



Buckingham Town Council

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Verney Close, Buckingham, MK18 1JP
01280 816426
office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 26 November 2025

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council, to be held on Monday 1st December 2025 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 10th November 2025.

[Copy previously circulated](#)

4. North Bucks Parishes Planning Consortium

To receive a verbal report on the 12th November meeting from Cllr. Try.



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 December 2025 and 7th January 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 18th December 2025 and 15th January 2026 at 2pm.

Additional information provided by the Clerk.

[PL/114/25](#)

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

1. PL/25/4193/FA 53 Fishers Field MK18 1SF
Single storey rear extension.
Bradley
2. PL/25/4586/FA 130 Moreton Road, MK18 1PW
Proposed first floor extension and single storey rear extension.
Tattersfield
3. PL25/5405/SA 17 Bobbins Lane, MK18 7SA
Certificate of Lawfulness for a proposed use of a dwelling house from C3 (dwellinghouse) to C2 (residential care home).
Wija Care Homes Ltd.
4. PL/25/5799/SA Stonecroft, Avenue Road, MK18 1QA
Certificate of Lawfulness for a proposed erection of a single storey rear extension.
Franklin

Telecomms Notifications (for information only)

Buckinghamshire Council registered 'no objections' to this notification on 14th November

5. PL/25/4908/TELN (1) Land adjacent to 2 Lenborough Close MK18 1SE
(2) Land adjacent to Donita, Mount Pleasant Close MK18 1DN
Notification under Regulation 5 of the electronic communications code (conditions and restrictions) Regulations 2003 (as amended) for the installation of fixed line broadband electronic communications apparatus.
BT plc (Openreach)

Buckinghamshire Council registered 'no objections' to this notification on 13th November

6. PL/25/5381/TELN (1) Land outside 23A Bourton Road, MK18 1BG
(2) Rear of 1-3 Portfield Close MK18 1BD
Notification under Regulation 5 of the electronic communications code (conditions and restrictions) Regulations 2003 (as amended) for the intention to install fixed line broadband apparatus 2x new 10M medium wooden pole outside 23A Bourton Road and rear 1/3 Portfield Close.
BT plc (Openreach)

The following proposal has been sent direct to the Town Council for information and any comment by the services company. *It has not yet been allocated a Bucks number*

7. Gawcott Road base station, MK18 1FU
Upgrade to existing installation.
Cornerstone

6. Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
24/01966/ADP	Osier Way	Reserved Matters, Phase 3 (134 houses) of 19/00148/AOP	Oppose
24/03816/ADP	Osier Way	Reserved Matters, Phase 4 (9 custom-built houses) of 19/00148/AOP	No objections
PL/25/03419/KA	37 Well Street	Fell 1 sycamore (renewal of approval)	No objections ¹

¹ The decision sheet includes a request for a new tree to be planted

Not for consultation**Approved**

Application	Site address	Proposal	BTC response
PL/25/4908/TELN	Adj 2 Lenborough Rd & Donita, Mt.Pleasant Cl.	New telegraph poles	Decision received before meeting
PL/25/5031/TELN	Adj.3 Gawcott Rd.	New telegraph pole	Noted ²
PL/25/5381/TELN	Outside 23 Bourton Rd. & rear of 1-3 Portfield Cl.	New telegraph poles	Decision received before meeting

² Request made that site be adjusted so new pole does not obstruct pavement

6.2. Appeal decision

14 Church Street, MK18 1BY

Appeal against an Enforcement Notice issued for contravention of listed building control: without listed building consent the unauthorised installation of plasterboard internal stud walls and ceilings and accompanying insulation throughout.

The Planning Inspectorate Inspector has dismissed the appeal, and the unauthorised additions are to be removed within four months of the decision date (10th November).

The works were not reported by this Council, but we submitted comments in support of the Heritage Officer's enforcement action. (Min 292.3, 18th September 2023).

7. Streetnaming

To receive for information the confirmed details of Vesta Place

[Appendix A](#)

8. Government Consultation on Statutory Consultees

The Government have produced a consultation on who should be consulted on planning applications. A summary of the proposals can be found here:

[Reforms to the statutory consultee system - GOV.UK](#)

Members are requested to consider a response and send it to the Planning Clerk for collation as soon as possible but by 24th December latest; the results will be on the agenda for 5th January for discussion and agreement. The consultation closes on 13th January 2026.

A summary of the consultation questions is attached.

[Appendix B](#)

9. Regular Actions update

Minute (filing date)	Filed application responses
372/25	3 via Parish channel
15/10/25	1 refused before the meeting 1 (telecoms) approved before meeting so comment sent to applicant direct

10. Enforcement

- 10.1. To receive for information that the nail bar at Unit 2, 31 West Street, has been served with an Enforcement Notice requiring the removal of the (unapproved) fascia board, projecting sign, window decals, signage illumination, and related materials, and make good any structural damage caused by the installation, filling the holes with a lime mortar coloured to match the brickwork.
- 10.2. To receive for information that the dwelling at 50 Well Street has been served with an Enforcement Notice requiring the removal of the (unapproved) uPVC double glazed windows from the front elevation of the listed building and the reinstatement of 4-pane timber-framed single glazed casement windows matching the originals.
- 10.3. To receive for information that the Enforcement casefile on the green floodlighting of 18 Castle Street (Dipalee) has been closed as the breach has ceased through negotiation.

11. Chair's announcements – for information only

12. Date of the next meeting: Monday 15th December 2025

To Planning Committee:

Cllr. T. Allen	Vice Chair	Cllr. J. Mordue	Chair
Cllr. F. Davies	Town Mayor	Cllr. R. Newall	
Cllr. L. Draper		Cllr. L. O'Donoghue	
Cllr. J. Harvey		Cllr. R. Stuchbury	
Cllr. H. Haydock		Cllr. M. Try	
Cllr. A. Mahi		Buckingham Society	Co-opted Member

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 1st DECEMBER 2025

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

1. PL/25/4193/FA 53 Fishers Field MK18 1SF
Single storey rear extension
Bradley



Location plan



Block plan

The site is a 4-bed semidetached house on the western side of Fishers Field. To the north is No.55, and to the south No.51, with linked garages. To the rear (west) is the flank elevation of No.45 at the end of a side cul-de-sac and to the east a terrace of similar houses.

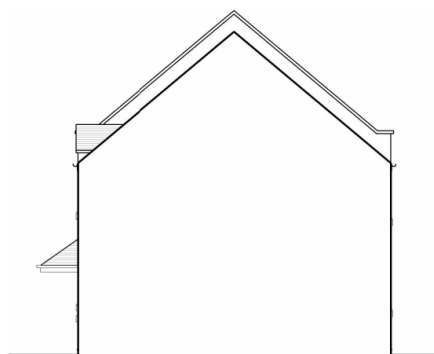
The proposal is to build a brick extension on the rear of the kitchen/diner with a window in the end wall and patio door in the south-facing side wall; the other side wall has no opening. The wall dividing the original kitchen and dining room – which appears to have had only a hatch opening, no door – is drawn as a dashed line on the Proposed plan, so is intended to be removed or already has been. The extension roof is pitched and without skylights. Its eaves are at approximately the same height as those of the garage.

The application is identical to the CPL application submitted in May (19th May meeting; Members response was **NO COMMENT**; *Members noted that Condition 8 of the original decision sheet for this estate (88/01632/APP) precluded any enlargement without the approval of the Local Authority, and expected that this application would be withdrawn in favour of a full application.*) This is the expected Full Application, validated on 30th September.

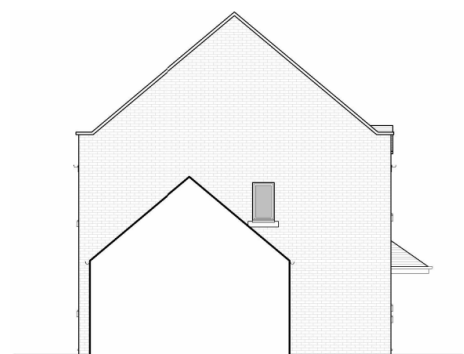
Matching brick and tiles, and white uPVC windows are specified.



Front elevation (no change proposed)



North elevation (existing)



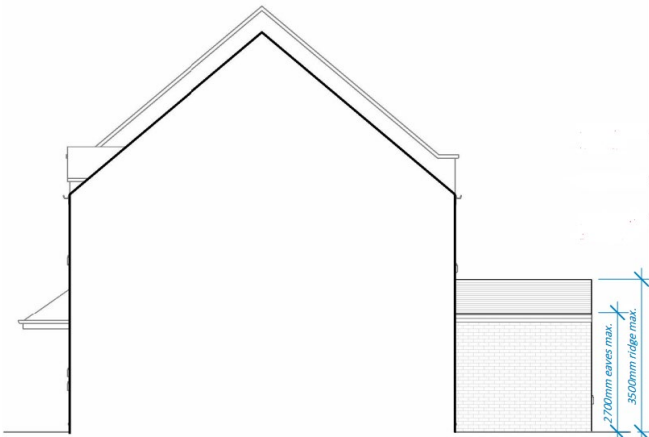
South elevation (existing)



Existing rear (west) elevation



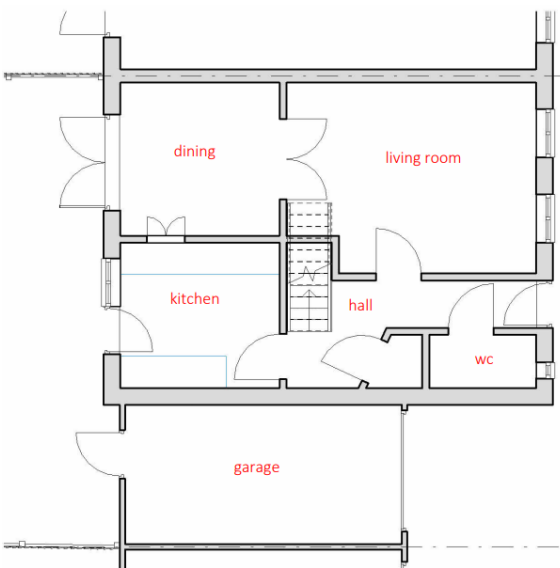
Proposed rear elevation



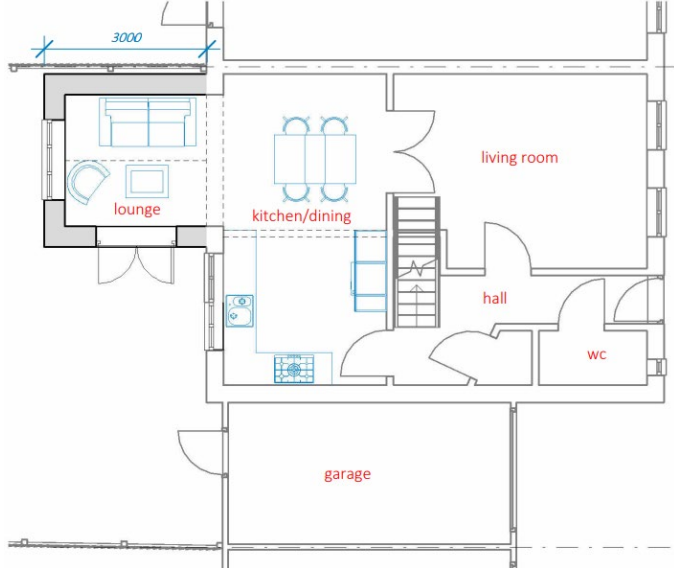
Proposed north elevation



Proposed south elevation



Existing ground floor plan

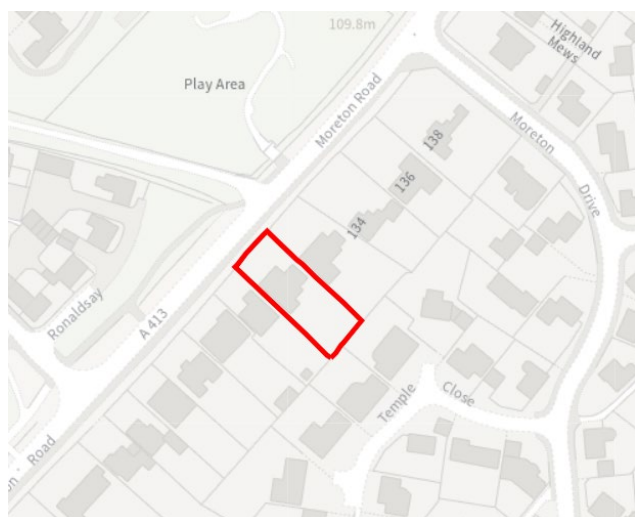


Proposed ground floor plan

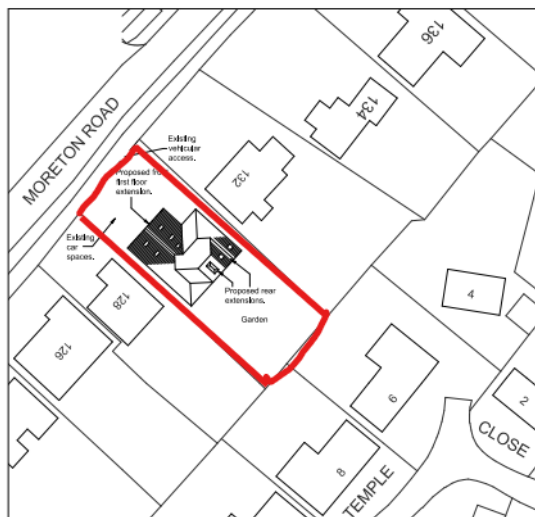
Planning history

1	88/01632/APP	Erection of 78 dwellings	Approved
2	25/01441/CPL	Certificate of lawfulness for proposed single storey rear extension	Refused
3	PL/25/04193/FA	Single storey rear extension	Pending consideration

2. **PL/25/4586/FA** 130 Moreton Road, MK18 1PW
Proposed first floor extension and single storey rear extension
Tattersfield



Location Plan



Block plan



Street elevation (Google). Left to right - Nos 132, 130 and 128

The site is a bungalow on the east side of the upper part of Moreton Road, almost opposite the lane to Park Manor Farm. The drive and garage on the left hand (northern) side has been replaced with a single storey side extension forming a kitchen and bathroom, and south of the front door. a single storey front extension matching the existing projection to the north has been built. This extended the master bedroom and allowed an ensuite bathroom to be installed

A loft conversion to make two bedrooms and a bathroom was refused as being over-large and incongruous in the street scene, and a revised scheme for one bedroom, a bathroom and a spiral staircase was approved later in the year. The front dormer and skylight (over the landing), two rear dormers, and a further skylight (over the bathroom, and facing the neighbour to the south) were added at this time, but the hipped roof profile was maintained from all aspects.

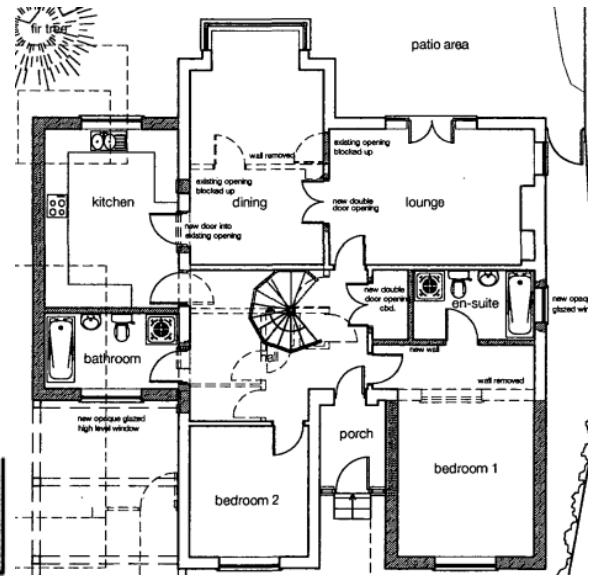
The whole frontage is gravelled, so there is more than adequate parking, and the rear garden backs onto the rear gardens of the bungalows in Temple Close on Moreton Grange. The site slopes down slightly from north to south and from back to front.

The floor plan of the 2002 approved scheme does not match the 'existing' floor plan of this application; the bay window at the rear of the dining room has been removed and French doors installed, and the lounge

has been doubled in size with a folding door to the patio. I located no application for these changes to the approved plans.



2002 rear elevation as approved



2002 ground floor plan as approved

The houses each side (Nos 128 and 132) were also built as bungalows. No 128 has had an additional storey added, and No 132 an extension and loft conversion, so the street scene is no longer uniform.

The proposal is to

- Extend the front two bedroom projections upwards with a gable end, leaving the entrance door recessed under the new first floor (the bedroom on the left of the door is now used as a study). The ridge of the gable roof will be higher than the existing roof ridges. The chimney will be retained. The new first floor room is to be a large bedroom with ensuite bathroom, two skylights on the southern roof slope and one or two (see caption to elevation drawing below) on the northern slope, and a window similar to those in the ground floor over the front door recess.
- Square off the stepped rear wall of the house to line up with the extended lounge rear wall, extending the kitchen and dining room, retaining the hipped roof over the lounge, adding a gable roof over the kitchen and a lantern skylight over the dining/family room.
- Adding French doors from the kitchen to the garden with glazed panels above to the eaves and a skylight in each roof slope, and a folding door from the dining room (extended to accommodate a family room) to the garden.
- Partitioning off part of the kitchen, blocking up the door from the hallway and retaining the existing side door to the exterior, to form a utility room.
- Making the kitchen, dining and family room into one large area, with a new door from the hallway.
- Replacing the spiral staircase with a right-angled stairwell.

There are no new windows in the side walls to overlook the neighbours.

The walls will be rendered white, as existing, and the tiles, windows and doors will also match the existing.



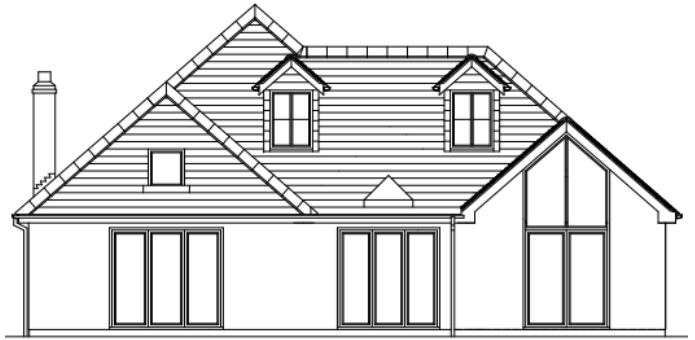
Existing front elevation



Proposed front elevation



Existing rear elevation



Proposed rear elevation



Existing side elevation facing No 128



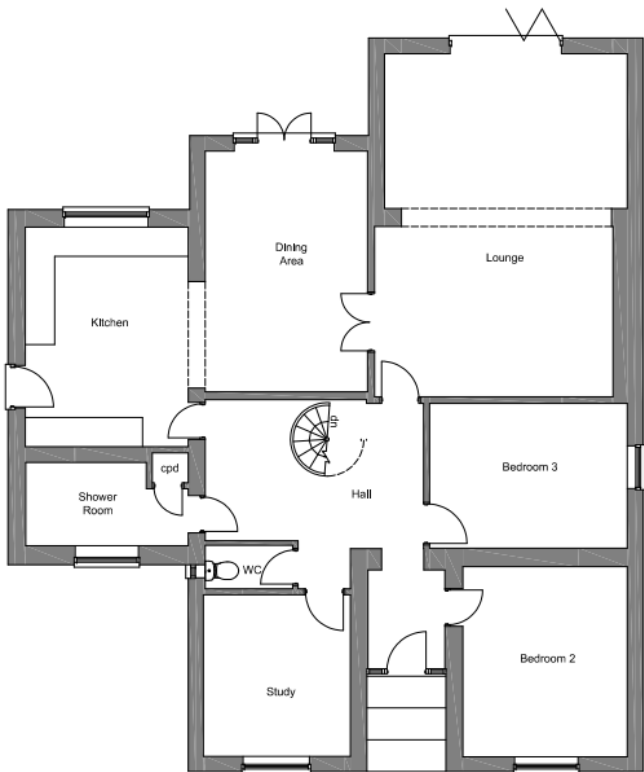
Proposed side elevation facing No 128



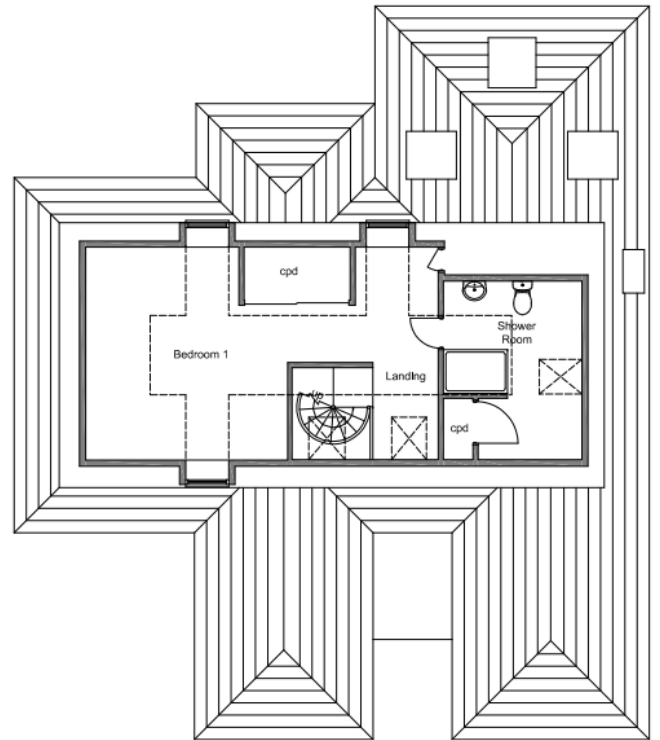
Existing side elevation facing No 132



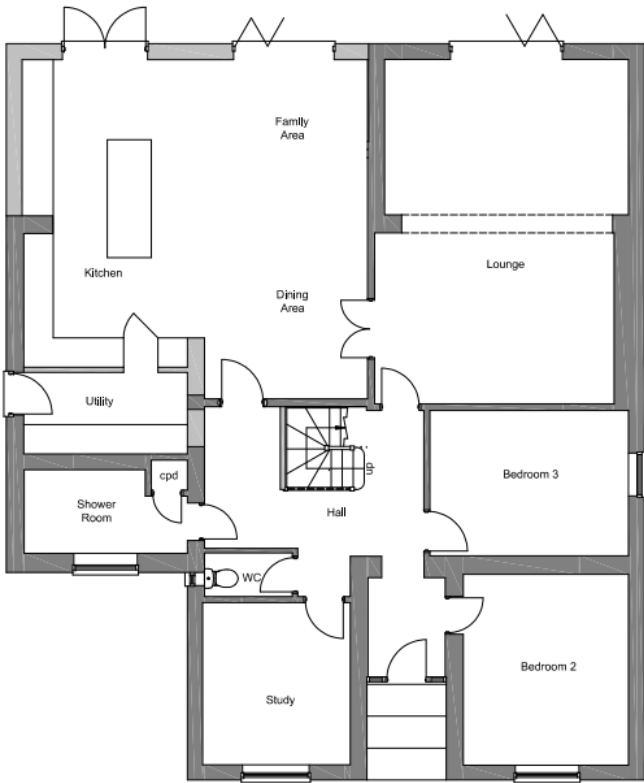
Proposed side elevation facing No 132. The floor plan only shows one skylight in the new roof.



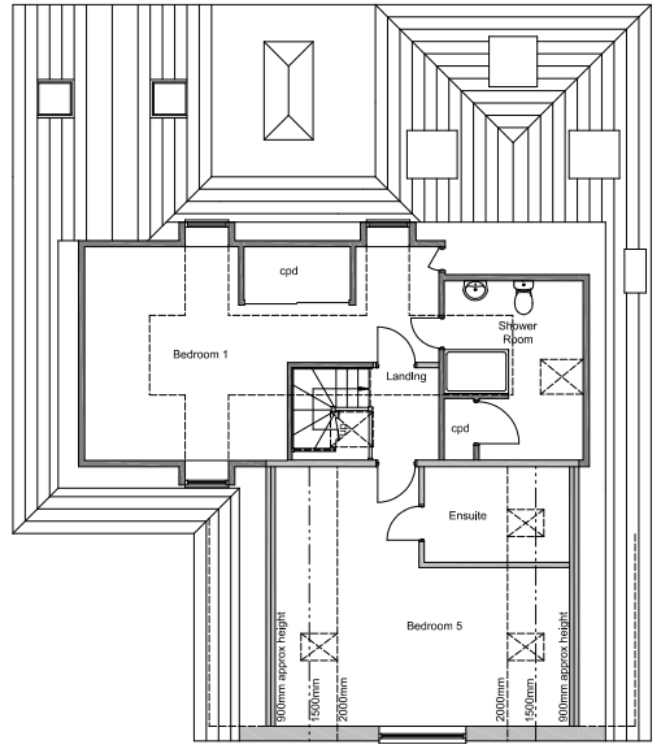
Existing ground floor plan



Existing loft and roof plan



Proposed ground floor plan

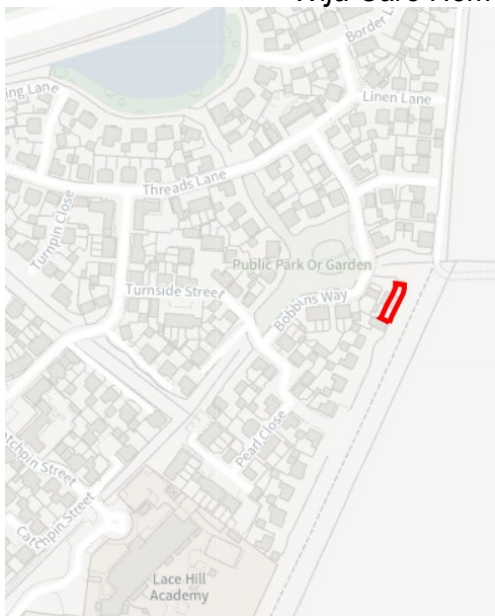


Proposed loft and roof plan

Property history

1	02/00943/APP	Two storey side extension, single storey front extension and creation of additional accommodation in roofspace	Refused
2	02/02619/APP	Single storey front and side extension and raising of roof to create first floor accommodation	Approved
3	PL/25/4586/FA	Proposed first floor extension and single storey rear extension	Pending Consideration

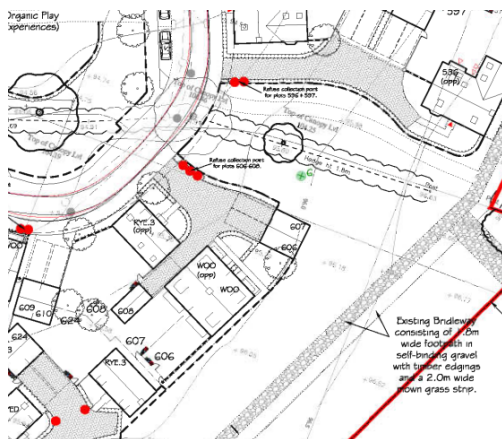
3. **PL/25/5405/SA** 17 Bobbins Way, [Lace Hill] MK18 7SA
 Certificate of Lawfulness for a proposed use of dwelling house from C3 (dwellinghouse) to C2 (residential care home)
 Wija Care Homes Ltd.



Location Plan



Site Plan



Section of original Site Layout drawing, 13/01549/ADP: site is Plot 606, phase 2F; 'Woodgate' design, pair of semidetached houses (with plot 607) each having single garages in a detached block and 1 driveway parking space. The grey shading indicates unadopted block-paved private access drives. Red dots are bin collection points.

The site is the easternmost of a pair of semi-detached 2½ storey 4-bed houses on a private (unadopted) driveway off Bobbins Way on Lace Hill. To the east is a wide open-space strip and the bridleway which runs from the Bletchley Road roundabout past the school to London Road south of Benthill. To the west and sharing the driveway are Nos 15 (the other semi, plot 607) and 11 (plot 608; there is no No13) and on the opposite side of Bobbins Way a large Play Area. To the north there is a hedgerow and beyond it, on a separate private drive, are the detached Nos7 & 9 Bobbins Way, and to the south No49. Originally designed as 4-bedroom, with the master bedroom and ensuite in the roof-space (dormer windows front and rear) and three on the first floor with a family bathroom, it appears from the 'Existing' drawings submitted that the 4th (smallest) bedroom has been used as an office by the previous occupants. The staircase is against the party wall, and the other semi is 'handed' so its staircase will also be against the party wall. This means that no bedrooms in No17 lie against the neighbouring property.

The proposal is that the house be used as a home for two looked-after children aged 11 – 17 who will each have a first-floor bedroom with access to the family bathroom. The ground floor (living/dining room with French doors to the rear garden, kitchen and cloakroom) will be unchanged, the first floor office will remain, and the attic bedroom with ensuite will be an office for the care staff.

Two members of staff will be on-site in shifts (10am – 10pm and 10pm – 10am), and the aim is to provide a normal family home atmosphere – staff and children will eat together and the children will be expected to help with chores, and be able to have friends round after school, and so on. They will attend local schools and register with local doctors. 'Professional visits' will be limited to a maximum of five per week, by appointment only, and a 'strict one-car policy' will be operated for staff, with encouragement to use public transport 'given the property's excellent connectivity'.

[Clerk's comment: for the shift change at 10pm, and using the nearest bus stops on the London Road by Tesco/Lidl, this may be unfeasible for some staff journeys to and from work.]

Incoming:

- *the last bus (X6) from Aylesbury & Winslow arrives at **9.22pm** (Mon-Sat, no Sunday service)*
- *the last bus (X60) from Aylesbury & Winslow arrives at **9.52pm** Mon-Sat; **5.50pm** Sun) and travels direct from Whitchurch to Winslow, excluding Oving, North Marston and Granborough)*
- *the best timed bus (X5) from Bicester arrives at **9.21pm** Mon-Fri; **8.51pm** Sat; **9.21pm** Sunday (but does not stop anywhere between Bicester and Tesco). The next bus (every day) arrives at 10.21pm.*
- *the last bus (X6) from Milton Keynes arrives at **7.57pm**; no stops between Old Stratford and Buckingham (Mon-Sat, no Sunday service)*
- *the last bus (X5) from Milton Keynes arrives at **9.13pm** (Mon-Sat; **8.13pm** Sun) - no stops between MK Rail Station and Buckingham*

and for leaving work at 10pm:

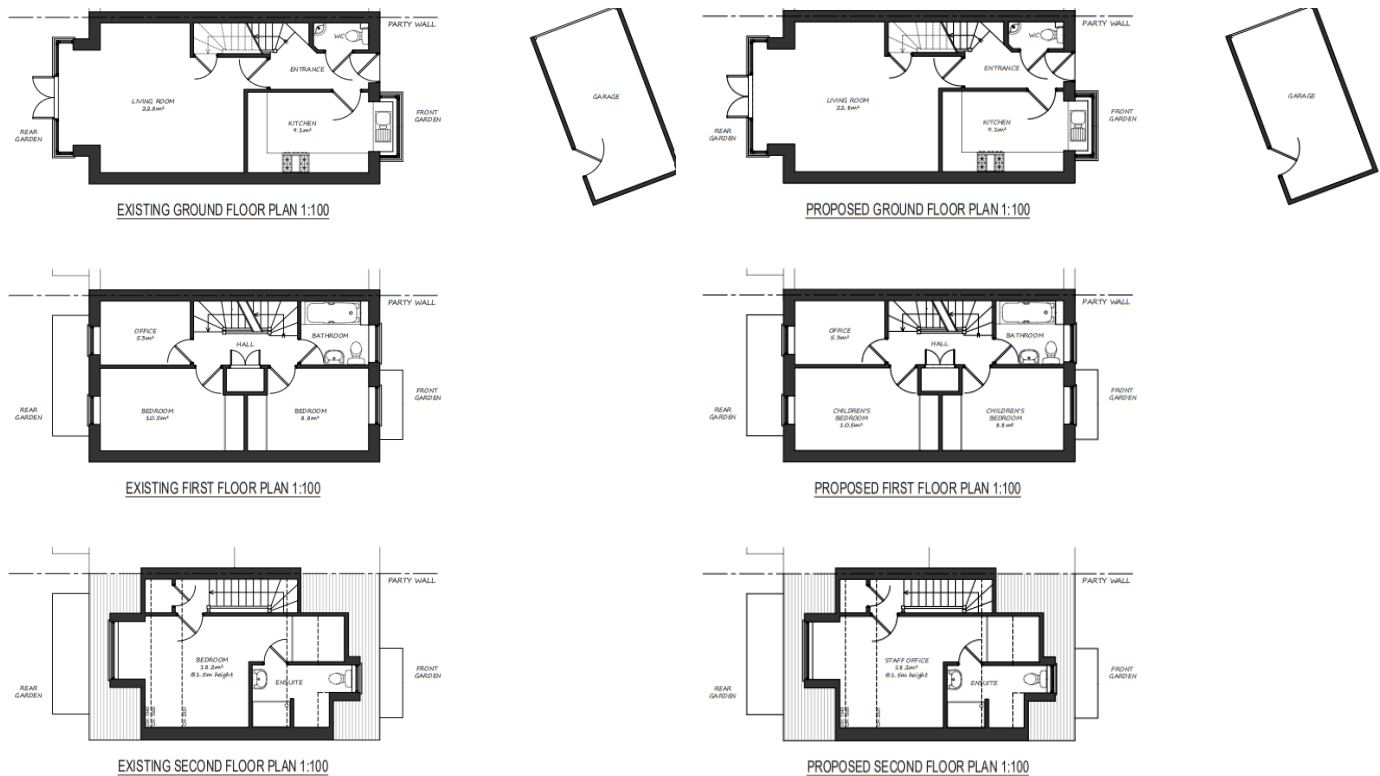
- *the last bus (X6) to Aylesbury is **7.57pm** (Mon-Sat, no Sunday service)*
- *the nearest bus (X60) to Aylesbury is **10.04pm** (the next one is 11.04pm)(Mon-Sat; 5.05pm Sun) and goes straight from Winslow to Whitchurch excluding Granborough, North Marston and Oving.*
- *the last bus (X5) to Bicester is **9.13pm** (Mon-Sat; **8.13pm** Sun) and does not stop anywhere between Tesco and Bicester*

- the last bus (X6) to Milton Keynes is **8.22pm** (Mon-Sat, no Sunday service) no stops between Buckingham and Old Stratford
- the next bus after 10pm (X5) to Milton Keynes from the Tesco stop is **10.21pm** (every day) no stops between Buckingham and MK Rail Station]

There is no indication of a typical hand-over time so even the available timings may not be possible, implying 4 vehicles in the shared driveway at shift-change.

There is also no indication of whether the children will be from within the shire, and whether Buckinghamshire Children’s Services are to be involved in their care, or are even aware of the home.

The application cover note references a 2018 AVDC Certificate of Lawfulness application of a similar proposal involving four children in care, and the decision sheet (certificate granted) and case officer’s report are included as an appendix to the note. The approval was granted largely on the basis that there was no material change of use, as a family unit with four children was not unusual. Like this application, the children were to be of secondary school age who would attend local schools, the ambiance a normal family home, the care staff (5 during the day, 2 at night) would not live in the house but would work in shifts. The only differences seem to be the location - on a lane with few nearby houses and surrounded by fields – and the applicant company, which for the 2018 application was an established business running several care homes. This applicant provides no such context, and the company was only formed last year.



4. PL/25/5799/SA

Stonecroft, Avenue Road, MK18 1QA

Certificate of Lawfulness for a proposed erection of a single storey rear extension

Franklin

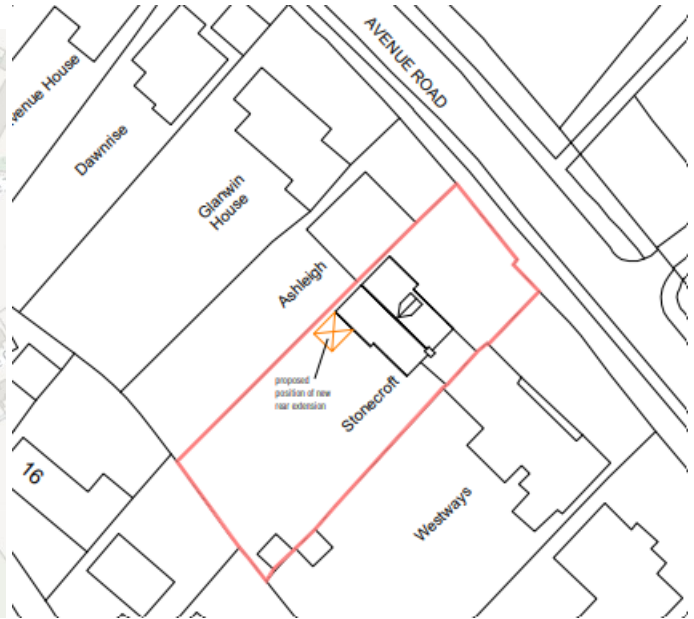
The site is a bungalow on the south side of Avenue Road, opposite the primary school. The houses and bungalows are of individual designs, so there is no uniformity in the street scene, and the long rear garden backs onto the (much smaller) rear gardens of Grange Close on Moreton Grange.

The loft has already been converted to house two bedrooms and a shower room, so it is a 4-bed dwelling and needs 3 parking spaces: there is a small garage, with driveway parking in front of it just about long enough for two vehicles. Each of the new rooms has skylights in the south-facing roof slope.

The proposal is to extend the main bedroom backwards into the garden, with French doors at the south end but no side windows to overlook the neighbours.



Location Plan



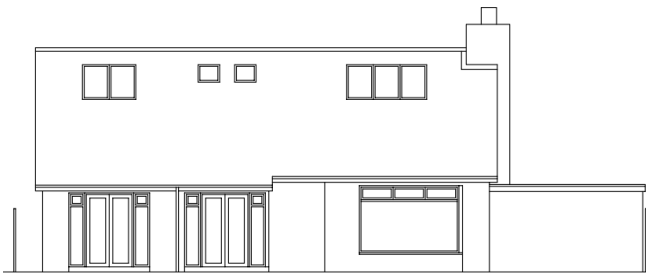
Block Plan



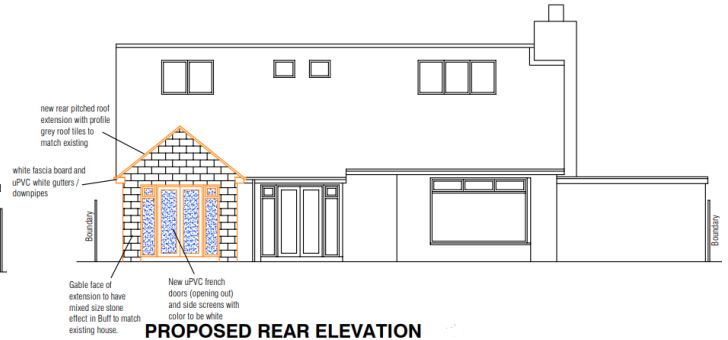
2009



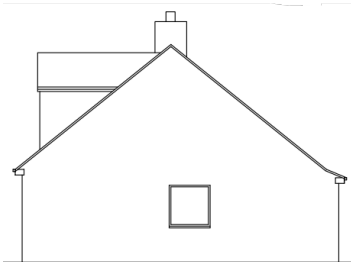
2021 (both Google)



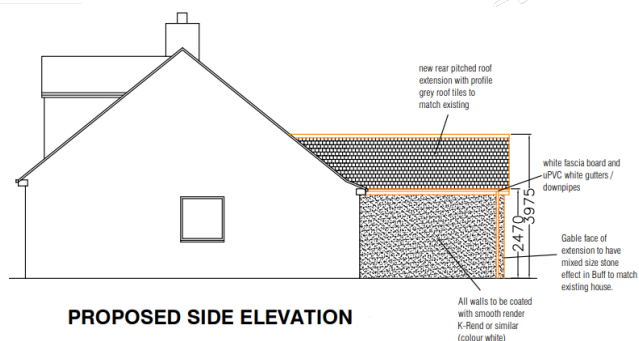
EXISTING REAR ELEVATION, 1:100



PROPOSED REAR ELEVATION

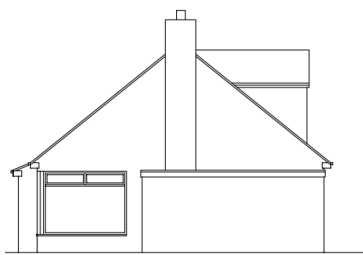


EXISTING SIDE ELEVATION, 1:100



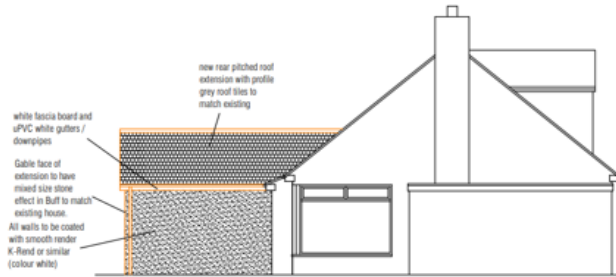
PROPOSED SIDE ELEVATION

Facing Ashleigh (to the west)

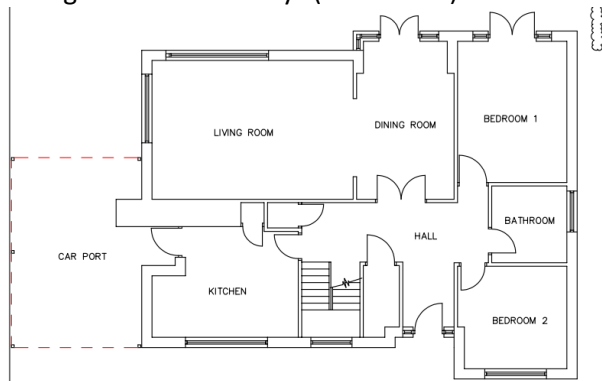


EXISTING SIDE ELEVATION, 1:100

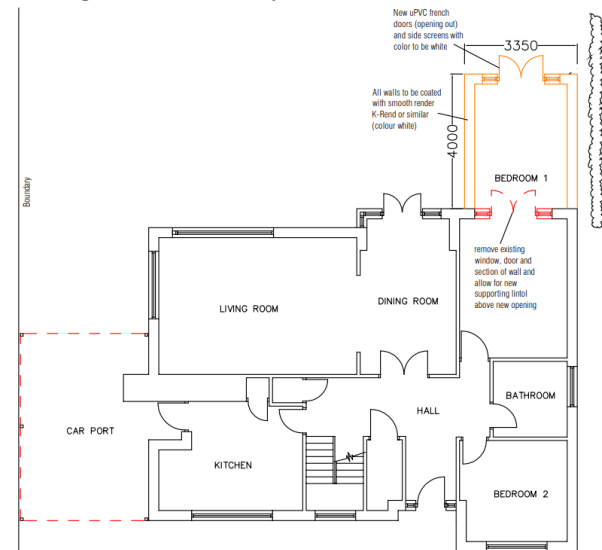
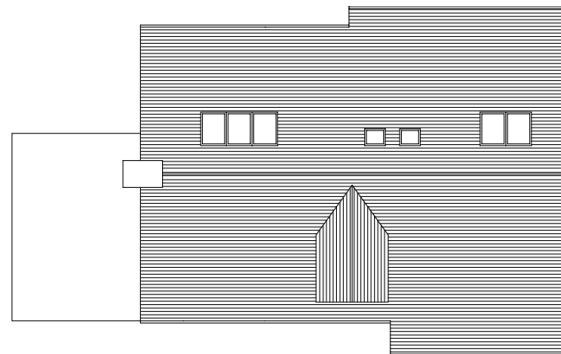
Facing towards Westways (to the east)



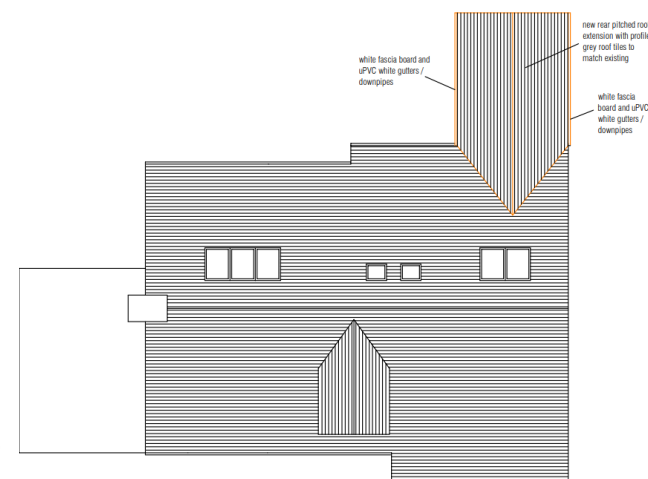
PROPOSED SIDE ELEVATION



Existing floor and roof plan



Proposed floor and roof plan



Property history

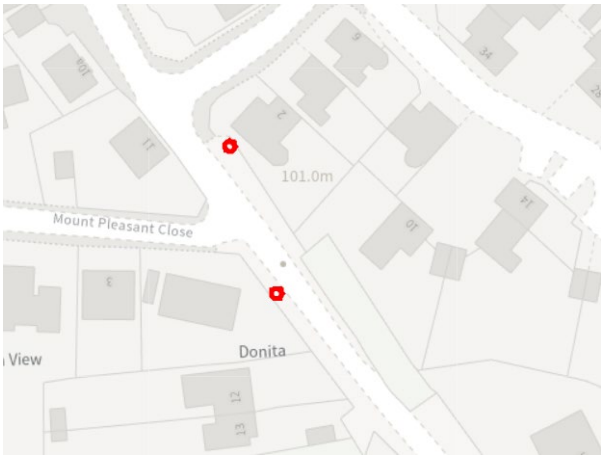
1	08/02161/APP	Alterations to roof and dormer window approved	Approved
2	PL/25/5799/SA	Certificate of Lawfulness for a proposed erection of a single storey rear extension	Pending Consideration

The following are for information only:

(Buckinghamshire Council registered 'no objections' to this notification on 14th November)

5. PL/25/4908/TELN

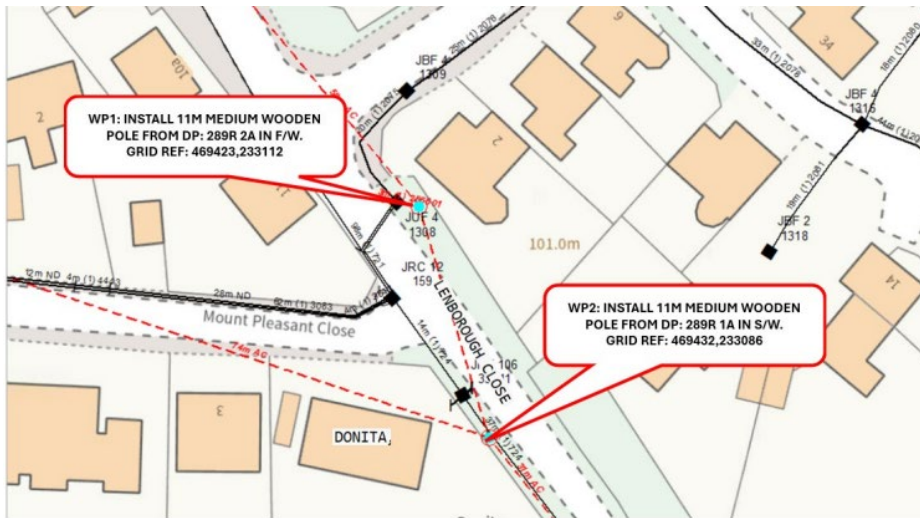
- (1) Land adjacent to 2 Lenborough Close
 - (2) Land adjacent to Donita, Mount Pleasant Close
- Notification under Regulation 5 of the electronic communications code (conditions and restrictions) Regulations 2003 (as amended) for the installation of fixed line broadband electronic communications apparatus.
BT plc (Openreach)



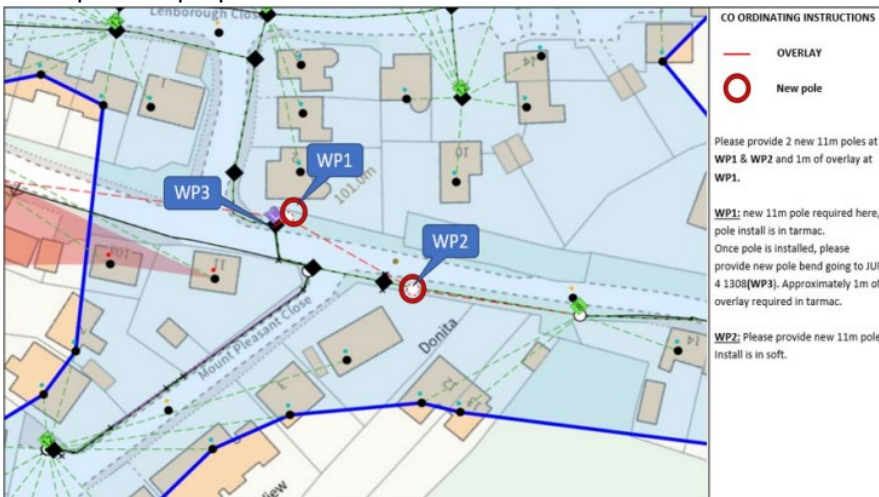
Location plan



Site photos



Description of proposed works



Work order

Buckinghamshire Council registered 'no objections' to this notification on 13th November

6. **PL/25/5381/TELN**

(1) Land outside 23A Bourton Road, MK18 1BG

(2) Rear of 1-3 Portfield Close MK18 1BD

Notification under Regulation 5 of the electronic communications code (conditions and restrictions) Regulations 2003 (as amended) for the intention to install fixed line broadband apparatus 2x new 10M medium wooden pole outside 23A Bourton Road and rear 1/3 Portfield Close
BT plc (Openreach)

-POLE LOCATION-1

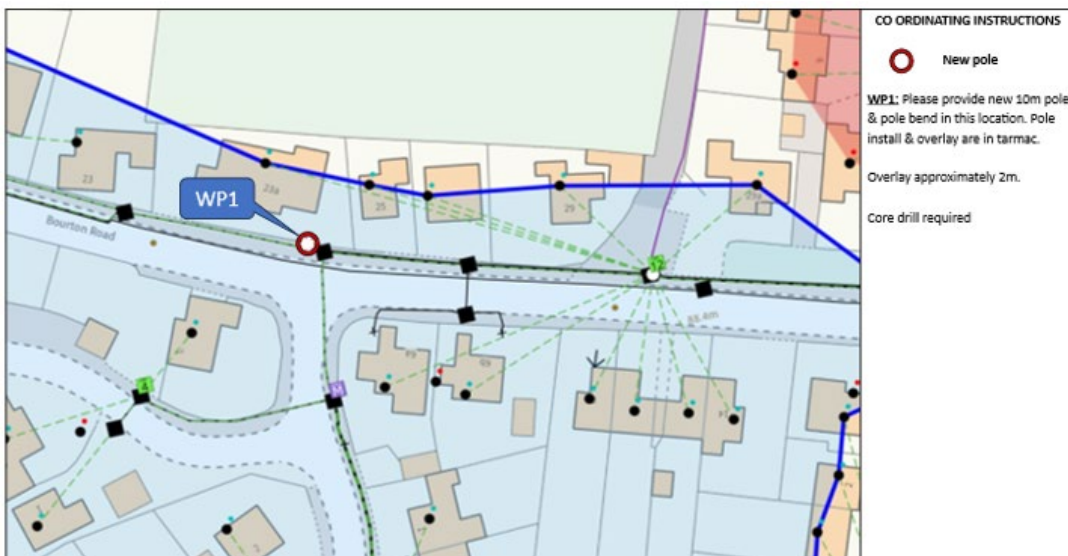
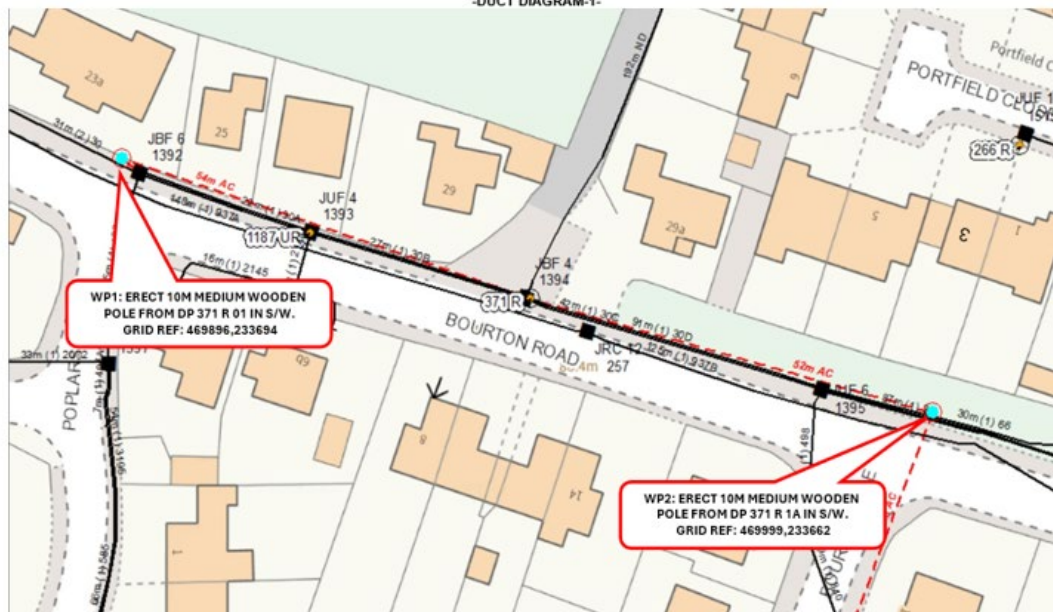


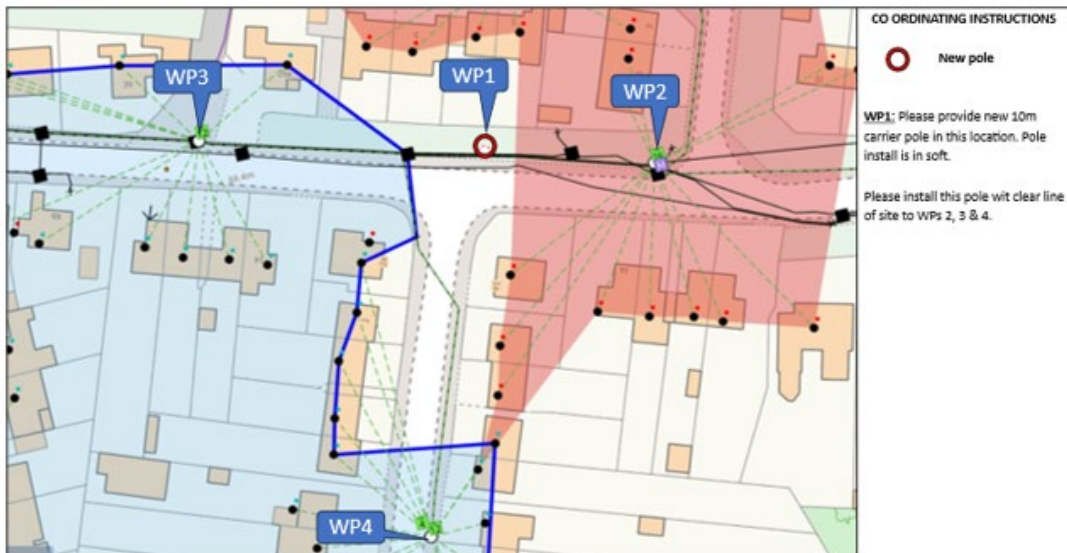
Location 1



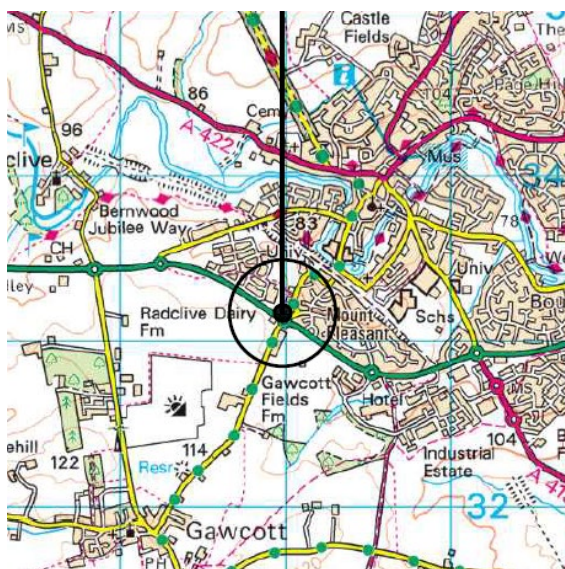
Location 2

-DUCT DIAGRAM-1-

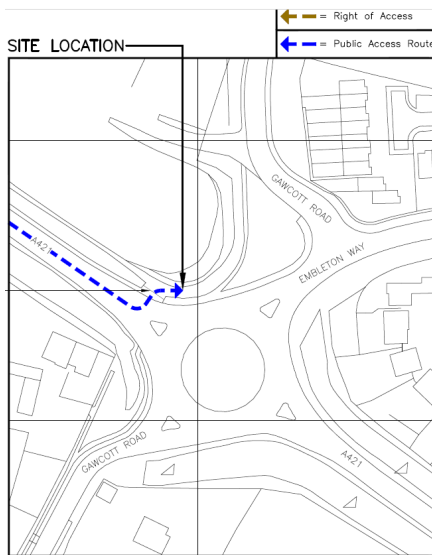




Gawcott Road Base Station upgrade



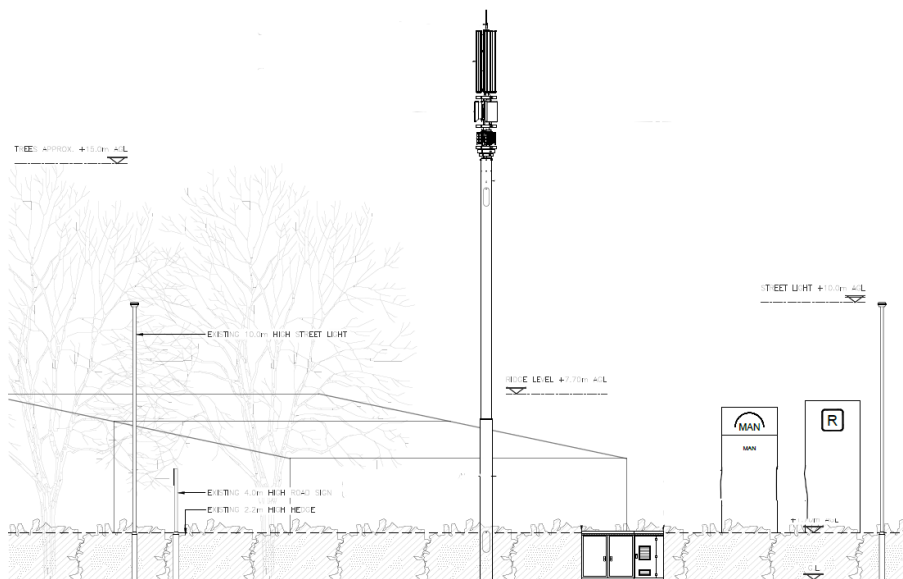
Location plan



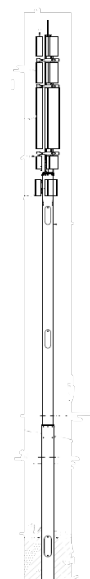
Site plan



SITE PHOTOGRAPH application photo



Existing mast with neighbouring buildings, vegetation and signage



Proposed mast

**Directorate For Planning, Growth and Sustainability**

Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

streetnaming@buckinghamshire.gov.uk
01296 585414
www.buckinghamshire.gov.uk

Trio Square Limited
Mr Tom McInerney
45, Green Farm Road
Newport Pagnell
Milton Keynes
MK16 0JY

6th November 2025
Our Ref: 25/00129/NEWDEV

Dear Mr Tom McInerney

Street Naming & Numbering
Public Health Act 1925 Sections 17, 18 & 19

Site Location: Land Adjacent 38 Moreton Road Buckingham Buckinghamshire

Development: Erection Of 7no. Dwellings With Access, Car Parking, Landscaping

The Section 18 notice for the above mentioned site has expired and I have not been notified of any objections to the proposed street name(s). I am therefore writing to confirm the new address details held by this authority. These are detailed on the attached schedule.

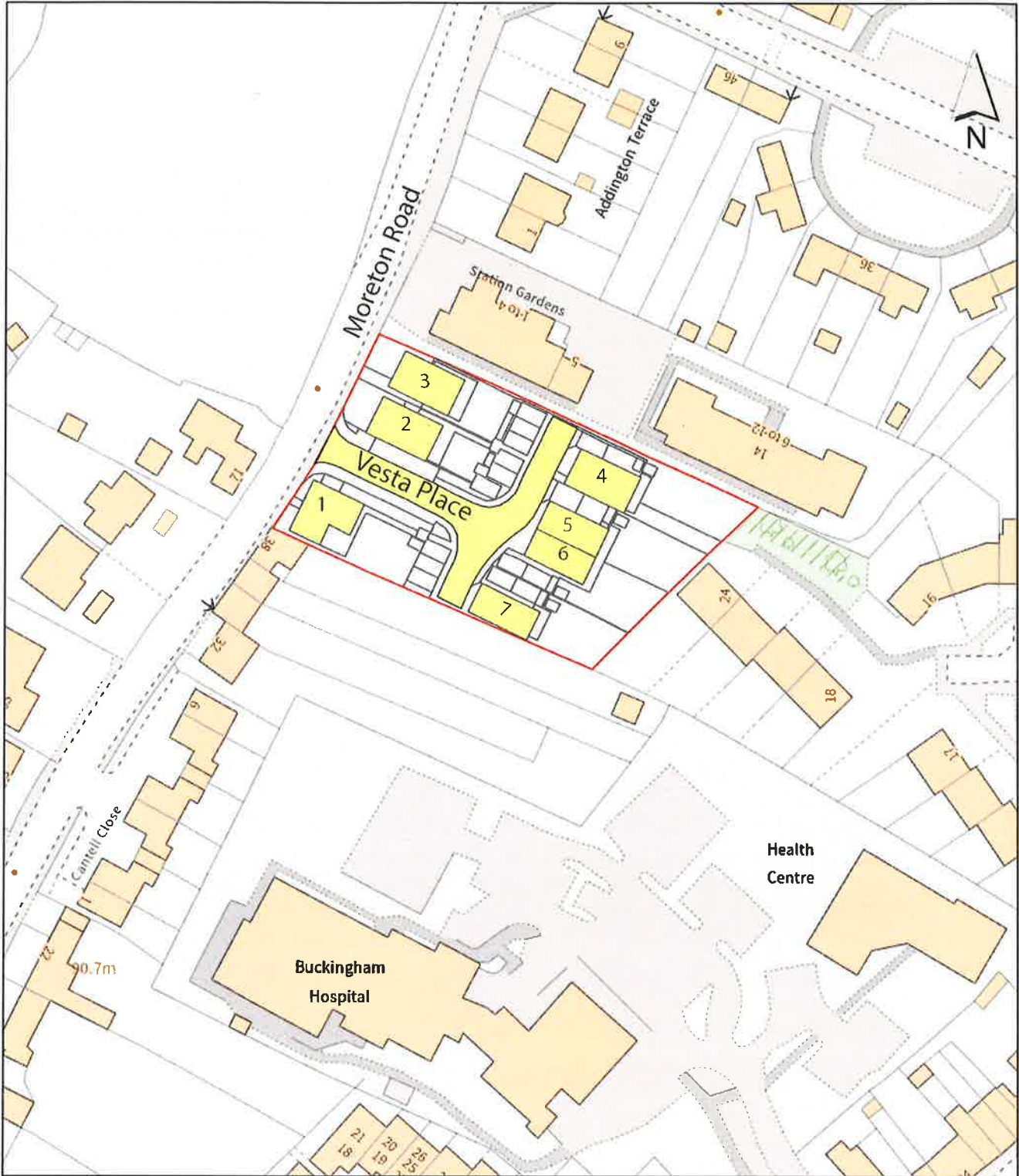
I enclose our plan which shows the location of the dwellings.

Please do not alter these addresses, any changes to the addresses need to be approved by this Authority first. An additional payment would be required to support any proposed changes.

I can confirm that Royal Mail has reserved the address on their database called PAF. **When the dwellings are nearing completion you will need to make contact with Royal Mail asking them to activate the address. Their contact details are: addressmaintenance@royalmail.com or telephone 03456 011 110 .**

Please contact me if you have any questions regarding this application.

Avani Patel
Street Naming & Numbering Officer



PROJECT : STREET NAMING & NUMBERING

Title : 7 dwellings on land adjacent to
38 Moreton Road, Buckingham

**1 to 7 Vesta Place
Buckingham
MK18 1RR**



Directorate For Planning,
Growth And Sustainability
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

streetnaming@buckinghamshire.gov.uk

Plot numbers match postal numbers

OS Ref : SP6934

Scale : 1:1,000

Date : 25/03/2025

Drawn by : AP

Address Schedule**Proposed Road- Vesta Place**

Plot	Address	UPRN
Plot 1	1 Vesta Place Buckingham Buckinghamshire MK18 1RR	010097276787
Plot 2	2 Vesta Place Buckingham Buckinghamshire MK18 1RR	010097276788
Plot 3	3 Vesta Place Buckingham Buckinghamshire MK18 1RR	010097276789
Plot 4	4 Vesta Place Buckingham Buckinghamshire MK18 1RR	010097276790
Plot 5	5 Vesta Place Buckingham Buckinghamshire MK18 1RR	010097276791
Plot 6	6 Vesta Place Buckingham Buckinghamshire MK18 1RR	010097276792
Plot 7	7 Vesta Place Buckingham Buckinghamshire MK18 1RR	010097276793

Ministry of Housing, Communities and Local Government consultation: Proposed reforms to the statutory consultee system

18th November 2025 – 13th January 2026

List of questions

1. Ensuring the statutory consultation system supports economic growth

Question 1

Are there other key areas we should be considering in relation to improving the performance of statutory consultees?

Question 2

In exploring reforms to the system, we have so far focussed more on key national statutory consultees. Is there more that government should do in relation to smaller scale and local statutory consultees?

2. Reviewing the scope of statutory consultation in the Town and Country Planning Act

Sport England:

Question 3

In light of the proposed mitigations, do you support the removal of Sport England as a statutory consultee?

- support
- oppose
- neutral

Question 4

In relation to notification requirements, should substantial loss of an existing playing field be defined as:

- 20%
- a figure below 20%
- a figure above 20%
- an alternative approach

Please explain your answer/reasoning if possible.

Question 5

Are there impacts of the removal of Sport England as a statutory consultee, or the proposed mitigations, that you think the government should take into account in making a final decision?

The Gardens Trust:

Question 6

In light of the proposed mitigations, do you support the proposals to remove The Gardens Trust as a statutory consultee?

- support
- oppose
- neutral

Question 7

Are there impacts of the removal of The Gardens Trust as a statutory consultee, or the proposed mitigations, that you think the government should take into account in making a final decision?

Theatres Trust:

Question 8

In light of the proposed mitigations, do you support the removal of Theatres Trust as a statutory consultee?

- support
- oppose
- neutral

Question 9

Are there impacts of the removal of Theatres Trust as a statutory consultee, or the proposed mitigations, that you think the government should take into account in making a final decision?

3. Reforms to key statutory consulteesQuestion 10

Are there other statutory consultees for which we should consider removal? What evidence would support this approach?

National Highways:Question 11

Do you support the proposed changes to National Highways' referral criteria?

Question 12

Is there anything else we should consider in relation to National Highways as a statutory consultee?

Active Travel England:Question 13

Do you support the changes to Active Travel England's proposed referral criteria?

Question 14

Is there anything else we should consider in relation to the role of Active Travel England as a statutory consultee?

Natural England:Question 15

Are there other actions that the government and/or Natural England should be taking, to support their role as a statutory consultee?

The Environment Agency:

Are there other actions that the government and/or the Environment Agency should be taking in relation to the Environment Agency's role as a statutory consultee?

Historic England:Question 17

Do you support the changes to Historic England's proposed notification criteria?

Question 18

Do you support changes to align the listed building consent process in London with the process that applies elsewhere?

Question 19

Is there anything else we should consider in relation to the role of Historic England as a statutory consultee?

The Mining Remediation Authority:Question 20

Do you support the changes to the Mining Remediation Authority's proposed referral criteria?

Question 21

Do you support the proposed changes in relation to the Mining Remediation Authority commenting on the discharge of conditions?

Question 22

Is there anything else we should consider in relation to the MRA as a statutory consultee?

The Health and Safety Executive:

No changes proposed

Other changes to statutory consultees:Question 23

Are there other statutory consultee referral criteria we should consider amending? What evidence supports this?

Question 24

Is there anything further government should consider in relation to voluntary pre-application engagement and for any statutory consultees in particular? What evidence supports this?

Question 25

Is there anything further government should consider in relation to statutory consultee engagement in post-approval processes, such as agreeing that planning conditions have been fulfilled? What evidence supports this?

4. Statutory consultee performanceQuestion 26

Do you have suggestions for how government can effectively incorporate appropriate developer and local authority feedback into consideration of statutory consultee performance?

5. Funding statutory consultees**6. The role of local planning authorities**Question 27

Do you agree with this approach?

Question 28

Is there anything else the government should be doing to support local planning authorities in their engagement with statutory consultees?

Question 29

Are there best practice examples from local authorities that help support statutory consultees and developers, for example, checklists/proformas for environmental issues?

Question 30

How might best practice be expanded to support statutory consultees, including through reducing the volume of material which developers have to produce?

Question 31

How best can government and statutory consultees support the increase in capacity and expertise of local and strategic authorities?

7. Moratorium on new statutory consulteesQuestion 32

Do you agree that these criteria clearly set a framework for decisions on future statutory consultees?

Question 33

Should the government maintain the moratorium, subject to periodic review, or adopt criteria for consideration of new statutory consultees?

Question 34

Is there anything else the government should consider in relation to the criteria?

8. ImpactQuestion 35

Are there any equality impacts in relation to the proposals in this consultation that the government should consider?

Question 36

The government considers that these measures would have a deregulatory impact. Do you have evidence from engagement with statutory consultees under the current system of the impact this may have?

Question 37

Based on the proposed changes to referral criteria, would statutory consultees expect to see performance improvements? Please explain your reasoning.

- strongly agree
- agree
- neutral
- disagree
- strongly disagree

The remaining questions are the contact details etc for the Town Council