



Buckingham Town Council

Town Council Office, Buckingham Centre,
Verney Close, Buckingham, MK18 1JP
01280 816426
office@buckingham-tc.gov.uk

Town Clerk: Claire Molyneux

PLANNING
COMMITTEE

Wednesday, 18 February 2026

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 23rd February 2026 following the Interim Full Council meeting in the Council Chamber, Cornwalls Meadow, Buckingham, MK18 1RP.

Please note that the meeting will be preceded by a Public Session in accordance with Standing Orders 3.e, 3.f, and 3.g, which will last for a maximum of 15 minutes. A member of the public shall not speak for more than 3 minutes. Members of the public can attend the meeting in person. If you would like to address the meeting virtually, please email committeeclerk@buckingham-tc.gov.uk or call 01280 816426 for details.

The meeting can be watched live on the Town Council's YouTube channel here:

<https://www.youtube.com/channel/UC89BUTwVpjAOEIdS1fcZC9Q/>

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence

Members are asked to receive apologies for absence.

2. Declarations of interest

To receive declarations of any personal or prejudicial interest under consideration on this agenda in accordance with the Localism Act 2011 Sections 26-34 & Schedule 4.

3. Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 4th March and 22nd April 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 12th March and 9th April at 2pm.



Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



Valmadrera, Italy

Members are reminded when making decisions that the Public Sector Equality Duty 2010 requires Members to have due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act, advance equality of opportunity between people who share a characteristic and those who don't, and to foster good relations between people who share a characteristic and those who don't. All Committee documents can be found on the Buckingham Town Council's website. Alternatively, the Clerk can send you a copy of any minutes, reports, or other information. To do this, send a request using the contact details set out above.

Additional information provided by the Planning Clerk.

[PL/155/25](#)

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

The first two applications are included for information only, in case Members notice work being carried out:

This application, validated on 26th January, was approved on 17th February

1. PL/26/00607/SA 54 Embleton Way, MK18 1FJ
Certificate of Lawfulness for the proposed dropped kerb extension to existing crossover.
Brockbank

This application, validated on 5th February was approved on 6th February

2. PL/26/00938/SA 1 Wharfside Place, MK18 1GT
Certificate of Lawfulness for a proposed loft conversion.
Kunder

3. PL/26/01078/KA 18 Chandos Road, MK18 1AH
Trees 1 & 3 - Apple - Limited pruning is proposed to cut back growth to the trees down by up to 4m. Trees 4 & 5 - Yew - trimmed back to an approximate height of 2.13m (Buckingham Conservation Area).
Bray

4. PL/26/01140/TP 4 McKenzie Close, MK18 1SS
Removal of epicormic growth up to the crown break, crown thin by 20%, crown raise where required to 5.5m over the public highway and 4 metres over the footpath and garden as the crowns are encroaching the adjacent highway, public path and garden and the work is part of routine maintenance x 2 Lime .
Edwards [Ideal Maintenance Solutions]

4. Planning decisions

- 4.1. To receive for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
25/02143/VRC	Puratos Ltd., Middle Slade	Variation of Condition 15 (approved plans) of 24/00977/APP	Support
25/02337/VRC	Land adj.73 Moreton Road	Variation of conditions 1- 5 (inc) of 19/00902/AOP for 12 dwellings	No objections
PL/25/5142/FA	5 Frideswide St.	Loft conversion	No objections
PL/25/5524/HB	7 Castle Street	Reinstatement of side access	No objections
PL/25/6696/PIP	32-38 Moreton Road	Permission in Principle for a minimum of one and a maximum of two dwellings on garden behind dwellings	No objections to principle
PL/26/00607/SA	54 Embleton Way	Cert. Lawfulness for dropped kerb	Decision before meeting
PL/26/00938/SA	1 Wharfside Place	Cert. Lawfulness for Loft conversion	Decision before meeting

Refused

Application	Site address	Proposal	BTC response
PL/26/00164/SA	41 Hilltop Ave.	Certificate of Lawfulness for proposed garage conversion	Deferred (PDR removed)

Withdrawn

Application	Site address	Proposal	BTC response
PL/25/6638/KA*	18 Chandos Rd	Fell Larch, Holly, Laburnum, G1 group	No objections
PL/26/00650/KA	18 Chandos Rd	Fell all plants in rear garden to ground level	Oppose

* Replaced by PL/26/00650/KA considered at 2nd February 2026 meeting: Opposed

5. Planning appeal – land south of Bourton Road

If confirmation of the date(s) and place for this hearing is received before the meeting it will be given verbally by the Clerk. The unconfirmed date is 5th/6th March at The Gateway.

6. Action reports

Regular Actions update

Minute number (filing date)	File application responses
504/25 (4/2/26)	11 via Parish Channel 2 noted (Telecomms) 1 emailed to officer as no longer in Consultee In-tray (though extension had been agreed to 6/2/26) 1 emailed to officer as not yet sent out for consultation

7. Buckinghamshire Council Committee meetings

To note that the Town & Parish Quarterly Forum scheduled for 16th February 2026 turned into an announcement about the Local Plan, and that the slides have been circulated by the Town Clerk.

8. Chair's announcements – for information only

9. Date of the next meeting: Monday 23rd March 2026

To Planning Committee:

Cllr. T. Allen	Vice Chair	Cllr. J. Mordue	Chair
Cllr. F. Davies	Town Mayor	Cllr. R. Newall	
Cllr. L. Draper		Cllr. L. O'Donoghue	
Cllr. J. Harvey		Cllr. R. Stuchbury	
Cllr. H. Haydock		Cllr. M. Try	
Cllr. A. Mahi		Buckingham Society	Co-opted Member

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 23rd FEBRUARY 2026

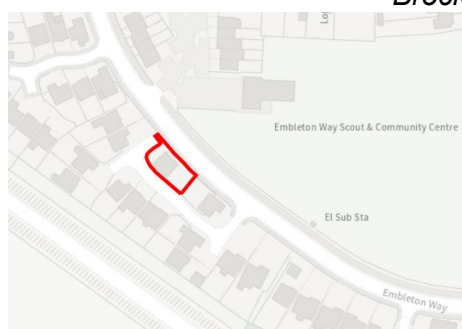
Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

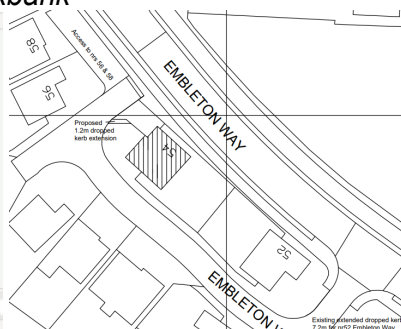
The following two applications are retained only for information, in case Members notice the work being carried out without the having seen an application for this address.

This application was approved on 17/2/26

1. **PL/26/00607/SA** 54 Embleton Way, MK18 1FJ
Certificate of Lawfulness for the proposed dropped kerb extension to existing crossover.
Brockbank



Location plan



Block plan



Front elevation (Google)

The site is a 4-bed detached house on a side cul-de-sac off Embleton Way on Mount Pleasant. It faces northwest, and the road continues from its frontage parallel to Embleton Way to serve two houses, Nos 56 and 58. Across Embleton Way to the northeast is the playing field and scout hut; the rear of the house faces the rear of No 52 across their back gardens, and the access road is to the west with the drives of four houses (even Nos 64-70) on it and two (Nos 60 and 62) on the turning head to the south west. There is no footway along any of the cul-de-sac. Driveways have a tarmac crossover in the verge and are wide enough to access the garage and the front door and only one car depth, so there is some kerbside parking. The applicant states that on-street parking makes the U-turn from the access road into his driveway difficult and would like to widen it by 1.2m to make the approach easier.

The form states that he requested confirmation on 12th November 2025 from Buckinghamshire Council Planning that planning permission was not required and (at 3rd February 2026) had had no reply. A response to an enquiry to BC Streetworks received 21st November 2025 said that a planning letter as statement was required or a CPLD application made. The applicant has therefore submitted this application in order to confirm that planning permission is not required.

Planning History

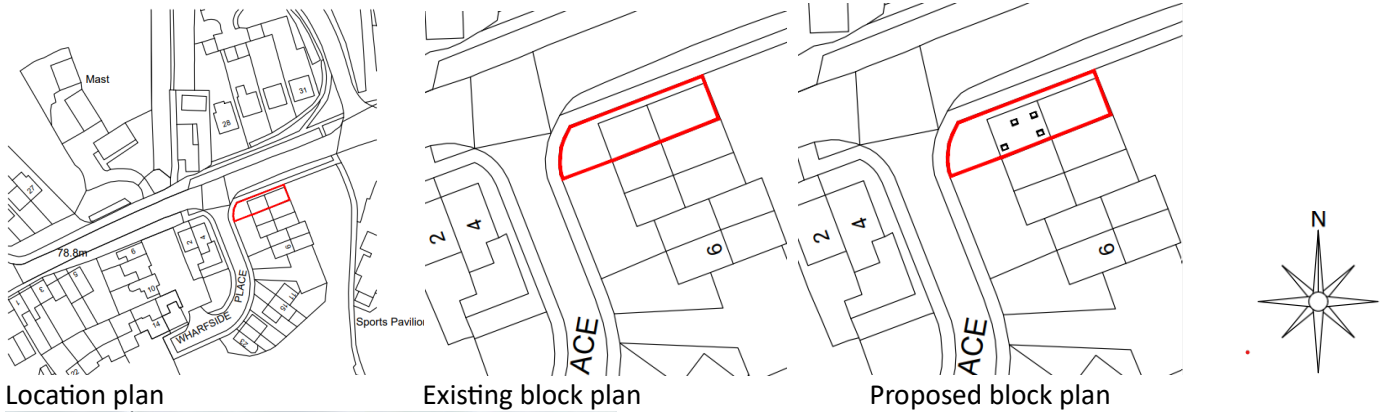
1	95/01968/AOP	RESIDENTIAL DEVELOPMENT TOGETHER WITH FORMATION OF NEW DISTRIBUTOR ROAD WITH ACCESS ROAD SPUR INCLUDING JUNCTION ONTO A421 BYPASS. PROVISION OF PUBLIC OPEN SPACE LOCAL CENTRE & ASSOCIATED INFRASTRUCTURE	Approved
2	99/02629/ADP	Erection of 37 dwellings	Approved
3	PL/00607/SA	Certificate of Lawfulness for the proposed dropped kerb extension to existing crossover.	Pending consideration

This application was approved the day after validation, the officer having decided that a loft conversion was not an extension, so a full application was not required.

2. PL/26/00938/SA

1 Wharfside Place, MK18 1GT

Certificate of Lawfulness for a proposed loft conversion.

Kunder

Location plan

Existing block plan

Proposed block plan



Elevation facing Stratford Road



Flank elevation of No 1 and fronts of Nos 3-9 (odd numbers only)

The site is the first house on the left on entering Wharfside Place, facing onto Stratford Road, and having a terrace of four houses attached to its rear elevation. Its garden is on the east side contiguous with the rear gardens of the terrace, and to the east of this is the green space between the development and cycleway at Stratford Fields. None of these houses have a garage, and the bays seem to be two for this house and one each for the others, with a plant bed/hedge in between them.

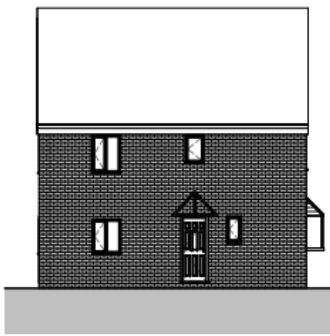
The proposal is to convert the loft to provide a fourth bedroom with en-suite shower-room with access from the existing stairwell. There will be two skylights on the front roof slope, over the bedroom, and two on the rear roof slope, one over the bedroom and one over the landing at the top of the stairs. There is no other alteration to the external appearance of the building.

Permitted Development Rights were removed in a condition of the 1994 application:

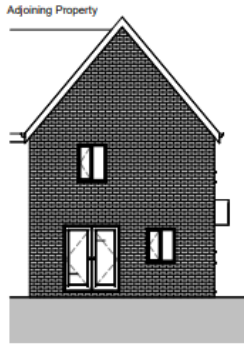
- (15) Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking or re-enacting that Order), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission.
- (15) In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for extensions having regard for the particular layout and design of the development.

The extension adds approximately 30m² to the habitable floorspace in the house. The officer's report supporting the decision to approve explains

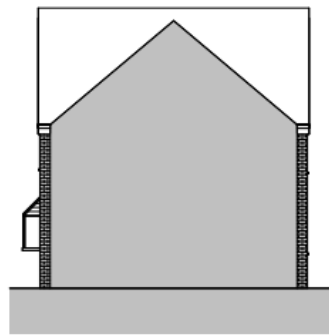
"In this case, the proposal seeks the alteration of the roof of the dwellinghouse through the installation of rooflights. This is not considered to result in the enlargement of the dwellinghouse and therefore the proposal would not be restricted by the above condition."



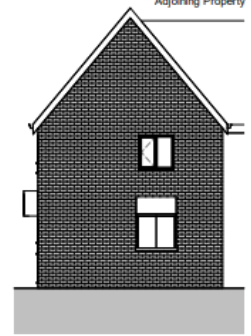
1 Front Elevation
1: 100



2 LH Elevation
1: 100

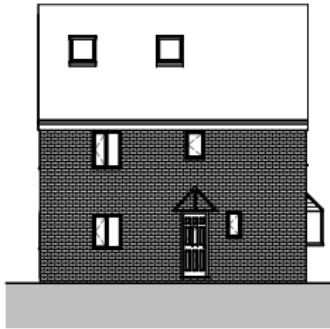


3 Rear Elevation
1: 100

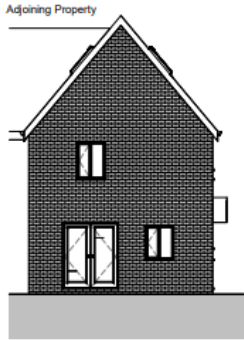


4 RH Elevation
1: 100

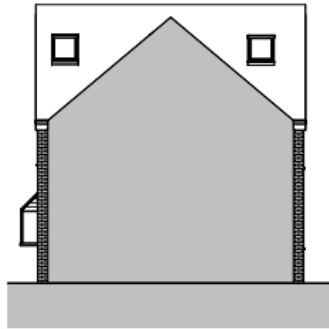
Existing elevations – to Stratford Road - to garden - party wall with No 3 - facing Wharfside Place



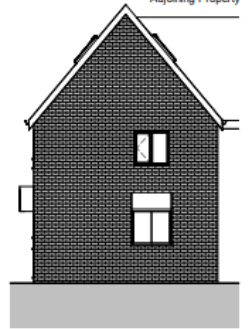
1 Front Elevation
1: 100



2 LH Elevation
1: 100



3 Rear Elevation
1: 100

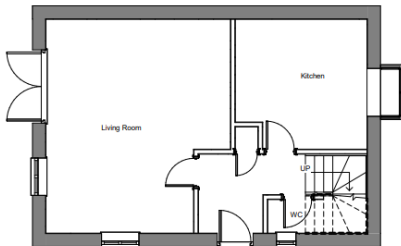


4 RH Elevation
1: 100

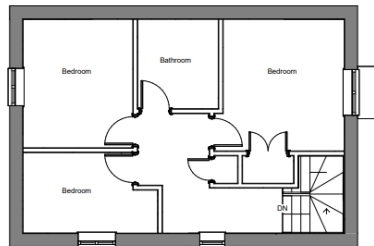
Proposed elevations

Property History

1	88/01629/AOP	RESIDENTIAL DEVELOPMENT	Refused
2	91/00786/AOP	RESIDENTIAL DEVELOPMENT	Website date list "Approved" on 25/6/91; Decision sheet "Refused" dated 15/6/94
3	94/00666/APP	ERECTION OF 19 DWELLINGS	Approved
4	95/00902/APP	GARAGES TO PLOTS 13-16 (Nos 16-22, facing the river)	Approved
5	PL/26/00938/SA	Certificate of Lawfulness for a proposed loft conversion.	Approved

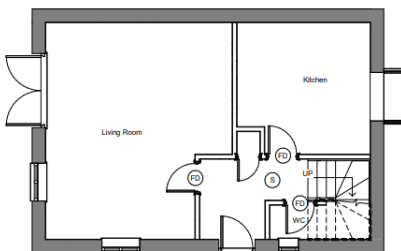


5 Ground Floor
1: 50

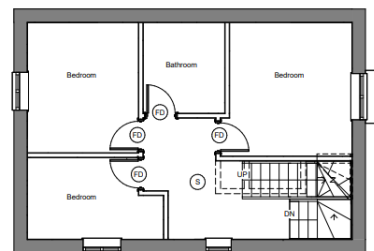


6 First Floor
1: 50

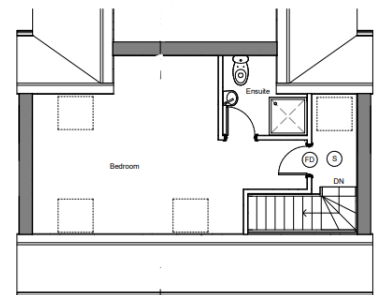
Existing floor plans



5 Ground Floor
1: 50



6 First Floor
1: 50



7 Loft
1: 50

Proposed floor plans

3. **PL/26/01078/KA**

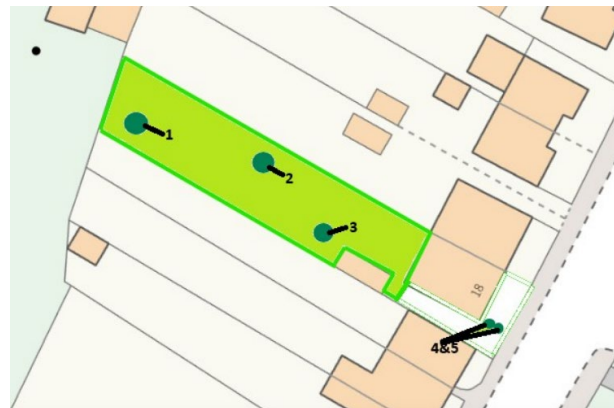
18 Chandos Road, MK18 1AH

Trees 1 & 3 - Apple - Limited pruning is proposed to cut back growth to the trees down by up to 4m. Trees 4 & 5 - Yew - trimmed back to an approximate height of 2.13m (Buckingham Conservation Area)

Bray



Location plan



Site Plan

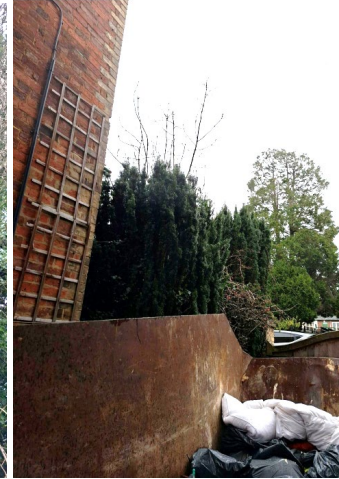
Applicant's photos:



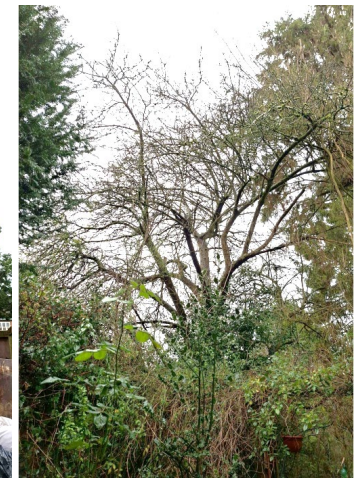
1



2



3



4 (not otherwise captioned)

The site is 18 Chandos Road, the more southerly of a pair of Victorian semidetached houses opposite the entrance to George Grenville Academy. Members will recollect that there have been two recent applications considered at the meetings of 5th January and 2nd February respectively both have been withdrawn. Members' response to the first was No Objections, but regretted the loss of a large holly. They Opposed the second giving the following reason:

Members noted this application superseded the (withdrawn) PL/25/6638/KA) but provided less detailed information than that more limited proposal. They therefore requested more information and good reasons for a complete clearance of the area.

The applicant has offered the following reasons

(25/6638/KA) "The rear garden of no. 18 has been untouched for approx. 30 years and tree and shrub growth has run wild. Approx. 90% of the growth is self set with the remainder planted in the 90s. A few decent trees shall be retained for the future and the remaining trees felled."

And

(26/00650/KA) "Due to the congested nature of the site it is not feasible to accurately identify individual trees. The garden is heavily overgrown with climbing plants and self set trees and shrubs.

Work required : All plants marked with "orange spray marker" shall be felled to ground level within the boundary of the group marked on the sketch plan "G1".

Reason : The garden is heavily overgrown and has been in a state of neglect for many years. A pest problem is apparent. The trees have an adverse impact on the neighbouring properties and are of low amenity value to the surrounding area."

This application is for work to four trees not previously mentioned, two of which are in the front garden. 'Tree 2' is a 40' Norway Spruce and no work is proposed to this. The applicant is going add some plum trees and other replacement planting in the rear garden.

Planning History

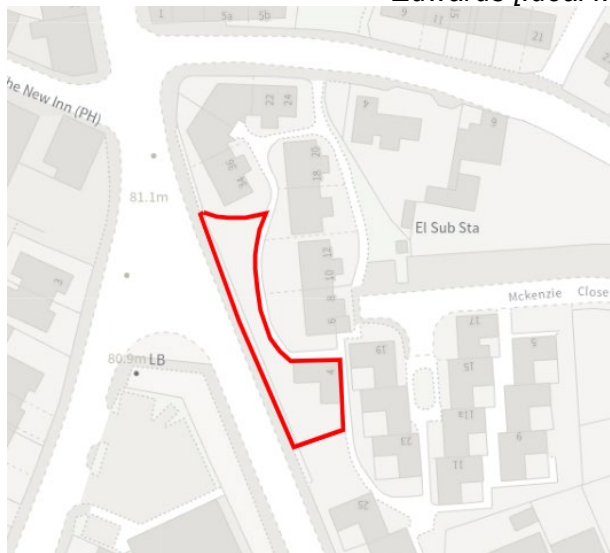
1	PL/25/6638/KA	T1 Larch, T2 Holly, T3 Laburnum, G1 set - Fell	Withdrawn
2	PL/26/00650/KA	G1 - All plants shall be felled to ground level.	Withdrawn
3	PL/26/01078/KA	Trees 1 & 3 - Apple - Limited pruning is proposed to cut back growth to the trees down by up to 4m. Trees 4 & 5 - Yew - trimmed back to an approximate height of 2.13m	Pending consideration

4. **PL/26/01140/TP**

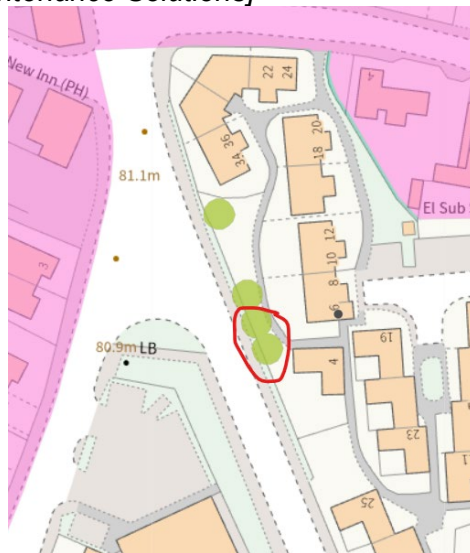
4 McKenzie Close MK18 1SS

Removal of epicormic growth up to the crown break, crown thin by 20%, crown raise where required to 5.5m over the public highway and 4 metres over the footpath and garden as the crowns are encroaching the adjacent highway, public path and garden and the work is part of routine maintenance x 2 Lime

Edwards [Ideal Maintenance Solutions]



Location plan



TPO interactive map; Conservation Area in pink



photos 18/2/26

The site is within the curtilage of McKenzie Close at the junction of Bourton Road with London Road, and the two Limes overhang the London Road footway almost opposite Sainsbury's car park. They are numbered T3 & T4 on the 1983 TPO; the other two trees shown are not Limes. The owners of the sheltered housing have done regular work to keep the public footpath and garden area clear of low-hanging branches and epicormic growth.

It does look as though the branches would brush against a passing double-decker bus or large lorry.

History of works to these trees

11/02359/ATP	20% reduction of Lime tree	Refused *
12/02243/ATP	Crown clean and reduce over property to give 3m clearance to one Tilia (T4) and crown clean, reduce over property to give 3m clearance and crown lift to 5m over road to one Tilia (T5).	Approved
19/02287/ATP	T1 and t2 - lime - to crown reduce the two lime trees by 2 metres, crown clean, crown raise to 4 metres, remove epicormic growth and prune away from any buildings by 2 metres.	Refused: crown reduction Approved: crown clean
PL/01140/TP	Removal of epicormic growth up to the crown break, crown thin by 20%, crown raise where required to 5.5m over the public highway and 4 metres over the footpath and garden as the crowns are encroaching the adjacent highway, public path and garden and the work is part of routine maintenance x 2 Lime	Pending consideration

*Because which tree was not specified and no reason for the work was given

KM
18/2/26