) gives a stepped-in frontage. The rear fence is also the rear fence of the Wittmills Oak bungalows, so there is no direct access from the rear. Access to the rear garden is via a 1m wide gated gravel path along the south side of the house and by a 2m wide gated paved path along the north side of the house..

The rear garden is bounded by a standard height timber closeboard fence, the front garden and frontage with a paddock fence. There is a conifer hedge on the northern side boundary of the parking space. There is parking for three vehicles on the frontage as shown on the site plan; the plot width is c 11m which is enough for 3 x 2.8m bays and a small strip of grass along the conifer hedge.

The existing house has timber cladding to the first floor, as do the detached house to the east and the first pair of semi-detached to the west; the houses further to the west have plain brick fronts. None are rendered, though some further down on the other side of the road have the ground floor rendered in white or cream, and a tile-hung first floor, and there are a few fully-rendered houses scattered through the estate. There is a parking court to the rear of the semidetached houses, accessed from Wittmills Oak, but it does not look as though the three houses immediately to the west have any allocated spaces in it (the fourth has a pathway beside it leading to the court and allocated parking with its plot number on a drawing not part of this application). One must assume they park at the kerb or on the green. Google Streetview shows a car parked on the green and the aerial view below shows several at the kerb on this side of the road.

The house has already had a front extension – a small rectangular porch in front of the door to the hallway – and a very similar proposal to this application was approved in 2022 but does not seem to have been implemented (the ‘existing’ drawings are the same for both applications). Members had No Objections in 2022, and made no additional comments.



Photo taken for 2022 application



The two pairs of semi-detached houses to the west do not have garages or driveway parking

The approved extensions were a flat-roofed rear extension with a lantern skylight, a front extension to bring the building line forward to match the garage front wall and a bay window on the front wall of the converted garage. The principal differences between that and the current application are a sloping tiled roof with three flush skylights to the rear, and a straight front wall with no bay window and a continuous tiled porch the whole width of the house. The proposed replacement of the timber cladding with white render was approved in 2022, as were the only new windows in the side walls facing the neighbours - the small window



high up in the south side wall (to serve the living room) and the one in the north wall (to the shower-room, high up and obscure-glazed).

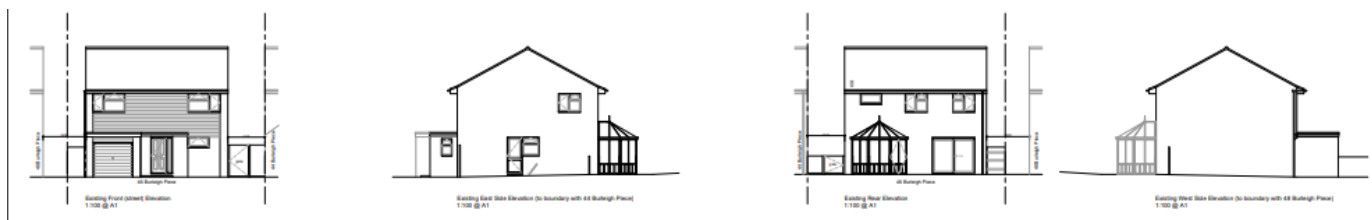
Other differences between the approved application and the current one are:

- The depth of the front extension (disregarding the bay window) is very slightly larger (2.39m v 2.36m)
- The depth of the rear extension is very slightly smaller (4.04m v 4.10m)
- The bay window in the converted garage, which was 3-panel, is now 2-panel to match the other front windows
- The door to the garden in the rear extension is now an outward-opening French door, instead of two 3--panel folding doors, and has a window each side which matches the others in the rear elevation
- The new rear extension will still become a kitchen/diner but will not extend into the original house footprint as formerly; the existing dining room will become a large pantry and part of the former kitchen a utility room; the cloakroom will take in the remainder of the existing kitchen making room for a shower to be installed
- The front extension will accommodate a study and enlarged entrance hall, and the garage will become a playroom. The garage door will be replaced by a brick wall and window
- Both side gates will be moved to approx. 25cm back from the line of the new front wall, the south one being moved back from the garage building line and the north one forward from the existing house building line
- The drive will be block-paved instead of tarmac.

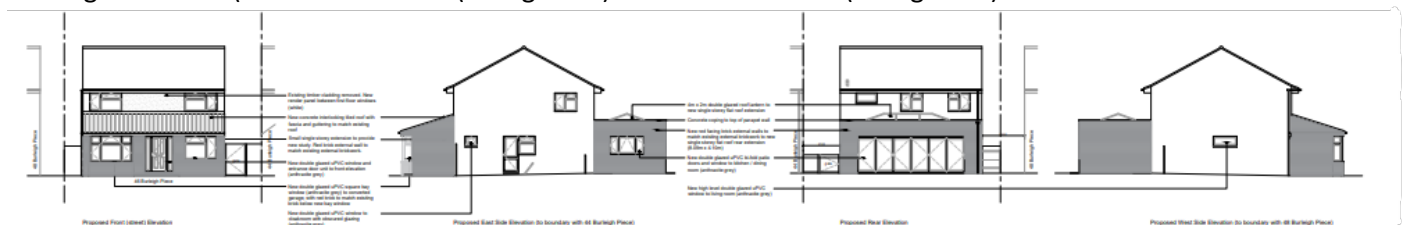
Otherwise matching materials (brick, concrete tiles, uPVC windows in anthracite grey) are specified.

Planning history

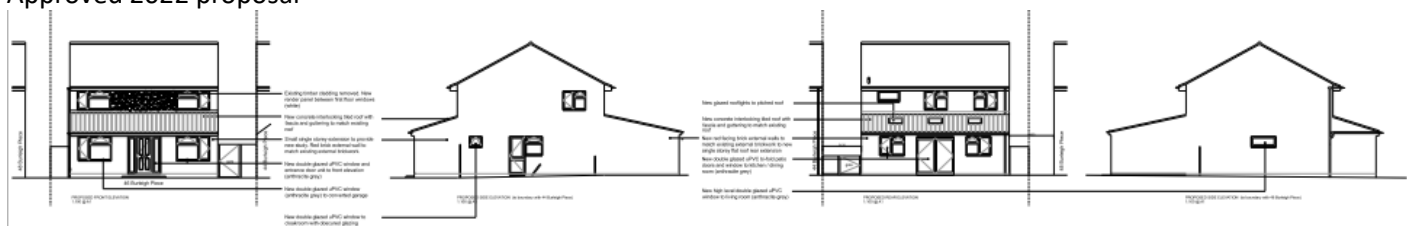
1	74/01229/AV	Erection of 301 units with roads & sewers	Approved
2	96/01929/APP	1.2M HIGH POST & RAIL BOUNDARY FENCE	Refused
3	11/00392/APP	Erection of single storey front extension	Approved
4	22/02202/APP	Single storey front and rear extension. Garage conversion into habitable space. Insertion of a ground floor window on both flank elevations. Alterations to external materials on the front elevation to include render. Replacement fenestration.	Approved
5	25/00225/APP	Single storey front and rear extension. Garage conversion into habitable space. Alterations to external materials on the front elevation to include render and fenestration alterations	Pending Consideration



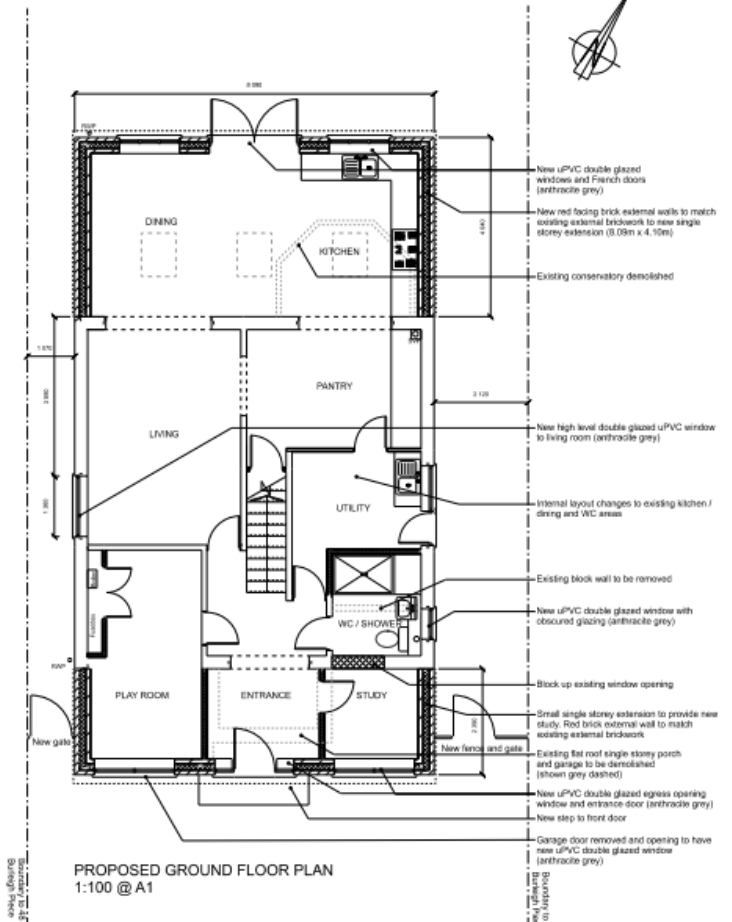
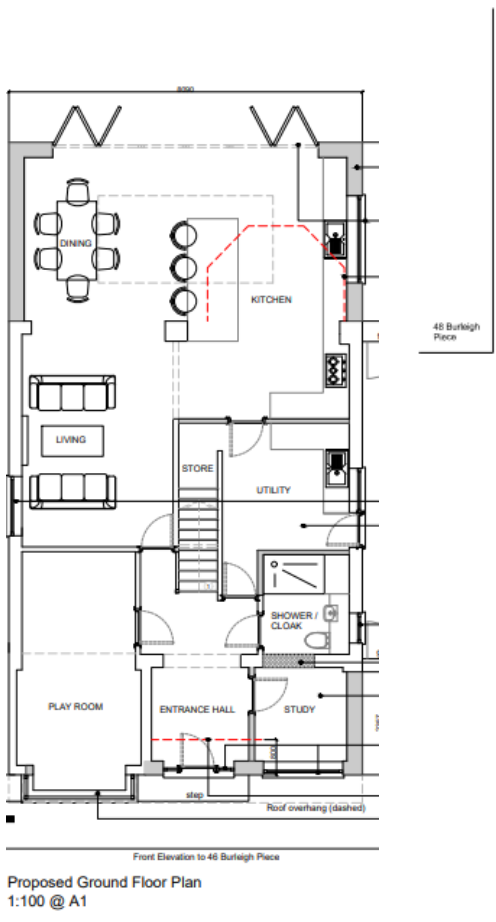
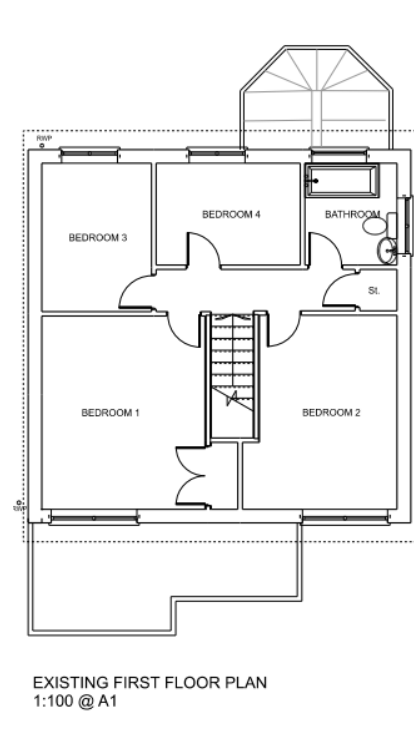
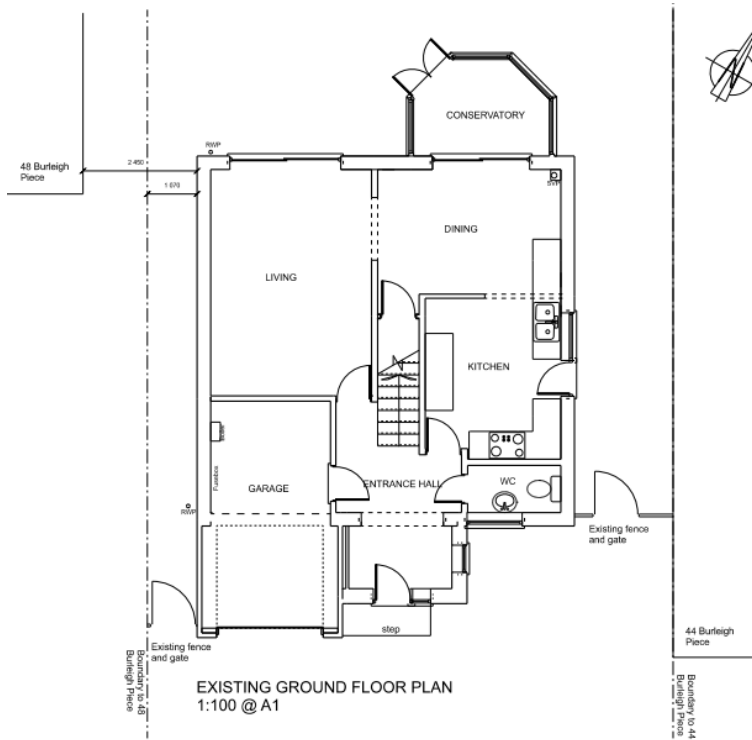
Existing elevations (front – north side (facing Nø44) – rear – south side (facing Nø48))



Approved 2022 proposal

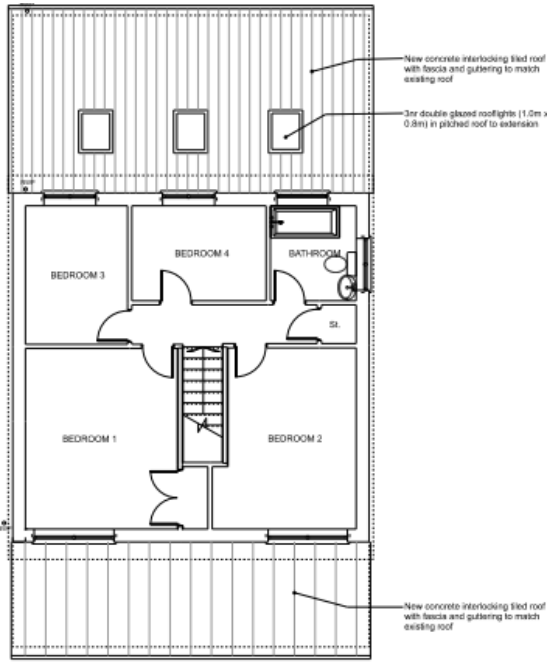


Current application proposal

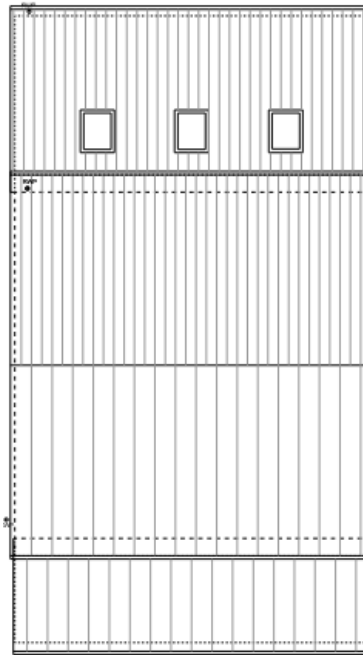


Approved ground floor plan 2022  
The red lines show structures to be removed

Current proposal



PROPOSED FIRST FLOOR PLAN  
1:100 @ A1  
(Internal layout and window locations unchanged)

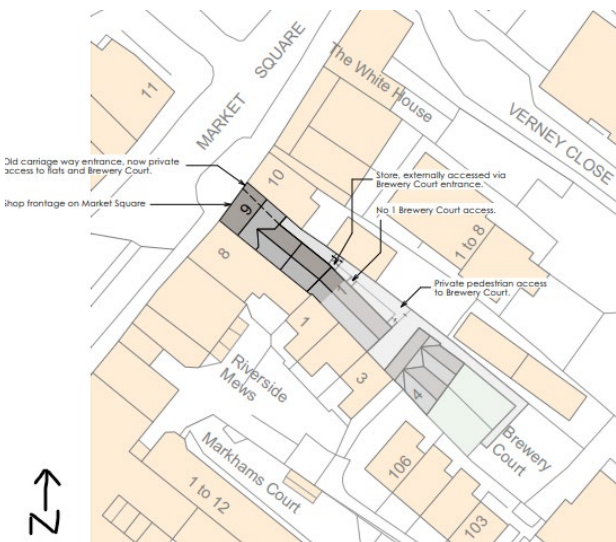


PROPOSED ROOF PLAN  
1:100 @ A1

The following applications may be considered together:

9 Market Square, MK18 1NJ

- 3. **25/00392/APP** Removal of curved bay window shop windows with multiple glazing bars, replacement windows with simplified glazed frontage (to match original fenestration design)
- 4. **25/00393/ALB** Listed building application for removal of curved bay window shop windows with multiple glazing bars, replacement windows with simplified glazed frontage (to match original fenestration design)  
*Skingle [Liberty Developments (Bucks) Ltd.]*



Location plan



The shopfront, and entrance to Brewery Court



Existing site plan

The site is 9 Market Square, lately an RSPCA charity shop, now vacant. It is a typical burgrave plot building, narrow and long, three storeys high, and steps down the slope to the rear. It is Grade II Listed and in the Conservation Area and dates from at least the early 19<sup>th</sup> century and probably earlier according to the Listing, which contains *Carriageway to left with double-leaf door and overlight. Rest of ground floor occupied by shop front with central door, overlight and glazing bars to shop windows.* The Listing is dated 13/10/52 so the ascribed date of the 1950s photo below may be incorrect. The double-leaf doors were replaced with a single door with glazed side panels when the upper storeys were converted to flats. The boards between the first floor windows, originally advertising beers and spirits available in the Aylesbury Brewery Co. shop, have been repainted with a quotation from *The Rubaiyat of Omar Khayyam*. The shop sold wine and coffee (roasted on the premises) in the 1980s and, subsequently, art materials. To the north is the barbers, with the angled bay window, and to the south an estate agents whose windows have a similar glazing pattern, but not bowed.

The upper storeys are divided into 4 flats and there are four more dwellings in the yard behind, two in the rear wing and two in a converted outbuilding (Brewery Court) - see Property History below. An application to build two more units beyond these in 2008 was withdrawn. Access to these flats is from the side passage via the new street door.

The proposal is to repair and renovate the shopfront and replace a sash window in the rear side wall, adding heritage-grade double glazing, and replacing the overdoor panel with glass, with a view to making it more acceptable to future tenants. Much of the woodwork around the windows is rotten, and the panes are single glazing. The windows themselves are unusual, in that they are six panes wide by four high and slightly bowed but do not project from the building line, having been inserted in the original rectangular frames, and are neither old nor matching the predecessor windows which appear to be two vertical flat panels to each aperture. The stall risers (the wall between the windowsill and the pavement) is covered in black tiles, and it is proposed these be removed, insulation inserted, and the tiles replaced.

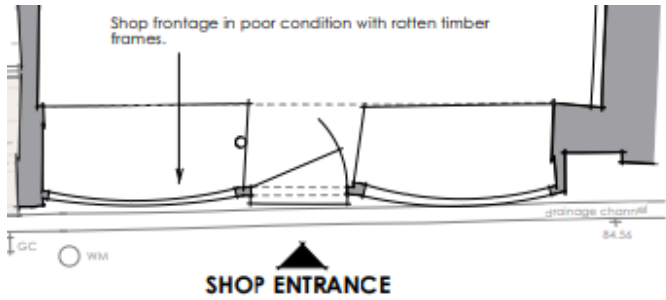


The shopfront and neighbours to the south

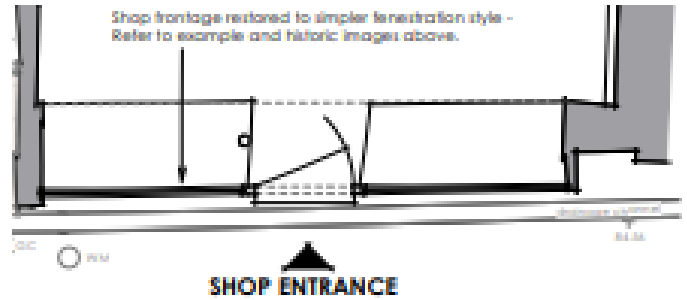
Photos 13/2/25



The woodwork is not in good condition



Detail plan of existing shop windows



Detail plan of proposed shop windows



The shop in 1914



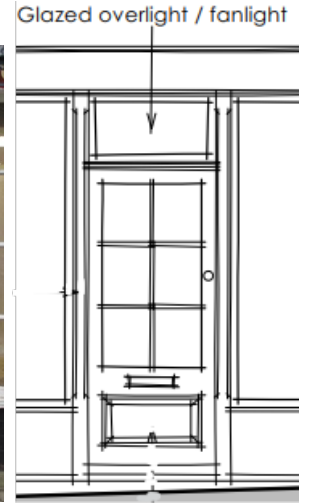
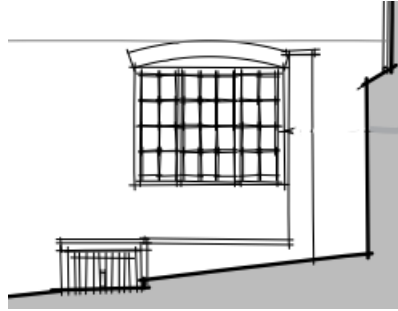
1949



and in the 1950s



The bow window has been fitted inside the original rectangular frame.



The sash window in the side passage and the door and overdoor panel are also to be replaced. The new window will have heritage-grade secondary glazing and the new door will match that to Brewery Court.

Property History

82/00861/AV	EXPELAIR VENTILATOR FITTED IN WINDOW OVER DOUBLE DOORS AT SIDE OF SHOP	Approved
86/02168/APP	CHANGE OF USE OF UPPER FLOORS FROM RESIDENTIAL TO STORAGE IN CONNECTION WITH RETAIL USE EXTENSIONS AND ALTERATIONS	REFUSED
86/02169/ALB	EXTENSION AND ALTERATIONS	REFUSED
88/02042/ALB 88/02043/APP	CONVERSION OF FIRST AND SECOND FLOORS INTO 4 FLATS AND PROVISION OF FIRE ESCAPE	APPROV
91/01263/APP 91/01292/ALB 94/00648/APP	CONVERSION OF OUTBUILDINGS INTO 4 FLATS  CONVERSION OF OUTBUILDING INTO 2 FLATS (AMENDMENT TO 91/1263/APP)	Approved  Approved
08/02420/APP	Erection of No.2 two storey dwellings	Withdrawn
25/00392/APP 25/00393/ALB	Removal of curved bay shop windows with multiple glazing bars, replacement with simplified glazed frontage (to match original fenestration design)	Pending Consideration



Existing shopfront



Proposed shopfront



Existing & Proposed NE elevation (towards No10) and SE elevation (towards Brewery Court)

KM

19/2/25