



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, 13 August 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 18th August 2025, following the Extraordinary Full Council meeting 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, 3.f, and 3.g, which will last for a maximum of 15 minutes. A member of the public shall not speak for more than 3 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 agree the minutes of the Planning Committee Meeting held on 14th July 2025.

[Copy previously circulated](#)

Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



Valmadrera, Italy



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.

4. Planning applications

For Member's information the next scheduled Buckinghamshire Council – Central & North Buckinghamshire Planning Area Committee meetings are on Wednesdays 3rd September and 1st October 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 28th August and 30th September at 2pm.

Additional information provided by the Clerk.

[PL/59/25](#)

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

The following two applications may be taken together

- | | |
|------------------|--|
| 4.1 25/01975/APP | White Hart Hotel, 2 Market Square MK18 NL
Installation of six external wall mounted floodlights with fixing brackets located at First floor Level on No 4 Market Square (retrospective). |
| 4.2 25/01976/ALB | Listed building application of six external wall mounted floodlights with fixing brackets located at First floor Level on No 4 Market Square (retrospective).
<i>Greene King</i> |
| 4.3 25/02019/AAD | 16 Market Square <i>[W H Smith]</i> MK18 1NW
Display of 1Nº fascia sign non-illuminated and 1Nº projecting hanging sign non-illuminated.
<i>Alleyne [TPS Visual Communications]</i> |
| 4.4 25/02143/VRC | Puratos Ltd., Middle Slade MK18 1XT
Variation of condition 15 (plans) relating to application 24/00977/APP (Extension of existing food processing facility (use class B2 & B8) to provide additional processing/storage space).
<i>Elmer [Puratos Ltd]</i> |
| 4.5 25/02237/APP | 30 Grenville Road, MK18 1LR
Single storey rear extension with a lantern rooflight.
<i>Tilley</i> |
| 4.6 25/02321/APP | 36A Chandos Road, MK18 1AL
Single storey rear and side extensions with associated landscaping to include tiered retaining walls. Re-roof existing garage.
<i>Lucas</i> |

The following application was approved before the meeting:

For information only:

(The following application was decided before the meeting and the certificate has been issued:

- | | |
|------------------|--|
| 4.7 25/02381/CPL | Certificate of lawfulness for proposed removal of conservatory and erection of single storey rear extension.
<i>Allcock</i> |
|------------------|--|

Not for consultation (Trees: Circulated separately due to time constraints)

University of Buckingham, various sites as listed; details in the Clerk's Report
Gouverneur [University of Buckingham]

4.8	25/02261/ATP	Open Space Fronting 2 To 16 Bernardines Way
4.9	25/02286/ATP	Verney Park Campus London Road
4.10	25/02287/ATP	Land between Station Road and River Great Ouse
4.11	25/02289/ATC	Land along River Ouse and Tanlaw Mill Leat
4.12	25/02324/AT.C	Mitre Court, Hunter Street
4.13	25/02328/ATP	Land At Castle Bridge, Tingewick Road
4.14	25/02329/ATP	Land At Castle Bridge, Tingewick Road (duplicate of the above)
4.15	25/02358/ATP	Land Adjacent Station Road
4.16	25/02359/ATC	Station Road
4.17	25/02361/ATC	(Land west of) Hunter Street
4.18	25/02362/ATP	Prebend House, Hunter Street
4.19	25/2248/ATC	7 Victoria Row, MK18 1ER 5-day Notice to remove cherry tree and adjacent holly tree <i>Webber</i> <i>[5-day notice, validated 6/7/25; decided and added to website 23/7/25]</i>
4.20	25/02323/ATP	Buckingham Primary School Regular maintenance work per schedule (see Clerk's Report) <i>Martin [Site manager, BPS]</i>

5. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
24/03569/APP	Loth Lorient, Mount Pleasant Close	Demol. Bungalow; replace with 2-storey house	Oppose ¹
25/01388/CPE	Park Manor Farm	Siting a caravan within the curtilage as annexe accommodation	No objections ²

¹ Members opposed the original application *[loss of a bungalow, and design not in keeping with remainder of street]* but had no objections to the amended red-line plan considered at the last meeting

² Planning Permission not required; not 'development' within the meaning of the Act

Refused

Application	Site address	Proposal	BTC response
25/02022/VRC	24 London Road	Variation of obscure-glazing condition of 25/01126/APP for side window	No objections

Not for consultation**Approved**

Application	Site address	Proposal	BTC response
25/02001/ATC	Coopers Wharf	Maintenance work to hornbeams in car park; pollard willows; remove failing silver birch	No objections

Refused

Application	Site address	Proposal	BTC response
25/01753/CPL	1 Nelson Street	Ch/use from commercial to residential	No objections
25/01982/CPL	46 Highlands Rd.	Single storey rear extension	No objections

5.2 Planning Inspectorate

An appeal on the grounds of non-determination has been lodged for the application:
25/02020/APP Avenue Lodge, Stratford Road
Householder application for erection of two-storey side extension.

Should Members wish to add anything to their application response, the closing date is 26th August. See final page of the Clerk's Report for further information. [PL/59/25](#)

6. Action reports**6.1 Regular Actions update**

Minute (filing date)	File application responses
153/25	4 via Parish Channel
17/7/25	1 by email (no longer in Parish In-Tray)
	2 via Comments button
10/7/25	2 Trees separately

7. Matters to report

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

8. Chair's announcements – for information only**9. Date of the next meeting:** Monday 22nd September 2025**To Planning Committee:**

Cllr. T. Allen Vice Chair
Cllr. F. Davies Town Mayor
Cllr. L. Draper
Cllr. J. Harvey
Cllr. H. Haydock
Cllr. A. Mahi

Cllr. J. Mordue Chair
Cllr. L. O'Donoghue
Cllr. R. Stuchbury
Cllr. M. Try
Buckingham Society Co-opted Member

BUCKINGHAM TOWN COUNCIL
PLANNING COMMITTEE
MONDAY 18th AUGUST 2025

Contact Officer Mrs. K. McElligott

Agenda 6 Additional information on Planning Applications

The following two applications may be taken together

- 6.1. 25/01975/APP** White Hart Hotel, 2 Market Square MK18 NL
 Installation of six external wall mounted floodlights with fixing brackets located at First floor Level on No 4 Market Square (retrospective)
- 6.2. 25/01976/ALB** Listed building application of six external wall mounted floodlights with fixing brackets located at First floor Level on No 4 Market Square (retrospective)
Greene King



The original hotel was No2; Nos3 and 4 were formerly shops. No3 and the upper floors of No4 were acquired in 1986 and the shopfront of No3 changed to the two windows as above; the shop at No4 became an off licence and is now a nail bar. All three are Grade II Listed and in the Conservation Area.

A linked pair of applications (24/02054 & 02055) submitted last July included the six floodlights on No2 but not the six on Nos 3 & 4 (see the photo below). **These applications have not yet been decided.** Members opposed the applications, and also the amended plans submitted in November as follows:

(Meeting of 19/8/24)

OPPOSE

Members noted that the exterior painting had already been carried out without approval, effectively making the application retrospective; they also felt that the portico colour was too dark. They also could not see the need for the additional lighting – in particular the floodlights, but also the lanterns – in a well-lit town centre where there is little competition for hotel accommodation. It was noted that the new lighting proposed for the adjacent Grade II Old Town Hall (23/03912/ALB & 03919/AAD) had not yet been approved *, and the Heritage comments on those proposals had been negative. Both buildings are in the heart of the Conservation Area. Heritage had not yet submitted comments on these applications.***

* A reduced scheme was approved in September, but has not yet been enforced [29/7/25]

** The Senior Heritage Officer commented (14/8/24) "No objection to applications 24/02054/AAD & 24/02055/ALB."

(Meeting of 2/12/25) (Amended Plans)

OPPOSE

Members criticised the amount of lighting in the proposal in their August 2024 response, which they judged to be unnecessary in the town centre – every sign has at least one trough light. The use of floodlights rather than uplighters creates too much light pollution, and five more than shown in the application drawings have been installed over the ground floor shop unit (№4 Market Square; the hotel acquired № 3 and the first and second floors of № 4 in 1986. Both are Grade II Listed). There is also a new strip light along the eaves, also not included in the application, which spans the full length of the front elevation.

It was noted that the Heritage Officer had responded with a one-line email offering No Objections, but without any report or analysis of the detailed proposal.



Photo taken 26/11/25 by Mark Cole

These two applications are therefore supplementary to the two from last year rather than amendments to them. The floodlights match those on the main hotel frontage, and it is intended to paint the black cabling to match the wall colour.



Nos 4 (with shopfront) & 3



The floodlights

Property History (signage and advertisements only)

1	77/00243/AV	INTERNALLY ILLUMINATED SIGNS	REFUSE
2	89/02001/AAD	ERECTION OF PROJECTING ADVERTISEMENT SIGN MENU	APPROV
3	89/02002/ALB	BOARDS HARVESTER LETTERING AT THE FRONT RECEPTION SIGN AT THE REAR AND CAR PARK SIGN	
4	99/00195/AAD	Installation of new signs & lighting	APPROV
5	99/00196/ALB		
6	04/03251/AAD	Erection of banners	Refused
7	08/00762/AAD	Erection of illuminated Fascia sign, hanging sign and various other signs	Approved
8	13/00124/AAD	No.3 Illuminated Pictorial Signs, No.2 Illuminated Fascia Sign,	Approved
9	13/00125/ALB	Illuminated Transom Sign and No.1 Wall Plaque	
10	15/01312/ALB	Upgrading of the existing signage scheme to comprise 2 x non-	Approved
11	15/01323/AAD	illuminated fascia signs and 1 x illuminated fascia sign; 3 x illuminated hanging signs; 5 x non illuminated hoarding signs and 1 x decorative lantern.	
12	19/04047/AAD	Installation of replacement illuminated and non illuminated signs	Approved
13	19/04049/ALB	and repainting of the exterior	
14	24/02054/AAD	Installation of replacement signs, 1x new post pictorial, 2x	Pending
15	24/02055/ALB	projecting pictorial panels to 2x existing gibbets, 1x door plaque, 1x fascia sign, 2x lanterns. 4x sets of sign written text, 6x floodlights and 3x amenity boards (part retrospective)	Consideration
16	25/01975/APP	Installation of six external wall mounted floodlights with fixing	Pending
17	25/01976/ALB	brackets located at First Floor Level on No. 4 Market Square (retrospective)	Consideration

6.3. 25/02019/AAD

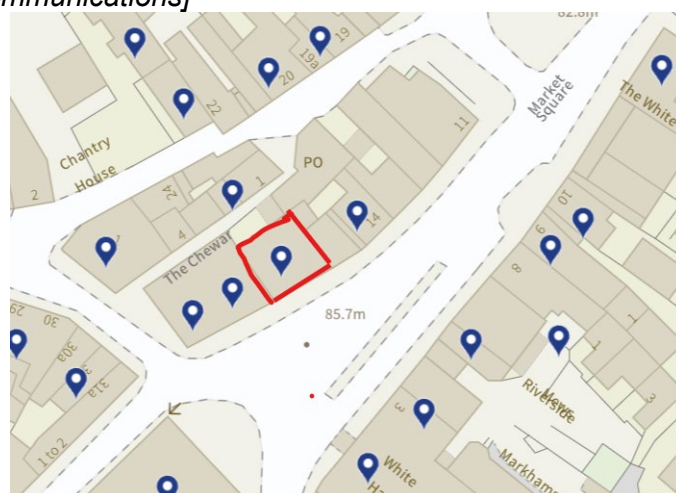
16 Market Square [W H Smith] MK18 1NW

Display of 1No fascia sign non-illuminated and 1No projecting hanging sign non-illuminated

Alleyne [TPS Visual Communications]



Location plan



Adjacent Listed Buildings

The site is W.H.Smith's in Market Square; the company has changed ownership and the application is to replace the signage with the new name. The shop is actually Nos 17 (with the bay window) and 16 (with the shop entrance) and both are Listed, surrounded by other Listed Buildings, and in the Conservation Area. The ground slopes down from the SW to the NE, so the stallriser under the righthand shopfront window is somewhat higher than that under the lefthand shopfront window. The only previous signage applications on record date from 1997 when the approved new signs were aluminium stove-enamelled in blue with applied white vinyl lettering, and were not illuminated.



Photo: 29/7/25



Existing



Proposed

The reverse is the same in both cases

The proposed signage is a folded aluminium panel painted a darker blue than the existing, with rather smaller applied white vinyl lettering. Neither sign is to be illuminated. The hanging sign will have a new black steel support similar to the existing.



Existing



Proposed

Property history (shop unit only)

1	97/01187/AAD	NON-ILLUMINATED FASCIA & PROJECTING SIGNS	Approved
2	97/01499/ALB		
3	25/02019/AAD	Display of 1no. fascia sign non illuminated and 1no. projecting/hanging sign non illuminated	Pending Consideration

6.4. 25/02143/VRC

Puratos Ltd., Middle Slade MK18 1XT

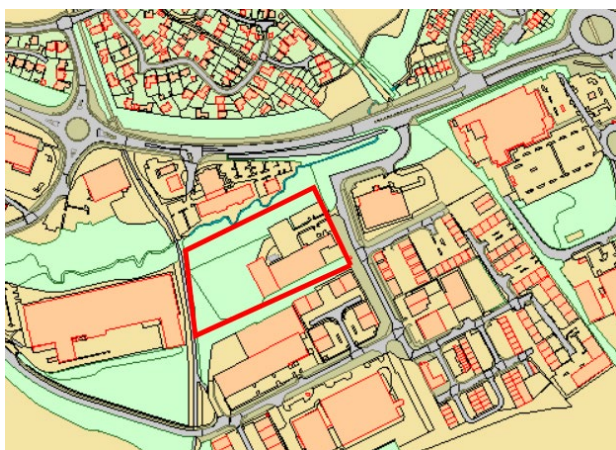
Variation of condition 15 (plans) relating to application 24/00977/APP

(Extension of existing food processing facility (use class B2 & B8) to provide additional processing/storage space

Elmer [Puratos Ltd]

The site is the first premises on the righthand side of the entrance road from the bypass after it turns a right angle between Great Slade and Middle Slade. A large extension was applied for last year, and approved on 18th October. Members considered the application at the meeting of 22nd April 2024 and responded

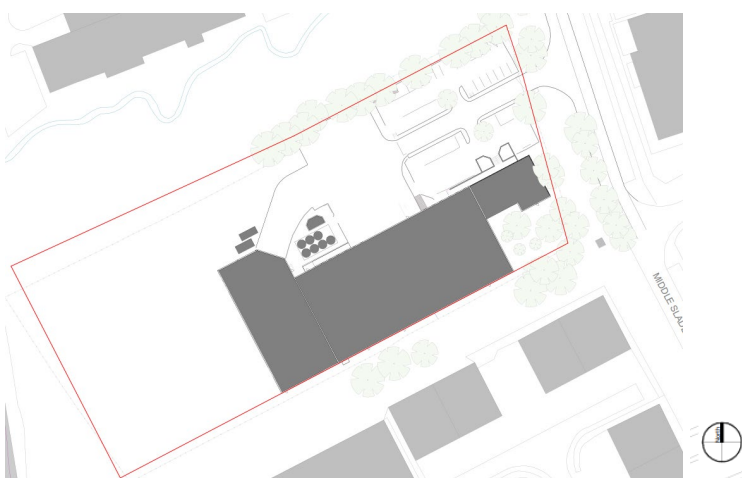
SUPPORT - *Members welcomed the investment in the town and its workforce.*



Location plan



Entrance and existing NW elevation from car park (applicant's photo)



Existing site plan



Proposed site plan (rotated from drawing supplied for easier comparison)

This application seeks to vary conditions 13 and 15 of the approval document; these currently read:

13. Prior to commencement of works, a surface water drainage scheme for the site, based on the Sustainable Drainage Assessment (80236.02R1, 130/07/2024, GeoSmart Information) and Proposed Surface and Foul Water Drainage Layout (80236.03 100 P02, 29/07/2024, GeoSmart Information) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include *[11 detailed technical requirements of the system to be approved follow]*

Reason: To ensure adequate provision is made for surface water drainage to ensure the development would not increase the risk of flooding on site or elsewhere. The reason for this pre-commencement condition is to ensure that a sustainable drainage strategy has been agreed prior to the development reaching an advanced stage and to accord with Policy I4 of the Vale of Aylesbury Local Plan and Paragraph 173 and 175 of the National Planning Policy Framework (2023).

And

15. The development hereby permitted shall be carried out in accordance with the details contained in the planning application and drawing numbers received as follows:
[11 drawings as listed below]

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.

The applicant wishes to vary Condition 13 to match the system approved as part of the Discharge of Conditions to read

Condition 13 amended to following drawings: ST21069-020-R

Condition 15:

The scheme has been changed (without consultation) per the following amendments to the design of the extension:

- external landscaping
- removal of access ramp (access provided within existing facility)
- mezzanine to south removed, overall reduction in internal floor space
- building depth reduce (pulled away from boundary and smaller lean-to added)
- height of proposed building reduced to suit height of existing building
- roof pitch rotated 90 degrees
- link to rear of existing building removed.

so the applicant needs to vary Condition 15 to update the list to the current revision numbers:

<u>Original Plan Reference (per the Decision sheet)</u>	<u>Title</u>	<u>New Revision number on updated list</u>
P6180_100_P02	Location Plan	P6180_100_P03
	Existing Site Plan <i>[P01]</i>	P6180_101_P03
	Existing Elevations <i>[P01]</i>	P6180_102_P02
P6180_103_P04	Proposed Site Plan	P6180_103_P08
P6180_104_P01	Proposed GF Plan	P6180_104_P01
P6180_105_P01	Proposed Mezzanine Plan	<i>[to be deleted]</i>
P6180_106_P01	Proposed Roof Plan	P6180_106_P04
P6180_107_P01	Proposed Elevations	P6180_107_P05
P6180_108_P01	Proposed sections	P6180_108_P04
P6180_109_P01	Proposed site section	P6180_109_P06

For information the four elevations of the buildings on site will change as follows:



New Proposal:

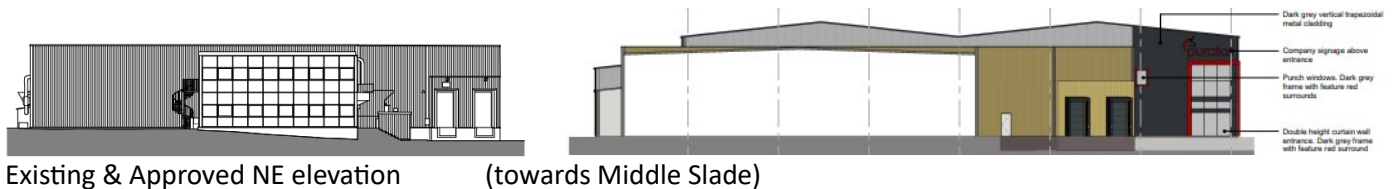


Existing & Approved SE elevation



New Proposal:





Existing & Approved NE elevation (towards Middle Slade)

New Proposal:



Existing & Approved SW elevation (towards Lenborough Lane and spice factory)

New Proposal:



Property History (since Puratos' occupancy)

1	88/00964/APP	CONSTRUCTION OF NEW MANUFACTURING AND WAREHOUSING PREMISES WITH ASSOCIATED OFFICE	APPROV
2	95/01457/APP	EXTENSION TO FACTORY & ERECTION OF SILOS; CHANGE OF USE OF PART OF FACTORY SPACE TO WAREHOUSING	APPROV
3	98/00238/APP	WAREHOUSE EXTENSION, NEW SILOS & SERVICE AREA EXTENSION	Approved
4	98/01529/APP	NEW SILO LAYOUT AND 2 ADDITIONAL SILOS	Approved
5	06/00182/APP	Two storey side extension to provide new technical centre, and associated car parking. <i>[Not implemented]</i>	Approved
6	07/00069/APP	Erection of building for technical centre and associated parking <i>[Not implemented]</i>	Approved
7	24/00977/APP	Extension of existing food processing facility (use class B2 & B8) to provide additional processing/storage space	Approved
8	25/02143/VRC	Variation of condition 15 (plans) relating to application 24/00977/APP (Extension of existing food processing facility (use class B2 & B8) to provide additional processing/storage space)	Pending Consideration

6.5. 25/02237/APP

30 Grenville Road, MK18 1LR

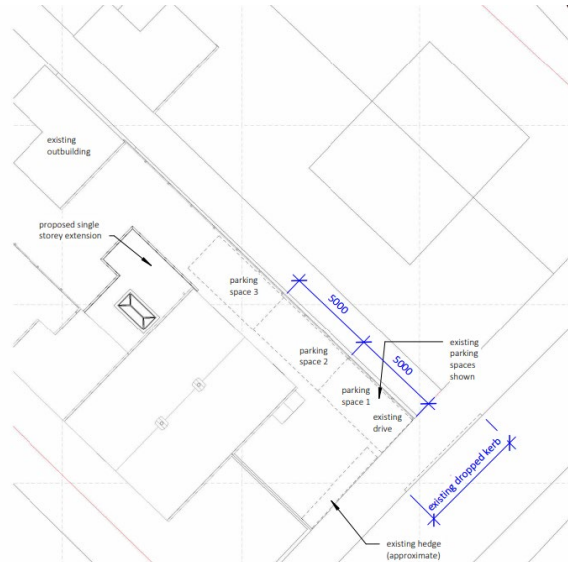
Single storey rear extension with a lantern rooflight

Tilley

The site is a 2-bedroom semi-detached house on the northern limb of the T-shaped Grenville Road off Western Avenue. The land slopes down from front to rear, where there is open ground and a stream. Between Nos 30 and 28 is a lane giving access to the open space from the road, and the other half of the semi is No 32, to the south, which already has a rear extension (82/00791/AV). A low close-board fence divides the drive from the lane, and there is an existing brick garage & store at the far end of the drive, which has adequate parking for three vehicles. The house has a tiled gable-roofed porch with a door in the drive side. Its front wall is finished in a grey stone, and the rest of the house and outbuilding is beige brickwork. The roof is brown concrete tiles, and the windows and doors are white uPVC.



Location plan



Block plan



The front of the house and drive

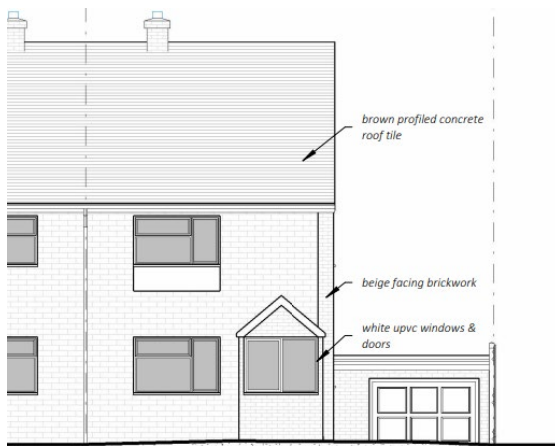


The rear of the house, part of the garage outbuilding and the neighbour's extension

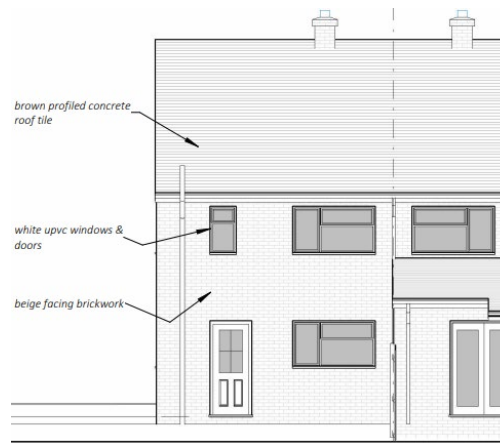
The proposal is to add an L-shaped rear extension the full width of the house, slightly less deep than the neighbour's on the party wall side, and a little over 1m deeper on the drive side. It will house a dining room with French doors to the garden, a glazed panel beside the doors, and a lantern skylight; a downstairs WC with a small, presumably opaque-glazed, window to the drive; and a utility room with a glazed door to the drive and a window to the garden. An internal dividing wall (? larder cupboard) and most of the existing rear wall will be removed to leave a large rectangular kitchen/diner.

Not part of the description but shown on the drawings is a proposal to divide the larger (front) bedroom into two, amalgamating the airing cupboard and bedroom 2's storage cupboard into the new bedroom 1. A new window is proposed to the new bedroom 3, overlooking the drive and access lane. Bedroom 3 is wide enough to accommodate a single bed, but its floor area is restricted because of accommodating the stairwell.

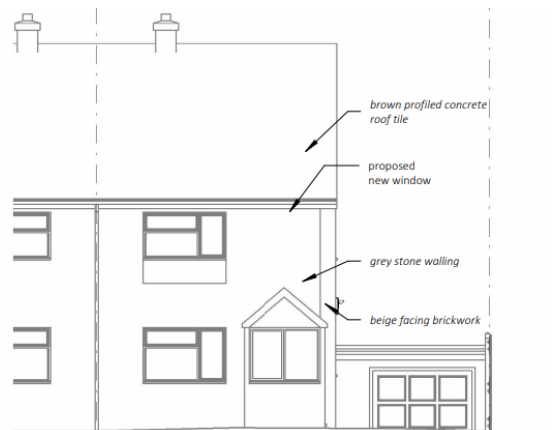
Matching materials are specified.



Existing front elevation



Existing rear elevation

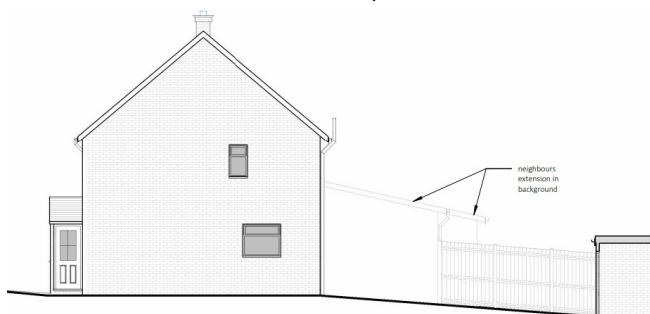
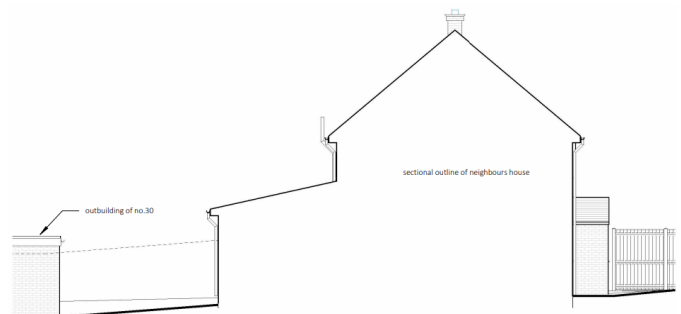


Proposed front elevation

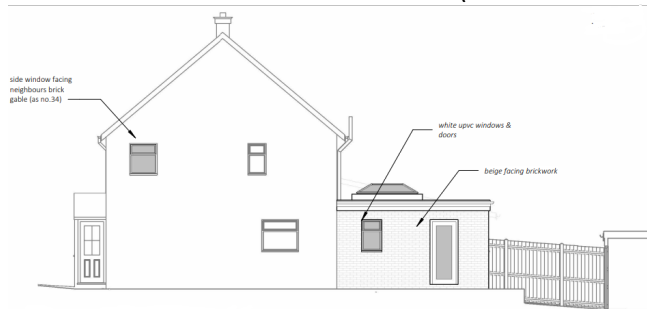
Note that the 'proposed new window' labelled is in the side elevation, see below



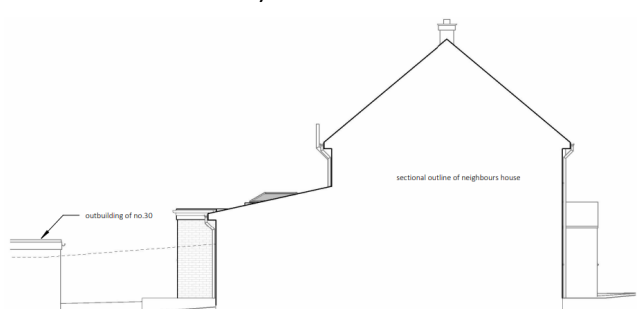
Proposed rear elevation

Existing side elevation facing No 32 across lane
(not to same scale as front & rear elevations)

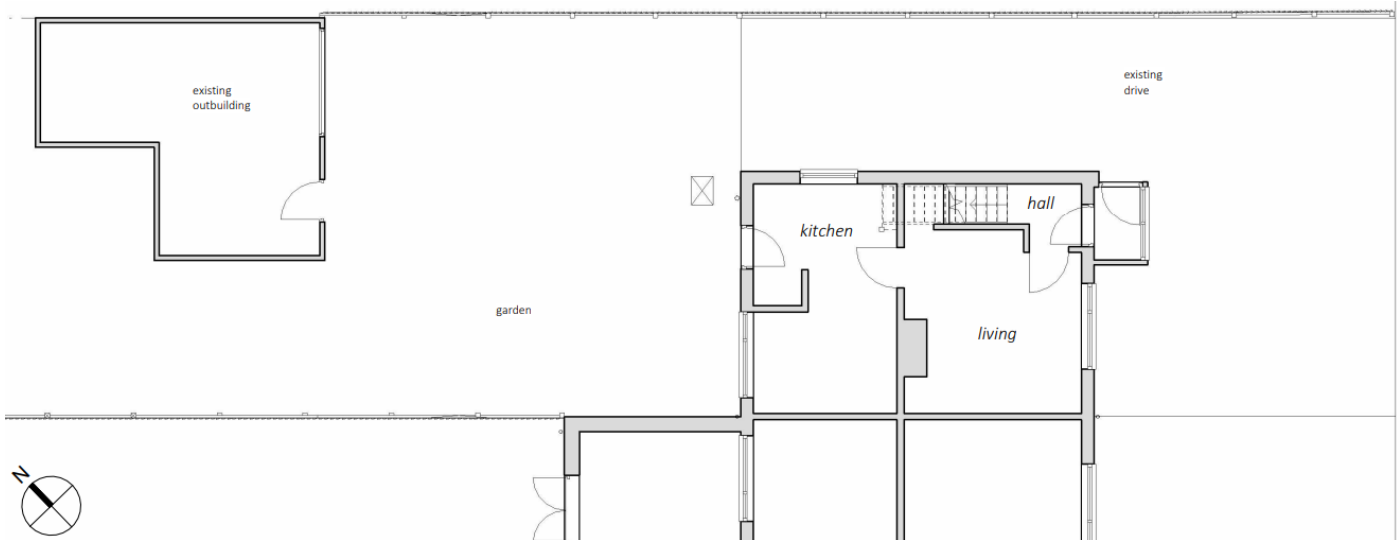
Existing side elevation facing No 28 (with party wall)



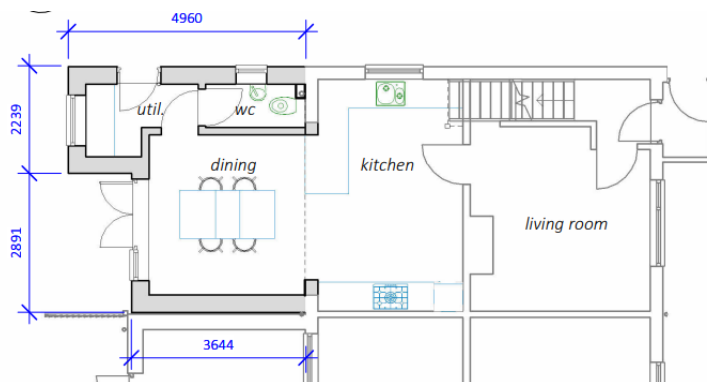
Proposed side elevation facing No 32 across lane



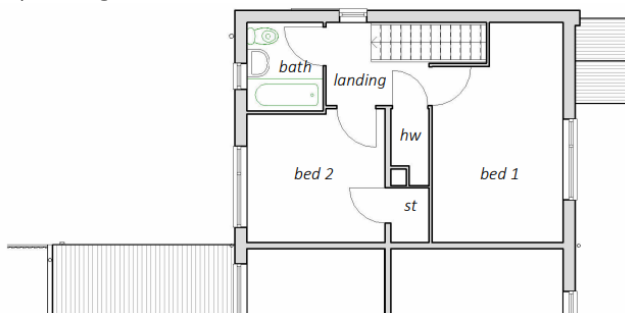
Proposed side elevation facing No 28 (with party wall)



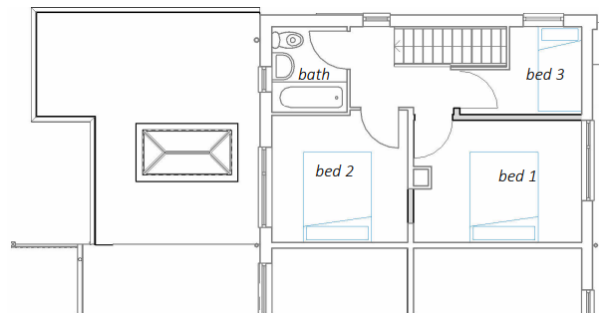
Existing buildings, ground floor



Proposed ground floor



Existing first floor



Proposed first floor

6.6. 25/02321/APP

36A Chandos Road, MK18 1AL

Single storey rear and side extensions with associated landscaping to include tiered retaining walls. Re-roof existing garage.

Lucas

The site is a 3-bed detached house on Chandos Road, backing onto Chandos Park play area and opposite the back garden fences of the southern end of Chandos Close. It is one of the post-war infill row of houses between the double-fronted Victorian villa at the park entrance (№23) and The Old Dairy (№24) and is at the opposite end of Chandos Road to №36. It has an unusual wedge-shaped bay window on the ground floor front elevation; many of the other houses still have this original feature, but some have been altered to square, or incorporated it into a front extension across the whole house. Like its neighbours it has a good-sized front garden and a detached pitched-roof garage at the side (and at a higher floor level), with driveway parking in front of it, and a gated passage between the garage and house. The house front is

rendered and the other walls brick. The ground slopes down from south to north, and more steeply front to back.

For Members unfamiliar with the unusual numbering of Chandos Road, the western (park) side runs consecutively from the London Road end from 1 to 22; Chandos Court; №23; №s 30 to 34 consecutively; №s 35A, 36A and 37A; №s 24 and 25. The eastern side has no numbered houses from Dark Alley to George Grenville Academy; then there are №s 35, 36 and 37 fitted in behind Sainsbury's.



Front of house



Conservation Area (white) boundary



Location map



Site map



River flooding: mid-blue is Zone 2; darker Zone 3

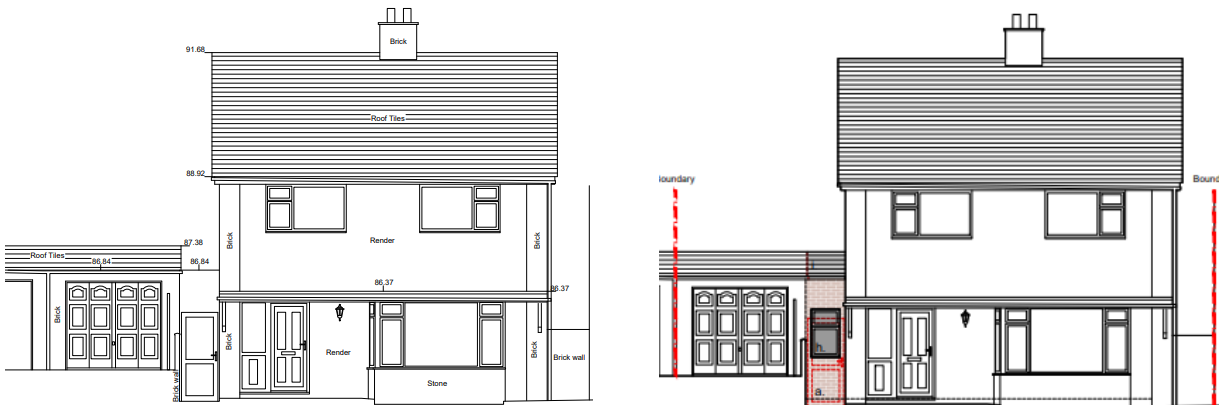


Surface water flooding areas

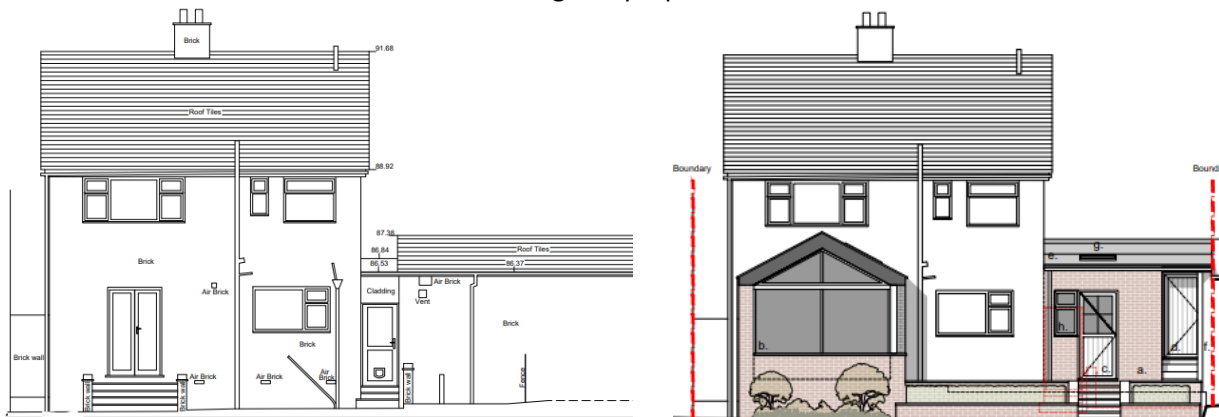
The ground floor level is somewhat higher than 83.0m; the maximum level estimated in December 2020 was 82.0m

The proposal is

- to create a new square extension at the rear of the dining room with French doors on the side (to the patio area and facing the neighbour on the far side of the garage block) and a skylight in the roof-slope above;
- wall up the front of the passage between the house and the garage and relocate the outside toilet (currently at the garden end of the passage behind the garden) with the advantage that the new cloakroom will be at the same floor level as the main house;
- extend the kitchen sideways behind the garage, with a continuous single-membrane roof over all...
- ... leaving a passage between the kitchen extension and the boundary and making a doorway into the rear of the garage to preserve access to the back garden;
- landscaping the rear garden with low walls, and making a new patio area in the NW corner with walls and a balustrade, utilising the slope of the land (see ground plan below). This will involve moving an existing tree, but no loss of any other trees. As can be seen above, the garden is above Flood Zone 2.



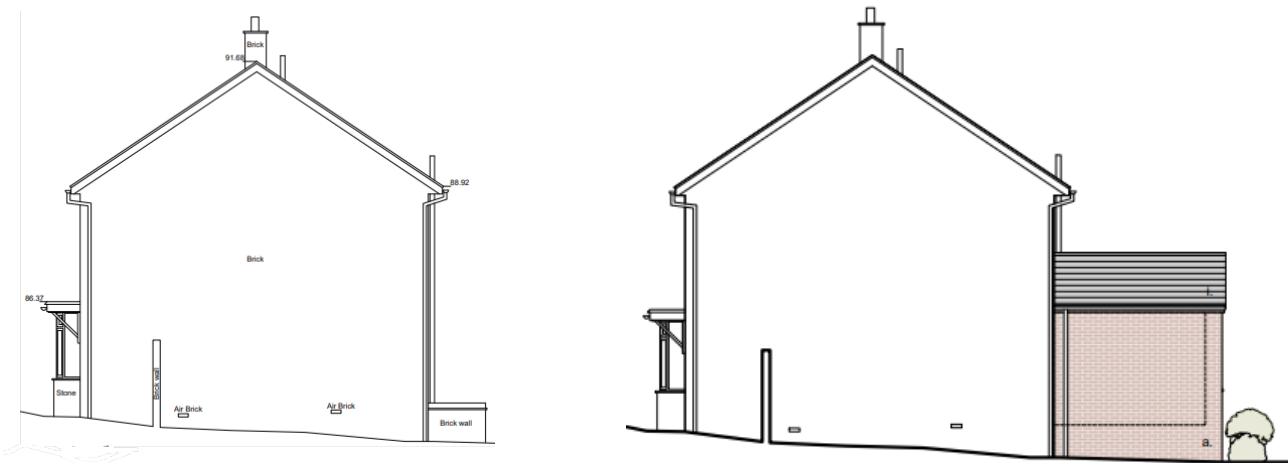
Existing and proposed front elevations



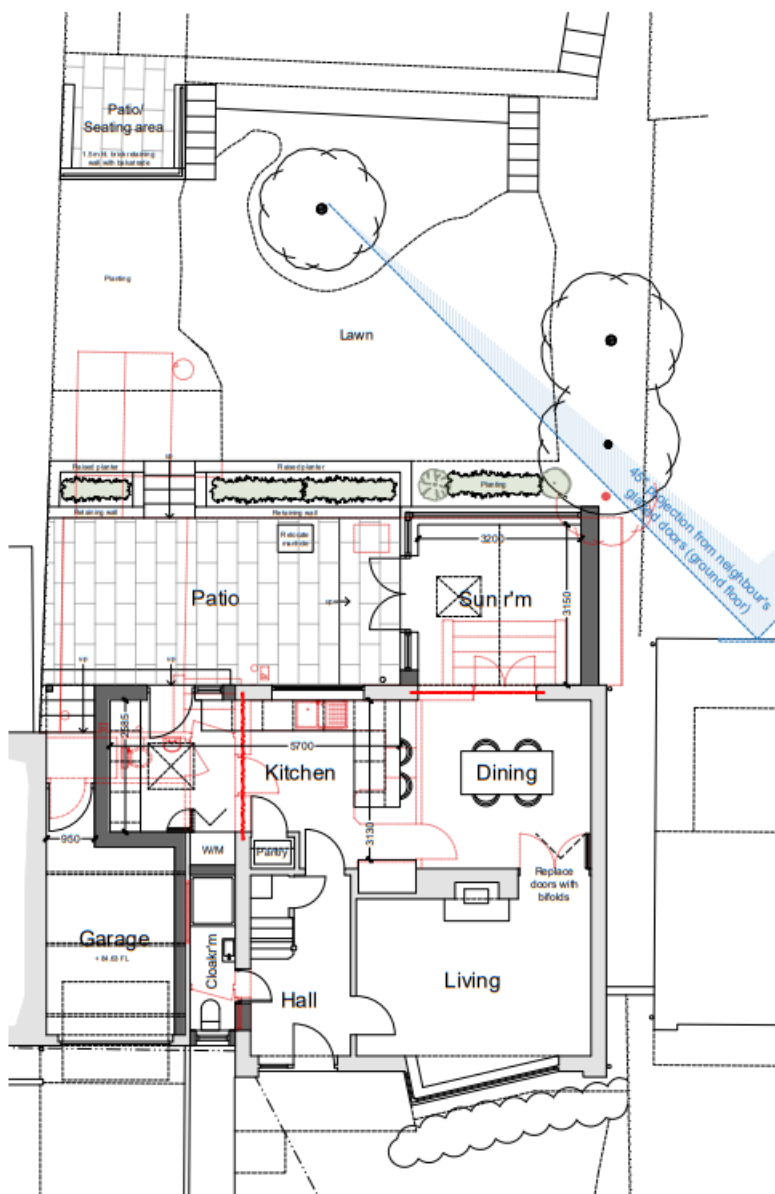
Existing and proposed rear elevations



Existing and proposed side elevations facing 37A (SW)



Existing and proposed side elevations facing 35A (NE)

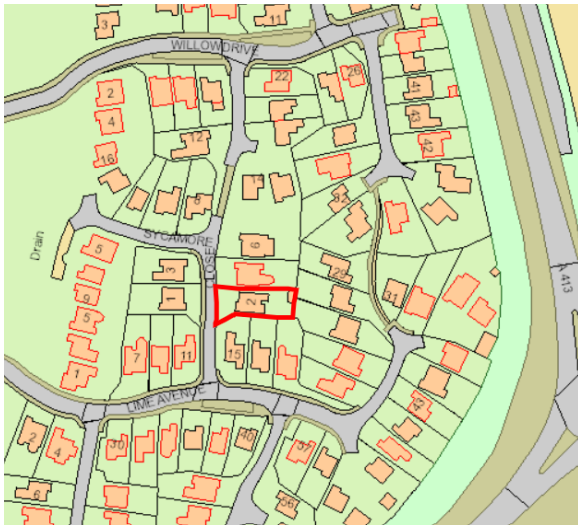


6.7. 25/02381/CPL

2 Sycamore Close, MK18 7HL

Certificate of lawfulness for proposed removal of conservatory and erection of single storey rear extension

Allcock



Location plan



Site plan



FRONT ELEVATION



SIDE ELEVATION



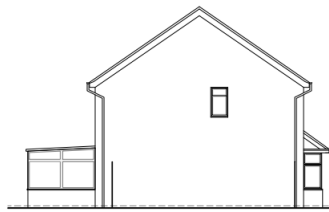
FRONT ELEVATION



SIDE ELEVATION



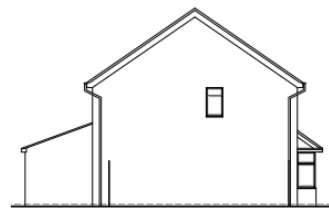
REAR ELEVATION



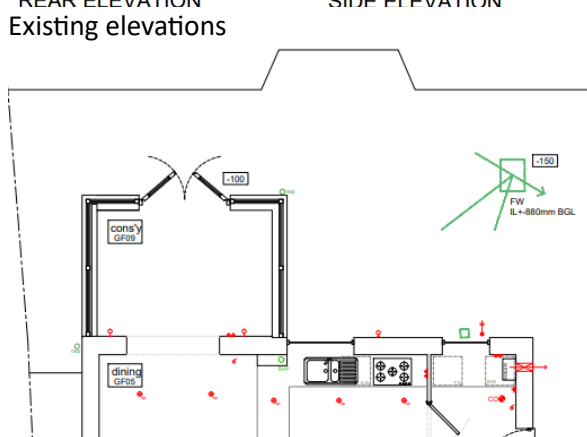
SIDE ELEVATION



REAR ELEVATION

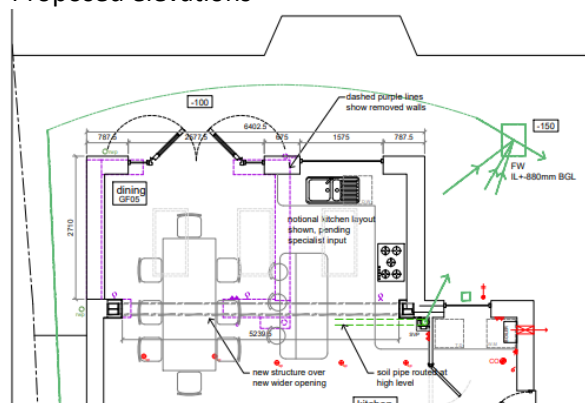


SIDE ELEVATION



Part of existing ground floor plan

No side windows to overlook neighbouring property.



Part of proposed ground floor plan

Property history

1	09/01080/APP	First floor side extension (<i>over the garage</i>)	Approved
2	25/02381/CPL	Certificate of lawfulness for proposed removal of conservatory and erection of single storey rear extension	Approved

6.8 - 6.18. University Of Buckingham, various sites as below

Almost all of the applications are preceded by "With reference to the tree location plan and a tree condition survey by Jack Foskett dated May 2025:"

Gouverneur [University of Buckingham]

Note that there is a mixture of ATC and ATP applications, presented in numerical order, and that there is some duplication.

6.8. 25/02261/ATP Open Space Fronting 2 To 16 Bernardines Way

Proposed work - 3m Crown reduction to 1 Oak tree at Bernardines Way Recommended following a Picus test to reduction loading



Plan submitted



TPO map of area for applications #6.9 and #6.10

6.9. 25/02286/ATP Verney Park Campus London Road

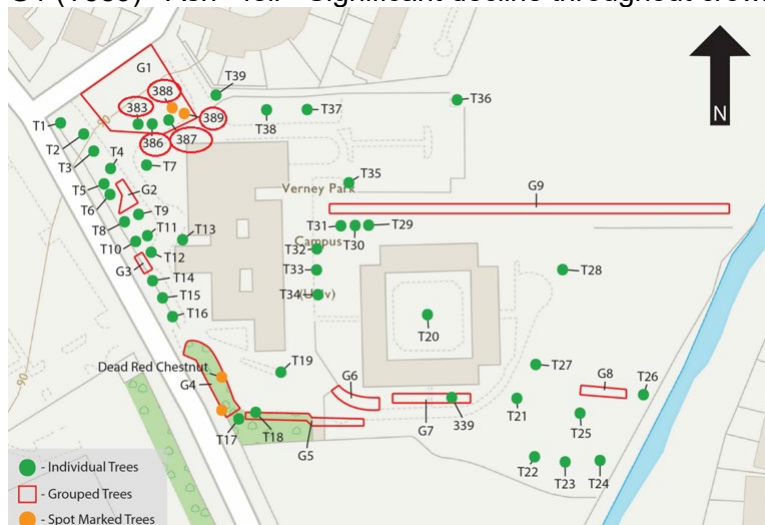
G1 (T383) - Grey Poplar - Reduce crown by 4m to reduce sail area/windthrow - the crown has a moderate lean to the east with possible root plate movement.

G1 (T386) - Ash - fell - Significant decline throughout crown.

G1 (T387) - Grey Poplar - Pollard to 10m - Historic storm damage to upper crown and in poor form. Tree located adjacent to footpath.

G1 (T388) - Ash - fell - Significant decline throughout crown.

G1 (T389) - Ash - fell - Significant decline throughout crown.



Plan submitted

6.10. 25/02287/ATP Land between Station Road and River Great Ouse

G2 - T365 - Ash - Reduce crown overall by 5m - Large unmanaged tree. Crown overhangs car park.

G4 - 3 Ash spot marked with paint - remove - suffering Ash dieback.



Plan submitted



TPO map of the area for both #6.11 and #6.12

6.11. 25/02289/ATC Land along River Ouse and Tanlaw Mill Leat

(first two transferred to application #3 above)

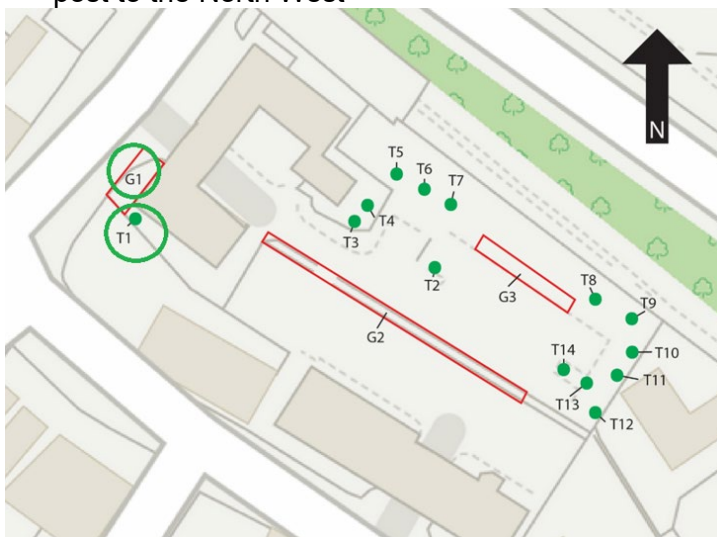
- ~~G2 T365 Ash Reduce crown overall by 5m Large unmanaged tree. Crown overhangs car park~~
- ~~G4 3 spot marked Ash remove suffering Ash dieback~~
- G5 T367 - Hybrid Poplar - Reduce crown overall by 5m and significant deadwood- Large over extended crown over the car park and significant deadwood throughout lower crown over public footpath and car park.
- G7 T620, 623 and 72 - Ash - remove - suffering Ash dieback.
- G8 T369 - White Poplar - Reduce crown overall for general maintenance and remove significant deadwood - Significant deadwood throughout lower crown over informal footpath.
- G9 T2 - Ash - Remove to ground level to prevent future issues - Tree growing with significant lean from river bank.
- G10 T629 Ash - remove - suffering Ash dieback.
- G10 T80 White Poplar - Reduce crown overall by 5m - Over extended unmanaged crown form.
- G10 T79 - Lombardy Poplar - Reduce crown overall by 5m - Over extended unmanaged crown form
- G10 T628 - Lombardy Poplar - Reduce crown overall by 5m - Over extended unmanaged crown form.
- G11 8 x Lapsed pollard Willow on river bank - Re-pollard - significant basal decay and decay to pollard heads.
- G21 T373 Eucalyptus - Reduce crown overall by 3m - Large unmaintained crown over high usage target area.



6.12. 25/02324/ATC Mitre Court Hunter Street

T1 - Laburnum - Reduce upper crown to give 1m clearance to gutter - the upper crown to the North is encroaching the guttering.

G1 - Whitebeams - Reduce crowns to give 0.5m clearance to lamp post - the crowns encroach the lamp post to the North West

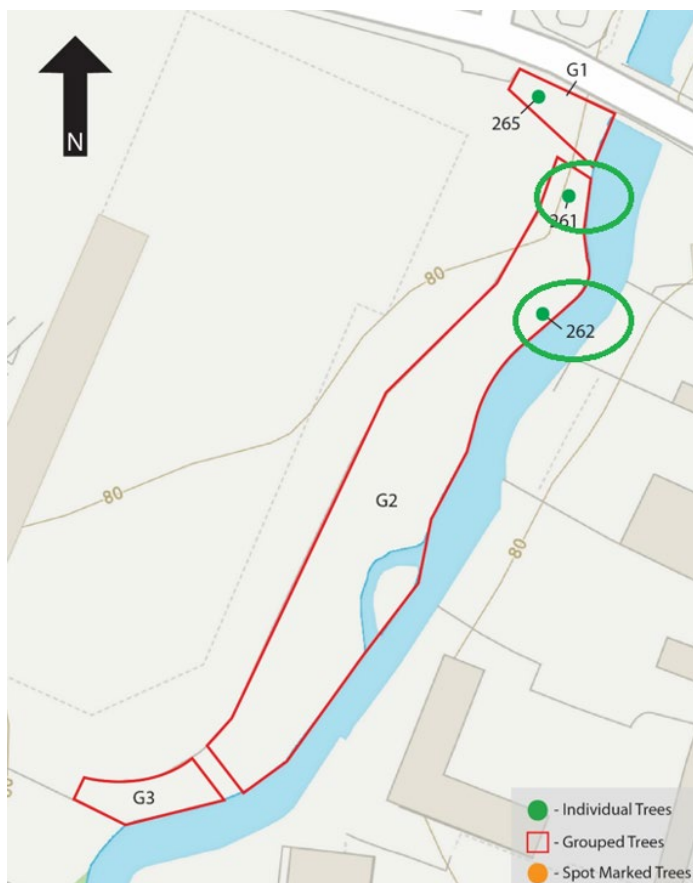


Plan submitted. There are no TPO trees in this area

6.13. 25/02328/ATP Land At Castle Bridge Tingewick Road

G2 - T261 - Hybrid Poplar - Reduce crown by 4m to a flowing line - it has a wide spreading crown within falling distance to highway to North. Branches liable to failure in strong winds (typical of species).

G2 - T262 - Willow - Pollard to 6m - Co dominant stems from base with tight compression fork. Significant lean over river with crown over neighbouring land.



Plan submitted

TPO map of this area

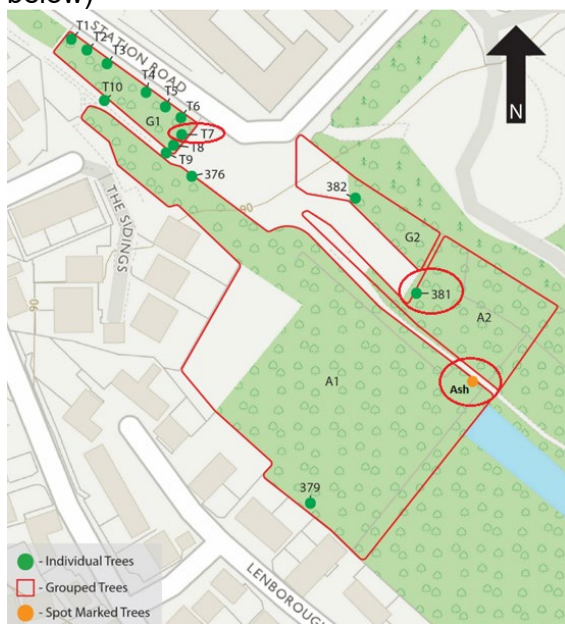
6.14. 25/02329/ATP Land At Castle Bridge Tingewick Road is a duplicate of the above

6.15. 25/02358/ATP Land Adjacent Station Road

A2 - T381 Ash - Reduce 2 x sub dominant stems to south west by 4m - these are extended over the car park.

A1 - Ash - Remove - this is in decline and located adjacent to the public footpath, risk of failure on this area.

~~T7 - Goat Willow - Remove - this has biased crown growth to the East over the car park. (Transferred to #9 below)~~



Plan submitted

TPO map of this area for #6.16 and #6.17

6.16. 25/02359/ATC Station Road

T7 - Goat Willow - Remove - Biased crown growth to East over car park.



Plan submitted

6.17. 25/02361/ATC (Land west of) Hunter Street

T34 - Ash - Reduce crown to west to give 1m clearance to building/gutter and remove all significant deadwood - Crown to West encroaches roof and gutter of adjacent building and there is significant deadwood within the lower crown over the footpath.

T35 - Ash - Reduce crown to south to give 1m clearance to building/guttering - Crown to South encroaches building roof and guttering.

T48 - Willow - Re pollard to main stem - there is basal decay and the tree is located adjacent to a car park.

T51 - Ash - Remove - Advanced Ash Dieback present.

T53 - Lombardy Poplar - Reduce height by 5m - Species prone to failure in high winds and it is located in a high risk target area.

T2 - Ash - Reduce crown by 3m - Poor anchorage due to river bank location, moderate lean to South East.

~~T5 - English Yew - Remove - Ivy clad throughout the crown.~~

~~T20 - Elder - Remove - Ivy clad throughout crown and low vigour. (see #11 below)~~

T38 - Maple - Reduce crown to East to give 1m clearance to building/guttering - Crown to East encroaches building roof and guttering.

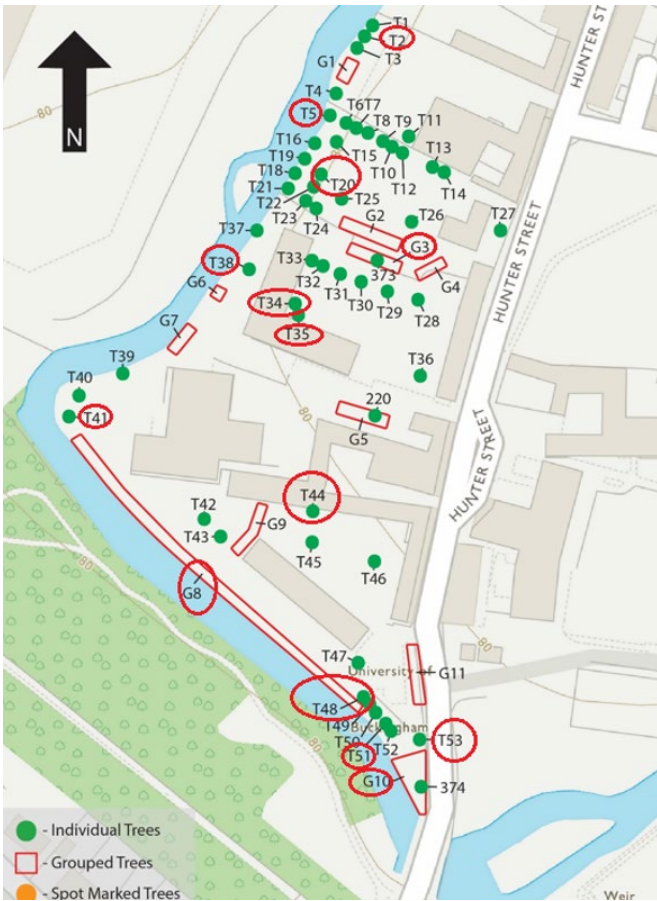
T41 - Hornbeam - Crown lift to 2.5m - low hanging branches.

T44 - Pear - Remove - basal decay.

G8 - Willow - Re pollard all trees to main stem - Basal decay to all stems. All trees previously pollarded.

G3 (373) - Remove - Storm damaged leaving tree in poor form.

G10 (374) - Re pollard to old pollard points- Significant basal decay. Historically pollarded.



Plan submitted

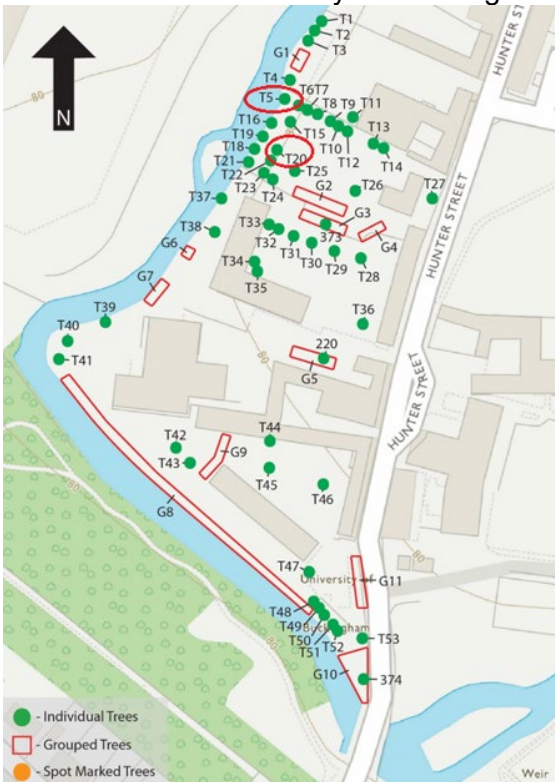


TPO map of this area for #6.18 and #6.19

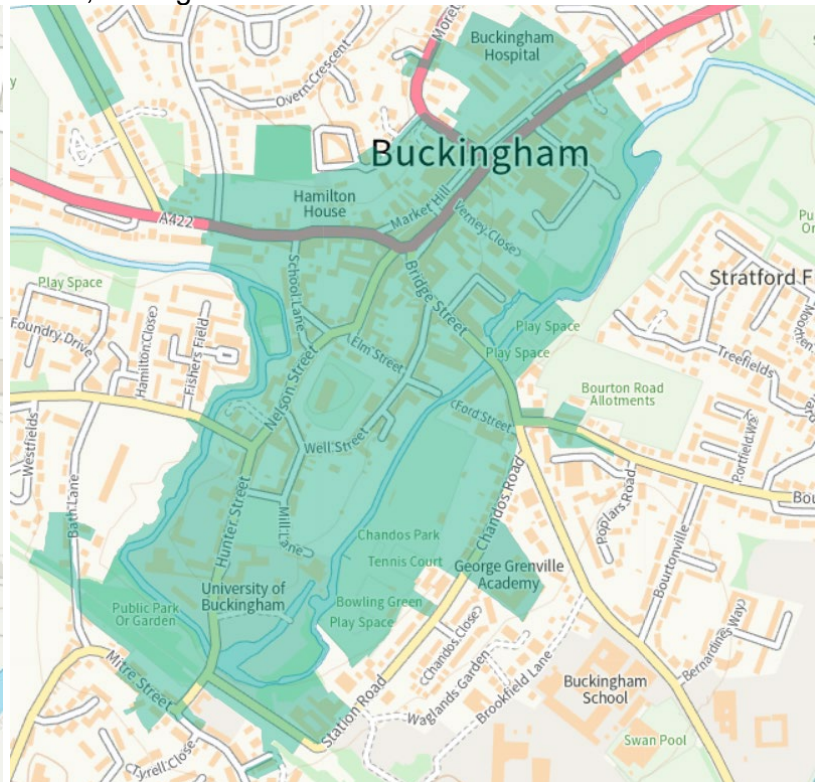
6.18. 25/02362/ATP Prebend House Hunter Street

T5 English Yew - Remove - Ivy clad throughout the crown.

T20 - Elder - Remove - Ivy clad throughout crown, low vigour



Plan submitted



Buckingham Conservation Area

And for information only [5-day notice, validated 6/7/25; approved and added to website 23/7/25]

6.19. 25/2248/ATC

7 Victoria Row, MK18 1ER

5-day Notice to remove cherry tree and adjacent holly tree

Webber



Location Plan



Document submitted

6.20. 25/02323/ATP

Buckingham Primary School

Regular maintenance work per schedule (see below)

Martin [Site manager, BPS]

Ref. No.	Species	Recommended Works	Priority Category
T2	Norway maple	Remove to near ground and grind stump.	Low
T20	Ornamental Cypress	Cut elder to ground level and remove.	Low
T26	Common ash	Remove to near ground.	Moderate
T27	Elm	Remove to near ground	Moderate
T28	Sycamore	Remove to near ground	Low
T33	Common hawthorn	Remove to near ground and grind stump.	Low
T36	Common lime	Sever ivy at base and strip to at least 2 m height. Remove base epicormics and crown lift to around 5 m. Remove deadwood.	Moderate
T38	Common ash	Remove to near ground	Low
T39	Common ash	Sever ivy at base and strip to around 2 m height.	Low
T41	Crab apple	Sever ivy at base and strip to around 2 m height.	Low
T43	Common lime	Remove deadwood and prune epicormics from base and to give clear stem to 2 m height.	Moderate
T49	English oak	Reduce (top) to around 10-12 m to form pole feature.	Moderate
T50	Horse chestnut	Carry out aerial inspection of woodpecker holes and rot holes and provide written feedback to site manager with regard the extent of decay within.	Low
T52	Common lime	Remove base and stem epicormics to around 2 m height	Moderate

T54	Common lime	Remove base and stem epicormics to around 2 m height	Moderate
T55	Common lime	Remove base epicormics and sever ivy at base and strip/prune both to give clear stem to around 2 m	Low
T56	Common lime	Remove base epicormics and sever ivy at base and strip/prune both to give clear stem to around 2 m	Low
T60	Horse chestnut	Reduce (top - coronet cuts) remaining stem to just above wound height circa 16 m.	Moderate
T61	Common lime	Remove base epicormics and sever ivy at base and strip/prune both to give clear stem to around 2 m	Low
T66	English oak	Remove to near ground	Moderate
T67	Common lime	Sever ivy at base and strip to around 2 m height.	Low
T68	Horse chestnut	Sever ivy at base and strip to around 2 m height. If aerial inspection has not been undertaken in last three years then recommend this is carried out and feedback given on condition of wound sites and presence of any decay or decay causing fungi. Findings to be provided in writing to site manager.	Moderate
T69	Common lime	Sever ivy at base and strip to around 2 m height.	Low
T75	Sweet chestnut	Coppice all stems	Low
T80	Common lime	Pruning base epicormics to give clear stem to around 2 m height. Crown lift lower drooping growth to around 2-3 m. Remove deadwood.	Moderate
T88	Horse chestnut	Reduce regrowth that apex to just below decaying stub.	Moderate
G4	Norway maple, Lawson cypress, Field maple, Blackthorn, Hawthorn, Ash	Confirm ownerships and recommended to consult with neighbouring residents prior to works. Remove all dead/dying trees. Reduce all remaining to stand at around 4 to 5 m height with the view to maintaining as a more dense manageable hedge like feature.	Low
G15	Lawson cypress	Remove both to near ground. Grind stumps.	Moderate
G16	Lawson cypress	Reduce to around 3-4m height. Trim growth to clear property by around 1-2m.	Moderate
G17	Sycamore, Elm, Norway maple	Remove dead standing trees.	Moderate
G21	Woodland edge - elm, bramble, sycamore	Remove any dead standing, cut and stack in situ	Moderate



Agenda 7.2 Planning Appeal

An appeal on the grounds of non-determination has been lodged for the application:

25/02020/APP

Avenue Lodge, Stratford Road

Householder application for erection of two-storey side extension



Avenue Lodge is on the North side of Stratford Road at the foot of Maids Moreton Avenue. It is not Listed or in the Conservation Area, but it is a Non-Designated Heritage Asset because of its age (late Victorian) and historical value.

A previous application for a similar proposal (24/01412/APP) was refused and an appeal against the refusal dismissed. This application modified the proposal in line with the comments of the Planning Officer and the Planning Inspector and Members' response on 19th May was:

Members noted the comments of the planning officer and the Appeal Inspector, and the consequent amendments to the plans, but felt that the side extension was not prominent enough in the street scene to cause harm.

The Heritage Officer's conclusion (dated 22nd May) is

That the application does not comply with the relevant heritage policy and therefore unless there are sufficient planning reasons, it should be refused for this reason

There are no other comments recorded after these two.

The applicant's Statement of Case argues that the proposed extension is clearly subservient to the original house, and while clearly more recent, echoes the architectural style. Furthermore the new addition will be rendered, which will help with visual differentiation. It concludes

5. Conclusion

5.1 This Statement of Case argues that the development has a neutral and therefore unarmful impact on the asset's heritage significance, representing a subservient built form which respects the property's visual "readability" as a piece of period architecture with a later extension attached.

5.2 Attention has been drawn to the reality of the low level of heritage significance that the asset has in the first place, and that it is felt that this ought to be factored into the "balanced judgement" identified by the NPPF in cases of NDHAs

Should Members wish to add anything to their application response, the closing date is 26th August.