

PL/09/25

Minutes of the **Planning Committee** meeting held on Monday 15th December 2025 at 8:31pm 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. J. Mordue	Chair
Cllr. L. O'Donoghue	
Cllr. R. Newall	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Mrs. C. Cumming	Buckingham Society
Ms. C. Molyneux	Town Clerk
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Cllr. H. Mordue	
Cllr. A. Schaefer	

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

459/25 Apologies for Absence

There were none.

460/25 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.

461/25 Minutes

Cllr. Davies Proposed, Cllr. Draper Seconded and Members unanimously **AGREED** the minutes of the Planning Committee Meeting held on 1st December 2025.

462/25 Planning applications

For Member's information the next scheduled Buckinghamshire Council – Central & North Buckinghamshire Planning Area Committee meetings are on Wednesdays 7th January and 4th February 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 18th ~~December 2025~~ [cancelled] and 15th January 2026 at 2pm.

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

Post Office, Market Hill, MK18 1JT

Replacement of existing side window with external door to create separate access to first floor barber.

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

Amended Plans

24/03608/APP

OPPOSE

The Old Telephone Exchange, Market Hill, MK18 1JT

Two storey roof extension to provide 8no. flats and change of use of the ground floor to provide 1no. residential unit and ancillary residential use.

Members noted that these amended plans were posted in August, but not sent out for consultation until 28th November, too late for the 1st December agenda. The amendments did not reflect the six-month occupation of half of the ground floor by a martial arts club; nor the reduction of the proposal to form 6 flats in the new storeys, rather than 8.

The previous objections to this application (December 2024) were summarised as follows, with Member's comments on the proposed amendments:

1. *The access is a narrow entry to the Royal Mail's Delivery Office yard, with related security issues and restricted vision on exit, especially to the right. The response from Royal Mail (20/11/23) to the 2023 application indicated that deliveries causing noise and disturbance run from 4.00am – 6.30pm Monday-Saturday with free access and turning space required all day between these times for vehicles up to 7.5 tonnes. Any delays caused by congestion at the entrance are a problem, as would residents parking in the yard, or deliveries and materials storage during the construction period. Windows in seven bedrooms face this yard.*

This is unchanged except that the number of bedrooms facing the yard is now five. The building on the north of the access road is Listed and set on the edge of the footway on a narrow stretch of Market Hill (not Market Square).

There is no new comment from the Royal Mail indicating any changes to their working hours or security of their yard and premises.

2. *No mention of the Grade II* Listed Old Gaol opposite the access at all, though the Appeal Inspector included it in his comments about context re the 2023 application.*

There is still no acknowledgement of the proximity of the Old Gaol, even though the photos on p.4 of the Revised Heritage Impact Assessment are taken from its frontage.

3. *Flats 02 and 05 - the only bedroom had no natural light at all.*

This has been remedied.

4. *Balcony doors open outwards, reducing the usable amenity space.*

All the balconies, whether protruding or recessed, have been deleted from the plans, reducing the amenity space available to occupants, and having a detrimental effect on the external appearance of the block.

5. *Though the ground-floor flat is wheel-chair accessible, there is no indication that the doorways are other than standard width, or that the en-suite facilities contain wet-room showers.*

This remains so; in addition, the living rooms and one bedroom of this proposed 3-bed flat are occupied by the martial arts club (see signage application 24/00494/AAD). Members also noted that the new staircase from the bin store to the first floor appeared to access a roofless and unfenced landing with doors to the four first-floor flats and the stair to the two second floor flats.

It is recognised that adding storeys to town centre commercial buildings is a Government initiative, but concern was expressed that the telephone exchange was built in 1939, therefore excluded from the permitted changes, is of single-skin construction, may contain asbestos and has a void underneath housing the electrical cabling. No documentary evidence is offered of the strength of the existing structure and whether it can support two extra floors of fully equipped and serviced flats and a tiled roof.

Should the LPA be minded to delegate this decision to the officer, Members also restated their request that the application be called in for Committee consideration.

Cllr. Harvey Proposed Objecting, Cllr. Davies Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

463/25 Planning decisions

463/25.1 Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
PL/25/3280/FA	31 Chandos Road	Single storey front extension	No objections
PL/25/3419/FA	18 King Charles Cl.	Conv. of garage to habitable room	No objections
PL/25/4193/FA	53 Fishers Field	Single storey rear extension	No objections

463/25.2 Planning Inspectorate

25/01020/APP

Avenue Lodge, Stratford Road: two-storey side extension
Appeal on the grounds of non-determination
Inspector has allowed the appeal.

464/25 **Action reports**
464/25.1 Regular Actions update

Minute (filing date)	File application responses
419/25 (3/12/25)	1 via Parish channel 3 via Comment button as no longer listed in Consultee Access 2 decided before meeting 1 direct to applicant as not yet validated into system

465/25 Planning Budget

Members received the draft planning budget for 2026-2027.

The Town Clerk explained that the Neighbourhood Plan budget will be renamed Neighbourhood Plan Continuity and will have £1000 budget.

Cllr. Davies thanked the Town Clerk, officers and staff for keeping our finances in order and Proposed accepting the draft budget. Cllr. Draper Seconded and Members unanimously **AGREED**.

466/25 Chair's announcements – for information only

Members are reminded to send their views on the Government consultation on Statutory Consultees to the Planning Clerk before Christmas Eve. (Min.422/25, meeting of 1st December).

467/25 Date of the next meeting:

Monday 5th January 2026, following an Interim Full Council meeting. The Town Clerk reminded Members that the agenda will be issued a day earlier due to the bank holiday.

Meeting closed at 8:51pm

Chair Date