

PL/01/26

Minutes of the **Planning Committee** meeting held on Monday 18th May 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. A. Mahi	
Cllr. J. Mordue	Chair
Cllr. L. O'Donoghue	
Cllr. R. Newall	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also present:

Mr. S. Beech	Compliance and Projects Manager
Mrs. A. Benoy	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Cllr. A Schaefer	
Cllr. H. Mordue	
11 residents	
1 resident via Zoom	

Absent:

Mrs. C. Cumming	The Buckingham Society
Cllr. S. Singh	
Cllr. H. Haydock	

Public session

The Chair outlined the rules of the public engagement and the grounds for engagement.

Residents attended the public session in relation to planning application PL/26/02529/OA Hazley Walk, Linden Village.

A spokesperson was nominated to address the Committee on behalf of residents and the following points were raised:

- The original planning condition specified that the area should remain undeveloped as amenity open space.
- The green spaces are a central part of the design and contribute to the character of the area.
- They are well used by residents.
- Residents' front doors would face high fences.
- Biodiversity concerns were raised due to the loss of green space.
- Safety and emergency access concerns were raised as the openness of the green space assists visibility and accessibility.
- A precedent would be set for other green space development.
- The value of current properties would decrease.

Another resident spoke raising personal concern that the proposed development may have a detrimental impact on the residents of Linden Village.

Another resident argued the following:

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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.....

- It is one family dwelling to be erected on private land in a residential area.
- The land is not designated as protected or formal green space at Land Registry and therefore Cllrs were encouraged to look at Land Registry documents.
- The land is now in private ownership so no long public open space.
- The Local Plan and Neighbourhood Development Plan support infill development in principle.
- The fence has been reduced in height.
- In relation to biodiversity, it was acknowledged that the existing levels were now low, and measures were proposed to enhance the value including a vegetable plot.

30/26 Election of Chair

Cllr. Davies Proposed Cllr. J. Mordue, Seconded by Cllr. O'Donoghue. There being no other nominations, Members unanimously **AGREED** to elect Cllr. J. Mordue as Chair of the Planning Committee for 2026-2027.

Thanks were given to Cllr. J. Mordue for the previous year's service.

31/26 Apologies for Absence

Members received and noted apologies from Mrs. C. Cumming on behalf of The Buckingham Society.

Members received and approved apologies from Cllr. Singh Proposed by Cllr. J. Mordue Seconded by Cllr. Try.

Members received and approved apologies from Cllr. Haydock Proposed by Cllr. J. Mordue Seconded by Cllr. Davies.

32/26 Election of Vice Chair

Cllr. Davies Proposed Cllr. Allen, Seconded by Cllr. Mahi. There being no other nominations, Members unanimously **AGREED** to elect Cllr. Allen as Vice Chair of the Planning Committee for 2026-2027.

Thanks were given to Cllr. Allen for the previous year's service.

33/26 Co-option

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

34/26 Declarations of Interest

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

Cllr. J. Mordue is a Friend of the University of Buckingham.

Cllr. O'Donoghue and Cllr. Mahi live on Linden Village.

35/26 Minutes

Cllr. J. Mordue Proposed, Cllr. Davies Seconded and Members unanimously **AGREED** the minutes of the Planning Committee held on 23rd March 2026 and 20th April 2026.

36/26 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/Buckinghamshire Local Plan

Members noted the Town Council's responses to Buckinghamshire Council's Local Plan consultations on (a) Parking Standards and (b) Design Code were filed on 10th May and 11th May respectively.

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Initial.....

Thanks were given to Cllr. Newall, Cllr. Try, Cllr. Harvey and the Planning Clerk for their work on this.

37/26 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are provisionally set on Wednesdays 17th June and 22nd July 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 4th June and 2nd July at 2pm.

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

This application was taken out of numerical order for the convenience of the members of the public present.

PL/26/02529/OA

OPPOSE & CALL-IN

Open space fronting 1 to 12 Hazley Walk, MK18 7BL

Outline planning permission for construction of 1 x 4 bedroom dwelling, creation of 3 off road car spaces with garage and new drop kerb to front (matters to be considered at this stage: access and appearance).

Members voted unanimously to suspend standing orders to allow Cllr. Schaefer to speak
Proposed by Cllr. J. Mordue Seconded by Cllr. Mahi.

Cllr. Schaeffer made the following points:

She has lived in Linden Village for over 30 years.

She has objected to the planning application and called it in to Buckinghamshire Council's Planning Committee.

Original planning consent says that these spaces shall be laid out with turf or grass and shall hereby remain undeveloped and be maintained as amenity open space for the benefit of the development. They have been privately owned for a long time, never in public ownership.

Cllr. J. Mordue Proposed to Reinstate Standing Orders, Seconded by Cllr. O'Donoghue and it was unanimously **AGREED**.

Cllr. J. Mordue Proposed to Suspend Standing Orders to allow Cllr. Mordue to speak, Cllr. Harvey Seconded, and it was unanimously **AGREED**.

Cllr. H. Mordue outlined the history of the owners of the space and emphasised that it has always been in private ownership but used by the public.

Cllr. J Mordue Proposed the Reinstatement of Standing Orders, Seconded by Cllr. Mahi and it was unanimously **AGREED**.

Principle of development

Members are aware that the Linden Village estate was designed with a number of greens surrounded by housing and traffic-free, so that children could play safely. For over thirty years these greens have provided space for individual and community activities, and decision sheets from the Outline Plan onwards (BB/23/72, 74/01229/AV, 77/00213/AV and 79/00567/AV for this area) have contained this condition

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Initial.....

“7. The landscaped open spaces indicated as much on the amended layout plan shall be laid out not later than the first planting season following completion of the development and they shall thereafter remain as public amenity open space.”

Members therefore consider that as the open spaces formed part of the original design scheme, they are not infill or windfall sites, and the retention for public use is retained. This is borne out by the inclusion of the entire estate in the Green Ring encircling the town (Neighbourhood Plan Policy ENV1; map on p30 of the Plan document). The applicant has not sought to overturn this condition, so the principle of development of this (or any other open space) is not established.

Besides leisure use, the greens provide easy access to the houses for - for example – ambulance crews attending a medical emergency - and fencing the green off will restrict through passage to the narrow footpath along the terrace of houses. It is also noted that the paths are not well-supplied with streetlighting and a fence so close to the house frontages will not only affect the open feel of the area but also the safety of pedestrians due to loss of the surveillance by neighbours. Open space is also important for mental health and social contact.

Access

Members noted that no response had yet been posted by Highways on the requested dropped kerb or its position opposite the junction of Burleigh Piece with a side road (Bushey Close). This length of Burleigh Piece was also useful for temporary parking by visitors or delivery vans.

Appearance

The proposed dwelling made no reference either to the style and materials of the surrounding housing or to the Design Code in the Neighbourhood Plan. It would therefore be an anomaly in the street scene, should the LPA be minded to approve the application. Members asked that the case officer visit to view the area as a whole, not just this site, and talk to the neighbours, many of whom had attended the Public Session preceding the Committee meeting.

19.37 Cllr. H. Mordue left the chamber, before the vote.

Cllr. Newall read out the views of the Buckingham Society, which objected to the proposed development.

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

19.42 Cllr. Schaefer and the residents left the meeting, after the vote.

The following two applications were considered together:

PL/26/01337/FA & PL/26/01338/AV

OPPOSE

Vinson Building, University of Buckingham, Hunter Street, MK18 1EG
Freestanding signage featuring 'UOB' metal 3D letters on a base.

It appears that the artwork has already been completed and is awaiting installation on nearby University land. Members were therefore able to see that the yellow colour was not accurately reproduced in the submitted documents and was not compatible with the ethos of a Conservation Area and a site surrounded by Listed Buildings. Wiring visible in the photos seemed to indicate future plans to install lighting which would make the piece even more obtrusive in the street scene.

Members had no problem with the commemoration of the 50th anniversary, or the artistic value of the work, and would be happy to see it placed in a less prominent location in the landscaped area of the campus. They regretted the loss of the trees which had preceded the submission of this application; concern had also been expressed at the closeness of the street, and the likelihood of accidents caused by photographers stepping back to get the full sign into the frame.

The Committee voted to oppose the installation of the artwork in this position as being obtrusive in the street scene and as neither preserving nor enhancing the Conservation Area.

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

PL/26/01758/DE

OPPOSE

Land adj. 33 Hare Close, MK18 7EN

Reserved matters approval for access, appearance, landscaping, layout and scale following outline planning permission 23/03831/AOP (erection of a two-storey dwelling).

19.52 Cllr. Stuchbury left the meeting.

Members continued to oppose this new dwelling for the following reasons:

- There is inadequate parking for a two-bed house, and kerbside parking adjacent to the dwelling means parking on the inside of a bend, restricting visibility for other drivers; despite Highways' having no objections, Members noted that the proximity of a bus stop is no guarantee of its service times or destinations being appropriate to replacing the need for a car.*
- There was no indication of provision of an EV charging point, air source heat pump, grey water reuse, solar panels, or a permeable surface to the path and patio.*
- The planting should be of native species for the biodiversity value.*

Cllr. Harvey Proposed No Comment, there was no Secunder so the motion fell.

Cllr. J. Mordue Proposed opposing, Cllr. Davies Seconded and Members **AGREED**.

20.04 Cllr. Stuchbury returned to the meeting.

PL/26/02289/HB

OPPOSE

Barham Lodge, Tingewick Road

Listed Building application for installation of a pedestrian gate in an existing opening in an existing boundary wall (retrospective).

Members agreed that the gate was disproportionately large, obscured the front aspect of a Listed Building and detrimental to the street-scene.

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

PL/26/02363/FA

OPPOSE

Land East Of London Road [Benthill] MK18 1SZ

Demolition of existing buildings and the erection of a three storey care facility (Use Class C2) comprising 68-bedrooms, together with access, parking, landscaping, drainage, and all other associated works.

Members considered that this was overdevelopment of a small site, and the unnecessary provision of a high-end care home when the town already had three such, and two nursing homes, one of which specialised in dementia care. These provided more than enough beds for the time being (demonstrated by the data used for the recently 'made' Neighbourhood Plan) and the future need will be for more affordable care provision for the rest of the population.

- Using County-wide figures and a desk-based needs calculation did not give a true picture of the Buckingham area; the south of the county is very different to the north;*
- Homes released into the market by transfer to a luxury care home will not make a noticeable addition to the supply of reasonably-priced houses;*
- There is no evidence of a change of use application from C3 to C2;*
- The design was unremarkable and made no use of local distinctiveness as described in the Neighbourhood Plan Design Code;*
- 25 parking bays (22 standard bays) is inadequate, especially at shift handover times, and there is no possibility of overflow parking in the area;*
- Very few of the bus services available from the nearest stops or those at Tesco will be of use to shift-workers, and the Travel Plan inclusion of rail service information made no mention of the likelihood of the station at Winslow being open before the completion of building works;*
- The addition of a fourth access in the 200m south of the Needlepin Way roundabout, which would be accommodating food and laundry delivery vans and refuse collection trucks besides the car traffic, and in due course the additional traffic for the approved 300-home estate and employment area on the western side of the A413, will have a detrimental effect on traffic flows particularly at peak times;*
- There was no indication or reference to the disposal of excess surface water following the construction of the proposed building and its associated hard landscaping – no SuDS;*
- The removal of 28 mature trees would exacerbate the surface water problem, and be to the detriment of the wildlife dependent on them; replacement trees would take years to achieve the same level of habitat;*
- It was on the crest of a hill, and three storeys would make it very prominent in the landscape – and windy.*

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

PL/26/02462/FA

NO OBJECTIONS

Beni-mora, West Street, MK18 1HP

Enlargement of first floor habitable area by converting the existing hipped roof to a gable end roof and the installation of dormer windows on the front and rear elevations.

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

PL/26/02581/FA

NO OBJECTIONS

6 Aris Way, MK18 1FX

Installation of an oak-framed gazebo.

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

PL/26/02739/TP

NO OBJECTIONS

Summerhouse Hill, MK18 1XW

Reduce T1 Walnut by approx. 1m in height and 1 to 3m laterally to provide approx. 2m clearance from the property, reducing the risk of limb failure, and retaining a natural form.

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Initial.....

G1 Lift the crowns of Yews to achieve 4m clearance above the access road. Reducing lateral growth over the access road by 1m to 3m so overhang does not exceed 1m. Ring ivy on all trees to prevent further establishment.

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

PL/26/03074/FA

NO OBJECTIONS

11 Gawcott Fields, Gawcott Road, MK18 1TL
First floor extension over existing ground floor

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

PL/26/03157/PRASP

SUPPORT

Wipac Group Ltd., London Road, MK18 1BH
Notification under The Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 14, Class J) for Installation of roof mounted 1.27MW solar PV system comprising of 2758 x Canadian Solar 460w modules.

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

PL/26/03177/KA

NO OBJECTIONS

6a West Street, MK18 1HL
Scotch pine (4 metres tall) – fell

Cllr. Allen Proposed No Objections, Cllr. Mahi Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/03244/FA

NO OBJECTIONS

3 Moorhen Way, MK18 1GN
Proposed garage conversion.

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

The following application was withdrawn before the meeting.

PL/26/03432/SA

24 High Street, MK18 1NU
Certificate of Lawfulness for proposed improvement of EPC rating by fitting double glazed windows/door, insulating the internal walls, installing solar PV panels and thermal panels to rear facing roofs.

To receive for information only

PL/26/03560/TELN

NOTED

8 Well Street, MK18 1EW
Notification of intention to install fixed line broadband electronic communications apparatus (1 cable on wall with all associated fixtures and fittings).

Members suggested that the additions could be more sympathetic to a Listed Building, suggesting a paint colour to match the building or putting the cable underground.

Proposed by Cllr. Davies, Seconded by Cllr. Harvey and Members **AGREED**. Cllr. Stuchbury abstained.

AMENDED PLANS

24/01853/APP

OPPOSE

Land North of 1 Bath Lane, MK18 1DX

Creation of 2N^o dwellings and associated gardens, parking, and bin/bike stores.

The design of the houses was criticised, as not reflecting the cottages to the south or the semi-detached houses to the north, and not conforming with the Design Code in the Neighbourhood Plan,

Concern was expressed at the amount of the slope to be removed, the adequacy of the retaining wall to ensure the stability of the remainder, and the possible detrimental effect on the Westfields houses above.

The access to the rear of the cottages seemed to be a long staircase, which was contrary to the terms of their deeds, which imply ramp access only ("for a man and a wheelbarrow").

The comments previously made about flooding problems experienced after heavy rain have not been addressed. Covering bare ground with a considerable area of building materials and interrupting its natural drainage pattern is bound to exacerbate run-off and there is no indication that the small areas of permeable surface will be adequate to cope with the extra, let alone the existing problem flows.

Cllr. Harvey Proposed Opposing, Cllr. Allen Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/00600/FA

NO OBJECTIONS

45 Hilltop Avenue, MK18 1YH

Installation of air source heat pump to rear of property

Members were satisfied with the amended site for the heat pump and resulting noise calculations.

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

Additional Information for the following application has been received:

PL/26/01770/SA

NO OBJECTIONS

110 Western Avenue, MK18 1LW

Certificate of Lawfulness for proposed extension of shared dropped kerb and turning the front garden into hardstanding.

An annotated and dimensioned drawing had been supplied by the applicant, and the officer had sent the required conditions, which included a permeable surface treatment. A Highways works licence would also be required to carry out the change to the pavement.

Cllr. Newall Proposed No Objections but to include a comment to ensure the hardstanding is permeable, Cllr. J. Mordue Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

38/26 Planning decisions

38/26.1 Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
PL/26/00156/DE	Osier Way Ph. 3	Reserved matters - Landscaping	Part Oppose/ part No Objection
PL/26/01070/SA	31 Moreton Road	Cert. of Lawfulness for relocation of front door and new window	No objection

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Initial.....

PL/26/01704/FA	16 Lenborough Rd	2-storey rear extension	No objections
PL/26/1173/FA	1 Lime Avenue	1 st floor side extension, s/st. rear extension, conv. garage	No objections

Refused

Application	Site address	Proposal	BTC response
PL/26/01030/FA	24 Pillow Way	Loft conversion with rear dormer	No objection

39/26 Planning Inspectorate – new Appeal lodged

Members received for information notice of an appeal against refusal of PL/26/6209/TP: works to a tree in Foscott Way adjacent to 6 Naseby Court. The appeal is being dealt with by the Fast Track Appeal procedure and no further comments will be accepted. BTC's original comments will be included in Buckinghamshire's submission.

For the BTC response and the reasons for refusal, see the Clerk's Report.

40/26

40/26.1 Action reports

Minute (filing date)	File application responses
670/25 21/4/26	8 via Parish Channel 2 as email attachments as after response date (despite arranged extension of time)

40/26.2 To receive action reports.

Members noted the following:

A press release about the historic Elm tree had been released.

There is still rubbish on the Tingewick Road Industrial Estate despite reporting it to the Environment Agency.

The Environment Agency are to be chased again, copied to Buckinghamshire County Council Planning and Enforcement.

41/26 Rolling lists – updates only

41/26.1 Tree felling applications

41/26.2 Call-in requests. Cllr. Schaefer has called in application PL/26/02529/OA. It was noted that both Cllrs. Stuchbury and Osibogun had also called in the application.

41/26.3 HMO Licences.

Cllr. Harvey Proposed, Cllr. Newall Seconded and members unanimously **AGREED** to commission research into a report on best practice in neighbouring market towns in relation to HMOs (Houses in Multiple Occupancy) with a view to forming a proposal to Buckinghamshire Council for inclusion in their regulations and Local Plan

ACTION PLANNING CLERK

Cllr. Stuchbury Proposed, Seconded by Cllr. O'Donoghue to write urgently to Buckinghamshire County Council, copied to 3 local members, to ask whether they are including a policy on HMOs in the emerging Buckinghamshire Local Plan. Members unanimously **AGREED**.

ACTION PLANNING CLERK

An amendment was Proposed by Cllr, Davies, Seconded by Cllr. O'Donoghue to the wording to ask *What* are the policies on HMOs in the emerging Buckinghamshire Local Plan. Members unanimously **AGREED**.

ACTION: PLANNING CLERK

A vote was taken on the substantive motion and unanimously **AGREED**.

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Initial.....

42/26 Street Naming

Members received for information, from the Street-naming Officer, the confirmed details of the streetnaming for Osier Way northern area.

43/26 Matters to report

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

Cllr. Davies reported being in conversation with the Health and Safety Executive about the recent removal of scaffolding at 12-13 Market Hill.

44/26 Chair's announcements – for information only

No announcements

45/26 Date of the next meeting: Monday 15th June 2026

Chair and Deputy Chair will not be present at this meeting.

The meeting closed at 9.12pm

Chair

Date