



Buckingham Town Council

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Verney Close, Buckingham, MK18 1JP
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office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Tuesday, 07 October 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 13th October 2025, following an Interim 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 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 22nd September 2025 will be on the November agenda.

4. Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

To receive a verbal update from the Compliance and Projects Manager.

To receive a report from the Town Plan Clerk.

[Buckinghamshire Local Plan consultation.](#)

[PL/85/25](#)

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.

5. Planning applications

For Member's information the next scheduled Buckinghamshire Council Central & North Buckinghamshire Planning Area Committee meetings are on Wednesdays 5th November and 3rd December 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 23rd October and 20th November at 2pm.

Additional information provided by the Clerk.

[PL/86/25](#)

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

1. PL/25/2939/FA 25 Bernardines Way, MK18 1BF
Change of use from Use Class C4 (6-person house of multiple occupancy to Sui Generis 7-person HMO).
Lijofi [Lalek Properties Ltd.]
2. PL/25/3280/FA 31 Chandos Road, MK18 1AL
Extension and alteration to existing bay window.
Carr
3. PL/25/3747/SA 54 Overn Crescent MK18 1LZ
Certificate of lawfulness application for proposed dropped kerb.
Johnson

6. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
25/02321/APP	36A Chandos Rd.	Single storey side and rear extension, re-roof garage and hard landscaping	No objections
PL/25/3164/KA	14 Chandos Road	Works to trees in Conservation Area	No objections
PL/25/3218/KA	Chandos Park	Works to trees in Conservation Area	No objections

7. Action reports

Regular Actions update

Minute (filing date)	File application responses
266/25 (23/9/25)	5 (all tree works)

8. Chair's announcements – for information only

9. Date of the next meeting: Monday 10th November 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. Newall
Cllr. R. Stuchbury
Cllr. M. Try
Buckingham Society Co-opted Member

BUCKINGHAM TOWN COUNCIL**PLANNING COMMITTEE****MONDAY 13th OCTOBER 2025****Contact Officer: Ms. S. McMurtrie, Town Plan Officer****Buckinghamshire Council Local Plan – Draft Consultation**

Recommendation: The comments below be sent as the submission of the Town Council to this round of consultation.

Summary:

This is currently a broad-brush approach with the absence of some specific detail i.e. housing requirement figures for areas or site allocations. A significant amount of detailed supporting evidence is still awaited in order for that detail to be added for example the Water Cycle Study Stage 2. It should be noted that some useful parts of the Evidence Base are available e.g. the Employment Land Review as well as the A421 Corridor Study.

It would appear that there is no obvious conflict with our emerging Neighbourhood Development Plan [NDP], and that it is referenced in some places e.g. Employment sites and the Land behind Wipac allocated in the NDP Policy EE2.

The stated Local Objectives all appear to be in general conformity to objectives within the NDP.

The Consultation requests answers to specific questions or to email/write to the Council.

Buckingham Town Council's Responses to the Draft Local Plan Consultation

1. Buckingham Town Council welcomes the draft Local Plan and the opportunity to comment on the draft policies.

1.1 The Town Council notes that the emerging Buckingham Neighbourhood Development Plan is in general conformity with the proposed policies of the draft new Local Plan.

2. Draft Plan A – Spatial Strategies

The Town Council notes in particular:

2.1 Local Objective 6 Infrastructure

Aim: To ensure the right infrastructure required to support communities is provided in the right place and at the right time and make best use of existing infrastructure. a.

Facilitate wider connectivity across Buckinghamshire and beyond..... e.

Provide flood risk mitigation and sustainable drainage solutions, negotiating with utility companies for adequate sewerage and wastewater infrastructure. f.

Encourage adequate provision of energy (gas and electricity), water and other utilities.

2.1.1 The Town Council would wish to stress the importance of road and public transport improvements especially in relation to employment sites; adequate sewerage capacity and the supply of water in particular as of key importance to future development

2.2 Local Objective 7

Aim: To grow and diversify the economy by delivering the right employment opportunities in the right places, supporting economic growth, productivity, regenerating towns, and villages, and enabling delivery of education, training and skills to enhance the employability of Buckinghamshire residents. a. **Enhance our economic assets by supporting Enterprise Zones, strategic and key employment areas.** ... d. **Seek opportunities to link residential and commercial development to encourage local living.** e. Locate new employment spaces close to good transport connections to ensure residents have access to viable public transport options.

2.2.1 The Town Council would especially support paragraphs noted above especially (d) to facilitate local living. It would point to the employment site in EE2 of the emerging Buckingham Neighbourhood Development Plan [referenced in the Employment Land Review at para. 6.49 p.91] as a strong example of this and in support of Approach 2 to Employment.

2.2.2 It would also consider that transport links to current sites such as Silverstone Park could also be included in this objective and not just new sites.

2.2.3 The Town Council also welcome the “Key Employment status” afforded to the Buckingham Industrial Park and the Swan Business Park as noted in Appendix 7.

3. Draft Plan B – Development/Management Plans

The Town Council notes in particular:

3.1 HO1 – Housing Mix

The Town Council supports in particular the role of Neighbourhood Development Plans within the policy.

3.2 HO2 – Affordable Homes

The Town Council supports in particular the requirement of a minimum of 40% affordable homes with 10 or more homes or 0.5ha and the tenure blind policies.

3.3 HO3 Accessible Housing

The Town Council supports in particular the *minimum* provisions for accessible housing.

3.5 HO5 – HMOs

The Town Council welcomes all provisions within this policy.

3.6 HO10 – Windfall Sites

The Town Council welcomes the policies here and defining limits on each “windfall” development as appropriate.

3.6.1 It also welcomes the recognition of settlement boundaries within made Neighbourhood Plans in terms of windfall sites.

3.7 EC2- Other employment areas

The Town Council recognises the need for housing development but would query whether 18 months is too short a period of time for marketing a site before non-employment uses can be considered.

3.8 EC5 – Silverstone Park

The Town Council would support in particular paragraph (b) of this policy.

“b) They should provide or, where agreed by the Council, make contributions to sustainable transport links and strengthen sustainable transport connections to nearby settlements”

3.9 EC11 -Development in Buckinghamshire’s centres

The Town Council note that Buckingham is designated in the Tier 2 category of Town Centres in EC10.

It would draw attention to the provisions in the emerging Buckingham Neighbourhood Development Plan (and potentially other such Plans) in relation to retail mix within primary and secondary areas and suggest that the EC11 policy might include reference to policies within relevant NDPs.

3.10 – Other Environmental Policies

The Town Council would suggest that consideration of the coverage of some of these policies within NDPs be acknowledged and that if higher requirements/standards have been set in specific local areas these are not superseded by the new Local Plan.

3.11 – IN1 -Infrastructure Delivery

The Town Council support delivery of all necessary infrastructure with development. It would place significant importance on roads and health. In relation to roads, it would support early further action on the A421 Study, noting previous comments on the need for improvement in transportation between Buckingham and Silverstone Park, as well as the importance of a good A421 corridor through the area to support employment.

3.12 – IN2 – Water Infrastructure

The Town Council strongly support this policy and in particular paragraph 5:

5. Phasing conditions will be attached to planning permissions to ensure that new developments are not occupied until the required water supply and wastewater capacity is in place.

3.13 – BE2 Space Standards

The Town Council welcome this innovative policy.

3.14 -BE3 Conservation Areas

The Town Council welcome this policy but would suggest consideration be given to policy guidance being added for the retrofitting of energy efficient measures to assist with energy saving and climate resilience.

3.15 BE6 Design of Developments

The Town Council support the concept of Design Codes but would strongly suggest that local design codes which appear in Neighbourhood Development Plans could be specifically mentioned within this policy for clarity and information.

3.16 SE2 – Fast Food Outlets and Takeaways

The Town Council welcome this innovative approach.

3.17 SE3 – Community Food Growing

The Town Council welcomes this policy, especially the protection of existing facilities and provision for communal gardens where private gardens are not provided.

3.18 SE4– Community Facilities

Supporting paragraph 2.65.3 is a very useful clear statement of the position as regards GP surgeries and development and is commended for setting expectations in this regard.

3.19 SE5 – Sport, Leisure and Recreation

The Town Council would suggest that some adjustment to the policy be considered in relation to the provision of off-site sports facilities where this would allow for connectivity and future expansion for example to allow football clubs/informal leagues to function with proximate pitches instead of individual pitches scattered across developments.

3.20 CC1 – Flood Risk

The Town Council welcome this policy but would urge consideration of reference to local Neighbourhood Development Plans where there may be specific localised policies based on local conditions to ensure clarity as to the whole Development Plan.

4. Emerging Plans

4.1 EC4 – Data Centres

The Town Council would like to stress the importance of IN2 in relation to Water Infrastructure and note that the emerging plans under *Economy* in addition to the awaited Water Cycle Study 2 ensure that allocation is considered alongside the issues of water supply in the north of the Shire under Anglian Water Ruthamford West, for example Buckingham, where there are no sources of abstraction within

that zone.[Anglian Water WRMP24 Main Report p.2 & p.50 - <https://www.anglianwater.co.uk/siteassets/household/corporate/wrmp24/wrmp24-main-report.pdf>]

4.2 The Town Council would like to see further consideration of:

4.2.1 EC 5 – Silverstone Park

While the Town Council welcomes the development opportunities identified at Silverstone Park, it would indicate that the road and public transport systems from Buckingham, the nearest large settlement within Buckinghamshire, require upgrading to support individuals being able easily to access employment opportunities at the site from Buckingham and as such paragraph (b) is of great importance to this policy.

4.2.2 Climate Change – Retrofitting

The Town Council would refer to comments under 3.14 above re Conservation Areas.

4.2.3 Education

The Town Council would draw attention to the allocation of land within the emerging Buckingham Neighbourhood Development Plan for a Sixth Form Centre for the Buckingham School.

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 13th OCTOBER 2025

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

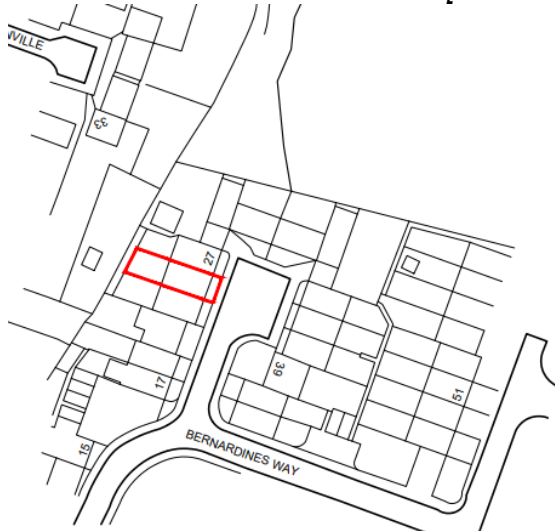
1. PL/25/2939/FA

25 Bernardine's Way, MK18 1BF

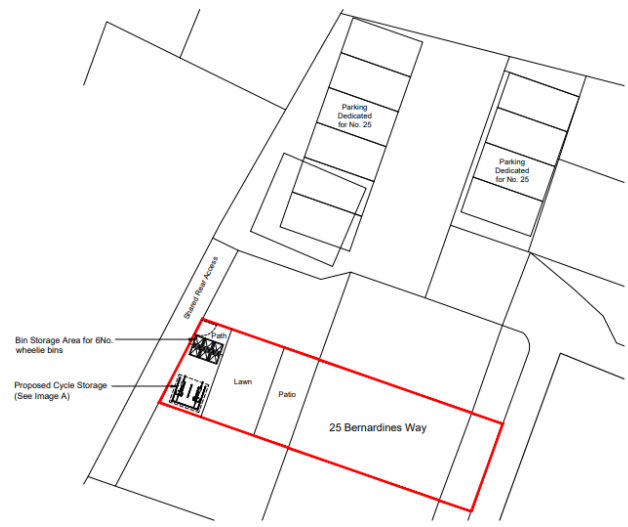
Change of use from Use Class C4 (6-person house of multiple occupancy) to

Sui Generis 7-person HMO

Lifofi [Lalek Properties Ltd.]



Location plan



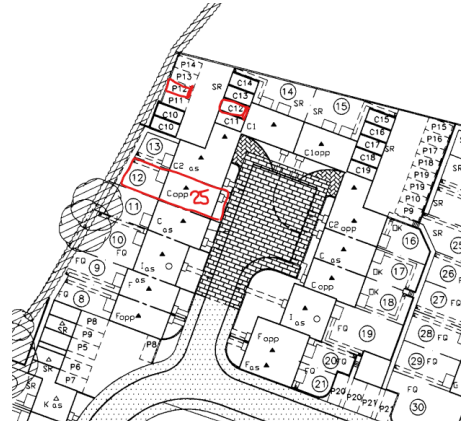
Site plan



Front view of Nos 25, 27 and parking court archway



Rear view with new dormer (applicant's photo)



Parking allocation from 00/02155/APP

The site is a mid-terrace, originally, 3-bedroom house (not 4-bedroom, as stated in the accompanying Design and Access Statement) (Plot 12, house type C) on the west side of the first Bernardine's Way cul-de-sac from the London Road entrance, and it backs on to a green area and then the gardens of Bourtonville. There is a gated path along the rear of the terrace from the parking court, which will allow access to and from the proposed cycle rack and bin storage in the rear garden. It is at the turning head end of the cul-de-sac, and one house away from the archway to the parking court, where it has one under-cover and one open-air parking space. (These are unmarked either with bay boundaries or house numbers, like the court at the other side where No 39 Bernardine's Way, also a HMO, has its 2 parking spaces.) The entrance part of the road is single carriageway width and is where No 19, also a HMO, is (all the house numbers in the cul-de-sac are odds, 17- 43). None of the houses have driveway, forecourt or garage parking. Immediately to the southeast of the estate is the University's Verney Park campus, and the site was originally University land used for car parking, which is why a replacement car park within the Verney

Park site was part of the original planning application. Plot 12 is **not** one of the plots subject to development restrictions on the decision sheet (which are mainly facing the big green nearer the entrance, and all Affordable Housing). It is not in the Conservation Area or near any Listed Buildings.

Last year approval was given for conversion into a HMO with 6 bedrooms with en-suite bathrooms – 2 replacing the lounge, 2 on the first floor in existing bedrooms (the 3rd became a storage room) and two in the loft conversion which added a large dormer window to the rear roof and three skylights to the front roof slope (one over a bathroom, one over a desk space and one over the staircase). The only common room was the original kitchen/diner and this remains so in this application.

The current proposal is to convert the storage room, the former Bedroom 3, into a single study/bedroom without an en-suite – there is a communal-access bathroom across the landing. The room is given as 9.1m² floor area, so is compliant with Buckinghamshire Council's adopted Standards for Houses in Multiple Occupation which state that bedrooms without kitchen facilities for 1 person should be 8m² in size and 2 person rooms should be 13m² in size. Only one of the bedrooms fails to meet these standards, in the loft, with a floor area of 12.0m². There will be no change to the external appearance of the house (as modified by last year's building works), and there is a window to give natural light, but no more overlooking the neighbouring plots than the original bedroom use would have had.

Members **OPPOSED** the 2024 application (23rd September meeting):

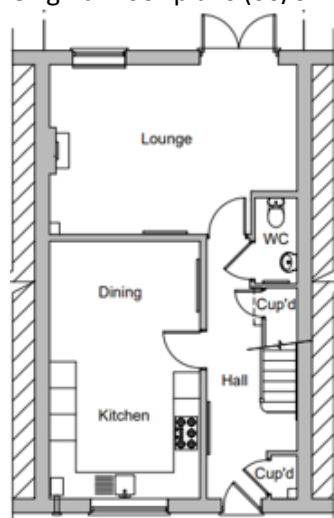
Members noted that this would be a third HMO in a small cul-de-sac with very limited parking, and that, though the description indicated 6 units/6 persons, three of the rooms were illustrated with double beds, so the true occupancy could be 9 persons, all possibly requiring parking space.

The small front area is not large enough for 12 bins, and the terraced nature of the house could therefore cause bins to be left on the street to the detriment of the street scene. Members are aware that the HMO on the opposite side of the street (Nº39) does not have the required bin storage yet. Overflowing bins and inadequate parking occupied on a first-come-first-served basis (because the parking courts do not have marked or designated bays) does not make for good neighbour relations.

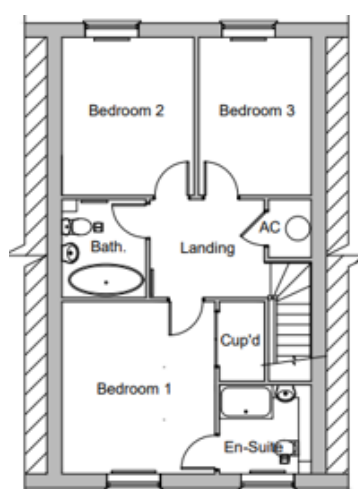
Planning History

1	99/01749/AOP	Site for residential development replacement car park & new vehicular access	Application Withdrawn
2	00/02155/APP	Construction of 45 dwellings with access and replacement car park	Approved
3	24/02472/CPL	Certificate of Lawfulness for proposed C4 HMO (6 Bedroom, 6 Person) converted from C3 dwelling house and internal alterations, loft conversion and construction of rear dormer	Approved
4	PL/25/2939/FA	Change of use from Use Class C4 (6-person house of multiple occupancy) to Sui Generis 7-person HMO	Pending consideration

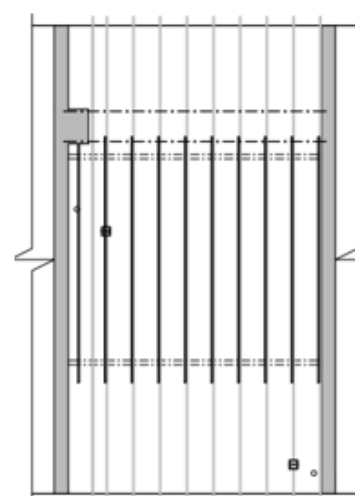
Original floor plans (00/02155/APP)



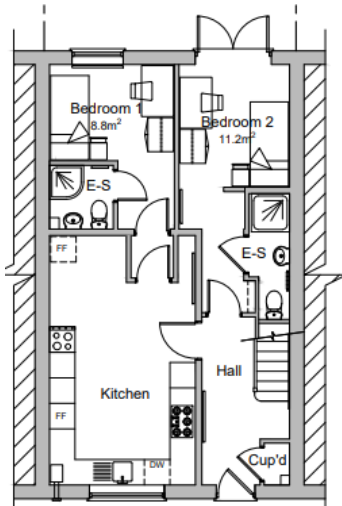
Ground



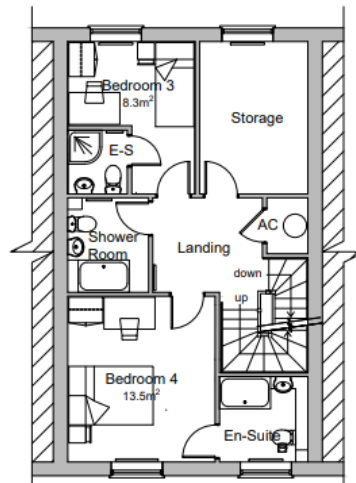
First



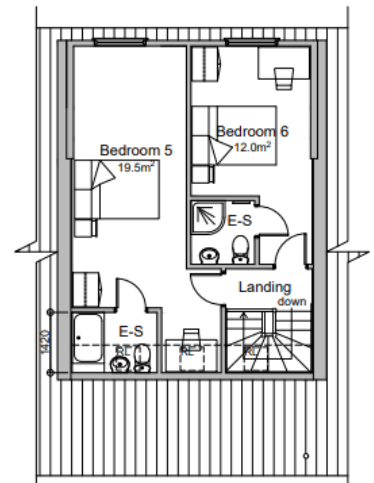
Loft



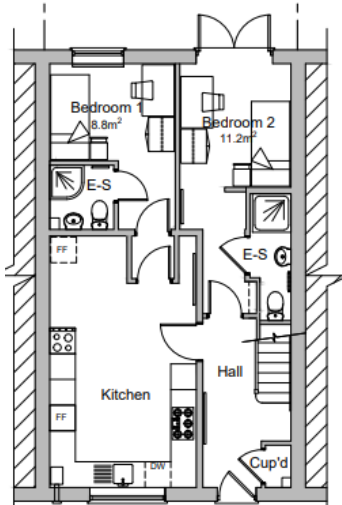
Existing Ground



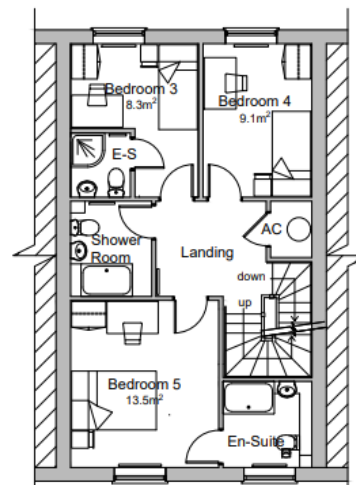
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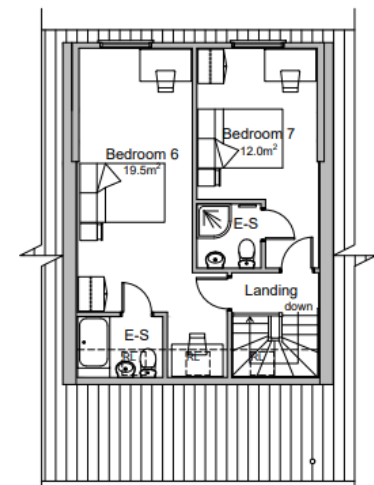
Loft



Proposed Ground



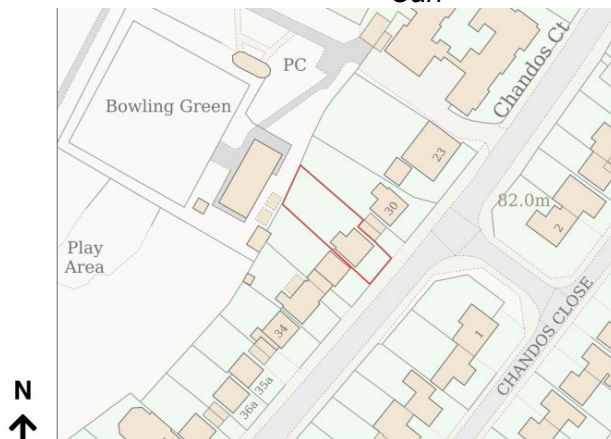
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Loft

2. PL/25/3280/FA

31 Chandos Road, MK18 1AL
Extension and alteration to existing bay window
Carr



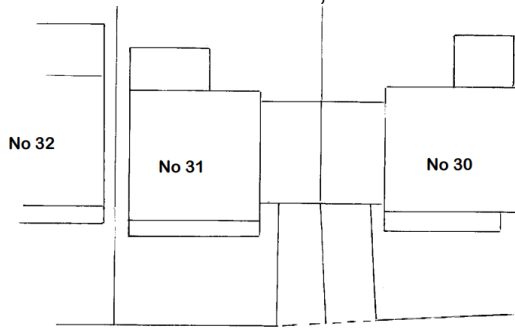
Location plan



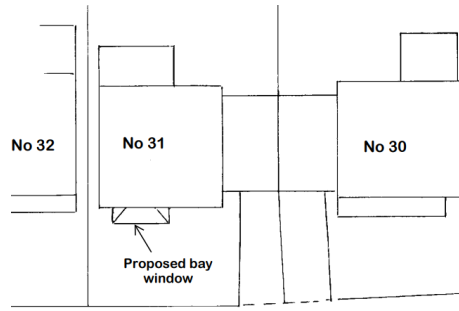
Nos 32 (left) and 31 Chandos Road

The site is a semi-detached (with No 32) 3-bed house with a single storey garage linked to that of No 30 to the north; the consecutively numbered Nos 30 – 34 Chandos Road plus Nos 35a, 36a and 37a are post-war houses slotted in between No 23, a Victorian detached house on the Local Heritage List, and No 24 near the

Catholic Church. The garden backs onto the Bowls Club pavilion, and the whole site slopes down from Chandos Road to the Park, so the front doorstep is rather below street level.



Existing site plan

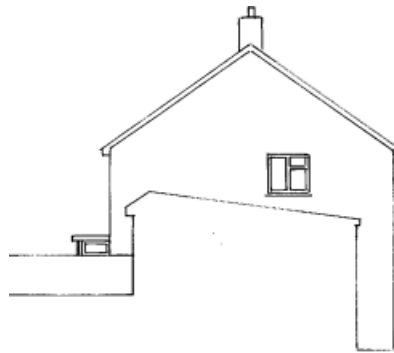
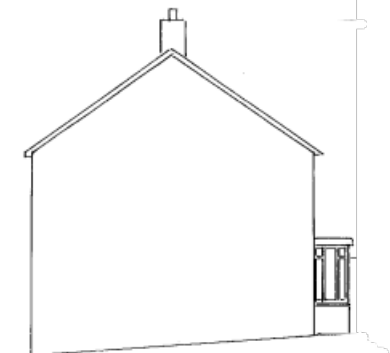


Proposed site plan

The houses were built with an unusual L-shaped asymmetric ground floor front bay window and its tiled roof continued across the front door to make a porch. The majority of the houses have now amended this to a more convenient rectangular bay and some have a front extension making an enclosed porch, see photo above of No 32. The squaring off of the bay with a sloping roof and removal of the existing roof/porch is all that is proposed for this house and there are no previous applications for this address. The new bay will have a side window of a similar size to the existing, so no additional overlooking of the neighbour, and matching materials are specified.



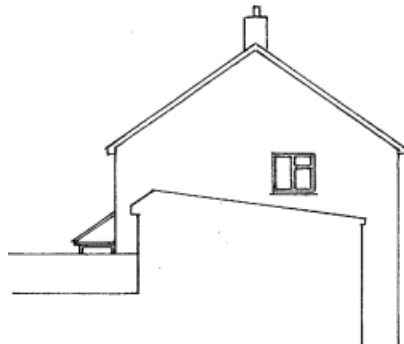
Existing front elevation

Existing side elevation
Facing No 30

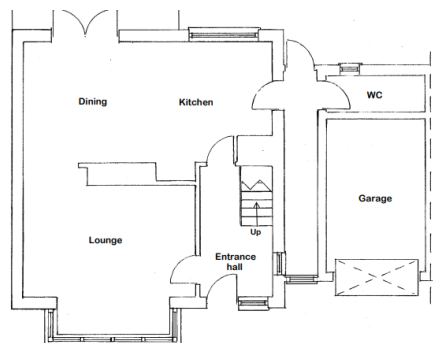
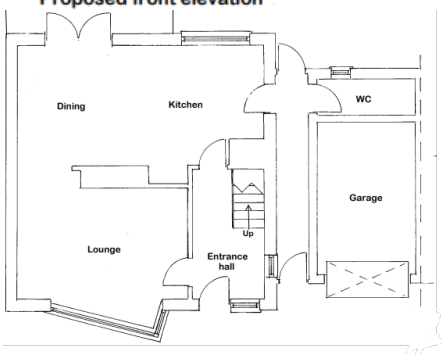
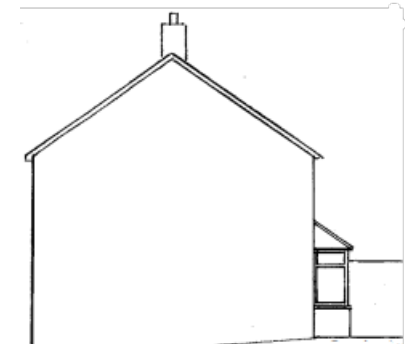
Party wall/facing No 32



Proposed front elevation



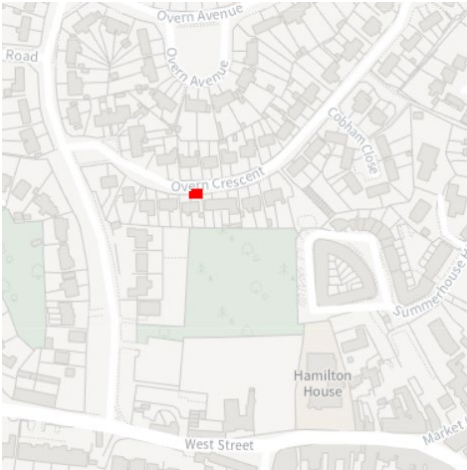
Proposed side elevation



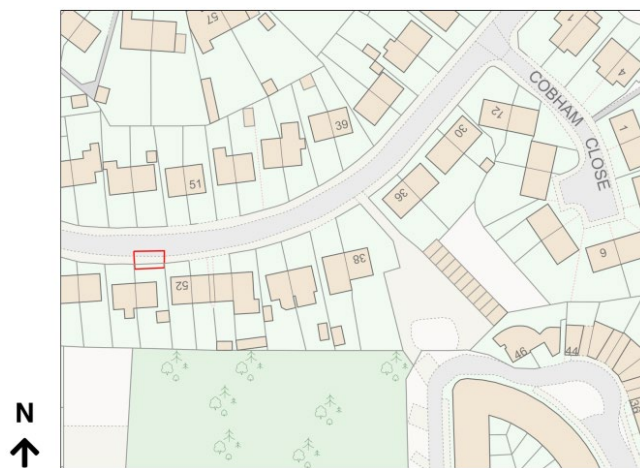
Existing and proposed ground floor plans

3. PL/25/3747/SA

54 Overn Crescent, MK18 1LZ

Certificate of lawfulness application for proposed dropped kerb
Johnson

General location plan



Plan submitted with this application



Photo submitted with previous application



Previous appearance (Google; July 2018)

The site is on the south side of Overn Crescent, between the access road to the garage court where Fairhive are proposing 2 houses and a bungalow (23/01593/APP; approved 4/10/24) and the junction with Western Avenue. It is a semi-detached house rather lower than street level, see the Google picture above, and backs onto the woodlands behind Castle House and east of Western Avenue car park. There is no grass verge on this part of the Crescent, and the path is dimensioned as 2m wide on the photo supplied with the previous application (23/03373/CPL, refused 17/1/24). No plans have been submitted for this application apart from the one top right; besides the application form, there is a letter from a building firm which states:

To whom it may concern,

The driveway at 54 Overn Crescent is a non-permeable block paving drive laid on 50mm of compacted sharp sand onto 150mm of compacted hardcore. It falls away into an ACO drain channel which has been connected to the property's existing rainwater system

The applicant had already demolished a brick front boundary wall and built up the sloping garden to provide a paved parking area level with the road, see the photo above left (no planning application found), and applied in 2023 for a dropped kerb to provide easier access. The given width of the area in this application - 5.7m - is slightly larger than two standard parking bays of 2.8m width. and equals the house width so a side path is still available to access the rear garden, and, presumably, a path to access the front door. The documents do not say how deep the parking area is, but scaling off from the map gave only 5m from the pavement to the house wall, so it is unlikely that the bays are the standard 4.8m deep (a path to the front door would need to be c.1m wide).

Members' response (meeting of 27th November 2023) was **OPPOSE**

Members felt that the parking bay should have been the subject of a planning application for the following reasons:

- 1. The area had no drainage so that rainwater would flow out over the pavement, and be hazardous in icy conditions; also the absorbency of the front garden had been lost;*
- 2. The bays appeared to be less than 5m deep; 5m is the current standard length, and 6m for parallel parking against a barrier, to allow access to the boot. It was therefore likely that vehicles would overhang the pavement, causing an obstruction for prams and mobility scooters and a hazard for the visually impaired;*
- 3. Due to the height of the supporting wall at the house end, vehicles would have to park nose-in to allow access to the boot, which meant reversing out into the main carriageway with restricted vision;*
- 4. The low wall did not provide an adequate safety barrier.*

Furthermore forming a slope across the whole pavement as indicated on the diagram would mean an adjustment to the public footway at each end and there was no detail of how this was to be achieved.

The letter from the applicant's builder shows that there is drainage into the existing system from the parking bays, so #1 no longer applies and the proposal complies with (b) below. No new drawings or measurements have been supplied to address the other comments.

The officer's reasons for refusal of the application were

The proposal as shown on drawing numbers PP-12560064v1 Location Plan received by the Local Planning Authority on 31 October 2023, does not accord with Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order (Amended) 2015 for reason that the development would not comply with all of the relevant criteria.

While permitted development rights under Schedule 2, Part 1, Class F of the GPDO allow for creation of hardstanding without obtaining planning permission, development is subject to the following conditions.

Class F:

- (a) where the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway; and
- (b) if the area of ground to be covered by the hard surface, or the area of hard surface to be replaced, exceeds 5 square metres, either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Condition (a) would be met.

In relation to condition (b), from the information provided to us, the hardstanding does not appear to be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

This means that that the area of hardstanding created for the applicants' two cars, does not meet the conditions, and is not permitted development.

KM

7/10/25