PLANNING COMMITTEE

PL/03/26

Minutes of the **Planning Committee** meeting held on Monday 13 July 2026 at 7.00pm in the Council Chamber, Cornwalls Meadow, Buckingham

Present:	Cllr. F. Davies	Town Mayor
	Cllr. H. Haydock	
	Cllr. A. Mahi	
	Cllr. J. Mordue	Chair
	Cllr. L. O'Donoghue	
	Cllr. R. Newall	
	Cllr. S. Singh	
	Cllr. R. Stuchbury	
Also present:	Mrs. C. Cumming	Buckingham Society
	Mr. S. Beech	Compliance and Projects Manager
	Mrs. A. Benoy	Committee Clerk
	Mrs. K. McElligott	Planning Clerk
Absent:	Cllr. T. Allen	Vice Chair
	Cllr. J. Harvey	
	Cllr. M. Try	

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

138/26 Apologies for Absence

Members received and approved apologies from Cllr. Allen, reason number 4, Proposed by Cllr. Stuchbury, Seconded by Cllr. Davies.
Members received and approved apologies from Cllr. Try, reason number 4, Proposed by Cllr. O'Donoghue, Seconded by Cllr. Davies.
Members received and approved apologies from Cllr. Harvey, reason number 4, Proposed by Cllr. Davies, Seconded by Cllr. O'Donoghue.

139/26 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.

140/26 Minutes

Cllr. J. Mordue Proposed, Cllr. Davies Seconded and Members unanimously **AGREED** the minutes of the Planning Committee Meeting held on 15th June 2026.

141/26 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/ Buckinghamshire Local Plan

Members noted that the draft Local Plan is scheduled for Buckinghamshire's Cabinet meeting on 22nd July 2026 and will then be released for consultation on 23rd July and that this matter will be discussed at the Interim Full Council meeting on 17th August.

Cllrs. Stuchbury and Davies noted a few points of concern from the draft Local Plan. The Chair advised Members that this item was to note and would be on the Interim Full Council agenda in August for a full discussion.

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…..

The Planning Clerk will check whether all responses to the consultation are seen by the examiner. **ACTION: PLANNING CLERK**

142/26 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 22nd July and 19th August 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 30th July and 27th August at 2.00pm.

It was noted that the Central & North Area Planning Committee scheduled for 22nd July may be cancelled, due to a concurrent meeting of the Cabinet to approve the Local Plan before release for public consultation. The Planning Clerk will check.

ACTION: PLANNING CLERK

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

PL/26/04647/FA **NO OBJECTIONS**

41 Overn Avenue, MK18 LU
Single storey rear extension with skylights

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

PL/26/04885/TP **NO OBJECTIONS**

The Manor, Avenue Road MK18 1QA
T1 Cedar - 4m Crown reduction to alleviate any potential stress within the remaining crown.

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

The following notification was for information only:

PL/26/05217/TELN

Outside 15 Northend Square, MK18 1NX
The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) – Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.

143/26 Planning decisions

143/26.1 Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
PL/26/01337/FA Pl/26/01338/AV	Vinson Building, Hunter Street	Freestanding UOB signage	Oppose
PL/26/02462/FA	Beni-Mora, West Street	Loft conversion with dormer windows front and rear	No objections
PL/26/02739/TP	Summerhouse Hill	Reduce Walnut by 1m in height and 1-3m laterally; lift crowns of	Partial approval *

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		G1 yews to achieve 4m clearance over access road	
PL/26/03074/FA	11 Gawcott Fields	1st floor extension over existing ground floor	No objections
PL/26/03244/FA	3 Moorhen Way	Garage conversion	No objections
PL/26/04237/KA	19 Moreton Road	Fell conifer in decline, and roots are damaging retaining wall	No objections
PL/26/04238/KA	21 Moreton Road	Fell conifer in decline, and roots are damaging retaining wall	No objections

* Decision (verbatim):

Refuse The following work is not considered acceptable and is hereby refused.
Walnut (T1) - Reduction by approximately 1m in height and 1m to 3m laterally to provide approximately 2m clearance from the property.

Reason: The proposed extent of reduction is excessive and would result in an unbalanced crown and loss of natural form. Walnut trees respond poorly to heavy pruning; therefore, works should be limited to the minimum necessary for clearance to avoid stress and decline.

Consent Walnut (T1) - Crown reduction limited to achieve up to 2m clearance from the building (southwest) side only; reduction of the opposite side of the crown (northeast) and height by up to 1m; and crown lifting to no more than 3.5m above ground level. All pruning to suitable growth points in accordance with BS3998:2010.
Yew Group (G1) - Crown lift to achieve approximately 4m clearance above the access road; reduce lateral growth over the road by 1 to 3m to ensure overhang does not exceed 1m; and ring ivy on all trees to prevent further establishment. Reason: To enable necessary clearance from buildings and the access road while maintaining a balanced form and preserving the trees' health and amenity value. Works are restricted to an appropriate level in accordance with good arboricultural practice; in particular, pruning of the Walnut is limited as the species does not tolerate heavy reduction.

Permission not required

Application	Site address	Proposal	BTC response
PL/26/03157/ PRASP	Wipac, London Road	Notification of installation of 2758 roof-mounted solar panels	Support

Withdrawn

Application	Site address	Proposal	BTC response
PL/26/02289/HB	Barham Lodge, Nelson Street	LB applⁿ for installation of pedestrian gate in existing wall (retrospective|)	Oppose

144/26 Enforcement Notice Served

Members noted that Buckinghamshire Council has served a notice to any owners/occupiers of Plot 6, Land at Brackley Road to cease the use of the land as a caravan site; remove all caravans and mobile homes from the land; remove all items brought onto the land not connected with the lawful use, including but not limited to Heras fencing, solar panels, water containers, rubbish, furniture, appliances, wooden planks and

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building materials; and restore the land to its condition that existed before the unauthorised use commenced. This must be done within six months of 28th May 2026. Failure to comply could lead to prosecution and/or remedial action by the Council.
The location of the breach is north of Brackley Road just before the bridge west of West End Farm.



145/26 Action reports

145/26.1 Members noted the following regular action updates.

Minute (filing date)	File application responses
83/26 (17/6/26)	6 via Parish Channel 4 direct to officer for adding to file

145/26.2 Members received the action reports as per the attached list.

145/26.2.1 Members noted the response from the Enforcement Team East Anglia (West) regarding Tingewick Road waste dump (Min 40/26.2) email received 1/6/26

Members will remember that a planning application for this site was considered at Full Council on 6th July 2026
Response from **Enforcement Team East Anglia (West):**
I refer to your email of the 28 May concerning the waste that has been tipped at Unit H on Tingewick Road Industrial Estate.

Following the report from the Council to our Incident Communication Centre at the beginning of March; I emailed the Council with an overview of the work the Environment Agency had undertaken to date to stop the importation and require the tenant to clear the waste from the site.
The Environment Agency served an Enforcement Notice on the tenant on the 6 March, which required all the waste to be removed from the site by the 30 April. An Enforcement Officer attended on the 30 April and identified that the tenant had not cleared the waste as required and had vacated the premises. The Environment Agency is now concluding its evidence collection and will be sending a file to our legal department for consideration of the appropriate enforcement action in respect of the storage of waste and non-compliance with the Notice.

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Responsibility for clearing the waste now falls to the landowner; we have notified the Company that owns the site that this is the situation.
If residents are impacted by odour from the waste we encourage them to report the details to our Incident control centre on 0800807060.

146/26 Buckinghamshire Council meetings

Cllr. J. Mordue Proposed, Seconded by Cllr. Davies and Members **AGREED** that the slides from the 25th June 2026 Town & Parish Forum meeting were accepted. Cllr. Singh abstained.

147/26 Streetnaming

Members discussed a name for the cul-de-sac off the Moreton Road between Brae Lodge and Western Avenue (Applications 15/04106/AOP and 19/00902/ADP).

Cllr. Davies suggested commemorating John Roberts, the last Mayor of Buckingham Borough Council and first Mayor of the Town Council after the introduction of the now defunct Aylesbury Vale District Council. Mrs. Cumming suggested Moreton Rise but there was no seconder. Cllr. Davies Proposed, Cllr. Stuchbury Seconded and members unanimously **AGREED** that this Council submits a recommendation for the cul-de-sac to be named after John Roberts. **ACTION: PLANNING CLERK**

148/26 Rolling lists – updates only

148/26.1 Tree felling applications

Members noted the tree felling applications.

149/26 S106 Quarterly update

Members received the updated spreadsheet.

150/26 Matters to report

150/26.1 Mrs. Cumming reported that there was damage to the wall of the bridge on London Road. Members wondered whether traffic calming measures should be introduced, or increased signage as this wall has been damaged before very recently and is a listed structure. The Planning Clerk will send a photograph to the heritage officer and report this to FixMyStreet.
ACTION: PLANNING CLERK

150/26.2 Cllr. Haydock reported 2 fallen branches on the path that goes out of Bourton Park that leads over the bridge and underneath the bypass. The FixMyStreet system makes it hard to report as it isn't a street.
ACTION: PLANNING CLERK

150/26.3 Cllr. Stuchbury reported that the circular walk on Riverside Walk is now impassable due to undergrowth overgrowing the path and it needs some maintenance and is a public right of way.
ACTION: PLANNING CLERK

150/26.4 Cllr Davies reported that a road sign had disappeared from the bottom of Summerhouse Hill. Buckinghamshire Council have replaced the sign, but the word Summerhouse had been made into 2 words and the words

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PRIVATE ROAD had been omitted from the new sign.

ACTION: PLANNING CLERK

151/26 Chair's announcements – for information only

It was reported that at the Planning Meeting of 15th June, Members had looked at 23 Bridge Street and the application to subdivide the unit into two. Members had been concerned that there weren't facilities for one of the units. The Planning Clerk had received an email from the agent on this matter confirming that both units will have the use of and access to a WC and kitchenette: Unit 1 on the ground floor and Unit 2 on the first floor. Due to the small size of the units, no separate fire escape is required.

152/26 Date of the next meeting: Monday 17th August 2026 following an Interim Council meeting.

Meeting closed at 19.49pm

Chair …….. Date ……..

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