

PL/07/25

Minutes of the **Planning Committee** meeting held on Monday 10th November 2025 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. T. Allen	Vice Chair
Cllr. F. Davies	Town Mayor
Cllr. L. Draper	
Cllr. J. Harvey	
Cllr. H. Haydock	
Cllr. A. Mahi	
Cllr. R. Newall	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Mrs. C. Cumming	Buckingham Society
Ms. Z. Taylor	Deputy Town Clerk
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk

Absent:

Cllr. J. Mordue
Cllr. L. O'Donoghue

Cllr. Allen chaired the meeting in Cllr. J. Mordue's absence.

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

368/25 Apologies for Absence

Members received apologies from Cllr. J. Mordue and Cllr. O'Donoghue.

369/25 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.

370/25 Minutes

Members agreed the minutes of the Planning Committee meetings held on 22nd September 2025 and 13th October 2025. Cllr. Davies Proposed, Cllr. Draper Seconded and Members unanimously **AGREED**.

371/25 North Bucks Parishes Planning Consortium

Members noted that the next Consortium meeting is on 12th November. Cllr. Try will forward the comments already received about the Local Plan. Cllr. Stuchbury raised a point regarding the conservation areas in Aylesbury and the tight laws around development; this could affect future developments in Buckingham and may be worth discussing at the meeting. Cllr. Try agreed and pointed out that raising such issues is what the Consortium is for.

372/25 Planning applications

For Member's information the next scheduled Buckinghamshire Council - Central and North Buckinghamshire Planning Area Committee meetings are on Wednesdays 3rd December

2025 and 7th January 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 20th November and 18th December at 2pm.

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

PL/25/03419/FA

NO OBJECTIONS

18 King Charles Close, [Page Hill]

Conversion of existing garage into habitable living space.

Members noted that the proposal matched the adjoining house which had already converted its garage into habitable space, apparently without seeking approval.

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

The following application had been refused before the meeting as the proposal required a Full Application; no such application had been received before the meeting, so the application was not reviewed.

PL/25/3439/SA

5 Frideswide Street, [St. Rumbold's Fields]

Certificate of lawfulness for proposed loft conversion with rooflights to front and rear.

PL/25/3982/FA

NO OBJECTIONS

28 Border Lane, [Lace Hill]

Householder application for single storey front extension.

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

PL/25/4417/KA

NO OBJECTIONS

37 Well Street

Sycamore Tree – Fell (renewal of 22/02499/ATC approved 9/8/22)

Members asked that a replacement tree be planted to preserve the green boundary of the Church area.

Cllr. Newall Proposed No Objections, but we ask that a suitable replacement is made, Cllr. Harvey Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

Telecomms Notification (for information only)

PL/25/5031/TELN

NOTED

Near 3 Gawcott Road

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.

Members asked that the installation site be amended to leave sufficient width of footway for pedestrians, mobility scooters and prams to get past without venturing into the road.

373/25 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
PL/25/3161/TP	Corner House, West Street	Crown reduction of 2 x False acacia, Yew and Leylandii	No objections
PL/25/3723/KA	Markhams Court Market Square	Remove cherry – tree unsuitable for location	No objections
PL/25/3735/KA	5 Bostock Court	Crown lift sycamore and remove deadwood	No objections
PL/25/3747/SA	54 Overn Crescent	Certificate of Lawfulness, proposed dropped kerb	Oppose

Refused

Application	Site address	Proposal	BTC response
25/00519/APP	12 Bridge Street	Exterior staircase in side elevation to give access to first floor flat	No objections
25/01975/APP	3 & 4 Market Sq.	Six external floodlights at first floor level (retrospective)	Oppose
PL/25/3439/SA	5 Frideswide St.	Certificate of Lawfulness for loft conversion	Refused before meeting, see above

Not for consultation

Approved

Application	Site address	Proposal	BTC response
24/02758/ATP*	15 Moreton Drive	Remove 1 dead oak tree (5-day notice)	No objections

* Received and validated 5th September 2024; Decision ('proceed immediately') made 8th October 2025.

374/25 House of Commons Library - Letter of thanks, consultation response

Members noted a letter of thanks for our contribution to the Children, Young People and the Built Environment inquiry.

Cllr. Allen thanked the Planning Clerk and Cllr. Stuchbury for their work on the consultation response.

375/25 Action reports

375/25.1 Regular Actions update

Minute (filing date)	File application responses
324/25 (15/10/25)	3 applications

375/25.2 Members received action reports.
West End Farm update: Cllr. Stuchbury is working closely with the archaeologist to produce a press release.

Cllr. Harvey asked why Site Q is still on the action list. The Planning Clerk explained that we are awaiting the Examiner's report. Cllr. Harvey believes

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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.....

that this has been published. The Planning Clerk explained that he is referring to the report on the effects on our Neighbourhood Plan, not the Examiner's report.

Cllr. Try Proposed that the six external floodlights refused application (25/01975/APP) is added to the action report as it is retrospective. Cllr. Davies Seconded and Members unanimously **AGREED.**

ACTION PLANNING CLERK

Cllr. Draper updated Members on the flooding on the footpath near St. Rumbold's Well: Buckinghamshire Council cleared the lower drain which helped somewhat. The Estates Manager is in communication with the developers to try to resolve the problem.

Cllr. Newall asked if two listed buildings can be added to the action list: 1 West Street and 13 High Street have both been repainted. The Planning Clerk explained that the Russell and Butler building has already been reported to enforcement and 13 High Street will be photographed tomorrow.

ACTION PLANNING CLERK

Cllr. Harvey suggested that a strong letter is sent regarding the s106 invitation, due to the time constraints of s106 monies. The Planning Clerk confirmed that the Town Clerk is pursuing this. Cllr. Stuchbury believes that this action refers to a briefing on s106 and the introduction of CIL; he noted that there is time remaining on the s106 monies. The Deputy Town Clerk confirmed that the minute will be checked.

376/25 Notes from Buckinghamshire Council Committee meetings

Transport, Environment & Climate Change Select Committee (4th November 2025) - Members received a written question submitted to this meeting by Cllr. Stuchbury.

Cllr. Draper commented that the response was respectful but a little vague. She thanked Cllr. Stuchbury for submitting the written question.

Cllr. Haydock informed Members that the name of the Committee has changed to 'Transport, Environment, Communities and Climate Change'.

377/25 Enforcement

377/25.1 Members received for information: An Enforcement Notice has been served on 5 Market Square (JoJo's) for 'without listed building consent, the erection of an advertisement, the construction of a fascia board to accommodate the advertisement, installation of an illuminated window advertisement and application of decal advertisements inside the window to the front elevation of the building' and all the signage must be removed, and the fixing holes in the fabric filled with lime mortar to match the brickwork within two months of 15th October 2025.

377/25.2 Members reported any new breaches:

Cllr. Try reported that the Station Road road sign at the bridge end is missing.

Cllr. Davies reported that there are still green lights on the Dipalee. The Planning Clerk explained that they have 6 months to appeal.

Cllr. Draper reported that Dragon Bay have now got floodlights; she has sent a photograph to the Planning Clerk. **ACTION PLANNING CLERK**

Cllr. Try asked why enforcement does not start on day one. Cllr. Newall explained that, due to planning law, action does not have to be taken for 6 months (during the time that an appeal can be made).

Cllr. Harvey asked about the parcel lockers at the University Vinson building. The Planning Clerk said that these were reported and a case file opened.

378/25 Rolling lists – updates only

Members received the tree felling applications update.

379/25 Streetnaming - Osier Way Phase 2

Members received for information the approved map and postcodes of the Phase 2 street names.

380/25 Matters to report

Mrs. Cumming asked who is responsible for overgrown Rights of Way. Cllr. Davies advised that this can be reported on FixMyStreet under the Rights of Way section.

Cllr. Try reported that the footpath at the back of Buckingham Primary School is terribly overgrown. This can also be reported on FixMyStreet.

381/25 Chair's announcements – for information only

No announcements.

382/25 Date of the next meeting:

Monday, 1st December 2025, following an Interim Full Council meeting.

The meeting closed at 7:55pm

Chair

Date