

PL/1/25

Minutes of the **Planning Committee** meeting held on Monday, 19th May 2025 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. T. Allen	
Cllr. F. Davies	Mayor
Cllr. L. Draper	
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

One member of public attended to observe the meeting.

In the absence of the incumbent Chair and Vice Chair, Cllr. O'Donoghue Proposed that Cllr. Davies chair the first agenda item only. Cllr. Draper Seconded and Members unanimously **AGREED**.

Cllr. Davies took the Chair.

The Planning Committee held a minute's silence in memory of Mrs. Mary Connor, Friend of Buckingham.

Cllr. Davies has written to the Mayor of Bicester offering condolences following the devastating fire.

24/25 Election of Chair

Cllr. O'Donoghue Proposed Cllr. J. Mordue, Seconded by Cllr. Mahi. There being no other nominations, Members unanimously **AGREED** to elect Cllr. J. Mordue as Chair of the Planning Committee for 2025-2026.

Cllr. J. Mordue took the Chair.

25/25 Apologies for Absence

There were none.

26/25 Election of Vice Chair

Cllr. Davies Proposed Cllr. Allen, Seconded by Cllr. Draper. There being no other nominations, Members unanimously **AGREED** to elect Cllr. Allen as Vice Chair of the Planning Committee for 2025-2026.

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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.....

27/25 Co-option

Cllr. Davies Proposed, Cllr. Stuchbury Seconded and Members unanimously **AGREED** the co-option of The Buckingham Society to this Committee.

28/25 Declarations of Interest

Cllr. Stuchbury noted that, as a member of the North Buckinghamshire Area Planning Committee, he will not be voting on applications.

29/25 Minutes

Members agreed the minutes of the Planning Committee Meeting held on 14th April 2025.

30/25 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

The Compliance and Projects Manager reminded Members that the responses to the examiner's clarification note were agreed at Full Council and have now been submitted.

Cllr. Stuchbury requested a briefing note of the main parts of the Plan for the benefit of new Members. The Compliance and Projects Manager will check but believes this is already part of the plan.

ACTION COMPLIANCE AND PROJECTS MANAGER

31/25 Planning applications

For Member's information the schedule of Buckinghamshire Council meetings were not available at the time of publishing.

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

25/00924/APP

NO OBJECTIONS

5 Akister Close [*Linden Village*]

Householder application for proposed garage conversion, construction of single storey rear extension, parking area and rear garden store.

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

25/01020/APP

NO OBJECTIONS

Avenue Lodge, Stratford Road

Householder application for erection of two storey side extension.

Members noted the comments of the planning officer and the Appeal Inspector, and the consequent amendments to the plans, but felt that the side extension was not prominent enough in the street scene to cause harm.

Cllr. Draper Proposed No Objections, Cllr. Mahi Seconded and Members **AGREED**. Cllr. Stuchbury abstained. A vote was taken, and the result was:

For: 6
Against: 1
Abstentions 3

25/01126/APP

OPPOSE

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Initial.....

24 London Road

Householder application for construction of single & two storey rear extension, front porch extension, raising of roof and addition of rear facing dormer.

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.

Though the amended plans were an improvement on the previous design, Members considered that the dormer was still over-development, and – contrary to design guidelines, its flat roof was too close to the ridgeline of the main roof.

Cllr. Harvey Proposed Opposing, Cllr. Davies Seconded. A vote was taken, and the result was:

For: 7
Against: 0
Abstentions: 3

25/01127/APP

NO OBJECTIONS

20 Hubbard Close [Page Hill]

Householder application for replacement of existing conservatory with single storey side/part rear extension with covered terrace area along rear patio and addition of 6 no. rooflights.

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. Davies Proposed No Objections, Cllr. Mahi Seconded. A vote was taken, and the result was:

For: 8
Against: 0
Abstentions: 2

The following two applications were considered together:

The King's Head PH, 7 Market Hill

25/01179/ALB

OPPOSE

Listed building application for full redecoration including repainting, new furniture, artwork and flooring, new dartboard wall, bar refurbishment, toilets to be refurbished, manager's accommodation upstairs undergo redecoration. Externally new Signage, new light fittings, repainting the external walls in modest and classic tones.

25/01267/AAD

OPPOSE

Display of 1 set externally illuminated high level text, 1 set externally illuminated fascia text, 2 externally illuminated amenity boards, 2 externally illuminated poster boards, 2 externally illuminated projection signs.

Members noted that the exterior decoration and signage works had been completed before the meeting, pre-empting any approval from the LPA.

Regrets were expressed that the opportunity of the internal rearrangement had not included an accessible toilet.

The font used on the signage made no reference to the age and Listed status of the building and the apostrophe was missing;

Despite the statement that no changes were to be made to the structure, the signwritten wording on the Moreton Road and Market Hill elevations had been replaced by an aluminium panel with vinyl and foamex lettering. Members noted that the Listed building opposite had had a signage application rejected for inappropriate use of applied vinyl lettering (24/02185/AAD) even though it had been installed on existing timber boards;

The illustration of the king on the hanging signs had no identifiable relevance to the history of Buckingham;

The trough lighting over the signage was acceptable, but the uplighters and six small lanterns (not listed in the description of the proposal) were felt to be superfluous in the town centre location.

Cllr. Davies Proposed Opposing, Cllr. Draper Seconded. A vote was taken, and the result was:

For: 8
Against: 0
Abstentions: 2

25/01357/VRC

OPPOSE

4 London Road

Removal of condition 4 (occupied solely by students) Variation of condition 6 (wording) relating to application 23/03405/APP (proposed first floor rear extension and change of use from dwellinghouse to 7-bed HMO (7 occupiers).

Members are aware that there is a deficiency of single-person accommodation in the town, but had opposed the change of use of this house to HMO in 2023 and also the previous variation application in 2024, as the house is on a main road into the town centre with parking for two, perhaps three, vehicles (Highways response to 23/03405 dated 24/11/23). The variation proposed could increase the number of occupants with vehicles, as their places of work may not have a public transport service (neither the Industrial Area on the bypass, nor Silverstone EDA have a bus service). The footway is used by the pupils of both senior schools and the primary school on Chandos Road.

All the bedrooms are shown with double beds so the actual occupancy could be 14 persons, (contrary to the terms of the existing HMO Licence) which could increase the number of vehicles even further.

The three kitchen installations proposed were not on outside walls, therefore without adequate ventilation, and in close proximity to the sleeping accommodation, which was not considered safe; Members advocated a safety assessment from the Fire Authority.

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Initial.....

Members expressed concern at the reasons given by the applicant for expanding the type of tenants beyond students, and whether this was suitable accommodation for such vulnerable people.

Cllr. Davies Proposed Opposing, Cllr. Draper Seconded. A vote was taken, and the result was:

For: 8
Against: 0
Abstentions: 2

Not for consultation (trees: circulated separately)

The following two applications had been circulated together and a collated response of **NO OBJECTIONS** submitted for both.

1 Waglands Garden, Chandos Road

25/01304/ATP

T1/T2 -Reduce two Yew trees away the clients garden by 2m. This is to create more space and light in the garden, while maintaining the correct canopy shape/thickness on the trees.

25/01305/ATP

T3 -Reduce Yew tree away from neighbouring garden by 2m and reduce the overhang away from the access track by 1m. Work is to keep the canopy away from the road and tie in with work on the Yew trees next to it.

Not for consultation (Certificate of Lawfulness)

25/01441/CPL

NO COMMENT

53 Fishers Field

Certificate of lawfulness for proposed single storey rear extension.

Members noted that Condition 8 of the original decision sheet for this estate (88/01632/APP) precluded any enlargement without the approval of the Local Authority and expected that this application would be withdrawn in favour of a full application.

32/25 Planning decisions

32/25.1 Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
24/01965/ADP	Osier Way Ph. 2	Reserved matters of 19/00148/AOP (152 of the approved 420 dwellings)	Oppose
24/02682/APP	Ring Road Garage	Ext'n to existing vehicle workshop	No objections
25/00573/VRC	Benthill Farm, London Road	Variation of Condition 1 (drawings list) of permission 24/01837/ADP pursuant to 23/02545/AOP	No objections

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Initial.....

		(demolition of barn and erection of 2 dwellings)	
25/00666/APP	2 Bodenham Cl.	Single storey rear extension	No objections

Refused

Application	Site address	Proposal	BTC response
25/00450/APP	5 Burleigh Court	St/storey front and side extension	No objections

Not for consultation

Approved

Application	Site address	Proposal	BTC response
25/00718/ATC	6 Mitre Street	Removal of diseased ash tree	No objections
25/00869/CPL	2 Wheeler Place	Replacement of canopy with porch	No objections
25/00922/HPDE	10, Highlands Rd	Single storey rear extension	No objections
25/01099/ATC	5 Bostock Court	Reduce top growth of sycamore by 2m	No objections

32/25.2 Planning Inspectorate

32/25.2.1 **23/00178/AOP** Land west of London Road (Site Q).

Outline planning application (with all matters other than means of access reserved) for a residential development of up to 300 dwellings (including affordable housing, employment area and associated infrastructure).

Appeal against Refusal.

Inspector has allowed the appeal.

32/25.2.1.1 The Compliance and Projects Manager explained that, although the Inspector has allowed the appeal, we are not party to this application and only Buckinghamshire Council can challenge his decision. Having approached Buckinghamshire Council for a response, the following was received:

The appeal decision has been reviewed by officers of the council.

Whilst the Town Council's disappointment in the context of the Neighbourhood Plan and current Review is understood, it is considered that there is nothing in the Inspector's decision that could be challenged. As you probably know, a successful challenge has to demonstrate that the Inspector erred in law in some way, for instance not taking into account relevant local or national policy or was unreasonable on some other basis.

The implications for the emerging Neighbourhood Plan will no doubt be explained by your consultants and I note that the appeal decision was dated some weeks before the deadline for

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Initial.....

comments on the Examiner's Clarification Note (dated 11 April 2025 - comments requested by 8 May 2025), so presumably it was taken into account in any response made.

Cllr. Harvey Proposed a motion: that this Planning Committee resolves to write to our MP, asking him to discuss the matter regarding the Planning Inspector's decision to allow the housing development south of WIPAC, in direct conflict with the democratically agreed Buckingham Neighbourhood Development Plan, with the Secretary of State. The aim of the correspondence should be to seek clarification of the government's policy on Neighbourhood Development Plans. Is the government content (or not) that the Planning Inspector's decision has effectively set a precedent and undermined every single NDP in the UK - both made ones and ones currently in the pipeline? Cllr. O'Donoghue Seconded.

Cllr. Stuchbury suggested that we wait until we have all of the information around the Neighbourhood Plan and the planning weight that this will afford. It will not affect the principle of this motion.

The Compliance and Projects Manager explained that the agenda item is to note only. He explained that Cllr. Harvey is proposing a substantive motion that is not on the agenda. Standing Orders list those motions which may be brought in Committee, but this motion does not meet the criteria to be proposed without prior notification. As Clerk of the meeting, he advised the Chair not to accept the motion. He stressed that the Neighbourhood Plan is a Full Council matter.

Cllr. Harvey accepted this and instead Proposed that the Town Clerk compile a report on the Site Q implications for our Neighbourhood Development Plan. The Compliance and Projects Manager advised that this will not be available until after the examiner has considered our response to the clarification note. Cllr. O'Donoghue Seconded and Members **AGREED**. Cllr. Stuchbury abstained. **ACTION TOWN CLERK**

32/25.2.2 **25/02843/CPE** 12 Brackley Road

Members noted:

Certificate of lawful use for the existing use of the land as residential curtilage together with construction of landing deck to edge of riverbank.

Appeal against Refusal.

Split decision:

The Inspector has dismissed the change of use to residential garden and allowed the construction of the landing deck and issued the Certificate for this part only.

33/25 Action reports

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Initial.....

33/25.1 Regular Actions update

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
690/24 16/4/25	5 via parish channel 2 tree comments separately 2 via Comments button			

Members should note that their comments for the last two applications do not appear on the website. However, they are referenced in the officer's report on the document list.

33/25.2 To receive action reports.

Cllr. Draper reported that the Railway Walk has flooded due to the aggregate from the new path blocking the drain. She will brief the Planning Clerk and provide photographs.

ACTION CLLR. DRAPER/PLANNING CLERK

Members noted the following:

33/25.3 (Per Min. 690/24) **Summary of tree works applications from 2023**

At the April meeting Members asked for a summary of recent tree applications. The Planning Clerk has prepared a complete list from January 2023 to date, divided into ATP and ATC applications and colour-coded for felling and for other works.

34/25 Buckinghamshire Council Committee meetings

34/25.1 N. Bucks Area Planning Committee is now Central and North Planning Committee – 25th June 2025

34/25.2 Strategic Sites Committee - 21st July 2025

34/25.3 Growth, Infrastructure and Housing Select Committee - 22nd July 2025

34/25.4 Transport, Environment & Climate Change Select Committee. 23rd September 2025

35/25 Street naming

Members received for information, from the Street-naming Officer, the names and postal addresses of the Lace Hill Medical Centre and the Complex Care Home.

The Planning Clerk will email Members with detail of the reason for the naming of Emerson House.

PLANNING CLERK

36/25 Enforcement

Cllr. Harvey reported lights on the Dipalee Lounge. The Planning Clerk will investigate.

ACTION PLANNING CLERK

37/25 Rolling lists – updates only

37/25.1 Tree felling applications – see 33/25.3.

37/25.2 HMO Licences - *updated information*.

Members thanked the Planning Clerk for her work.

38/25 s106 Quarterly update

To receive the updated information on s106 payments.

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Initial.....

Cllr. Stuchbury Proposed that we invite an officer from Buckinghamshire Council to come and talk to Buckingham Town Council about s106 and CIL. Cllr. Davies Seconded. The Compliance and Projects Manager explained that the Town Clerk is already in discussions with Buckinghamshire Council regarding this. Members **AGREED**; there was one abstention.

Cllr. Harvey Proposed that we investigate what the £380,000 allocated to bus/public transport subsidy, is going to be spent on.

The Compliance and Projects Manager suggested that this could be asked if an officer accepts the invitation to attend a meeting. Cllr. Harvey agreed but asked that the officer is briefed prior to the meeting. The Compliance and Projects Manager agreed.

ACTION TOWN CLERK

The Planning Clerk confirmed that there is only one Moreton Road bus per day, at 9:30am. Cllr. Davies asked if we could chase up the parts of the transport contribution that have not yet been completed.

ACTION PLANNING CLERK

39/25 Matters to report

Members to report any damaged, superfluous, and redundant signage in the town, access issues or any other urgent matter.

Cllr. Harvey reported a rotting fence between Moorhen Way and the open space on the riverbank; this is very unsafe.

ACTION PLANNING CLERK

Cllr. Haydock reported a five bar gate, leading to Hilltop Avenue, which has been rebuilt; it is now not possible to open the gate.

ACTION PLANNING CLERK

40/25 Chair's announcements – for information only

No announcements.

41/25 Date of the next meeting:

Monday 16th June 2025, following an Interim Full Council meeting

Meeting closed at 8:42pm

Chair

Date