

PL/02/25

Minutes of the **Planning Committee** meeting held on Monday 16th June 2025 at 8:10pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present: Cllr. T. Allen
Cllr. F. Davies
Cllr. J. Harvey
Cllr. H. Haydock
Cllr. A. Mahi
Cllr. J. Mordue
Cllr. L. O'Donoghue
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
Cllr. R. Newall
One member of public

Absent: Cllr. L. Draper

Public session

A member of the public was in attendance, but did not speak.

94/25 Apologies for Absence

Members received and accepted apologies from Cllr. Draper

95/25 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.

96/25 Minutes

Cllr. Try Proposed, Cllr. Davies Seconded and Members unanimously **AGREED** the minutes of the Planning Committee Meeting held on 19th May 2025.

97/25 Planning applications

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

25/00519/APP

NO OBJECTIONS *but see comment*

Flat 1, 12 Bridge Street

Householder application for construction of external staircase and door to side elevation.

Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

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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.....

Members were concerned for the safety of the tenant, and queried whether there was adequate lighting for the proposed staircase, as there was no adjacent streetlamp and the flight of stairs faced away from the road.

Members also noted the complete lack of Property History for this application, including – notably – the previous staircase application 24/01443/APP (Refused 7/8/24).

Cllr. Harvey declared an interest.

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

25/01388/CPE

NO OBJECTIONS

Manor Farm House, Moreton Road

Certificate of Lawfulness for existing use – siting of a single mobile caravan.

Cllr. Mahi Proposed No Objections, Cllr. O'Donoghue Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

The following applications were considered together:

Old Market House 36 - 37 High Street

25/01499/AAD

NO OBJECTIONS

Display of logos/signs on the front and side walls plus planters (retrospective).

Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members noted that the fluorescent lighting on both front and side elevations was not included in the application. (Enforcement Case No. NC/25/00054/ALB)

25/01500/ALB

NO OBJECTIONS

Listed building application for logos/signs on the front and side walls plus planters (retrospective).

Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Cllr. O'Donoghue Proposed No Objections, Cllr. Davies Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

25/01537/VRC

OPPOSE AND CALL IN

36 Chandos Road

Variation of condition 4 (No kitchen facilities including kitchen units, kitchen sink or cooking hobs shall be installed at any time within any of the 7 bedrooms hereby permitted) attached to 23/01938/APP (Conversion of 4-bedroom house into 7 HMO units with shared facilities).

Members are aware of the lack of single-person accommodation in the town, but felt that this proposal only added substandard units to the housing stock. None of the proposed self-contained units complies with the minimum national space standards for a one-person apartment - only one of the 7 provides more than half the standard 37m².

Members noted a number of inaccuracies in the submitted documents, which tarnishes the credibility of the remainder of the application:

- *The house roof changes from a pyramid with two chimneys ('pre-existing') to a gable with no chimneys ('existing') in the drawings (pyramid is correct at the date of the meeting, 16/6/25).*
- *The 'Description of Development' describes the building as having '8 self-contained flats' when there are 7 lettable rooms, not all of which are self-contained.*
- *The list of HMO premises inserted in support of the Variation of Condition application contains:*
 - *25 Waine Close, listed twice, which is no longer on the public register of licensed HMOs;*
 - *35 Lace Lane, Licenced, 7 bedrooms, 3 communal bathrooms, communal kitchen/diner;*
 - *30 Bierton Road, Aylesbury, Licenced, 7 bedrooms, 6 with en-suite bathrooms, other facilities communal;*
 - *66 Bicester Road, Aylesbury, Licenced, 7 bedrooms, communal facilities only*
 - *39 Bernardines Way, Licensed, 7 bedrooms, 6 with en-suite bathrooms, all have kitchenettes; it was noted that this HMO was in the same ownership as 36 Chandos Road.*

Given that only one of the referenced premises has a kitchenette in every room, and only the lack of private washing facilities in one bedroom prevents it being 7 self-contained bed-sits, Members were unimpressed by the contents of the list.

Members noted that in the drawings for 23/01938/APP, the source of the Condition 4 to be varied, all bedrooms except №1 & №7 are shown with kitchenettes, and the Appeal Inspector noted that these were already installed when he visited, though the drawing he had been supplied with no longer showed them. Members would like it confirmed that the kitchen equipment installed in Room №2 has, or will be, removed to conform with this application's terms. It was also noticed that №7 had also lacked an en-suite shower-room, but appears to now have one.

Members were concerned about the fire risk of so many cooking facilities in very small rooms and hoped that the Fire Service had been approached for comments.

They also repeated their previous criticism of the lack of off-road parking at the entrance to a street which is a bus route for two schools.

Members proposed and agreed that the application be called in, given the history of applications for the site.

Cllr. Mahi Proposed Opposing and requesting a call-in. Cllr. Harvey asked that it is also suggested that the fire service are alerted to conduct an inspection, Cllr. Davies Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

Cllr. Harvey Proposed that the Town Clerk prepares a short report explaining the new rules regarding call-ins. Cllr. O'Donoghue Seconded and Members **AGREED**.

ACTION TOWN CLERK

Works to trees (circulated separately)

25/01471/ATC

NO OBJECTIONS

Trolley Hall, Castle Street
Crown reduce sycamore by 2-3m.

25/01506/ATC

NO OBJECTIONS

Hamilton House West Street
Section of Cypress trees, rear corner of building –
T1 - Nearest split stem Cypress: Remove to near ground level This tree is within the line of trees (TG1), it's the split-stem Cypress on the end near the property.
Reason for work: For safety due to possible failure in high winds.

TG1 - Remaining group of trees: Reduce in height by approximately 60% (10-11m). Trim both sides hard back to compact form.

Reason for work: To get the trees back to manageable height and size to then be easier to maintain going forward. It will open up the area as well to allow more light through and the area will be tidy and not overgrown as it is now. Before Height - 18.5m After Height - 7.4m.

25/01548/ATP

NO OBJECTIONS

Bin Store 7 - 16 Waglands Garden
T1 - Oak tree - Prune the canopy away from 4 Waglands Garden by 2m. The canopy is close to the property and overbearing when in leaf.

T2 - Yew tree - Prune away from the highway by 1-1.5m. The canopy is overhanging the road.

T3 - Lawsons Cypress - Remove the leaning branch over the road. High winds have caused one branch to lean over the road, it needs to be removed. All proposed work will be inline with BS3998.

98/25 Planning decisions

98/25.1 Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
25/00392/APP 25/00393/ALB	9 Market Square	Removal of curved bay windows and replacement with simplified windows	No objections (subj. HBO)
25/00750/APP	28 Willow Drive	S/st. rear extension & 1 st floor side extension over garage	No objections

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Initial.....

25/00924/APP	5 Akister Close	Garage conv. & s/st. rear extension	No objections
25/01126/APP	24 London Road	Single & 2-st. rear ext'n, front porch ext'n; rear dormer & raising of roof	Oppose
25/01127/APP	20 Hubbard Close	S/st. side and rear extension	No objections

Withdrawn

Application	Site address	Proposal	BTC response
24/01927/ADP	Osier Way	Infrastructure details inc. roads, open space, drainage etc	Oppose

Not for consultation

Approved

Application	Site address	Proposal	BTC response
25/00205/ATP	Maids Moreton Avenue	Crown lift/crown reduce trees behind 4 Woodlands Close to give clearance	Oppose (not enough info.)

Withdrawn

Application	Site address	Proposal	BTC response
25/01225/CPL	6 Rogers Lane	Cert, Lawfulness to move garden wall out to boundary & insert gate	No comments made

98/25.2 Planning Inspectorate

Members noted that a Fast-Track Householder Appeal has been lodged against the refusal of:

25/00327/APP

28a Deerfield Close, MK18 7ET

Householder application for construction of two storey side and rear extension.

No further comments can be submitted for a FTHA appeal, but any comments can be withdrawn before 3rd July so they are not considered by the Inspector.

Members responded 'No Objections' to the application at the 24th March meeting.

99/25 Action reports

99/25.1 Regular Actions update

Minute (filing date)	File application responses	
31/25 20/5/25	7 via Parish Channel 2 via comments button (Trees) 1 via comments button (CPL)	All filed on time.

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Initial.....

100/25 Chair's announcements – for information only

The Chair informed Members that a consultation will take place regarding how planning decisions will be made in the future, with the aim of speeding up the process. Buckingham Town Council should be involved in this; local knowledge is absolute key.

101/25 Date of the next meeting: Monday 14th July 2025

Meeting closed at 8:52pm.

Chair Date