

PL/04/25

Minutes of the **Planning Committee** meeting held on Monday 18th August 2025 at 7:45pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. T. Allen	Vice Chair
Cllr. F. Davies	Town Mayor
Cllr. L. Draper	
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
Mr. S. Beech	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk

Absent:

Cllr. J. Harvey
Cllr. H. Haydock

No members of the public attended and so there was no public session.

210/25 Apologies for Absence

Members received and accepted apologies from Cllr. Harvey and Cllr. Haydock.

211/25 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.

212/25 Minutes

Members received the minutes of the Planning Committee Meeting held on 14th July 2025.

The Compliance and Projects Manager explained that there were a number of errors on the applications section, where AGREED should have been stated rather than 'unanimously' AGREED.

Cllr. Davies Proposed, Cllr. O'Donoghue Seconded and Members unanimously **AGREED** the amendments.

Cllr. O'Donoghue Proposed, Cllr. Davies Seconded and Members unanimously **AGREED** the amended minutes.

213/25 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.

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PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial.....

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

Members considered the two applications together.

25/01975/APP

OPPOSE

White Hart Hotel, 2 Market Square

Installation of six external wall mounted floodlights with fixing brackets located at First floor Level on No 4 Market Square (retrospective).

25/01976/ALB

OPPOSE

White Hart Hotel, 2 Market Square

Listed building application of six external wall mounted floodlights with fixing brackets located at First floor Level on No 4 Market Square (retrospective).

Members had no objections per se to the illumination of the front elevation of the hotel, but had concerns as follows:

- The lighting was too bright; they would prefer the intensity to be reduced.*
- There was little evidence of the lighting scheme being designed to accentuate the architecture of the building rather than just provide a blaze of light randomly directed, contrary to VALP policies BE1 (Heritage Assets) and NE5 (Light pollution).*
- Focussed downlighters were preferred to floodlights and would be less annoying to guests.*

Reference was also made to the Town Council's Climate Emergency Action Plan and the Dark Skies policy.

Cllr. J. Mordue Proposed Objecting, Cllr. Draper Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

25/02019/AAD

NO OBJECTIONS

16 Market Square [W H Smith]

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

Cllr. Draper Proposed No Objections, Cllr. O'Donoghue Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

25/02143/VRC

SUPPORT

Puratos Ltd., Middle Slade

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).

Cllr. Davies Proposed Supporting, Cllr. Allen Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

Mrs Cummings suggested that businesses should receive awards from the Town Council for considerate planning.

25/02237/APP

30 Grenville Road

Single storey rear extension with a lantern rooflight.

SUPPORT

Cllr. Newall Proposed Supporting, Cllr. O'Donoghue Seconded and Members **AGREED**.

Cllr. Stuchbury abstained.

25/02321/APP

NO OBJECTIONS

36A Chandos Road

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

Cllr. Davies Proposed No Objections, Cllr. O'Donoghue Seconded and Members

AGREED. Cllr. Stuchbury abstained.

For information only: the following application was decided before the meeting and the certificate has been issued:

25/02381/CPL

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

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]*.

25/02261/ATP

Open space fronting 2 to 16 Bernardines Way.

25/02286/ATP

Verney Park Campus, London Road.

25/02287/ATP

Land between Station Road and River Great Ouse.

25/02289/ATC

Land along River Ouse and Tanlaw Mill Leat.

25/02324/ATC

Mitre Court, Hunter Street.

25/02328/ATP

Land At Castle Bridge, Tingewick Road.

25/02329/ATP

Land At Castle Bridge, Tingewick Road (duplicate of the above).

25/02358/ATP

Land adjacent to Station Road.

25/02359/ATC

Station Road.

25/02361/ATC

(Land west of) Hunter Street.

25/02362/ATP

Prebend House, Hunter Street.

25/2248/ATC

7 Victoria Row, MK18 1ER

5-day notice to remove cherry tree and adjacent holly tree.

[5-day notice, validated 6/7/25; decided and added to website 23/7/25].

25/02323/ATP

Buckingham Primary School

Regular maintenance work per schedule (see Clerk's Report).

Members noted the above applications.

214/25 Planning decisions

214/25.1 Members received and noted details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
24/03569/APP	Loth Lorien, 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
25/01982/CPL	46 Highlands Rd.	Single storey rear extension	No objections

Refused

Application	Site address	Proposal	BTC response
25/01753/CPL	1 Nelson Street	Ch/use from commercial to residential	No objections

214/25.2 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 2025. The final page of the Clerk's report provides further information.

215/25 Action reports

215/25.1 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

216/25 Matters to report

Cllr. Davies reported that Russell and Butler have a new plastic sign on the side of their newly painted building. The Planning Clerk will check this. **ACTION PLANNING CLERK**

Cllr. Stuchbury reported a road closure sign for Buffers Holt - it is still in the town.

ACTION PLANNING CLERK

Mrs. Cumming reported a lot of litter on the bypass beside Linden Village. This should be reported on FixMyStreet.

217/25 Chair's announcements – for information only

No announcements.

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Initial.....

218/25 Date of the next meeting: Monday 22nd September 2025

Meeting closed at 8:25pm

Chair Date

DRAFT

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