

PL/02/26

Minutes of the **Planning Committee** meeting held on Monday 15 June 2026 at 7.00pm in the Council Chamber, Cornwalls Meadow, Buckingham.

Present:

Cllr. T. Allen	Vice 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:

Mr. Anthony Ralph	Buckingham Society
Mr. S. Beech	Compliance and Projects Manager
Mrs. A. Benoy	Committee Clerk
Mrs. K. McElligott	Planning Clerk

Absent:

Cllr. J. Mordue	Chair
Cllr. S Singh	
Mrs. C. Cumming	Buckingham Society

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

80/26 Apologies for Absence

Members accepted apologies from Mrs. C. Cumming of The Buckingham Society.
Members approved apologies from Cllr. Singh, reason number 3, Proposed by Cllr. Stuchbury, Seconded by Cllr. Davies.
Members approved apologies from Cllr. J. Mordue, reason number 4, Proposed by Cllr. Stuchbury, Seconded by Cllr. Davies.

81/26 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.

82/26 Minutes

Cllr. Allen Proposed, Cllr. Mahi Seconded and Members unanimously **AGREED** the minutes of the Planning Committee Meeting held on 18th May 2026.

83/26 Planning Applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 17th June and 22nd July 2026 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 2nd July and 20th July at 2pm.

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

The following two applications were considered together.

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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.....

White Hart Hotel. MK18 1NL

Installation of a 98 inch TV supported on metal frame legs, securely fixed to ground at the rear of the property.

Members expressed concern at the amount of noise likely to be generated by an exuberant audience as well as the screen itself, given the proximity of the flats at Markhams Court overlooking the garden area, and the three blocks of flats and four houses at Candleford Court to the side of and behind the screen. No noise assessment document had been submitted, nor was there a comment sheet from Environmental Health. The audience may well move indoors at 11pm, per the White Hart's licence, but enforcement of this might prove difficult.

Furthermore the site was the garden of a Listed Building in the Conservation Area and a screen 7ft x 4ft would be a notable source of light pollution.

7.05pm Cllr. Try joined the meeting.

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

PL/26/03323/HB

NO OBJECTIONS subject to the satisfaction
of the Heritage Officer

14 Well Street, MK18 1ET

Listed Building application for roof repairs, including the reconstruction of roof and walls with treated structural timbers and replacement of underlying felt with 85-90% of the original tiles to be re-laid along with matching like for like reclaimed tiles. Replacement of existing dormer frame and window on a like-for-like basis. Replacement of existing dormer frame and window on a like-for-like basis.

Members agreed with the Heritage Officer's comments on the dormer window, which was plainly not a like-for-like replacement as per the Description of Works in the submission, and asked that action be taken to ensure a replacement acceptable to the Officer. The other works to the roof were clearly necessary to the preservation of the building and Members had no objections to this aspect of the application.

Cllr. Newall Proposed No Objections, subject to the satisfaction of the Heritage Officer. Cllr. Harvey Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

PL/26/03432/SA

NO OBJECTIONS

24 High Street, MK18 1NU

Certificate of Lawfulness for 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.

Members regretted the lack of any drawings showing the style of the replacement windows, but as Enforcement had ruled 'no breach' on those fitted to its twin №25 (NC/25/00069/CONSRV; the pair are not Listed but are LDHAs) and the proposed works would be beneficial, no objections were raised.

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

PL/26/03595/FA**NO OBJECTIONS**

Site of Former Creamery, [Cox & Robinson/Mole Country Stores]
 Brackley Road, MK18 1JD
 Installation of air conditioning units.

In view of the recent approval for covering the roof of the Wipac factory on London Road with solar panels, Members suggested the same for this building to offset the power used by the air-conditioning units.

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

PL/26/03632/FA**NO OBJECTIONS**

144 Moreton Road MK18 1PW
 Proposed single storey front extension with new access steps, single storey rear extension to replace the existing conservatory, single storey free standing garage out-building to replace the existing garage and new boundary walls and replacement drive.

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

PL/26/03678/FA NO OBJECTIONS subject to the satisfaction of the Flood Officer

Spa Cottage, Bath Lane MK18 1DX
 Proposed ground floor rear extension and first floor side extension.

Cllr. Newall Proposed No Objections, subject to the satisfaction of the Flood Officer. Cllr. Harvey Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

The following two applications were clearly linked and were considered together.

PL/26/04237/KA**NO OBJECTIONS**

19 Moreton Road MK18 1JZ
 T1- Conifer tree to be removed due to being in health decline, lots of dead wood and the roots are cracking the retaining wall.

PL/26/04238/KA**NO OBJECTIONS**

21 Moreton Road MK18 1JZ
 T2 conifer to be removed due to health decline, lots of dead wood and root system affecting retaining wall.

Members regretted the loss of the last of this row of conifers but agreed that - apart from the damage to the retaining wall - should one of them fail and fall across the A413 Moreton Road, there could be more serious consequences.

The Tree Wardens concurred and suggested, following the precedent of the 2024 application to fell the tree at No9, that replacements be planted further up the gardens away from the wall. The following were suggested, for year-round interest and suitability for a small garden:

(Crab apples)

Malus floribunda

Malus bhutanica

Malus tschonoski

(Hawthorn hybrid)

Crataegus x lavalleei

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

PL/26/04242/HB

NO OBJECTIONS

23 Bridge Street, MK18 1EL

Listed building application for the subdivision of the existing ground floor commercial unit to provide 2 smaller units.

Members accepted the reversion to two smaller units as being more commercially viable but expressed concern at the lack of fire escape for Unit 1 and the lack of staff toilet for Unit 2 (unless this unit includes the upper floors of the building, where an earlier application drawing shows a WC and kitchenette on the first floor).

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

84/26 Planning decisions

84/26.1 Members received for information details of planning decision made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
26/00600/FA	45 Hilltop Avenue	Installation of air source heat pump	No objections (amended plan)
26/02338/FA	5 Holton Road	Replace conservatory with brick extension	No objections
26/02458/PAPCR	1A & 1B Cornwall Place	Prior Approval for change of use of dental surgery to residential (3 flats)	Oppose
26/02581/FA	6 Aris Way	Installation of an oak framed gazebo	No Objections
26/03177/KA	6a West Street	Fell 1 Scotch pine	No Objections

Refused

Application	Site address	Proposal	BTC response
26/00946/HB	32 Nelson St.	Replacement of front sash windows	No objections

Withdrawn

Application	Site address	Proposal	BTC response
20/01000/APP	Summerhouse Hill	Provision of additional parking bay in SW corner of site	Oppose*

* For Members' information, their response (20/4/20) was

Members' response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not

obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members noted that the tree report submitted was dated 2015 and may not reflect the current situation, given that permission had been given for another such replacement parking space very close to this proposal site only last autumn. Furthermore there was no plan linking the table in the survey with the actual trees, so no judgement could be made of the size, species, age or condition of the tree whose canopy covered the site, and the likelihood of future works being necessary to keep branches away from the vehicles, or of damage to the roots by construction or the weight of the vehicle. Members agreed to Oppose the proposal until these details were supplied and allayed their concern.

No additional documentation was ever submitted.

85/26 Action reports

Members noted the following regular action updates.

Minute (filing date)	File application responses
37/26 (20/5/26)	10 via Parish Channel 4 direct to named officers 3 to Development Control in the absence of a named officer

86/26 Licensing

86/26.1 Statement of Licensing Policy – consultation

Members received the Buckinghamshire Council consultation on the Statement of Licensing Policy. Cllr. Allen considered whether Members wished to debate each question in the meeting or to delegate to an officer to collate responses. The Compliance and Projects Manager explained what has worked well with past consultations is for Committee Members to send their comments to the Planning Clerk for collation and submission. It was Proposed by Cllr Allen, Seconded by Cllr. O'Donoghue and Members **AGREED** to delegate the Planning Clerk to write the response, in consultation with Cllr. Davies and Cllr. Harvey taking into account Member's comments in the meeting and any others submitted to the office by Friday 19 June 2026. **ACTION: PLANNING CLERK**

Members received and discussed their response to the following application:

86/26.2 PR202605-383460 Bourton Mill, Bourton Road, MK18 7DL NO

OBJECTIONS

Premises Licence for the sale of alcohol on the premises (including the patio) to gym members and their guests between the hours of:

Fridays 11.00 – 21.00
Saturdays 11.00 – 18.00
Sundays 11.00 – 16.00

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

87/26 Chair's announcements – for information

The Planning Clerk is taking leave for a week in July whilst the county planning portal undergoing maintenance.

88/26 Date of the next meeting: Monday 13th July 2026.

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Initial.....

Meeting closed at: 7.55pm

Chair Date

DRAFT