

PL/06/25

Minutes of the **Planning Committee** meeting held on Monday 13th October 2025 at 7.35pm 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. H. Haydock	
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
Ms. S. McMurtrie	Town Plan Officer

Absent: Cllr. J. Harvey

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

320/25 Apologies for Absence

Members received apologies from Cllr. Harvey.

321/25 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.

Cllr. Newall has submitted the application on behalf of 54 Overn Crescent and will leave the meeting when this is discussed.

322/25 Minutes

Members noted that the minutes of the Planning Committee Meeting, held on 22nd September 2025, will be presented at the November meeting.

323/25 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/ Buckinghamshire Local Plan

Members received a report from the Town Plan Clerk.

It is recommended that the comments in the report be sent as the submission of the Town Council to this round of consultation.

Ms. McMurtrie explained distinguishing between the Neighbourhood Plan and Buckinghamshire Council's First Consultation on the Draft Local Plan. The current documents do not have crucial numbers or specific allocations. She clarified that if there is

a conflict between them then the most recent document supersedes, which in this case would be the Local Plan – this is a legal point and cannot be debated.

The response will be in writing, highlighting points of significance in the report.

Members discussed and debated the report and consultation. The Compliance and Projects Manager suggested giving an overarching permission to the Town Plan Officer and Members resolved to include:

- The importance of health provision.
- Housing mix - not supporting the HMO policy.
- Transport links to include emerging or enhancing areas as well as new ones.
- Infrastructure to support employment land.
- Amend 18 months to 24 months for employment land.
- HMOs not to be part of historic buildings.
- Clarity on approach to new towns.
- Environment - protect standing areas of woodlands, its surrounds and nature corridors.
- Infrastructure, for example water options.
- Community facilities, for example how are they affected by CIL.
- Sports and leisure – point to be made more strongly.
- Flooding – proactive approach, for example an engagement scheme policy required.
- Site specific for education to include clarity around the delivery of schools.

Cllr. Try left the meeting at 8:31pm and returned at 8:34pm

There was no consensus regarding fast food outlets and their proximity to schools,

Cllr. J. Mordue Proposed, Cllr. Haydock Seconded and Members voted on whether to agree that this is an innovative approach:

For: 4
Against: 6
Abstentions: 0

Cllr. Davies Proposed that it is written that we understand that the NPPF states this and we note it. Cllr. O'Donoghue Seconded and Members unanimously **AGREED**.

Cllr. Davies Proposed, Cllr. O'Donoghue Seconded and Members unanimously **AGREED** to delegate to the Town Plan Officer the response with the above amendments.
ACTION TOWN PLAN OFFICER

Cllr. Stuchbury left the meeting at 9:04pm.

324/25 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.

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

13th October 2025

page 2 of 4

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.....

PL/25/2939/FA

OPPOSE

25 Bernardines Way

Change of use from Use Class C4 (6-person house of multiple occupancy to Sui Generis 7-person HMO).

Members opposed this proposal, as they did the previous application, on the grounds that 4 single and 3 double bedrooms could mean 10 occupants, in a fairly small terrace house in a short and narrow cul-de-sac with two more HMOs in it, each with only two allocated parking spaces in parking courts without marked bays. This is detrimental to the amenity of other residents.

The Planning Statement indicates that the accommodation is for students and local workers; however few of the local employment areas are served by public transport, and the University has sites other than the adjacent Verney Park, and medical students who need access to Milton Keynes Hospital.

The loss of storage space for bulky items such as suitcases was regrettable as there was little storage space in some of the bedrooms.

The bin store in the rear garden is to accommodate 6 bins only – presumably three general and three recycling – which would have to be hauled to the roadside via the carpark for emptying, taken through the house, or left in the front garden area from week to week for convenience.

Members noted the HMO policy proposed in the Local Plan consultation document considered earlier that evening and supported the proposals in respect of over-concentration in one area, amenity of other residents, and parking provision.

Cllr. Draper Proposed opposing, Cllr. Davies Seconded and Members **AGREED**.

PL/25/3280/FA

NO OBJECTIONS

31 Chandos Road

Extension and alteration to existing bay window.

Cllr. J. Mordue Proposed No Objections, Cllr. Davies Seconded and Members **AGREED**.

Cllr. Newall left the meeting at 9:06pm.

PL/25/3747/SA

OPPOSE

54 Overn Crescent

Certificate of lawfulness application for proposed dropped kerb.

Members pointed out that the installation of a dropped kerb meant a reduction in kerbside parking space as neighbours would leave it free out of courtesy. Photographs showed that the reason for the previous refusal – lack of porous surface or drainage for the paved area – was addressed with a grille at the base of the surrounding wall, which was presumed to connect to the original soakaway provided to all these houses. However, there was still no application for the paved area, and no measurements of its depth had been supplied for either application. Members were informed that the depth was approximately 4m from the public pavement to the retaining wall in front of the house, and photographs (13/10/25)

13th October 2025

page 3 of 4

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.....

show that the vehicles parked encroach on the public domain, effectively extending the premises boundary and detrimental to the street scene.

Cllr. O'Donoghue Proposed opposing, Cllr. Mahi Seconded and Members **AGREED.**

Cllr. Newall and Cllr. Stuchbury returned to the meeting at 9:16pm.

325/25 Planning decisions

Members received 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

326/25 Action reports

Regular Actions update

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

327/25 Chair's announcements – for information only

The Chair gave her apologies for the next meeting.

328/25 Date of the next meeting: Monday 10th November 2025

Meeting closed at 9:17pm

Chair Date