



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, 19 March 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 24th March 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/UC89BUTwVpjAOEIdSlfcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

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

3. Minutes

To note that the minutes of the Planning Committee Meeting held on 24th February 2025 will be presented at the next meeting.

4. Planning applications

Additional information provided by the Clerk.

[PL/153/24](#)



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.

www.buckingham-tc.gov.uk

Email: office@buckingham-tc.gov.uk

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

1. 25/00327/APP 26A Deerfield Close, MK18 7ET
Householder application for construction of two storey side and rear extension.
Humberstone
2. 25/00337/APP The Royal Latin School, Chandos Road, MK18 1AX
Installation of 2No commercial air source heat pumps.
Colling [Heaton Design & Engineering Ltd.]
3. 25/00450/APP 5 Burleigh Court, Burleigh Piece, MK18 7HZ
Householder application for construction of single storey front and side extension.
Balasubramaniam
4. 25/00492/APP 15 Bourton Road, MK18 1BG
Householder application for loft conversion with rear dormer to include 2 no. windows and 2no.rooflights to front elevation.
Graham
5. 25/000494/AAD The Old Telephone Exchange, Market Hill, MK18 1JT
Display of 3 fascia signs.
Bateman
6. 25/00573/VRC Benthill, London Road
Variation of condition 1 (plans) relating to application 24/01837/ADP (Submission of Reserved Matters (landscaping, appearance, scale and layout) pursuant to outline planning permission 23/02545/AOP (The demolition of an agricultural building and an outline Planning Application for the Construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm, Buckingham. All matters are reserved save access).
Smith Jenkins Planning & Heritage

Not for consultation (circulated separately)

7. 25/00718/ATC 6 Mitre Street, MK18 1DW
T1 Ash tree. As shown on plan – Removal.
Knight

5. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
24/03600/APP	Land off Market Hill [<i>behind CAB</i>]	8 dwellings + 174m ² office space & parking etc	No objections
24/03616/APP	Land behind Lace Hill Care Home	Medical centre including Dental Suite, + 15-bed Residential Care Home (C2)	Support
25/00225/APP	46 Burleigh Piece	S/st front & rear ext'n, garage conversion, render on front elev.	No objections
25/00075/APP	5 Honeycomb Way	Single storey rear extension	No objections

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Approved – Not in our Parish (Maids Moreton)

Application	Site address	Proposal	BTC response
23/01636/ADP	Walnut Drive	153 houses and infrastructure (Reserved Matters)	No comment (all RM internal to MM)

Refused

Application	Site address	Proposal	BTC response
25/00211/HPDE	10 Highlands Rd	Rear extension	No objections

[HPDE conditions not entirely met]

6. Site Q Planning Appeal hearing

- 6.1 To receive a report from Cllr. Cole.
 6.2 To receive a summary from ONH.

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

7. Regular Actions update

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
597/24 (27/2/25)	4 via Parish Channel			

9. Date of the next meeting: Monday 14th April 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 24th MARCH 2025

Additional information on Planning Applications

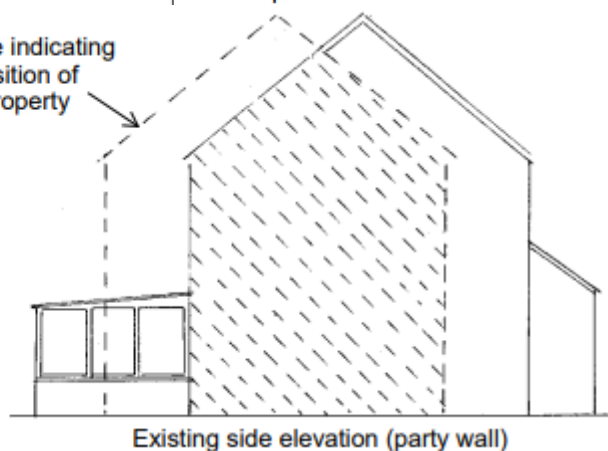
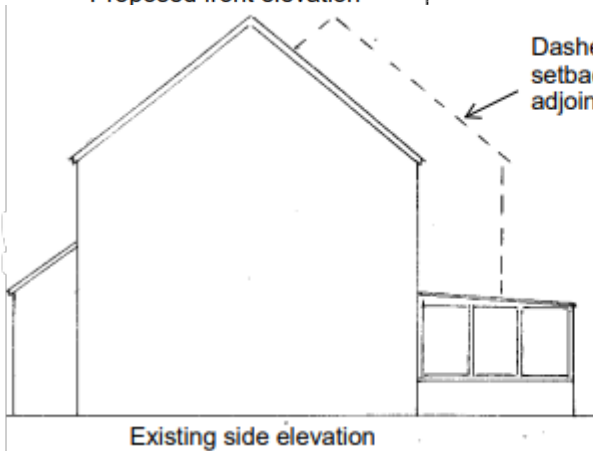
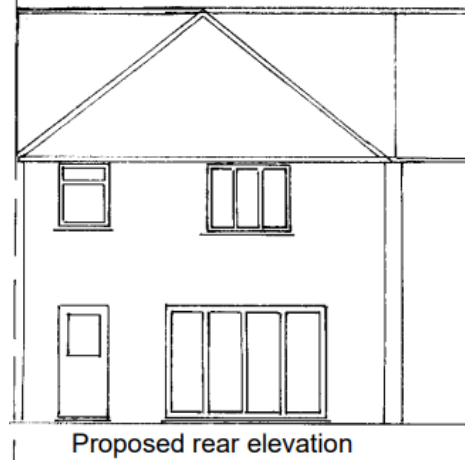
Contact Officer Mrs. K. McElligott

1. **25/00327/APP** 26A Deerfield Close, MK18 7ET
Householder application for construction of two storey side and rear extension
Humberstone

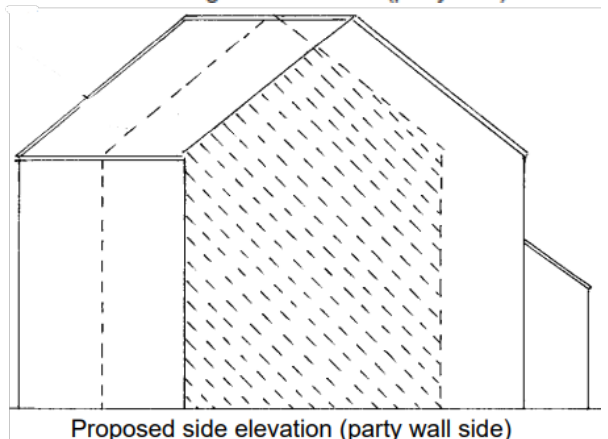
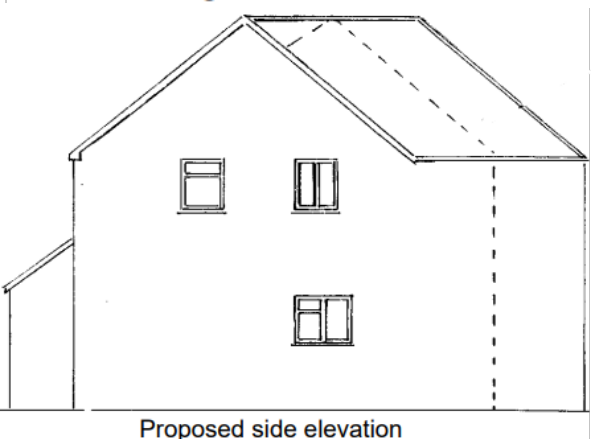


Nos 25, 25A, 26 and 26A Deerfield Close

The site is an end-of-terrace 2-bed house northeast of the big green at Deerfield Close. To the east of it is a path linking the path round the green to a parking court which has vehicle access from a cul-de-sac a short distance away. There is no direct vehicle access to the houses north and east of the green. The terrace has a stepped front building line and the four houses were originally identical. 26A has replaced its front ground-floor window with a bay, and all windows and doors with white uPVC, and has an almost full-width conservatory at the rear. The house occupies approximately 2/3 of the width of the plot and the red-line boundary encloses two parking bays in the adjacent court. Scaling from the drawing, these appear to be 3m wide x 5m long.

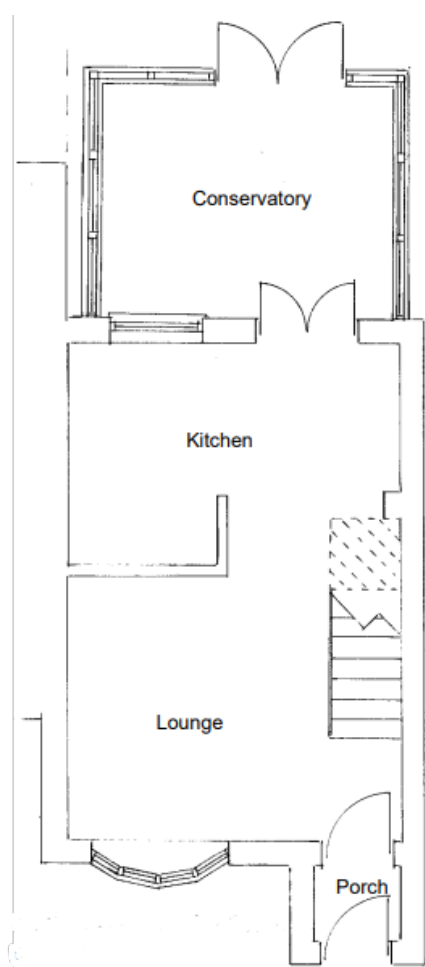


Dashed line indicating setback position of adjoining property

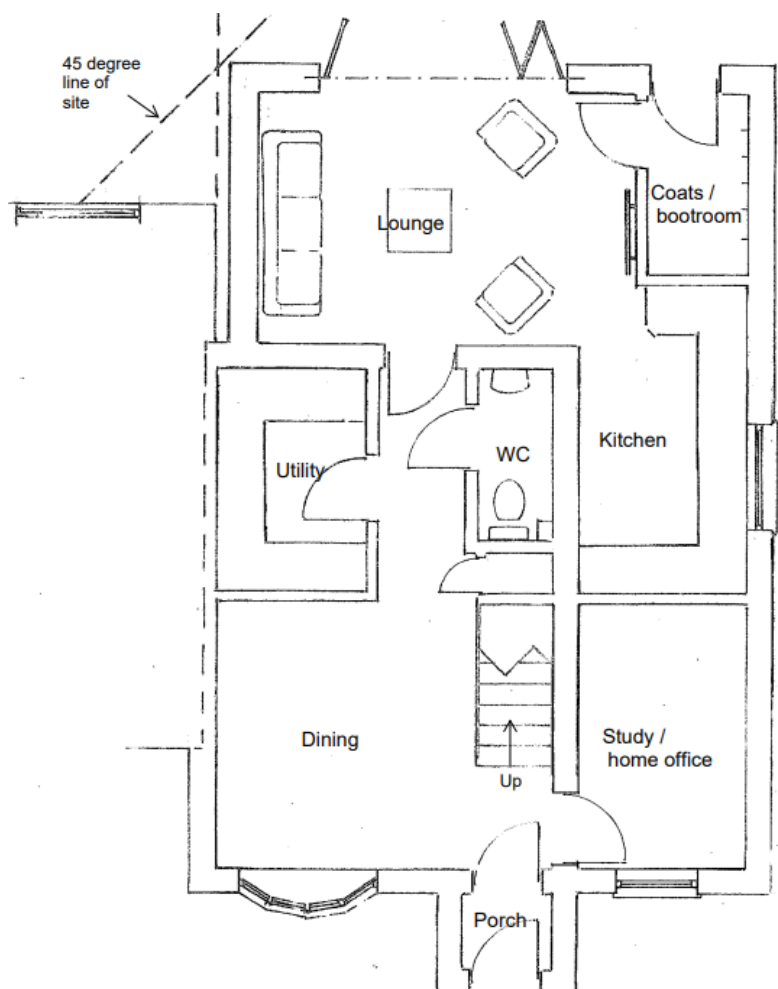


The proposal is to remove the conservatory and add an L-shaped two-storey extension along the whole east side of the house and lapping round the rear leaving a small gap between it and the boundary with the neighbour. Because of the stepping-in of the terrace, only half the depth of the rear extension will be beyond the building line of the neighbour's house, and complies with the 45° rule with respect to the neighbour's rear window. No windows are intended in this flank wall at either ground floor or first floor level. The extension will accommodate a study/home office with a window to the right of the front door, a kitchen behind it, a coats/boot-room at the back corner with a door to the garden and to the lounge which occupies the remainder of the rear wing; the existing lounge will become a separate dining room, and the existing kitchen a large utility room and a downstairs WC. On the first floor, Bedroom 1, which currently has two large cupboards over the hall and stairs will be extended through one cupboard space into the extension to give an en-suite shower-room; the smaller bedroom 2 will become a dressing-room for the new master bedroom in the rear extension, which will also have an en-suite bathroom in the corner of the L-shape; the middle section of the side extension will become a third bedroom with en-suite shower-room. There will be three new windows in this side wall, one to the new kitchen and one to the new Bedroom 3 and a top-opening one to its ensuite overlooking the link path and southern part of the parking court. The rear wall will have a 3 + 1 panel folding door to the garden, and the door to the boot-room, and windows to the master bedroom and its bathroom. The front will retain its bedroom and bay windows, and there will be a new window to the en-suite directly over the study window. One assumes the en-suite windows will be obscure-glazed though this is not stated.

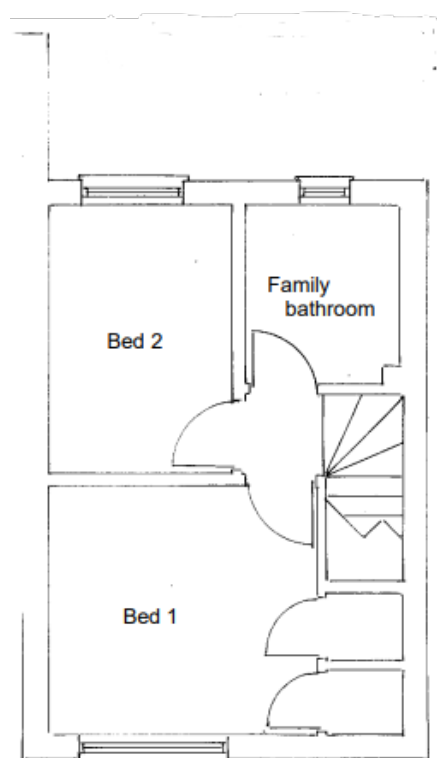
The side extension will continue the existing roof ridge and slope and the rear extension roof will be a hipped gable forming a T-shape with the existing roof. Neither new ridgeline is subsidiary to the original. Roof, walls, and doors/windows will match the existing materials.



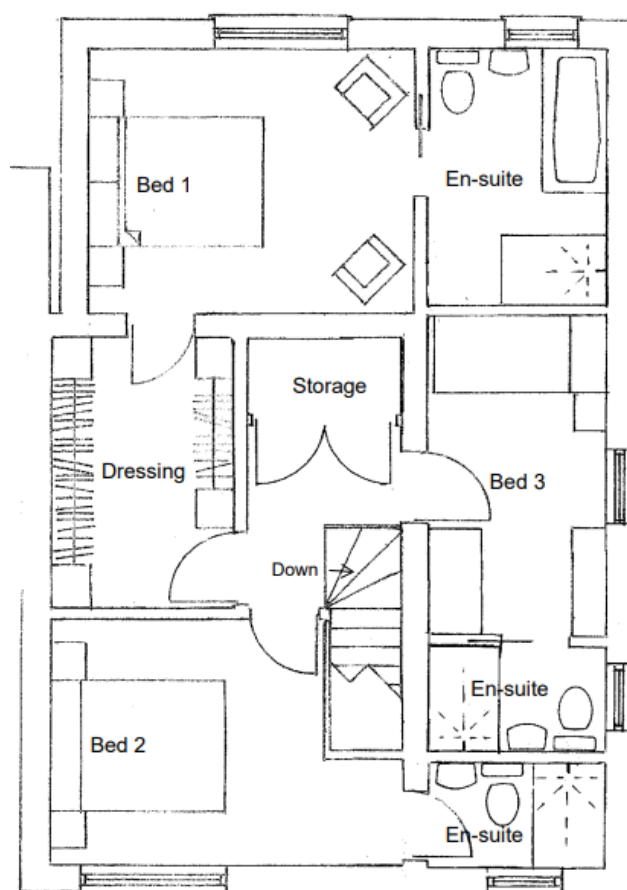
Existing ground floor plan



Proposed ground floor plan



Existing first floor plan



Proposed first floor plan

Planning history, Deerfield Close

1	83/01208/AV	CONSTRUCTION 75 DWELLINGS AND SHOP	APPROV
2	84/00086/AV	TWELVE DOMESTIC GARAGES	APPROV
3	84/01420/AV	31 DOMESTIC GARAGES	APPROV
4	85/01016/AV	ERECTION OF 11 NO 2 BEDROOMED DWELLINGS [Nos 18-26a]	APPROV
5	25/00327/APP	Householder application for construction of two storey side and rear extension	Pending consideration

2. **25/00337/APP**

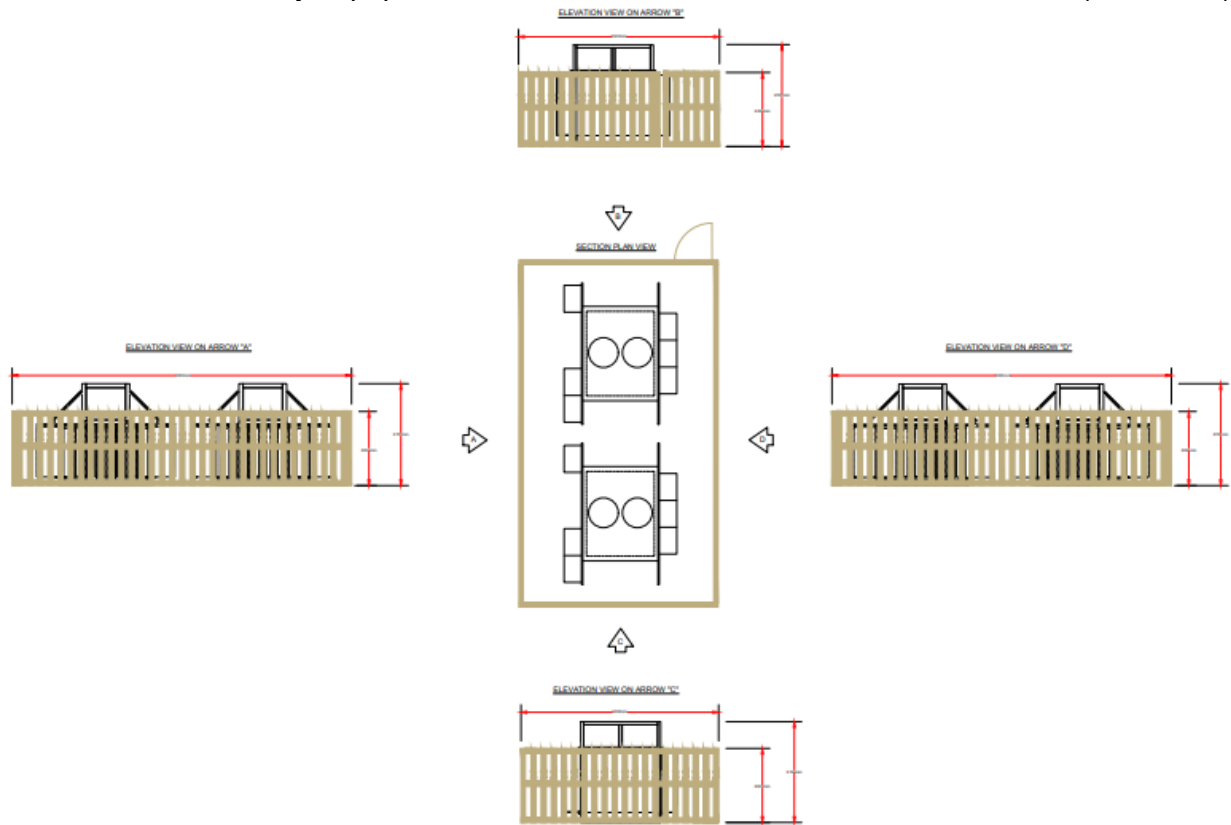
The Royal Latin School, Chandos Road, MK18 1AS
 Installation of 2No commercial air source heat pumps
Colling [Heaton Design & Engineering Ltd]

The site is the area on the playing field side of the main school buildings adjacent to the 3G pitch, SE of the "New Block" (2002 application) and east of the new sports building (2020 application), see below.

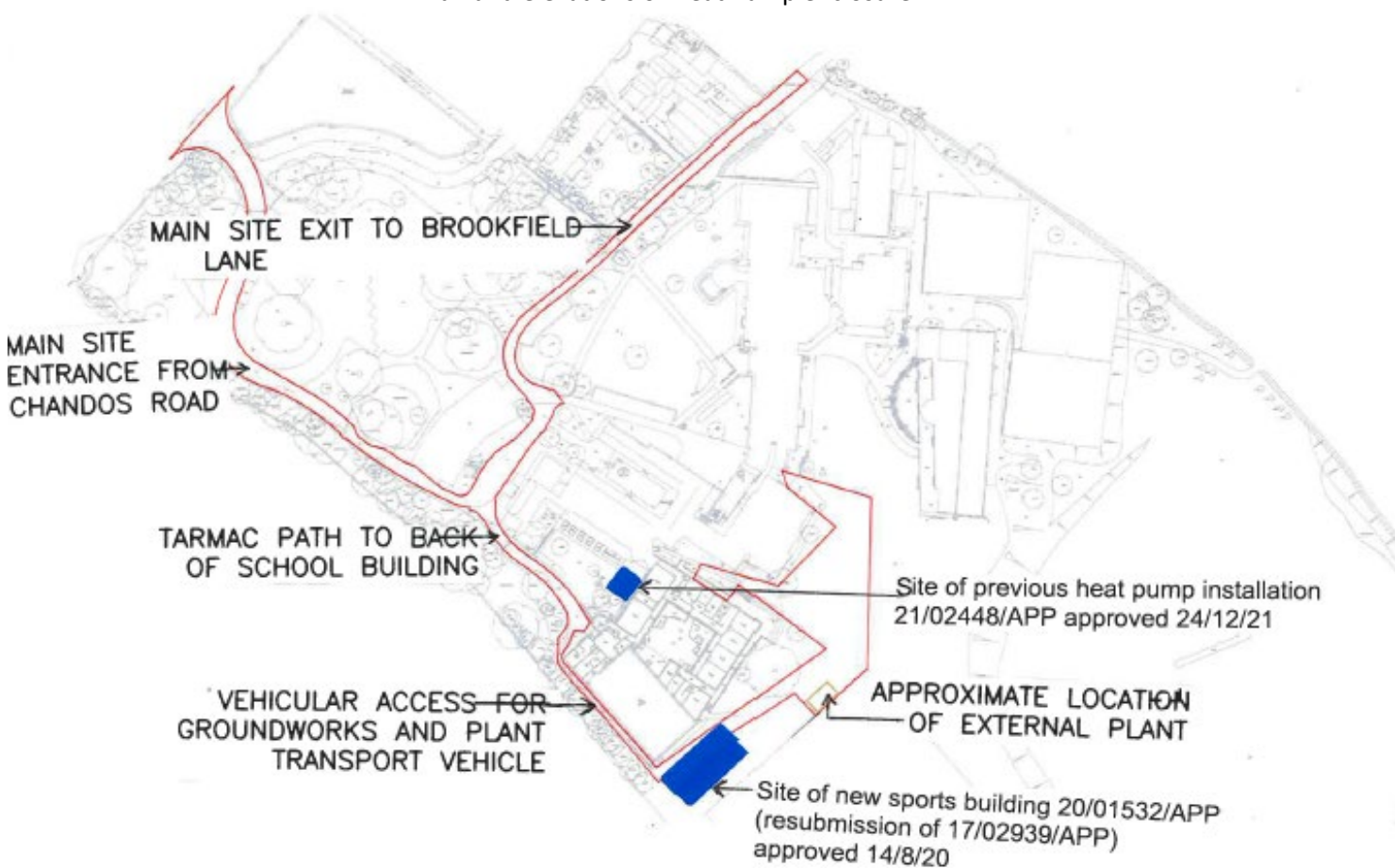
Members may remember that the school has already installed a heat pump in the garden behind Brookfield. This application will not be connected into the same system.

The current proposal is to install two commercial air source heat pumps adjacent to the pitch area which will provide heat to the New Block, replacing the existing gas fired boilers. The power supply for the air source heat pumps will be drawn from a separate building within the school (see site plan below) so the electrical services duct will be buried below the playing field. Heating pipes from the air source heat pumps will also be installed within below-ground ducts into the New Block plant room, where internal modifications

will be made to accommodate the new system. The air source heat pumps will be within a wooden enclosure to ensure the safety of pupils, and also to allow for sufficient airflow to the units (see below).



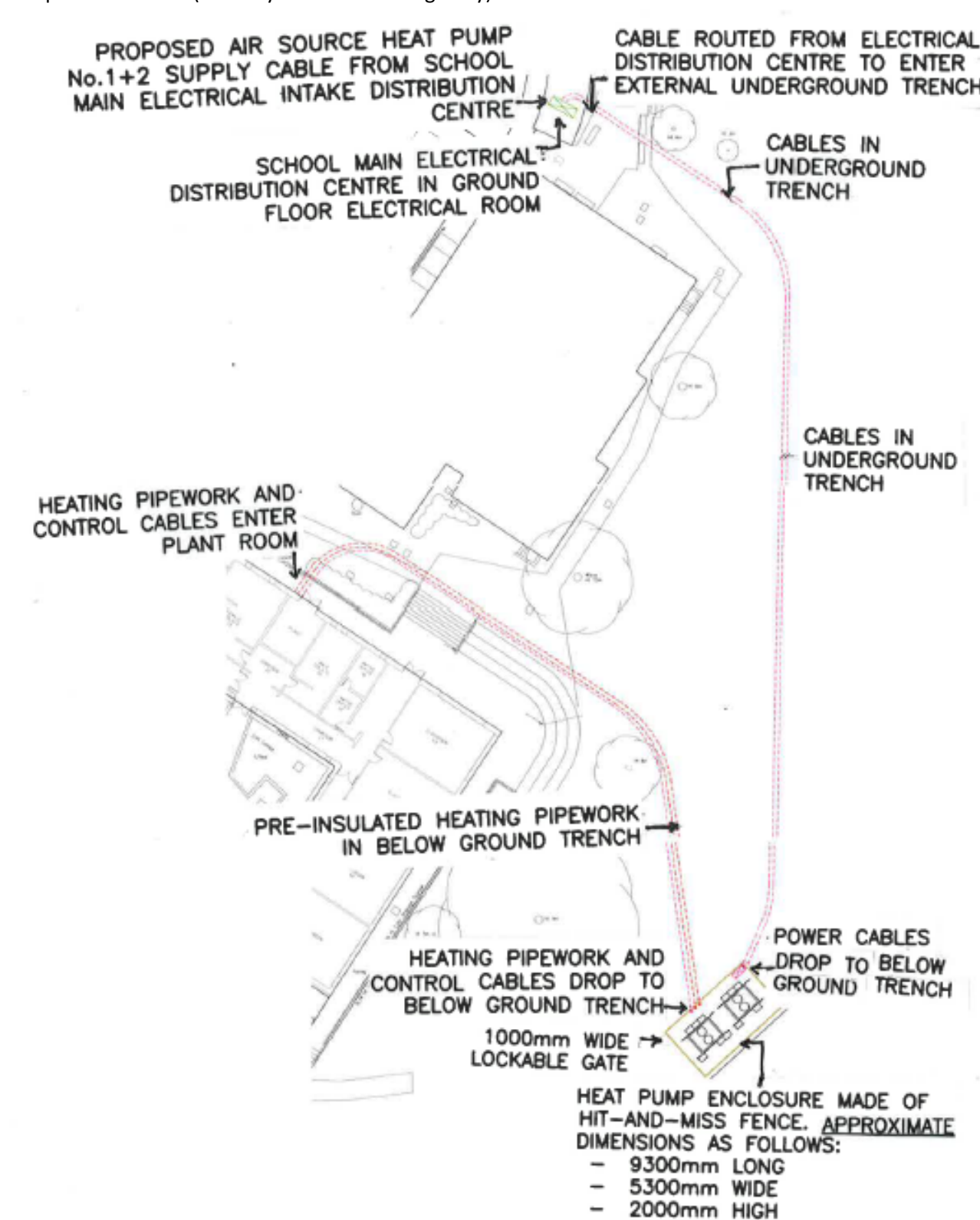
Plan and elevations of Heat Pump enclosure



Location plan

Clerk's note: for convenience this plan has been relabelled with inflated original labels for legibility and the sites of approved applications 20/01532/APP and 21/02448/APP added.
 The School Premises Manager has since kindly provided an up-to-date site plan, but as this is not validated into the system at 14/3/25, only this version is provided to Members. He has also confirmed that the access road shown above is used for the grounds maintenance vehicles etc and will be wide enough for the delivery of plant and materials.

Site plan submitted (similarly relabelled for legibility).



Property history (not trees or temporary classrooms)

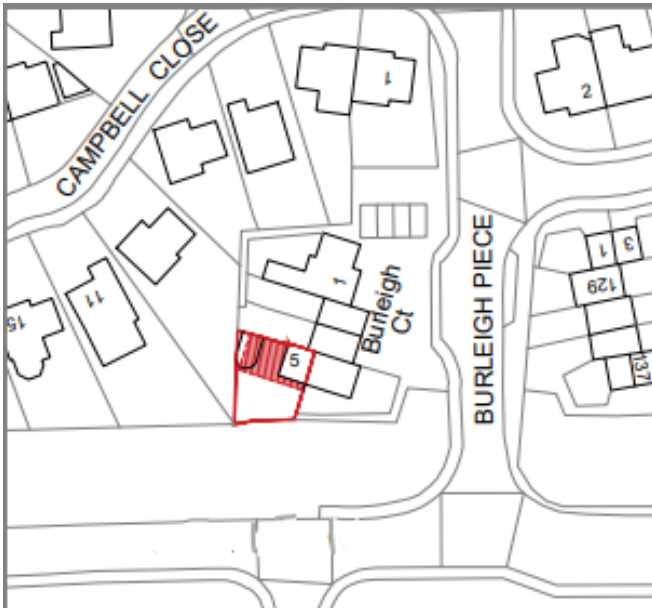
1	00/01444/ACC	Extension to existing dining room	BCC Approved
2	80/01971/AV	EXTENSION <i>[impossible to tell what, there are no drawings]</i>	Approved
3	85/00480/AV	ERECTION OF SINGLE STOREY GROUNDS MAINTENANCE BUILDING	APPROV
4	94/01311/ACC	ADDITIONAL PARKING AREAS	BCC Approved
5	96/01193/ACC	PROVISION OF NEW VEHICULAR ACCESS WITH COACH DROP OFF AND PICK UP FACILITY	BCC Refused
6	97/01966/ACC	PROPOSED ALTERATIONS TO MAINTENANCE & ELEVATIONS OF GREEN ROOM	BCC Approved
7	99/02083/ACC	Two storey extension to provide teaching sports hall & changing facilities & internal adaptations	BCC Approved
8	02/01924/ACC	Two storey extension comprising three new teaching classrooms, staff offices, sports hall and associated changing facilities [<i>"New Block"</i>]	BCC Approved
9	11/02799/APP	Erection of external stage area with canopy and single storey link block	Approved
10	12/00081/APP	Creation of Car Park	Refused
11	13/01415/APP	Erection of science building	Approved
12	15/01376/APP	Variation of Condition 4 of planning permission 13/01415/APP to allow a reduced landscaping scheme.	Approved
13	17/02939/APP	Provision of new all weather pitch and sports building with associated flood lighting	Approved
14	19/02225/APP	Installation of 500 linear meters of 2.43 m high black mesh fencing and new pedestrian and mower gates to the rear boundary of the school playing fields.	Approved
15	20/01532/APP	Erection of two storey sports building (resubmission of 17/02939/APP)	Approved
16	:20/03602/APP	Provision of new all weather pitch and sports building with associated flood lighting (Variation of condition 13 on application 17/02939/APP relating to hours of operation)	Approved
17	21/02448/APP	Install new heating system to the Brookfield building, replacing existing gas boilers with 2 No. air source heat pumps located externally to the building within a fenced enclosure	Approved
18	25/00337/APP	Installation of 2No. commercial air source heat pumps	Pending Consideration

3. **25/00450/APP**

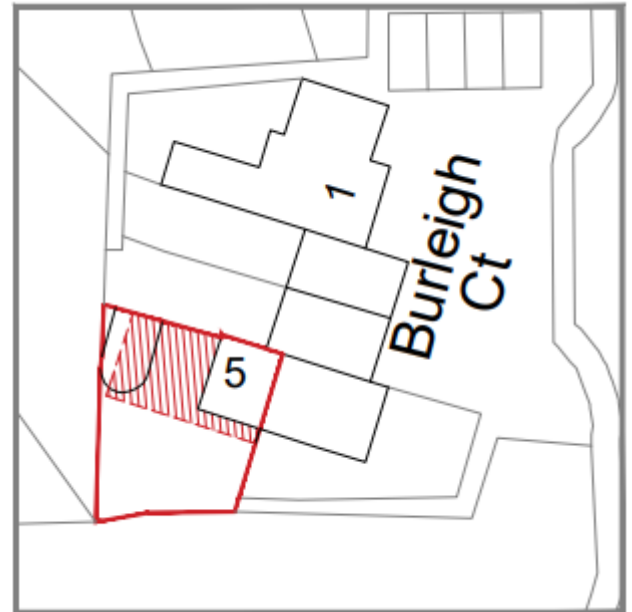
5 Burleigh Court, MK18 7HZ

Householder application for construction of single storey front and side extension

Balasubramaniam



Location plan



Block plan. The loss of the garden building must be assumed



Burleigh Court; № 1 has an attached garage (**1G**), and there are 4 garages in a block (**G**) to the north of this. № 4 has a single storey side extension approved in 2010 (with the two skylights). The front doors to both № 4 and № 5 face south, and access is via the narrow L-shaped path illustrated above left - - - - - .

The site is the terraced block at the southern (school) end of Burleigh Piece where it turns a right-angle to the north, leaving a short cul-de-sac going straight on to Jarman Close and Bourton Park. The Court has an unusual layout with Nos 1-3 facing east with frontages mainly laid to lawn and Nos 4 & 5 backing on to №3 and facing south, each with a front and side garden. The shared ridgeline is offset from that of №.3, so part of №.5 backs onto their garden. There is a two-vehicle parking layby outside Nos 1 & 2, and a garage court north of the block.

№.5 is effectively a half-house; it has a kitchen and living/dining room on the ground floor and a bedroom and bathroom on the first floor; there is a small projection (1m x 2.5m) with double doors into the garden, a glazed side panel to the garden and a brick wall to the neighbour to the north (its footprint is included in the floor area total as it forms part of the room). The porch roof over the 'front' door is continuous with №.4's on the south-facing wall and covers a brick cupboard (?bin store) to the right of the door.

There has been confusion over the use of 'front', 'side' and 'rear'; I have used 'front' for the south-facing wall, as it has the main access door in it, and 'rear' for the west-facing wall, which currently has the small conservatory on the house and a large garden building opposite it.

No.4 was originally a mirror-image of No.5, but was granted permission in 2010 for a single storey extension on its east side to form a sitting room, with a single pitch roof with two skylights (see illustrations above). This extension effectively doubled the footprint of the house.

In 2023 the current applicant gained approval for a rear extension with a lean-to roof which was separated from the boundary fence with No.3 by c.60cm (2'-0"). Its south-facing wall was flush with the existing house wall, and it extended into the garden by 2.97m. It appears that this was not implemented as the 'existing' drawings for this application are the same as 2023's. That extension was to provide a dining room, shower/toilet and an extension to the existing kitchen.



These photos were taken on 20 July 2023 for the previous application

(L): Front door and garden from end of access path (Taken from verge outside boundary fence)

(Centre): Side of house and garden area

(R) Pathway to Nos 4 & 5 from Burleigh Piece

The fence on the left is the plot boundary, that on the right mainly No.4's garden fence



South side view from Burleigh Piece verge

No 5 ← | → No 4

The new proposal is for a much larger L-shaped extension with a gable roof behind the house (ridge parallel to that of the main house) and continuing the porch and its single-pitch roof to meet it on the south-facing side of the building. The western side of the gable will have a small skylight and there will be two larger skylights on the slope facing the house. There are no windows in the north side wall and the south side faces into the garden - there are no neighbours to overlook. The front door will be moved along to open into the extension and the existing opening partly bricked up and a window inserted with the same small-pane casement pattern as can be seen pictured on the previous page. The exterior cupboard will be

dismantled and the space incorporated into the extended living room. The new room will contain a kitchen, breakfast bar, dining room and lounge, and will extend up to the common boundary with №3 and almost as far as the back fence adding c40sq.m to the footprint of the house (existing footprint c.25sq.m). The ridge height is approximately 4m, so assuming the common boundary is standard closeboard wooden panels 1.8m high, there will be rather over 2m of gable-end shading №3's back garden.

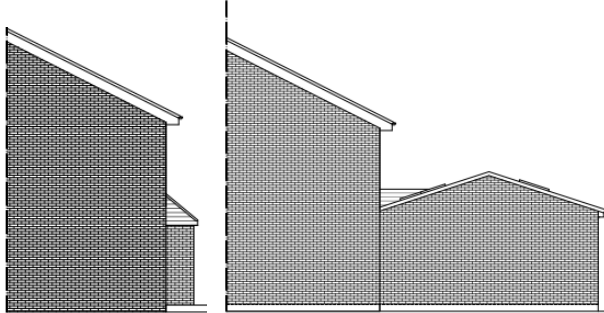
Matching materials are specified.



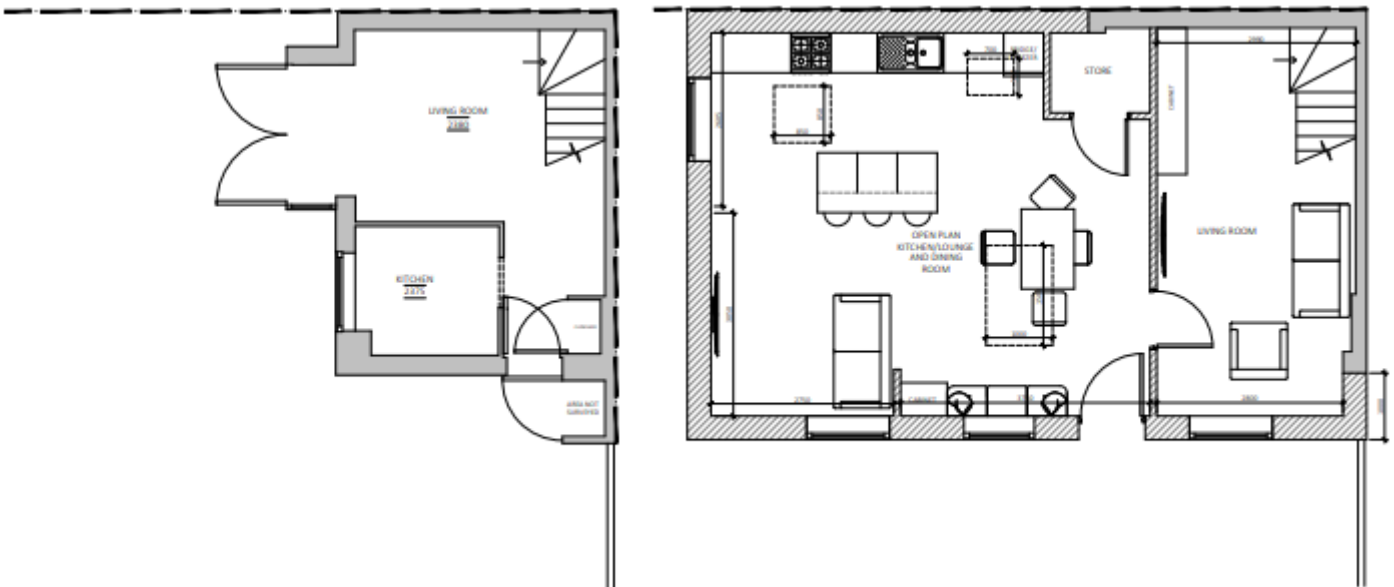
Existing & Proposed south elevation



Existing & Proposed west (rear) elevation

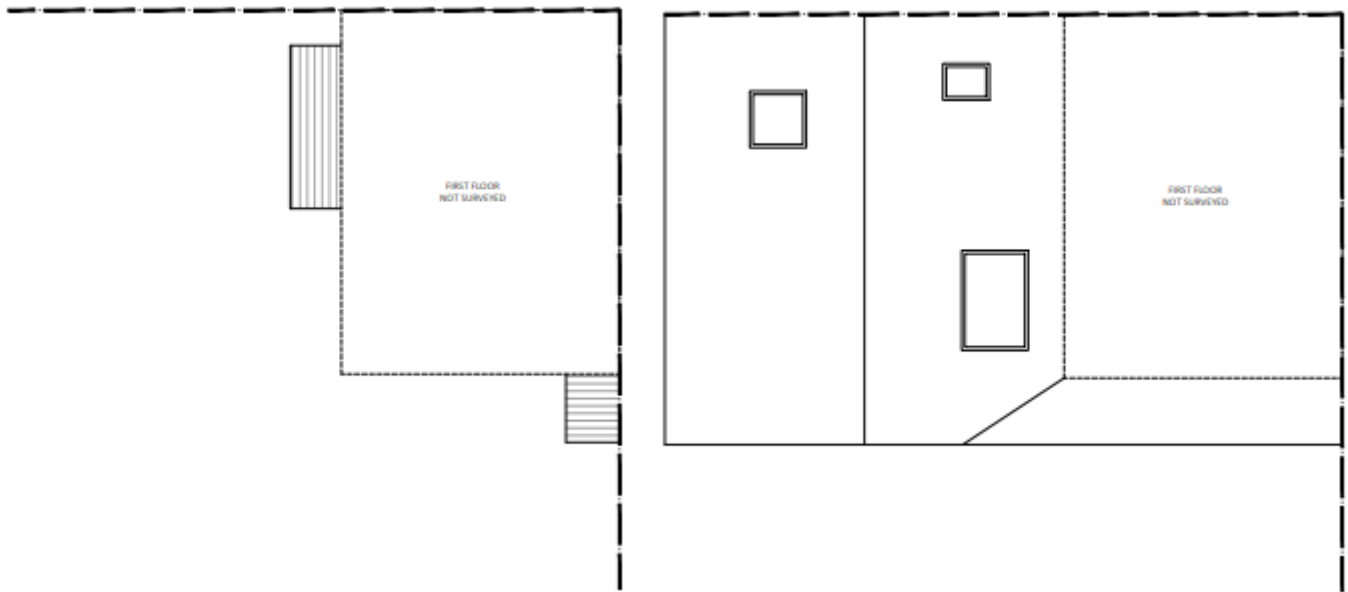


Existing & Proposed north (party wall) elevation



Existing and Proposed ground floor plans.

The upper storey is the same size as the existing ground floor, and not affected by this proposal. It contains a bedroom and bathroom.



Existing and Proposed roof plans

Property History

1	80/02173/AV	PROPOSED RESIDENTIAL DEVELOPMENT (≡ AOP)	Approved
2	84/00175/AV	RESIDENTIAL DEVELOPMENT	Approved
3	85/00031/AV	ERECTION OF 109 DWELLINGS AND SITE FOR COMMUNITY HALL (≡ ADP)	Approved
4	23/02178/APP	Householder application for single storey rear extension	Approved
5	25/00450/APP	Householder application for construction of single storey front and side extension	Pending Consideration

4. **25/00492/APP**

15 Bourton Road, MK18 1BG

Householder application for loft conversion with rear dormer to include 2 no. windows and 2no.rooflights to front elevation

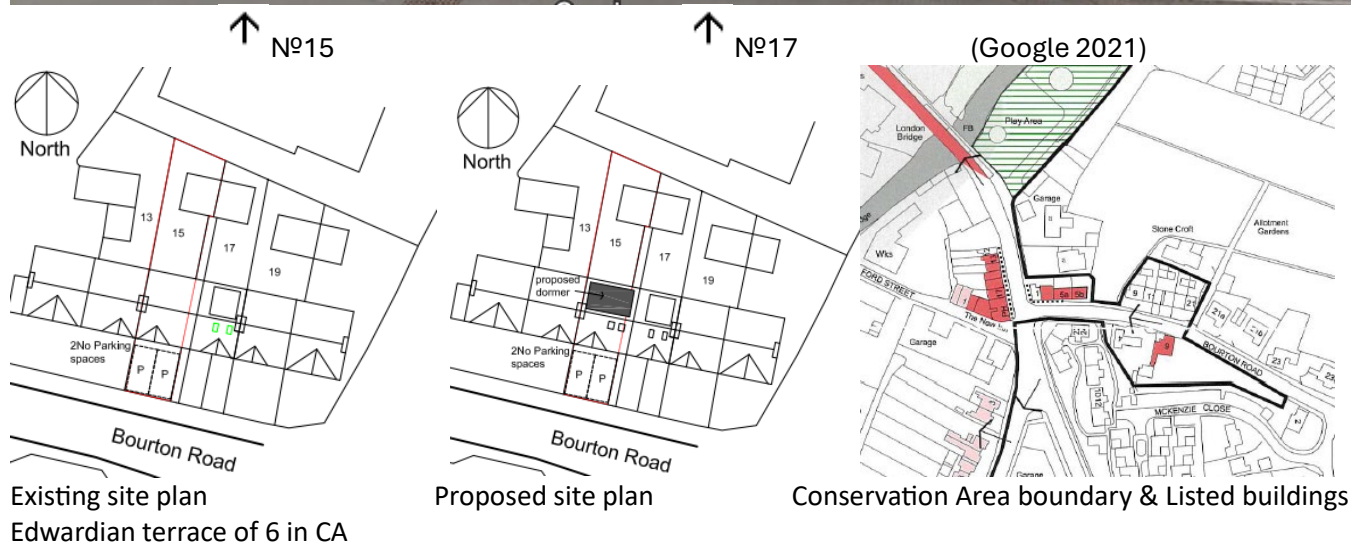
Graham



Location plan (the green area is the allotment field)



Aerial view



The site is a 3-bedroom Edwardian house in the terrace of 6 (odd Nos 9-21, no N^o13) between the smaller area of the allotments and the allotment access road. They are not Listed, but there are Listed Buildings nearby (red in the map above right), and it is in the Conservation Area. The terrace is in two groups of three, stepped with the hill, and there is a tunnel entry from front to rear between the two groups, between Nos 15 & 17; N^o15 extends over this tunnel. Each has a gable roof insert over the upstairs front window. The whole terrace is set back from the road a sufficient distance to allow cars to be parked without overhanging the pavement, and there are sizeable buildings in the rear of all the houses, separating the premises from Stone Croft, a large house between the terrace and the main part of the allotment field. Members may remember a very similar application last July for N^o17 (24/01827/APP: Loft conversion with rear dormer, approved August 2024) to which they responded 'No Objections'. N^o15 is essentially a mirror image of N^o17, with a lower roof ridge and the over-tunnel area allowing an extra bedroom.

The proposal is to convert the loft into a fourth bedroom with ensuite shower-room, accessed from the first floor landing by a new staircase sectioned off from the existing Bedroom 1. To give adequate headroom in the bedroom and bathroom a flat-roof dormer is proposed, with a small single pane obscure-glazed window to the bathroom and a high-up letterbox window to the bedroom (so no problem with overlooking) and also two skylights in the front roof slope. No side windows or other skylights are proposed, but the dormer is rather larger than N^o17's (see comparison below). The application form indicates a rubber roof to the dormer, walls of cement-based horizontal cladding and the windows white uPVC.



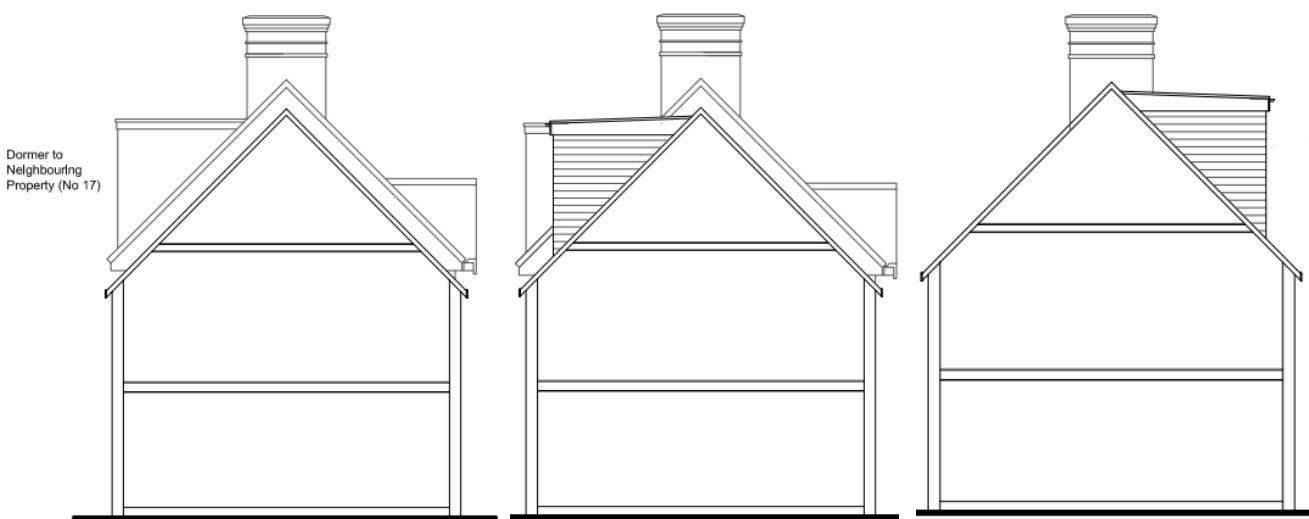
Existing and Proposed front elevation



Rear dormer of N°17 approved August 2024

Existing rear of N°15

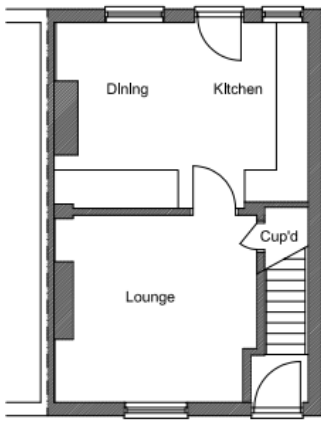
Proposed rear elevation of N°15



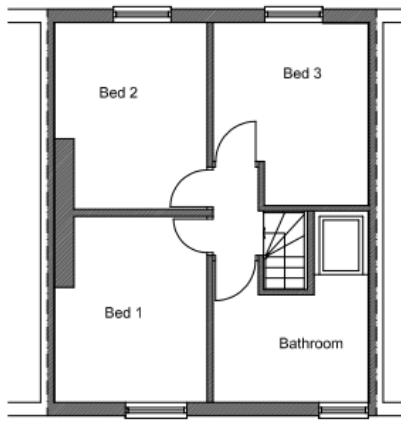
Existing west side elevation

Proposed west side elevation

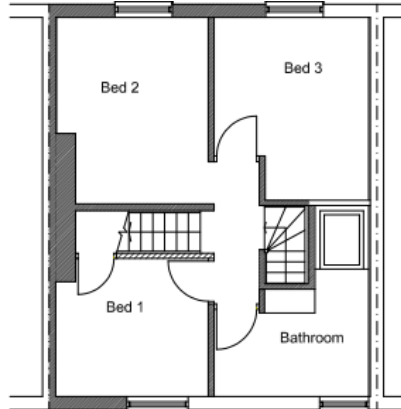
Proposed east side elevation



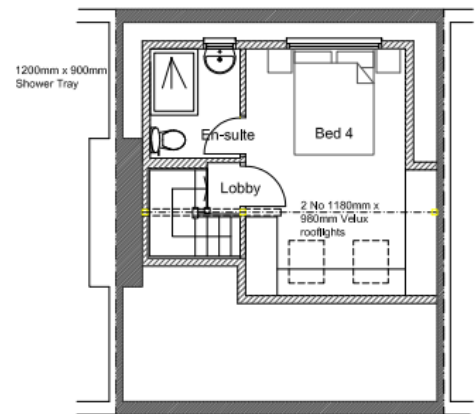
Ground floor plan (no change)



Existing first floor plan



Proposed first floor plan



Proposed loft plan



Property History

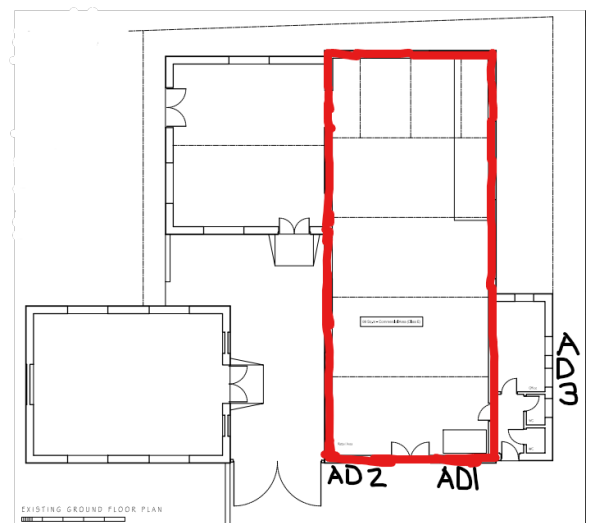
85/01179/AV	VEHICULAR ACCESS AND HARD STANDING	APPROV
25/00492/APP	Householder application for loft conversion with rear dormer to include 2 no. windows and 2no.rooflights to front elevation	Pending Consideration

5. 25/000494/AAD

The Old Telephone Exchange, Market Hill, MK18 1JT
 Display of 3 fascia signs
Bateman



Location plan



Ground floor plan (taken from previous application as the one submitted was not so clear); red line and labels added

The site is the Old Telephone Exchange behind the Royal Mail Sorting Office, between The Buckingham Centre/Library to the south and the Meadow Row/Clays delivery yard to the north and the new Telephone Exchange to the east. It has a small area of car parking to the north, detached from the much larger Royal Mail yard, but no direct connection (vehicle or pedestrian) with Cornwall's Meadow car park.



Home Appliances building, north elevation



Home Appliances – Royal Mail parking yard elevation



Photo taken 30/1/25

A section of the building adjacent to the RM yard has been operating since 1st February as a martial arts centre, though the existing application for conversion of the whole building into flats has not been withdrawn. The signage in the photo above (and the new door) was in place on 30th January, so this application is partially retrospective. The signs are not illuminated.

No change of use application has been made, but the B1 class is now E (gyms and indoor sports, along with many other classes) so it may not be required as they are only using the shop part of the building. The B8 part is not within the red line and remains B8 under the new classification.

Applicant's photos:



2120mm



2120mm

AD1

AD2

570mm



4500mm

AD3

Recent Property History

1	00/02100/APP	Erection of covered loading bay for use ancillary to existing class B1, business use, storage and sales	Approved
2	97/01711/APP	CHANGE OF USE OF TELEPHONE EXCHANGE, TO CLASS B1 (BUSINESS USE) WITH ANCILLARY STORAGE AND SALES (RETROSPECTIVE)	Approved
3	98/01923/AAD	EXTERNALLY ILLUMINATED STATIC SIGN AND SECONDARY NON-ILLUMINATED SIGN	Withdrawn
4	99/00525/APP	Application Continued use of premises for class B1 business use with ancillary storage & sales	Approved
5	10/02379/APP	Change of use from B1 to A5 and Erection of new shop front, extract duct and compressors	Refused

6	20/02488/APP	Change of use from B1 (light industrial) with ancillary storage and sales to mixed B8 (storage), B1 (workshop) and A1 (retail) (retrospective)	Approved
7	21/02518/APP	Part change of use of ground floor from mixed B8 (storage), E(g) (i) (workshop) and E(a) (retail) to 3 no. flats and the extension and alterations to building to provide 7 no. flats	Refused
8	23/03078/APP	Two storey roof extension to provide 8no. flats and change of use of the ground floor to provide 1no. residential unit and ancillary residential uses	Refused
8a	24/00038/REF	Decision appealed	Appeal dismissed
9	24/03608/APP	Two storey roof extension to provide 8 no. flats and change of use of the ground floor to provide 1 no. residential unit and ancillary residential use	Pending Consideration
10	25/00494/AAD	Display of 3 fascia signs	Pending Consideration

6. **25/00573/VRC**

Benthill, London Road

Variation of condition 1 (plans) relating to application 24/01837/ADP (Submission of Reserved Matters (landscaping, appearance, scale and layout) pursuant to outline planning permission 23/02545/AOP (The demolition of an agricultural building and an outline Planning Application for the Construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm, Buckingham. All matters are reserved save access) *Smith Jenkins Planning & Heritage*



Location plan (blue line = land in same ownership, but not part of application site)



Site plan

Both plans taken from previous application as none submitted.

The site is at Benthill, immediately south of Lace Hill, and sandwiched between the existing complex of buildings and the Lace Hill football field. The AOP for replacement of a derelict Dutch barn with two 5-bed detached houses was approved a year ago and the ADP last August (Members responded No Objections to both). The two houses are identical, and the more southerly one is stepped back a little from the other's building line. Access is from the London Road along a lane leading to the telecoms mast along the Lace Hill boundary and then turning south and widening out into the site.

The applicant wishes to

- convert the loft space into a fifth bedroom with en-suite bathroom and 5 flush skylights in the rear roof slope (facing the field)
- rearrange the first floor into 4 larger bedrooms (thus retaining it as a 5-bed house)
- make bedroom 2 into a dressing room and en-suite for bedroom 1
- enlarge Bedroom 3 by incorporating the linen cupboard
- reduce the size of the landing, allowing Bedroom 5 to gain an en-suite bathroom (with a curved wall to the landing) and install a store cupboard, also with a curved wall to the landing

- extend Bedroom 4's en-suite into the former landing to make a bathroom instead of a shower-room
- make changes to the ground floor rooms, moving the wall dividing the dining room/family room from the hallway to line up with the kitchen wall; changing the boot room into a utility room; and the utility room into a downstairs cloakroom; deleting the existing cloakroom and moving the staircase back to the outside wall of the hallway; making it a U-shape instead of straight; doubling the size of the study and giving it a curved wall to the hallway
- delete the 'barn conversion' double height window in the rear elevation and replace it with a folding patio door to the garden and a 3-panel window and Juliet balcony to the bedroom above
- redesign other windows to suit the new room layout
- replace the brick arches over the windows with a soldier course
- replace brick windowsills with standard windowsills
- introduce a string course between the ground and first floors
- add a plant room in the loft area for an air source heat pump
- place the exterior parts of the heat pump in the garden at the rear of the kitchen

The roof area and ridge height will not be changed so the impact of the buildings in the landscape will not be much altered, nor are there any changes to the footprint of the houses or the parking, EV charging and other exterior arrangements.

As a consequence of these amendments the following condition needs to be varied by changing the highlighted drawing from V24-115-P02-B to V24-115-P02-PO.

Condition 1 of the approved application 24/01837/ADP reads:

- 1 The development hereby permitted shall be carried out in accordance with the details contained in the planning application and drawing numbers received as follows:

<u>Plan Reference</u>	<u>Date received by LPA</u>
23059-03-2-a-Tracking Plan	21/06/2024
LA5421-001-Rev D- Soft landscape plan	21/06/2024
V24-115-P01-B-Proposed site plan	21/06/2024
V24-115-P02-B-Proposed plans & elevations	21/06/2024
V24-115-P03-A-Proposed garage plans & elevations	21/06/2024
V24-115-P04-A-Sections	21/06/2024
V24-115-P07-B-Proposed driveway plan	21/06/2024
V21-153-SLP01-E-Site location plan	21/06/2024
V24-115-P05-A-M4(2) compliance plan	21/06/2024
EBD_2028_DR009-Biodiversity features plan	21/06/2024

Reason: For avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority and to comply with the National Planning Policy Framework.

Ecology and Highways have no objections as it is only the proposed house buildings that are changing.



Approved front elevation (to parking area and access road)



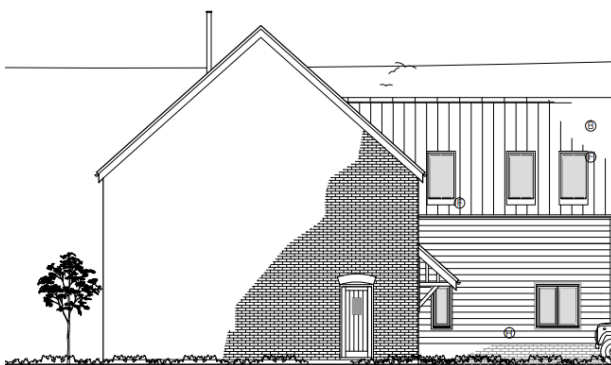
Revised front elevation per this proposal



Approved rear elevation (towards fields)



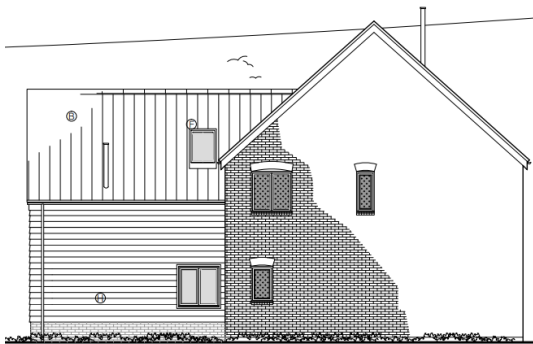
Proposed rear elevation



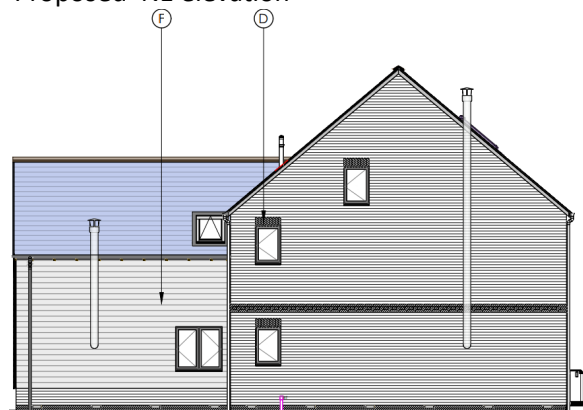
Approved North-east elevation (towards Lace Hill)



Proposed NE elevation



Approved South-west elevation (towards existing Benthill buildings)

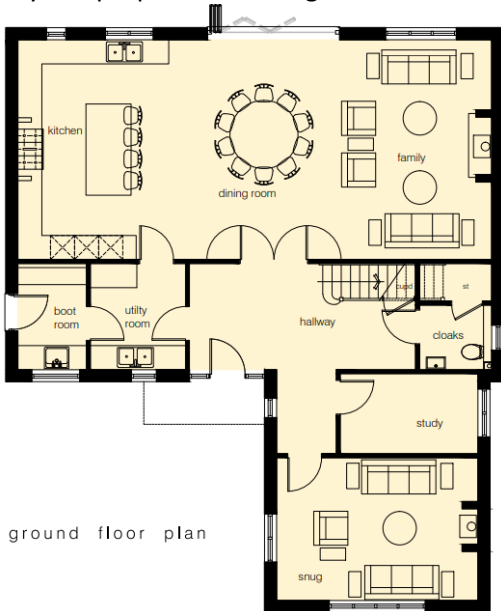


Proposed SW elevation

MATERIALS PALETTE:

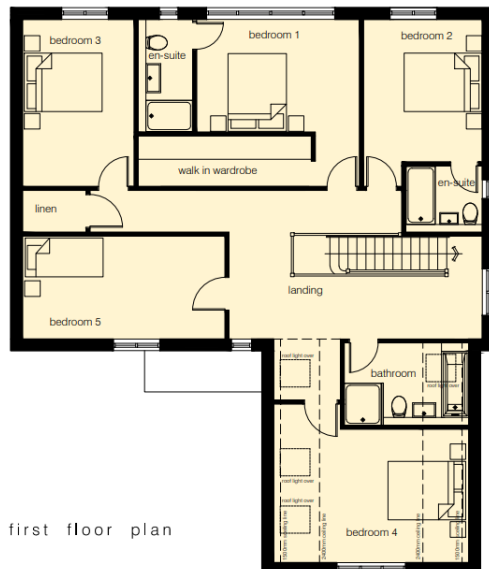
- A. Red Multi Brickwork
- B. Natural Slate Roofing
- C. Painted Timber Windows & Doors
- D. Window Head Soldier Course
- E. Standard Window Cills
- F. Timber Boarding
- G. Velux Rooflights
- H. Intermediate Band Course with Stretchers & Headers

Key for 'proposed' drawings above



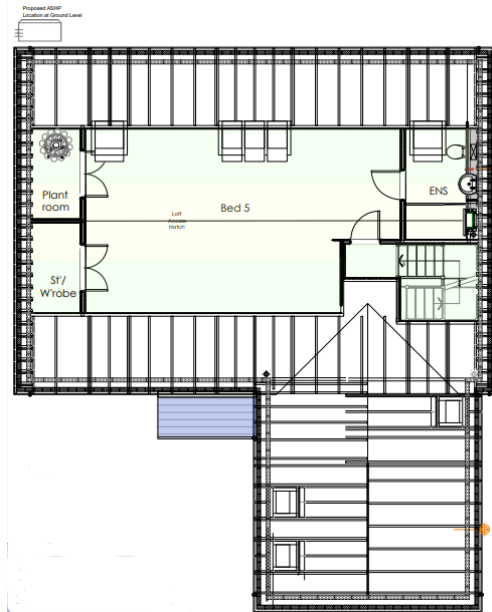
ground floor plan

Approved ground floor plan

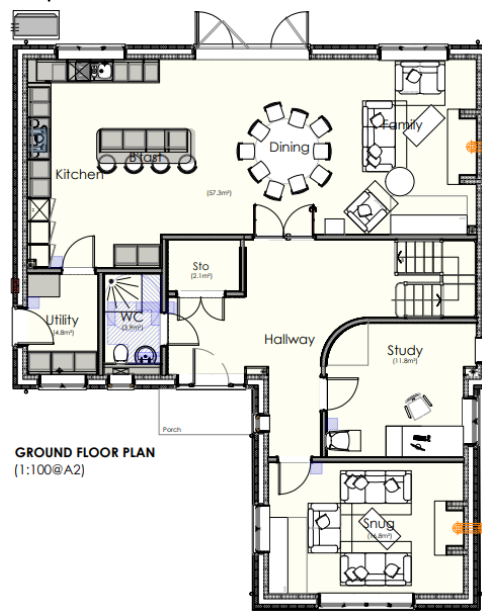


first floor plan

Approved first floor plan

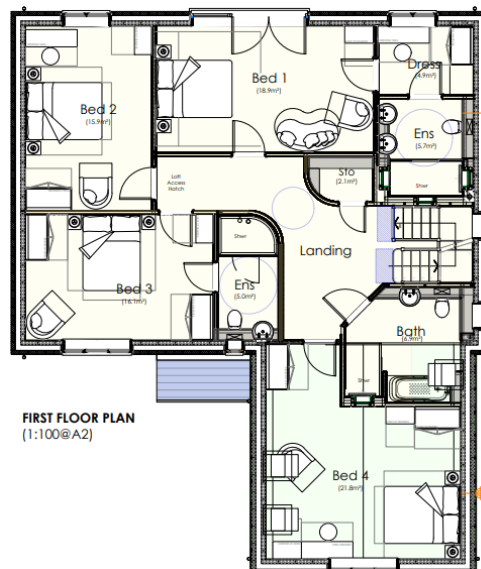


Proposed loft conversion



GROUND FLOOR PLAN
(1:100@A2)

Proposed ground floor plan



FIRST FLOOR PLAN
(1:100@A2)

Proposed first floor plan

Property History (this part of Benthill only)

1	22/01791/APP	Erection of three detached dwellings with garages, car parking, drainage and landscaping	Withdrawn
2	23/02545/AOP	The demolition of an agricultural building and an outline Planning Application for the Construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm, Buckingham. All matters are reserved save access.	Outline Permission Approved
3	24/01837/ADP	Submission of Reserved Matters (landscaping, appearance, scale and layout) pursuant to outline planning permission 23/02545/AOP (The demolition of an agricultural building and an outline Planning Application for the Construction of 2 dwellings with garages, car parking and landscaping on land at Benthill Farm, Buckingham. All matters are reserved save access)	Approved 15/8/24
4	25/00573/VRC	Variation of condition 1 (plans) relating to application 24/01837/ADP <i>[description as above]</i>	Pending consideration

Not for consultation (circulated separately)

7. 25/00718/ATC

6 Mitre Street, MK18 1DW

T1 Ash tree. As shown on plan - Removal
Knight



Location plan



Conservation Area shaded. Yellow-green area has Protected Trees

SITE Q APPEAL HEARING, 26th February 2025

The Site Q appeal hearing at Aylesbury, set down for two days, concluded after its first day, the inspector having gathered all the evidence he required from both sides – Buckinghamshire Council/Buckingham Town Council, and Rainier Estates – after the refusal of 300 dwellings on land zoned in both the current BNP and emerging BNP2 for employment use. He followed it with an unaccompanied site visit on 27th February.

As a hearing rather than inquiry, was fairly low-key, with three on the appellants' side, including a barrister; three from BC including their solicitor; and ONH's Leani Haim and myself for BTC.

Leani and I were given ample opportunity to speak with no time constraints, and the inspector made a point of asking if we wanted to add to what BC's Philippa Jarvis and their solicitor was saying, or to respond to what the appellants were saying.

My statement was:

Buckingham Town Council opposes this application for 300 dwellings as being contrary to the policies of both the Buckingham Neighbourhood (EE1) and Vale of Aylesbury (E2 and S1) Plans, which designate this site for employment land until 2031 and 2033, respectively.

Buckingham has a population circa 15,000, and a growing employment land need after the 2021 VALP changed Osier Way from employment to housing. The emerging BNP2, currently undergoing independent examination following the Regulation 16 process, would be valid until 2040, and assumes a population of up to 25,000, for which adequate provision for future housing has been made.

Since 2021 there have been 998 dwellings either completed or approved in the town, at Osier Way, St Rumbold's Fields, Moreton Road Phase III, and Hamilton Close. There are a further 163 coming on stream at Walnut Drive, Maids Moreton, Buckingham's conjoined neighbour. That makes Site Q / BUC020 even more important as the only designated employment use site remaining within the town.

To remove this employment land would have a severe impact on Buckingham's ability to attract new businesses and to provide employment for its residents, hastening it becoming a dormitory town for Milton Keynes, Bicester, and Aylesbury.

Silverstone may be county-designated employment hub, but there is no direct public transport, and access by car for housing estates south of the by-pass is through the congested town centre. The Buckingham Transport Strategy insists that this congestion will be alleviated only by upgrading the A421 trunk road.

This is about defending the Buckingham Neighbourhood Plan and its policies, which have been continually upheld by the Secretary of State, even to the extent of overruling his own inspector after appeals. Buckingham Town Council asks you to support made local and neighbourhood plans by refusing this appeal; to allow it would render government-supported neighbourhood and local plans meaningless.

Ms Jarvis spoke well against the application (despite having originally recommended approval), and at one point told the Inspector "the LPA supports the Town Council's approach."

My thanks to Leani for the support she has given us on this appeal - she was able deal with the technical issues and strongly countered the appellants' barrister.

CIlr Mark Cole JP
Chairman Planning, BTC

Summary provided by ONH

Summary of the informal hearing event held for the appeal APP/J0405/W/24/3348499 by Rainier Developments Ltd and John Cowley, Piers Cowley and Jennifer Rosson for residential development of up to 300 dwellings (including affordable housing), employment space and associated infrastructure at Land west of London Road, Buckingham

No new evidence was submitted at the hearing and therefore the submissions within the public domain contains each parties' case.

The hearing initially focussed on a discussion of employment need locally and within the wider context given the provisions of the VALP Policy E2 criteria c. (marketing) and d. (substantial over-supply of alternative employment sites). Some discussion also took place on the operation of the market. The Inspector was also interested in the difference between 1.7ha vs 10ha consistency with the over-arching development strategy for the economic growth in the area. Essentially, it appeared that the Inspector was grappling with coming to a position on 1.7ha vs 10ha in the context of employment need, over-supply and consistency with the over-arching development strategy for economic growth in the area.

On prematurity, Buckinghamshire Council agreed that prematurity is engaged and should carry substantial weight against the proposal. The appellant took the position that no evidence has been submitted for a need for 10ha of employment land and therefore prematurity is not engaged. It is likely that the Inspector's view will be influenced by the position he decides to adopt on 1.7ha vs 10ha.

The 5-year housing land supply was an extensive discussion. There is no disagreement that the tilted balance applies it is the extent of the under-supply that was the subject of contention.

The Statement of Common Ground (SOCG) between the appellant and the LPA included a scale for attributing weight to the benefits and impacts of the proposal as follows:

- No Weight
- Limited Weight
- Moderate Weight
- Significant Weight
- Substantial Weight

The SOCG also included the appellant and Buckinghamshire Council's position on these matters. At the hearing Buckinghamshire Council amended the table (shown below) to add the prematurity matter as an adverse impact with substantial weight. The appellant took the position that no weight should be attributed to the matter.

It was arranged for the appellant and Buckinghamshire Council to submit agreed S106 content and conditions in the event that the appeal is allowed by 12 March 2025. This

has since been completed as per the agreed schedule. The Inspector indicated that he anticipated a decision to be issued by the end of March 2025. The Inspector also made an unaccompanied site visit the following day.

TABLE SOCG2 - OVERALL BALANCE OF PLANNING CONSIDERATIONS			
POSTIVE BENEFIT		ADVERSE IMPACT	
Positive Benefit	Weight to be Given	Adverse Impact	Weight to be Given
Market Housing delivery	Appellants: Substantial Weight Council: Significant Weight	Loss of 8.3 ha. of allocated employment land	Appellants: Limited Weight Council: Substantial weight
Affordable housing Provision	Appellants: Substantial Weight Council: Significant Weight	Landscape and Visual Impacts	Appellants: Limited Weight Council: Limited Weight
Self/Custom Build Housing Provision	Appellants: Significant Weight Council: Moderate Weight	Development of Land in a Minerals Safeguarded Area	Appellants: No to Negligible Weight Council: No to Negligible Weight
Delivery of part of an allocated employment site	Appellants: Significant Weight Council: no / negligible weight	Loss of BMV Land	Appellants: Limited Weight Council: Limited Weight
Economic Benefits	Appellants: Significant Weight Council: Significant Weight	Conflict with the spatial development strategy of the VALP and BNDP - if any is identified	Appellants: Limited weight Council: Substantial
Additional Social benefits	Appellants: Moderate weight Council: Limited Weight		
Environmental Benefits	Appellants: Moderate Weight Council: Limited Weight		