PLANNING COMMITTEE

PL/05/26

Minutes of the **Planning Committee** meeting held on 28 September 2026 at 7.00pm in the Council Chamber, Cornwalls Meadow, Buckingham.

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

Public Session

One member of the public attended, Pat Hardcastle, Chair of Maids Moreton Parish Council. He spoke and drew attention to the following, regarding **PL/26/06500/OA** application:

- The redline boundary shown is inconsistent with that for the Furl Close development as it includes land designated as green space and a substantial portion of the access road for Furl Close.
- Although the land within the Furl Close development was stated as handed over to a management company comprised of the residents of the 12 houses, this does not appear to have been done and therefore may be in breach of the S106 Agreement.
- The proposal plans to join the access road to Furl Close but this does not appear to be in the control of the applicant and would also require removal of several of the avenue trees along the north side of the access road which were part of the biodiversity enhancement.
- Increasing the traffic flow to accommodate 96 dwellings over a road designed for 12 could overstretch the design criteria.
- The transport assessment notes there have been no accidents at the Furl Close junction in the last five years, but it has only been occupied for 18 months.
- When Furl Close was first approved, the junction was just the required 43 metres visibility to the north, but it is only 70 metres south of the 30mph sign coming from Akeley on the A413 which has a 60 mph limit to this point.
- Maids Moreton Parish Council carried out a traffic survey in February 2026 and the speeds recorded, some 80 metres further south than the Furl Close junction, was that the 85.1 percentile speed was 33.1 mph with 36% of the vehicles recorded exceeding 30 mph. Northbound traffic had an 85.9 percentile speed of 35.9 mph and 60% of the traffic exceeded 30 mph.
- The site lies outside the Maids Moreton settlement boundary.

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.

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- There is also an assumption that facilities and infrastructure in Buckingham will provide all that is needed without any consideration of their capacity and location.

242/26 Apologies for Absence
Members received and approved apologies for absence from Cllr. Singh, Reason number 6, Proposed by Cllr. J Mordue, Seconded by Cllr. Harvey.

243/26 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.

244/26 Minutes
Cllr. Newall Proposed, Cllr. Allen Seconded and Members unanimously **AGREED** the minutes of the Planning Committee Meeting held on 17th August 2026.

The Chair brought forward application PL/26/06500/OA.

Proposed by Cllr. Davies, Seconded by Cllr. O'Donoghue, Members unanimously **AGREED** to suspend Standing Orders in order to discuss application Number 12 on the agenda and the Chair invited Maids Moreton Parish Council Chair, Cllr. Hardcastle, to sit at the table.

The following application is in the Parish of Maids Moreton.
245/26 Planning Matters
PL/26/06500/OA **OPPOSE**
Land adjoining Towcester Road, Maids Moreton
Outline planning application for the erection of up to 96 dwellings (matters to be considered at this stage: access)
Cllr. Hardcastle, Chair of Maids Moreton Parish Council attended the meeting, and described the access as being taken off from a private drive serving 12 5-bed houses direct from a difficult stretch of the Towcester Road, very close to the 30mph limit sign, on a bend and almost opposite the junction with Bycell Road. The lane itself may not be constructed to a standard capable of surviving the increased volume of traffic. Automatic Traffic Counts showed that motorists regularly exceeded the speed limit coming into the village area.

Members considered the effect on traffic into and through Buckingham from this proposed development. There were few facilities in the village, so shopping, health appointments, secondary schools, library, post office, banking hub, most employment sites – including Silverstone EDA – and indoor sporting and leisure activities etc. would all have to be accessed by car, cycle or on foot. The secondary schools on the London Road are a 3km walk, and walking or cycling into the town from the village involves steep hills on the return journey. Even assuming some traffic from the development will go north, the majority will be to the south and the junction of the Moreton Road with the A422 by the Old Gaol was already at capacity before the new estates on the Moreton Road itself and at Walnut Drive were added into the calculation. The roads between the development and Silverstone EDA are Unclassified country lanes without footways or lighting, and the road to the north via Akeley and Whittlebury is not much better. An alternative route into Buckingham via Main Street (no continuous footpath and many fragile Listed Buildings) and Mill Lane (width-restricted and a difficult exit onto the A422, especially if turning right) will not take anything larger than a private car. The village primary school will not have the capacity to accept all

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the children from this estate, so it is likely they will be driven to other schools, adding to the congestion in peak times.

The weekday bus service comprises a school terms-only bus from Akeley to Brackley via Buckingham at 7.21, returning at 16.26, and a minibus service to Buckingham at 9.35 and a single loop trip Buckingham (13.06) – Maids Moreton (13.26) – Buckingham (13.36); there are six buses on a Saturday leaving Buckingham between 9.15 and 17.15 - so buses are of no use for people who work normal hours, or secondary school pupils, or anyone who is looking for Saturday evening entertainment.

Buckingham's own facilities are not keeping up with the development expected of it, particularly in respect of transport infrastructure, but large developments whose only access is via its mediaeval town centre must be avoided.

Proposed by Cllr. J Mordue, Seconded by Cllr. Davies, Members unanimously **AGREED** to reinstate standing orders.

Cllr. J Mordue Proposed Opposing, Seconded by Cllr. O'Donoghue and Members **AGREED.** Cllr. Stuchbury abstained.

7.24pm Cllr. Hardcastle left the chamber.

246/26 Planning Matters

246/26.1 Planning Applications

For Member's information the next scheduled Buckinghamshire Council North Buckinghamshire Planning Area Committee meetings are on Wednesdays 14th October and 11th November 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 22nd October and 19th November 2026 at 2.00pm.

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

Responses for the following three applications had been emailed 16/09/26 due to refusal of extension time.

PL/26/06080/HB NO OBJECTIONS subject to the satisfaction of the Heritage Officer
Prebend Cottage, Hunter Street, MK18 1EG
Listed building Consent for installation of replacement guttering

The following two applications are for the same building:
13 Bridge Street, MK18 1AF NO OBJECTIONS
PL/26/06148/FA
Internal conversion of 5 room HMO (C4) to 4 self-contained student rooms classified as Purpose Built Student Accommodation (retrospective)
PL/26/06149/HB NO OBJECTIONS subject to the satisfaction of the Heritage Officer
Listed Building consent for limited remedial works (part retrospective)

PL/26/06247/FA OPPOSE
Mill House & Bridgewater House, Nelson Street, MK18 1GW
Replacement of all existing single glazed timber vertical sliding sash windows and timber doors with double glazed uPVC vertical sliding sash windows and doors.

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Members noted that these buildings were not Listed, but they were in the Conservation Area and flanked a Listed Building (Barham Lodge) and were opposite several on the east side of Nelson Street. There was support for the aim of providing better insulation, but the frames should be painted timber in a like-for-like style.

Cllr. Harvey Proposed Opposing, Cllr. O'Donoghue Seconded and Members **AGREED.** Cllr. Stuchbury abstained.

PL/26/06713/HB **OPPOSE**

39 Nelson Street, MK18 1DA
Listed Building consent for installation of advertisement fascia board along with repainting of shopfront in traditional white (including cornices, door and window frames along with pilasters) in addition to facing of stallrisers with ceramic tiles with marble finish (Retrospective).
Members supported the terms of the Enforcement Notice issued on 12th August 2026, case number 25/00893/LB.

19.35pm Cllr. Harvey left the chamber.

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

A response for the following application had been emailed 04/09/26 due to refusal of extension time.

PL/26/6733/KA **NO OBJECTIONS**

Land adjoining Bridge Street *[play area and skatepark]*
Works to trees in the Conservation Area
(T1) Mature Willow (adjacent to the play area);
Reduce the upper crown by up to 4 metres, maintaining a balanced and natural crown form. Crown raise to approximately 3 metres. Reduce the west-facing scaffold limb back to suitable growth points to alleviate lateral end-weight and reduce the risk of failure. This limb is currently displaying a minor stress fracture (hazard beam) and should be monitored during future inspections. Remove all deadwood greater than 25 mm in diameter.
(T2) Crack Willow and Elder
Fell the Crack Willow and Elder growing adjacent to the Bridge Street footbridge as close to ground level as practicable.
(G1) Self-Set Trees
Remove all self-set stems along the fence line adjacent to the play area and skate park, between Bridge Street and the first wooden footbridge on Brentwood Jubilee Way leaving only the existing hazel coppices and any identified established trees to be retained
(G2) Willow Group
Remove all snapped limbs. Fell the heavily leaning stem that is resting within the adjacent tree. Crown lift the remaining group to approximately 3 metres.

This application was approved on 18/9/26

PL/26/07007/VRC **NO OBJECTIONS**

14 Bourtonville, MK18 1AZ
Variation of conditions 1 (approved plans) and 2 (timber structures) attached to planning permission 24/01012/APP (Retention of timber structure in rear garden (retrospective) to be used as a business to

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temporarily house cats (cattery). Retention of other timber structure in rear garden used for temporarily housing cats associated with charity (Retrospective). Change of use of site from residential dwellinghouse (C3) to mixed use of residential with cattery boarding (sui generis) (Retrospective).) to allow for the relocation of the timber pens to an existing slab of concrete to the rear of the plot.

19.41 Cllr. Harvey re-entered the chamber.

Cllr. Davies Proposed No Objections, Cllr. O'Donoghue Seconded and Members **AGREED.** There were 3 abstentions including Cllr. Stuchbury.

PL/26/07080/VRC **OPPOSE**

24 London Road, MK18 1AS
Variation of Condition 2 (approved plans) following grant of planning permission 25/01126/APP (Householder application for construction of single/two storey rear extension, front porch extension, raising of roof and addition of rear facing dormer) to allow for changes to design.
Members were very critical of the design and size of the new porch as being out of keeping with the style of the original building and of its neighbours, and disproportionate in size. This was the fifth application in two years for this site, so the applicant was not ignorant of the planning system, and its installation without permission was read as contempt of the normal rules.
Members recommended demolition of this structure and reinstatement of a gable-roofed porch of a style and size which respected the original front elevation; as anything larger would mean the ridge would partly cover the landing window.

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

PL/26/07369/KA **NO OBJECTIONS**

Holland House, 11 Church Street, MK18 1BY
Works to trees in the Conservation Area
1.5m crown reduction x 1 Yew (T1) and 1.5m crown reduction and 10% crown thin x 1 Magnolia (T2)

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

PL/26/07370/KA **NO OBJECTIONS**

Elizabeth House, 18 Northend Square, MK18 1NX
Works to trees in the Conservation Area
1 metre crown reduction and 10% crown thin x 1 Indian Bean Tree

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

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The following notification was for information only:
PL/26/07252/TELN
Highcroft, Bourton Road MK18 7DR
Notification under Regulation 5 of The Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) for the installation of 2 no. 11m medium wooden pole at Highcroft, Bourton Road

246/26.2 Planning Decisions
Members received and noted for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC Response
PL/26/03678/FA	Spa Cottage, Bath Lane	Ground floor rear & 1st floor side extension	No objections
PL/26/01758/DE	Land. Adj. 33 Hare Close	Reserved matters of 23/03831/AOP for erection of two-storey dwelling	Oppose
PL/26/03164/FA	White Hart hotel	Installation of 98" TV in rear of garden	Oppose
PL/26/05501/FA	'Danube', Stratford Road	Conversion of garage to annex, new roof and dormer windows	No objections
PL/26/05503/TP	2 London Road	Fell 1 White Fir	No objections
PL/26/05522/TP	18 Waglands Garden	Maintenance work to 1 Horse chestnut	No objections
PL/26/05600/TP	Open Space at Bernardines Way	Works to Protected trees, including felling	No objections
PL/26/06082/SA	Lace Hill Academy, Catchpin Street	Detached single storey sensory classroom	No objections
PL/26/06733/KA	Land adj. Bridge St.	Work to trees at skatepark & play area	No objections

Refused

Application	Site address	Proposal	BTC response
PL/26/02529/OA	Hazley Walk	Outline permission for 4-bedroom house, garage, parking for 3 cars, dropped kerb	Oppose & call-in

Listed Building approval not required

Application	Site address	Proposal	BTC response
PL/26/03165/HB	White Hart hotel	Installation of 98" TV in rear of garden	Oppose

246/26.3 Enforcement Notice Served (see *planning application PL/26/06713/HB above)*

Report	Site address	Enforcement action required	by

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NC/25/00893/LB	39 Nelson Street	Remove advertising and all fixings; remove projecting lights, all cabling and boxing from above the fascia; remove the new stallrisers and replace with the previous dark green tiling and cream grouting; make good any coring or other holes made in the fabric with a lime mortar matching the surrounding stone or brick; repaint the shopfront, side gate, door and window frames, pilasters and cornice in Leaf Green (RAL6002) as formerly	1st December 2026

246/26.4 Planning Inspectorate
PL/26/01030/FA
24 Pillow Way, MK18 7RQ
Proposed loft conversion with rear facing dormer
The appeal against Refusal has been dismissed.

247/26 Licensing Application – 9 Cornwall Place, MK18 1SB OPPOSE
Members received and agreed a response to the application PR202609-389251 for the sale of alcohol.

Cllr. Mahi declared an interest and stated that he would abstain from voting.

Cllr. J Mordue Proposed Opposing, Cllr. Davies Seconded and Members **AGREED**. There were 2 abstentions including Cllr. Mahi.

248/26 Action reports
248/26.1 Members noted the following regular action update

Minute & filing date	Filed application responses:
18/8/26 (Planning) 199/26 19/8/26 (Interim) 187/26 (Planning) 195/26	Consultation response – Osier Way Waiting restrictions (by email, as response date passed) **1** filed via Parish Channel (Canal site) **2** applications decided before meeting **1** decided on 19/8/26 - response emailed to officer **8** responses filed via Parish Channel

248/26.2 Members received action reports as per the attached list.

Members discussed the action regarding the dualling of the A421 and noted that, in light of the emerging local plan, the A421 is bisecting the town and should be designated and recognised as an arterial road.

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Cllr. Stuchbury Proposed writing a letter to Buckinghamshire Council requesting an urgent update in view of the emerging Local Plan.
Cllr. O'Donoghue Proposed an amendment to the motion, Seconded by Cllr. Allen, to copy the letter to the MP, and Members unanimously **AGREED**.
Cllr. Stuchbury Proposed the substantive motion, subject to the above amendment, Seconded by Cllr. Davies. Members unanimously **AGREED**. **ACTION: TOWN CLERK**

Members noted with disappointment the long timescale for work to be done on removing the fallen branches on the footpath out of Bourton Park.

Members also noted that fly-tipped rubbish on Tingewick Road is still there.

248/26.3 HMO licensing (Min. 41/26.3, May meeting refers)
Members received a report from the Town Plan Officer/Planning Clerk on other Authority's HMO policies.

Recommendation above 4.1: If the Committee believe that further comment and suggestions are required, this should be done at the next stage of consultation. It is recommended that the Policy HO5 of the emerging Local Plan should be extended to *all* HMOs and that a policy of not having a residential home sandwiched between two HMOs, and that no more than two adjacent HMOs should be permitted.

This recommendation fell as it received no support.

Recommendation at 4.6: At the next opportunity, it is suggested that the draft policy in the emerging Local Plan be extended to all HMOs and not just large HMOs, and that additional provisions be added on the lines of Gloucester "*1. The development would not result in any existing residential property (C3 use) being 'sandwiched' between two HMOs; and 2. The development would not result in the creation of more than two adjacent properties in HMO use"*. It is recommended that policies which involve calculations of percentages within certain distances are complicated and do not necessarily produce results, and as such should not be recommended. It is recommended that this is done at the next consultation, as it would appear confused to send a different response after the most recent submission.

Members thanked the Town Plan Officer and the Planning Clerk for this thorough and detailed report.

Cllr. Try Proposed, Seconded by Cllr. Davies an amendment to add that an HMO should not be situated opposite another HMO, and Members **AGREED** the amendment. There was 1 abstention. **ACTION: PLANNING CLERK**

Cllr. Harvey Proposed the Recommendation at 4.6 in the report, as amended, Seconded by Cllr. O'Donoghue and Members **AGREED**.
ACTION: PLANNING CLERK

249/26 Buckinghamshire Council meetings
Cllr. Harvey Proposed and Members **AGREED** to receive that the slides from the 8th Sept 2026 Town & Parish Forum meeting. Cllr. Stuchbury noted that the slides are merely

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received, not put on the agenda to discuss, and he asked that at the next full planning committee meeting these, and future slides, are discussed.

250/26 Street Naming – Site Q (Min. 200/26, August meeting)

Members received a list of trades as agreed at the last meeting and unanimously **AGREED** to the following 22 to be submitted to Street-naming for final selection of the 12 required, Proposed by Cllr. Davies and Seconded by Cllr. Harvey.

ACTION: PLANNING CLERK

1. Draper
2. Haberdasher
3. Saddler
4. Tanner
5. Fletcher
6. Weaver
7. Silkman
8. Gunsmith
9. Mercer
10. Salter
11. Brewer
12. Tyler
13. Apothecary
14. Honeymaker
15. Milliner
16. Pewterer
17. Furbisher
18. Potter
19. Painter
20. Chandler
21. Barber
22. Cutler

251/26 New cycle stands

Members received a report from the Planning Clerk/Senior Administrator in response to a request from RSK (Civil Engineers appointed by Bellway, the developer) for an assessment of suggested new installations of cycle stands in the town, linked to the s106 for Moreton Road Phase III.

Recommendations

- That as many cycle stands as possible be installed.
- That single stands in many suitable places are better than banks of racks in a few places.
- That all sites be in areas of good footfall and well-lit, for security reasons.
- That all the suggestions in Section 2 be rejected for the reasons stated.
- That the alternatives listed in Section 3 be discussed and some (or all) be submitted with the information and photographs from this report.
- That the Town Council has no desire to maintain or adopt any new stands, as none of the proposed sites are on its land.

Cllr. Haydock Proposed, Cllr. Newall Seconded and Members **AGREED** the recommendations, including submitting all alternatives in Section 3.

ACTION: PLANNING CLERK

Cllr. O'Donoghue Proposed, Seconded by Cllr. Mahi, thanks to the Planning Clerk and Senior Administrator for the report.

252/26 Government legislation - Planning Committees and the National Scheme of Delegation

Members noted a report from the Planning Clerk on the changes to the Planning Authority's decision-making process for planning applications.

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253/26 Rolling lists – updates only

253/26.1 Tree felling applications

Members noted the tree felling applications.

254/26 S106 Quarterly update

Members received the updated spreadsheet.

255/26 Matters to report

255/26.1 Cllr. Harvey reported that in a Conservation area, according to Buckinghamshire's own policy, "*Narrower and paler yellow lines should be used within the Conservation Area and will minimise their visual impact compared to standard yellow lines"* and that this seems to have been completely ignored in the recent repainting of yellow lines in the Castle Street / Nelson Street / Hunter Street area.

Cllr. Harvey Proposed, Seconded by Cllr. Stuchbury and Members **AGREED** to report this as a breach of planning regulations. **ACTION: PLANNING CLERK**

255/26.2 The Planning Clerk will check again with the BCC Heritage Officer over the signage at The Old Town Hall. **ACTION: PLANNING CLERK**

255/26.3 Cllr. Try reported a potential land grab by the levelling up of a fence and increasing the size of the garden. **ACTION: PLANNING CLERK**

255/26.4 Cllr. Try reported that diversion hardware on roads and islands around town is not being removed, it is just being laid flat. Members asked for signs to be taken away when the diversion is finished. **ACTION: PLANNING CLERK**

9.05pm Cllr. Davies left the chamber.

255/26.5 Cllr. Try asked that the music licence at The Mitre public house be checked as to whether it is for inside only. The pub recently had a large PA outside in the garden. **ACTION: PLANNING CLERK**

9.09pm Cllr. Davies re-entered the chamber.

255/26.6 Cllr. Allen noted that, following the removal of the summer planters outside the Town Hall, the area looks untidy, messy and full of weeds. **ACTION: PLANNING CLERK**

256/26 Chair's Announcements

None.

257/26 Date of the next meeting: Monday 19th October 2026**.**

Meeting closed at 9.12pm

Chair ……. Date …….

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