

PL/11/25

Minutes of the **Planning Committee** meeting held on Monday 2nd February 2026 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:

Cllr. F. Davies	Town Mayor
Cllr. J. Harvey	
Cllr. H. Haydock	
Cllr. A. Mahi	
Cllr. J. Mordue	Chair
Cllr. L. O'Donoghue	
Cllr. R. Newall	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Mr. A. Ralph	Buckingham Society
Ms. Z. Taylor	Deputy Town Clerk
Ms. C. Drew	Committee Administrator
Ms. P. Cahill	Events Coordinator
Mrs. K. McElligott	Planning Clerk

Absent:

Cllr. T. Allen
Cllr. L. Draper

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

500/25 Apologies for Absence

Members received and accepted apologies from Cllr. Allen, Cllr. Draper and Mrs Cumming.

501/25 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.

502/25 Minutes

Members agreed the minutes of the Planning Committee Meeting held on 5th January 2026.

503/25 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

Members received a brief report from the Town Plan Officer on the Referendum held on 22nd January.

The Mayor thanked the Town Plan Officer, Officers and the Working Group for their work on the Plan; it was a very pleasing result. She also thanked the Town Plan Officer for her excellent report.

504/25 Planning applications

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

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

PL/25/5479/FA

OPPOSE

Barham Lodge, Nelson Street

Boundary fence fronting the highway (retrospective).

Members noted that this was a fence identical to the one erected on the south side of the road in 2021 and removed from the 2023 retrospective application (23/01653/APP) as 'unacceptable and visually intrusive' and subsequently demolished. That description applies equally to this fence, with the added harm that it is adjacent to a Grade II Listed Building.

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

PL/25/5524/HB

NO OBJECTIONS

7 Castle Street

Listed Building consent application for reinstatement of the side access and renovation works to the southern boundary wall.

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

PL/25/5575/FA

NO OBJECTIONS

Embleton House, 2 Embleton Way

Single storey rear extension with associated internal and external works.

Cllr. Harvey will not comment as he knows the applicant.

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

PL/25/5633/AV

NO OBJECTIONS

Swan Business Centre, Osier Way

4.0m high x 1.5m wide sign supported on 114mm diameter posts with individual panels showing individual unit numbers and company details fixed to posts.

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

PL/25/6112/FA

NO OBJECTIONS

8 Treefields

Single storey rear extension and alterations to fenestration.

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

PL/25/6209/TP

OPPOSE

6 Naseby Court

To trim 2.5m as partial reduction of north-west facing branches to provide sufficient clearance to property x 1 Norway Maple (T2).

Members felt the proposal would leave a lopsided tree which might cause it to lean in compensation, and that the whole tree should be re-shaped if the Tree Officer was minded to approve the application. It is growing in a roadside verge and therefore not in the applicant's ownership.

Cllr. Newall Proposed No Objections with the caveat that the whole tree is reshaped by a qualified tree surgeon. Cllr. O'Donoghue Seconded.

The Planning Clerk explained that this is the part of the tree that is overhanging the property only.

Cllr. Davies Proposed Opposing, Cllr. O'Donoghue Seconded. Cllr. Newall withdrew his Proposal and Cllr. O'Donoghue agreed. Members **AGREED** Cllr Davies' Proposal. Cllr. Stuchbury abstained.

PL/25/6350/FA

NO OBJECTIONS

25 Hare Close

Single storey side extension containing a bedroom and a bathroom.

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

PL/25/6526/TP

NO OBJECTIONS

2 Bostock Court, West Street

T1 Willow; fell to ground level as too close to the house for its size;

T2 Horse Chestnut;

T3 3 x Cypress;

T4 4 x Crack Willow

} fell as in poor condition

Members asked that the Tree Officer specify suitable replacement planting.

Cllr. Newall Proposed No Objections but we encourage replanting, Cllr. Try Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/25/6670/FA

NO OBJECTIONS

5 King Charles Close

Conversion of garage to habitable room with installation of window to front elevation.

Members had no objections to the principle of the conversion, but noted that this was a retrospective application as the works had already been carried out. A photograph of the converted garage would be included with the response.

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

PL/26/00083/FA

NO OBJECTIONS

4 Gilbert Scott Road

Removal of existing conservatory to rear and replacement with new single storey extension in same location with pitched roof and rooflights.

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

PL/26/00164/SA

COMMENT DEFERRED

41 Hilltop Avenue

Certificate of Lawfulness for a proposed garage conversion.

Members noted that the site was within the boundary of the AOP for Page Hill and thus had Permitted Development Rights removed (69/00065/BB condition 7) and thus a Full Application was required, and deferred their comments until a replacement application was submitted.

Cllr. Newall Proposed that we comment that it needs planning permission, Cllr.

O'Donoghue Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/00217/TP

NO OBJECTIONS

20 Waglands Garden

Works to Protected trees: Thuja hedge - reduce by 1m to previous points.

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

Cllr. Stuchbury abstained.

PL/26/00650/KA

OPPOSE

18 Chandos Road

G1. All plants shall be felled to ground level (Buckingham Conservation Area).

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.

Cllr. J Harvey Proposed No Objections. There was no seconder.

Cllr. Davies Proposed Opposing, Cllr. O'Donoghue Seconded and Members **AGREED**.

There were three abstentions.

The following application was on the 1st December 2025 without an application number, for information only. It was validated into the system on 4th December without documents until the due date (23rd December) when all were added including Buckinghamshire's acknowledgement.

PL/25/6736/TELN

NOTED

Gawcott Road [bypass roundabout]

Notification under Regulation 5 of the Electronic Communications Code (conditions and restrictions) Regulations 2003 (as amended) Removal and replacement of existing 20m pole with new 20m pole on existing foundation, New pole to accommodate 9 no. antennas and 6 no. RRUs and Installation of 1 no. new cabinet.

The following application is for information only, and Buckinghamshire Council has already acknowledged the following notification (2/1/26)

PL/25/6828/TELN

NOTED

Benthall [Benthill] Farm Yard, London Road

Notification under Regulation 5 of the electronic communications code (conditions and restrictions) Regulations 2003 (as amended) for the e installation of a permanent back-up power generator (2240x1605x2100), coloured RAL6009 on new concrete base with associated fuel apparatus and ancillary equipment.

505/25 Planning decisions Members received and noted details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
PL/25/2939/FA	25 Bernardines Way	Ch/use from C4 6-person HMO to <i>sui generis</i> 7-person HMO	Oppose
PL/25/4586/FA	130 Moreton Road	1 st floor front & single-storey rear extensions	No objections
PL/25/4958/FA	Post Office, Market Hill	Replace side window with door to provide separate access to 1 st floor	No objections
PL/25/5405/SA	17 Bobbins Way	Cert. Lawfulness for change of use from C3 (dwelling house) to C2 (residential care home)	No objections
PL/25/5799/SA	Stonecroft, Avenue Road	Cert. Lawfulness for single storey rear extension	No objections

506/25 Planning Inspectorate
506/25.1 **Land south of Bourton Road 24/03426/AOP (472/25.2 refers)**

Appeal against non-determination.

The Inspector has not granted the Town Council Rule 6 status as this is a hearing, not an inquiry. However we can attend and speak at the meetings, and we can submit any comments further to the Referendum result if appropriate; the Inspector will decide whether to accept them as they will have been submitted after the deadline.

Cllr. Newall raised concerns about putting bus stops on a very busy road – this makes no sense.

Cllr. Stuchbury commented that Highways are not in the pack and there is insufficient information on drainage and sewage. He Proposed that we request that Highway information comes back to us for consideration. Cllr. Harvey Seconded and Members unanimously **AGREED**.

ACTION PLANNING CLERK

Cllr. Harvey Proposed that we ask the Planning Clerk to formulate a question to put to the quarterly forum to query the lag time in non-determination appeals. Cllr. Davies Seconded and Members unanimously **AGREED**.

ACTION PLANNING CLERK

Cllr. Stuchbury Proposed that we request, after the appeal, that there is a proper tender process for any educational establishment. Cllr. Newall Seconded and Members unanimously **AGREED**.

ACTION PLANNING CLERK

506/25.2 **The Old Telephone Exchange, Market Hill 24/03608/APP**

An appeal has been made on the grounds of non-determination. Any additional information must be provided by 19th February, as this is a Written Representation procedure.

The appellant has included revised plans in his submission which have not been reviewed by this Council. A summary report on the changes, the Committee's existing comments on the application and an indication of the reasons for appeal were attached in the report.

The Planning Clerk suggested that we could submit a letter stating that we have discussed the new proposals and giving the Town Council's view. Cllr. Harvey Proposed, Cllr. Davies Seconded and Members unanimously **AGREED** the Planning Clerk's suggestion. **ACTION PLANNING CLERK**

Members raised the following points:

- That we stand by the points that we have already raised.
- The Buckingham Society feels that there is no material difference and they strongly oppose the application.
- Access restrictions to the site.
- A detailed transport plan would be needed.
- The design does not follow the Buckingham Neighbourhood Development Plan.

Cllr. O'Donoghue Proposed that we write and ask why this application was not considered at one of the cancelled meetings, why this application did not get a determination and the view of the officers and chair at the time. Cllr. Stuchbury Seconded and Members unanimously **AGREED**.

ACTION PLANNING CLERK

507/25 Action reports

507/25.1 Regular Actions update

Minute (filing date)	File application responses
471/25 (6/1/25)	Application responses: 2 via Parish Channel 1 direct to officer (no longer listed on Parish Channel, though officer had granted extension of time) 1 to Development Control as notification letter not received at time of meeting, so not listed on Parish Channel (was added on 13 th January)
473/25 (6/1/25)	Government consultation response: Statutory consultees survey

507/25.2 Members received the action report. Cllr. Stuchbury Proposed that the West End Farm report is circulated to Full Council and the Buckingham Society. Cllr. O'Donoghue Seconded and Members unanimously **AGREED**. **ACTION PLANNING CLERK**

Cllr. Davies noted that there seems to be a line missing from the Action Report – floodlight application. **ACTION COMMITTEE CLERK**

Cllr. Harvey Proposed that we ask why we have not had a response from the s106 officer. Cllr. Stuchbury Seconded and Members unanimously **AGREED**. **ACTION TOWN CLERK**

Cllr. Davies suggested that an item is added to the next agenda to discuss CIL/section 106.

508/25 Rolling lists – updates only

Members notes noted the following:

- 508/25.1 Tree works applications.
- 508/25.2 HMO Licences.

509/25 Matters to report

Cllr. Harvey reported that 6 trees have been cut down outside the Vinson building at the University and been replaced with a concrete plinth. The Planning Clerk has reported this, and a case file has been opened.

Cllr. Stuchbury requested that we comment again on the illegal waste site on the Tingewick Road triangular site on Foundry Drive. **ACTION PLANNING CLERK**

510/25 Chair’s announcements – for information only

No announcements

511/25 Date of the next meeting: Monday 23rd February 2026

Meeting closed at 8:56pm

Chair Date

