

PL/13/25

Minutes of the **Planning Committee** meeting held on Monday 23rd March 2026 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. T. Allen	Vice Chair
Cllr. F. Davies	Town Mayor
Cllr. J. Harvey	
Cllr. H. Haydock	
Cllr. L. O'Donoghue	
Cllr. R. Newall	
Cllr. R. Stuchbury	

Also present:

Mrs. C. Cumming	Buckingham Society
Mr. S. Beech	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Mrs. K. McElligott	Planning Clerk

Absent:

Cllr. L. Draper
Cllr. A. Mahi
Cllr. J. Mordue
Cllr. M. Try

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

Cllr. Allen chaired the meeting in Cllr. J. Mordue's absence.

616/25 Apologies for Absence

Members received and accepted apologies from Cllr. Draper, Cllr. Mahi, Cllr. J. Mordue and Cllr. Try.

617/25 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 declared an interest in item 7.2.2. as a representative of the occupier.

618/25 Minutes

Members agreed the minutes of the Planning Committee Meeting held on 2nd February 2026 and 23rd February 2026.

619/25 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/ Buckinghamshire Local Plan

Members noted that Full Council's response to the Buckinghamshire Local Plan has been submitted.

The Compliance and Projects Manager confirmed that the deadline for challenging the Buckingham Neighbourhood Development Plan was Friday 20th March.

620/25 North Bucks Parishes Planning Consortium

Members received the minutes of the 18th February.

Cllr. Newall noted the concern about Buckinghamshire Council dismissing the 20mph town speed limits due to costs.

621/25 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 22nd April and 13th May 2026 at 2.30pm. The next Strategic Sites Committee meeting is on Thursday 9th April at 2pm.

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

PL/26/00600/FA

COMMENTS DEFERRED

45 Hilltop Avenue

Installation of air source heat pump to rear of property.

Members noted that the submitted documents showed that the installation as proposed would exceed the maximum target noise levels and therefore affect the amenity of the immediate neighbours. They questioned why the submission was made despite this calculation.

Comment was therefore deferred until the plans were amended and shown to have acceptable acoustic levels.

Cllr. O'Donoghue Proposed deferring comment until amended plans are submitted, Cllr. Davies Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/01030/FA

NO OBJECTIONS

24 Pillow Way

Loft conversion with rear dormer.

Members were satisfied that there was no overlooking of neighbouring properties and adequate parking provision within the curtilage for the extended accommodation.

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

PL/26/01070/SA

NO OBJECTIONS

31 Moreton Road

Certificate of lawfulness for the proposed relocation of front door and replacement of current entrance with double glazed glassed panel with top opening.

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

PL/26/01173/FA

NO OBJECTIONS

1 Lime Avenue

Demolition of existing conservatory, followed by construction of first floor side extension above existing garage, single storey rear extension, garage conversion, and changes to

fenestrations.

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

PL/26/01292/FA

NO OBJECTIONS

41 Hilltop Avenue

Garage conversion, installation of window and internal alterations.

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

PL/26/01527/KA

(ELDER) NO OBJECTIONS; (APPLE) OPPOSE

12 Chandos Road

T1 Elder - Fell to ground level. T2 Apple - Fell to ground level. (Buckingham Conservation Area).

Members felt the removal of the elder was acceptable, as it was very close to the house, but this did not apply to the apple and no reason had been supplied for its felling.

Members are aware that the work, if approved, should not be carried out until September, to avoid the nesting season.

Cllr. Davies Proposed No Objections to felling the Elder but Oppose the felling of the apple tree, Cllr. Haydock Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/01529/KA

NO OBJECTIONS

22 Moreton Road

Various tree works as shown on application form. (Buckingham Conservation Area).

Members had no objections, providing the work was postponed until after the nesting season.

Cllr. Newall Proposed No Objections, with a caveat that the work does not start until the autumn, Cllr. Davies Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

We have also received notification of the following application.

PL/26/00156/DE

PARTIALLY OPPOSE: SEE COMMENTS BELOW

Osier Way, Phase III

Landscaping details for Phase III Reserved Matters application. 24/01966/ADP

Members have not previously been asked to comment on a Reserved Matters application such as this; their considerations have ceased at the ADP stage.

They considered the submitted plans under the following headings:

a) *External Works*

OPPOSE

Members point out that electric vehicles are a good deal heavier than other vehicles, and queried the durability and extent of block-paved and bonded gravel surfaces

b) *Public Open Space Detailed Planting Proposal (3 sheets: 2 plans, 1 schedule)*

c) *Plot Planting Plans (6 sheets: 5 plans, 1 schedule)*

*Members had **NO OBJECTIONS** to the planting schemes shown but would have liked more detail of the landscape buffer behind the Gawcott Fields houses.*

- d) *Design Code Compliance Statement (uploaded in 4 sections, total 44pp)
Appendix C (Design Code) of the 2026 Buckingham Neighbourhood Plan is relevant.*

Members felt that a Compliance document should show compliance with the drawing revisions listed on the decision document for 24/01966/ADP, in general Revision C or 03, as well as the development plans in force. The intermediate Amended Plans had affected the street layout and distribution of affordable units, amongst other matters, and there was no evidence within the document submitted that this was acknowledged.

The prevailing development plans are

a) The Buckingham Neighbourhood Plan (January 2026)

b) The Vale of Aylesbury Local Plan (Adopted September 2021)

Specific criticisms were (page numbers are of the submitted document)

- Materials – purple bricks and grey tiles are not typical of Buckingham (p.24)*
- No manufacturers are listed for the materials illustrated (p.24)*
- 25% of houses with chimney is not enough – it should be 100% (p.12)*
- No variation in colour of windows and garage doors, and nothing specific about where and how many different coloured house doors are to be used (p.12)*
- The document states on p.28 that flats over garages (FOGs) must have access to private amenity space and have a minimum parking space of 3m x 6m. This has been ticked as complied with, “with the exception of 2 plots”. There is only one FOG on this part of the site, and it appears to have a garden area so is compliant, but it is evidence of not adapting the document to the individual phase.*

It was also noted that the Affordable Tenure plan A-0233 Revision P3 does not feature on the decision sheet for 24/01966/ADP; and that there is no comment from Waste & Recycling on the Refuse Strategy drawing A-0234 revision P3 listed on the decision sheet, despite the street layout – and therefore many of the haul distances - being changed twice since the initial submission. There are still resident’s haul distances greater than 25m, and operative distances greater than 10m, and the officer’s pre-decision report acknowledges this concern in s 5.37 and 5.83. Of particular note is the haul distance of 33m along the cul-de-sac at the eastern end of phase area where the ground floors are accessible M4(2) and M4(3) units, but the first floors are ordinary maisonettes and the FOG. Even if the disabled residents are able to arrange special collection/return procedures, it is of concern that some of the upper floor residents will be expected to move their bins over the maximum guideline distance. The comment was also made that if putting a bin out for regular emptying proved difficult, it may be put out less often, or containing refuse not sorted according to the appropriate collection type.

Cllr. Newall Proposed Opposing, Cllr. Davies Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/01401/TP

WITHDRAWN PRIOR TO MEETING

4 McKenzie Close, MK18 1SS

TG1 group of 2 x Lime – Reduced by up to 2m all over (1983 TPO)

Sharpe [Places for People]

There had been **NO OBJECTIONS** - provided the nesting season is observed.

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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.....

622/25 Decisions

622/25.1 Planning decisions

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

Approved

Application	Site address	Proposal	BTC response
PL/25/6112/FA	8 Treefields	Single storey rear extension	No objections
PL/25/6350/FA	25 Hare Close	Single storey side extension	No objections
PL/25/6670/FA	5 King Charles Close	Ch/use garage to habitable room (retrospective)	No objections
PL/26/00083/FA	4 Gilbert Scott Road	Remove conservatory, replace with single storey extension	No objections
PL/26/00217/TP	20 Waglands Garden	Reduce Thuja hedge by 1m to previous points	No objections
PL/26/01078/KA	18 Chandos Rd	Pruning 2 apples by 4m and trim 2 Yews	No objections

Refused

Application	Site address	Proposal	BTC response
PL/25/6209/TP	6 Naseby Court	Partial reduction on side facing house of Norway maple in road verge	Oppose

Withdrawn

Application	Site address	Proposal	BTC response
PL/26/01140/TP	4 McKenzie Cl.	Maintenance work to 2 Lime trees	No Objections

622/25.2 Planning Inspectorate

622/25.2.1 Land S of Bourton Road 24/03426/AOP – appeal on the grounds of non-determination.

Members received a verbal report from Cllr. Newall on the appeal hearing held on 5th March 2026:

This was a two day hearing - the first day involved talks on policy and landscape and the second day involved a site visit.

622/25.2.2 Members were advised that an appeal against an Enforcement Notice has been lodged for alleged replacement of timber-framed windows in a Listed Building with uPVC double glazing (50 Well Street). The report did not originate from the Town Council, but should Members wish to make any comments to the Inspectorate on the case the closing date is 31st March.

The appellant is challenging the accuracy of the EN issued by Buckinghamshire Council.

The Planning Clerk informed Members that the appeal system is changing, removing the right to add anything; responses must therefore be clearly thought through.

623/25 Streetnaming

Members noted the proposed names for Phase 3 (northern area, between Gawcott Road and the Swan Business Park, south of the bypass) and the map.

Cowslip End (coloured blue)
Tansy Crescent (coloured pink)
Watermint Lane (coloured green)

The yellow-coloured road is the loop of Angelica Way continued from Phase 2 (central area).

624/25 Action reports

624/25.1 Regular Actions update

Minute (filing date)	File application responses
568/25 (25/2/26)	Two applications for works to trees (one in Conservation Area, one to TPO trees)

PL/26/01823/KA

Land Adjacent To 11 Castle Street, MK18 1BS

OPPOSE

T1 - Unknown species - Crown lift up to 4m. (Buckingham Conservation Area).

Alderton

Members felt 4m was too much; there is a branch at about 2.5m which could well be removed, though any work leaves the tree open to infection, and it is the nesting season. It was also felt that if the double yellow lines right round this corner were enforced, the tree and its surrounding stonework & bench would be more important in the street scene. As this is an elm, albeit not an English Elm, in a historic spot (there was an elm here in 1574, and the street on the east side of this junction is called Elm Street) Members have asked if a TPO could be raised for it.

Cllr. Davies Proposed Opposing, Cllr. Haydock Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

624/25.2 Members received action reports.

Mrs. Cumming requested that we continue to flag April Cottage. Cllr. Newall suggested that, as a member of English Heritage, he could forward information on April Cottage. The Planning Clerk will send Cllr. Newall some relevant photographs.

ACTION PLANNING CLERK

The Planning Clerk informed Members that she will write a report for the May meeting regarding A421 dualling.

Cllr. Harvey noted that the response re. s106 is unacceptable. The Planning Clerk explained that there is now a s106 Working Group which will be looking at this.

644/25.2.1 Members received an update from the Environment Agency on the Tingewick Road tip. Cllr. Stuchbury Proposed a press release at the appropriate time. Cllr. Harvey Seconded and Members **AGREED**. There was one abstention.

ACTION PLANNING CLERK

625/25 Annual Statistics 2025

Members received the statistics for 2025 applications, appeals and other planning matters.

Cllr. Harvey noted that, in the majority of cases, the decision has gone against the Town Council's submitted view. Cllr. Newall advised that the Town Council's submissions should be based on policy rather than views. Cllr. Stuchbury remarked that we should ask how many applications from other parishes go to Committee. **ACTION PLANNING CLERK**

626/25 s106 Quarterly update

Members received the updated s106 list.

Members commented that the planned roundabout filter lane is totally unnecessary.

627/25 Rolling lists – updates only

Members noted the following:

627/25.1 Tree felling applications.
627/25.2 HMO Licences.

628/25 Matters to report

Nothing to report.

Member thanked the Planning Clerk for her work.

629/25 Chair's announcements – for information only

Annual Town Meeting on Thursday.

630/25 Date of the next meeting:

Monday 20th April 2026, following Interim Full Council.

The meeting closed at 8:32pm

Chair

Date