

PL/03/25

Minutes of the **Planning Committee** meeting held on Monday 14th July 2025 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. T. Allen	Vice Chair
Cllr. F. Davies	Town Mayor
Cllr. J. Harvey	
Cllr. H. Haydock	
Cllr. A. Mahi	
Cllr. J. Mordue	Chair
Cllr. L. O'Donoghue	
Cllr. R. Newall	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Mrs. C. Cumming	Buckingham Society
Ms. C. Molyneux	Town Clerk
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Member of public	

Absent: Cllr. L. Draper

Public session

A member of the public/tree warden spoke to Members about the felling of three trees at Candleford Court. He has found no evidence to suggest that the work was illegal: the trees were considered dangerous, a 5-Day Notice was served on and acknowledged by Buckinghamshire Council. It is proposed that three alders will be planted to replace the trees.

Members asked what we can do to protect the remaining trees, whether a Tree Preservation Order (TPO) would prevent something similar happening again, who is able to declare that a tree is unsafe, and whether a suggestion could be made regarding the replacement tree type.

The member of public responded that Buckingham Tree Wardens could be asked to inspect trees if the Shire Council's tree officers are unable to do this. TPOs could be applied for; this would mean that six weeks' notice to the Planning Authority is required for tree work. This would not apply, however, if the tree is deemed dangerous; a 5-Day notice would still apply. Any person can declare a tree unsafe but may be subject to prosecution if it is found that a healthy tree has been felled. The Planning Authority should be contacted for consideration of tree type replacements.

The Town Clerk will speak to the Tree Officer about the possibility of Buckingham Tree Wardens inspecting trees if the Tree Officer is unavailable. **ACTION TOWN CLERK**

Members thanked the member of public for their attendance – they left at 7:19pm.

147/25 Apologies for Absence

There were none.

148/25 Declarations of Interest

Cllr. Stuchbury noted that, as a member of the Central and North Buckinghamshire Planning Committee, he will not be voting on applications.

149/25 Minutes

Members received the minutes of the Planning Committee Meeting held on 16th June 2025. Cllr. Draper Proposed, Cllr. O'Donoghue Seconded and Members unanimously **AGREED**.

150/25 Buckingham Society nomination of deputy

Members noted that the Buckingham Society has nominated Mr. Anthony Ralph in place of Cllr. Roger Newall to deputise for Mrs. Cumming if she is unavailable.

151/25 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/ Buckinghamshire Local Plan

Buckingham Neighbourhood Plan: The Town Clerk informed Members that a brief Extraordinary Full Council meeting will take place before the Environment Committee, on 28th July 2025, to look at the recommendations made by the Working Group.

152/25 North Bucks Parishes Planning Consortium

Members received and discussed a verbal report from Cllr. Try:

At the meeting held on 18th June, Cllr. Hardcastle was re-elected as Chair. The constitution of the Consortium may change to allow co-option. Members considered the lack of funding for local neighbourhood plans, battery farms around the Steeple Claydon area, Shenley Park being pushed back and Salden Chase progressing. The judicial reviews to be held in October were also discussed (one from WildFish to put their case on sewage and pollution and one on Biodiversity Net Gain). The next meeting takes place on 15th October 2025.

153/25 Planning applications

For Member's information the next scheduled Buckinghamshire Council – Central & North Buckinghamshire Planning Area Committee meetings are on Wednesdays 23rd July and 13th August 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 31st July and 28th August at 2pm.

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

25/01545/APP NO OBJECTIONS subject to the satisfaction of the Heritage Officer 5 Castle Street

Householder application for replacement of roof including removal of roof tiles, repair roof structures, new felt and insulation, installation of new tiles and leadwork restoration.

Cllr. J. Mordue Proposed No Objections, Cllr. Davies Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

25/01546/ALB **NO OBJECTIONS** subject to the satisfaction of the Heritage Officer
5 Castle Street
Listed building application for replacement of roof including removal of roof tiles, repair roof structures, new felt and insulation, installation of new tiles and leadwork restoration.

Cllr. J. Mordue Proposed No Objections, Cllr. Davies Seconded and Members **AGREED**.
Cllr. Stuchbury abstained.

25/01702/APP **NO OBJECTIONS** subject to the satisfaction of the Environmental Health Officer
2 White House Cottages, Bletchley Road [A421]
Householder application for replacement garage.

Cllr. Try Proposed No Objections, Cllr. Newall Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

25/02022/VRC **NO OBJECTIONS**
24 London Road
Variation of Condition 4 (window plan) relating to application 25/01126/APP (Householder application for construction of single/ two storey rear extension, front porch extension, raising of roof and addition of rear facing dormer).

Cllr. J. Mordue Proposed No Objections, Cllr. Allen Seconded and Members **AGREED**.
There were three abstentions.

Amended Plans
24/03569/APP **NO OBJECTIONS**
Loth Lorient, Mount Pleasant Close
Demolition of an existing bungalow and replacement with a two-storey residential dwelling.

Cllr. J. Mordue Proposed No Objections, Cllr. Newall Seconded and Members **AGREED**.
There were two abstentions and two against.

Members noted the following:

Not for consultation
25/01753/CPL **NO OBJECTIONS**
1 Nelson Street, MK18 1BU
Certificate of Lawfulness for proposed change of use from office (commercial) to residential.

25/01829/ATP **NO OBJECTIONS**
3 Cecils Yard, Stratford Road
Prune landward side of Horse Chestnut by 2.5m and up to 3.5m from ground.

25/01982/CPL **NO OBJECTIONS**
46 Highlands Road
Certificate of lawfulness for proposed erection of single storey rear extension.

25/02001/ATC **NO OBJECTIONS**
Coopers Wharf, Ford Street
G1 Light reduction on all Hornbeams in the front car park by 1-2ft.

T2 - Remove small Silver Birch tree.

T3/T4 - Re pollard Willow trees to previous points.

All works have been approved by the directors of the flats with all residents in agreement.

For information only (5-day notice; already approved)

25/01932/ATC

Candleford Court, Bridge Street

5-Day Notice to remove 3 x Thuja trees.

154/25 Planning decisions

Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
24/02682/APP	Ring Road Garage	Ext'n to existing vehicle workshop	No objections
25/00337/APP	Royal Latin School	Installation of 2 air source heat pumps	No objections
25/00492/APP	15 Bourton Road	Loft conversion with rear dormer	Oppose
25/00558/APP	19 Turnside Street	Two storey side extension	No objections
25/00652/APP	Kilrenny, Stowe Close	2-st rear extension, s/st side extension & demolition of garage	No objections
25/01179/ALB 25/01267/AAD	Kings Head, Market Hill	Internal alterations, redecoration, new signage incl. externally illuminated text, hanging signs & amenity boards	Oppose

Refused

Application	Site address	Proposal	BTC response
25/01357/VRC	4 London Road	Removal of Conditions 4 (student occupancy only) and 6 (wording) of 23/03405/APP (ch/use of dwelling to HMO)	Oppose

Not for consultation (trees; circulated separately)

Approved

Application	Site address	Proposal	BTC response
25/01304/ATP	1 Waglands Garden	T1/T2 Reduce 2 Yews by 2m	No objections
25/01305/ATP	Waglands Garden	T3 Reduce Yew by 2m away from garden and access road	No objections
25/01471/ATC	Trolley Hall, Castle Street	Crown reduce sycamore by 2-3m	No objections
25/01506/ATC	Hamilton House	Maintenance work to cypress trees	No objections

25/01548/ATP	Waglands Garden	T1 Oak – prune canopy away from garden by 4m T3 Lawsons Cypress – remove damaged branch leaning over road	No objections
25/01932/ATC	Candleford Court	Remove 3 Thuja trees (alleged danger to children and riverbank retaining wall)	5-day notice; decision made 26/6/25

Not for consultation (other)

Refused

Application	Site address	Proposal	BTC response
25/01441/CPL	53 Fishers Field	Single storey rear extension	See footnote ¹

¹ Members deferred comment pending a decision on whether CPL was the appropriate application type. It was refused because PDR were withdrawn (condition 8 of 88/01632/APP).

Called-in application 25/03426/AOP; Land south of Bourton Road

Outline application (all matters reserved apart from access) for residential development up to 220 dwellings (including affordable dwellings), pre-school/nursery (E/F1), SuDS attenuation, public open space including children's play area, access arrangements off Bourton Road and associated landscaping, infrastructure, and ancillary development.

Members noted for information that the Chair and Planning Clerk will be attending the North & Central Area Planning Committee on 23rd July at The Gateway to represent the Council's views on this application.

155/25 Planning Consultation: Reform of planning committees: technical consultation

Members received a [Government consultation](#); Members were asked to consider their individual response and forward it to the Planning Clerk by Friday, 18th July 2025. Cllr. Davies thanked the Planning Clerk and Proposed that Members accept this offer. Cllr. O'Donoghue Seconded and Members unanimously **AGREED**.

ACTION PLANNING CLERK

156/25 Statutory Consultation: New Disabled Bay, Addington Road

Members received a report from the Planning Clerk on a Buckinghamshire Council consultation and agreed a response to the proposal: Cllr. Davies Proposed No Objections with the proviso that the bay is removed when it is no longer needed. Cllr. O'Donoghue Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

ACTION PLANNING CLERK

157/25 Street naming

157/25.1 Osier Way Phases 2, 3 & 4

Members received a report from the Planning Clerk, collating Members' suggestions for street names as per Interim Council minute 90/25, and were asked to agree on a theme, and select 15-20 names for submission to Buckinghamshire Council.

Cllr. Davies Proposed Herbs and Spices as the theme, particularly native herbs. Cllr. O'Donoghue Seconded.

Cllr. Newall Proposed former Buckingham pub names. Cllr. Stuchbury Seconded.

A vote for the Proposal Herbs and Spices was taken. Eight Members voted in favour of the theme; it was therefore **AGREED**.

Cllr. Davies Proposed the following street names for submission, Cllr. O'Donoghue Seconded and Members unanimously **AGREED**:

Angelica
Bayberry
Butterbur
Chamomile
Comfrey
Cowslip
Dill
Heartsease
Hyssop
Lovage
Mallow

Meadowsweet
Parsley
Ransoms
Sage
Cicely
Woodruff
Tansy
Tarragon
Thyme
Watermint
Yarrow

ACTION PLANNING CLERK

157/25.2

Land adj. 38 Moreton Road

Members discussed and agreed a selection of names for this road. A report from the Planning Clerk described the site and offered a few suggestions from residents which have been held on file for naming small developments.

Cllr. Harvey Proposed:

- Vesta - Roman Goddess of Hearth and Home and therefore Fire – link to 1725 Great Fire of Buckingham.
- Peace - Link to the 80th anniversary of the end of World War II.
- Victory - As above.
- Haven - The land was the kitchen garden of the Workhouse which housed the poor of 28 parishes in the north of the County; it had a separate ward for vagrants.

Cllr. Newall Seconded.

Cllr. Stuchbury Proposed Parker for Mr. Walter Parker who ran the local cinema. Cllr. Davies Seconded.

Cllr. Davies Proposed a former Mayor, John Roberts. Cllr. Stuchbury Seconded.

Mrs. Cummings suggested a police connection: Copper's End or Peel End.

A vote was taken on Cllr. Harvey's Proposal and the result was:

For: 4
Against: 4
Abstentions: 2

The Chair had the casting vote and voted in favour.

ACTION PLANNING CLERK

158/25 Action reports

158/25.1 Regular Actions update

Minute (filing date)	File application responses
97/25 19/6/25	5 applications via Parish Channel including Call-in request
11/6/25	3 tree applications via Comments

158/25.2 Members received action reports.

West End Farm – archaeological work is now complete; the report is not yet in the public domain.

The spring flowing on to the path near St. Rumbold's Well has been reported.

158/25.2.1 (Minute 97/25) Members received and noted a table showing the changes to the call-in procedure as revised after the May elections.

The Town Clerk thanked the Planning Clerk for her work which clearly explains the changes.

159/25 Town and Parish Council Quarterly Forum

Members received the Clerk's notes on the Forum meeting held on 26th June 2025. Members **AGREED** to note these until the August meeting when the slides will be available.

160/25 Rolling lists – updates only:

Members noted the following:

160/25.1 Tree felling applications.

160/25.2 Call-in requests.

160/25.3 HMO Licences.

161/25 Matters to report

Cllr. Harvey reported a single (on one side of the road only) dropped kerb at Osier Way and several single dropped kerbs on Bourton Road.

Cllr. Try reported new uplighters on the former RSPCA shop.

Cllr. Try reported worn/wobbling fence posts at the paddock in Bourton Park.

ACTION PLANNING CLERK

162/25 Chair's announcements – for information only

No announcements.

163/25 Date of the next meeting: Monday 18th August 2025

Meeting closed at 8:52pm

Chair Date

DRAFT