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, 23 September 2026

Councillors,

You are summoned to a meeting of the Planning Committee of Buckingham Town Council to be held on Monday 28th September 2026 at 7pm 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/UC89BUTwVpjAOEIdSIfcZC9Q/

Claire Molyneux
Town Clerk

AGENDA

1. Apologies for absence
Members are asked to approve or not approve 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. Minutes
To agree the minutes of the Planning Committee Meeting held on 17th August 2026.
Copy previously circulated

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.

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4. Planning matters

4.1. 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 2pm.

Additional information provided by the Planning Clerk. **PL/31/26**

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

The following three applications were not granted an extension of response time; the Town Clerk canvassed Members' opinion by email.
No responses were received so the suggested responses were assumed to be acceptable and submitted on 16/9/26.

1. PL/26/06080/HB — Prebend Cottage, Hunter Street, MK18 1EG
   Listed building Consent for installation of replacement guttering
   University of Buckingham

The following two applications are for the same building:

13 Bridge Street, MK18 1AF

2. PL/26/06148/FA — Internal conversion of 5 room HMO (C4) to 4 self-contained student rooms classified as Purpose Built Student Accommodation (retrospective)
3. PL/26/06149/HB — Listed Building consent for limited remedial works (part retrospective)
   Raja

4. PL/26/06247/FA — 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
   Area Estates Ltd

5. PL/26/06713/HB — 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).
   Ud din

The following application is included for completeness; no extension of response time was granted, and the consultation was sent out by email. A unanimous 'no objections' response was submitted on 4th September, with additional comments as supplied by those Members who replied.

The application was approved on 18/9/26

6. PL/26/6733/KA — 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

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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.
Stowe [Buckinghamshire Council]

7. PL/26/07007/VRC — 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 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.
Mullis

8. PL/26/07080/VRC — 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.
Durant

9. PL/26/07369/KA — 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)
Parish

10. PL/26/07370/KA — 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
Guiver

The following notification is for information only:

11. 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

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The following application is in the Parish of Maids Moreton; additional information is attached.

12. PL/26/06500/OA 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)
Cozens PL/32/26

4.2. Planning decisions

To receive 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

4.3. Enforcement Notice served *(see planning application PL/26/06713/HB above)*

Report	Site address	Enforcement action required	by
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	1st December 2026

		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	

4.4. 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.

5. Licensing Application – 9 Cornwall Place, MK18 1SB
To receive and agree a response to the application PR202609-389251 for the sale of alcohol.
Details attached **Appendix A**

6. Action reports
6.1. Regular Actions 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

6.2. To receive action reports as per the attached list. **Appendix B**
6.3. HMO licensing (Min. 41/26.3, May meeting refers)
To receive the requested report on other Authority's HMO policies **PL/33/26**

7. Buckinghamshire Council meetings
To receive the slides from the Quarterly Town & Parish Forum meeting held on Tuesday 8th September 2026. **Forum Slides September 2026**

8. Street Naming – Site Q (Min. 200/26, August meeting)
To receive a list of trades as agreed at the last meeting and agree 20 to submit to Street-naming for final selection of the 12 required. **PL/34/26**

9. New cycle stands
To receive and agree a 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. **PL/35/26**

10. Government legislation - Planning Committees and the National Scheme of Delegation
To note a report from the Planning Clerk on the changes to the Planning Authority's decision-making process for planning applications **PL/36/26**

11. Rolling lists – updates only
11.1 Tree felling applications **Appendix C**

12. S106 Quarterly update
To receive the updated information **Appendix D**

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13. Matters to report
Members to report any enforcement breaches, damaged and/or redundant signage, access issues or any other urgent matter.

14. Chair's announcements – for information only

15. Date of the next meeting: Monday 19th October 2026

To Planning Committee:

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

PL/31/26

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 28th SEPTEMBER 2026

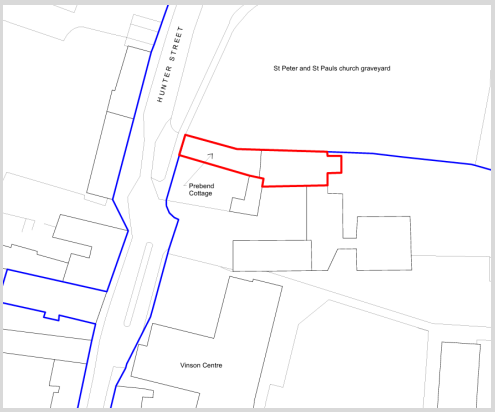
Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Applications

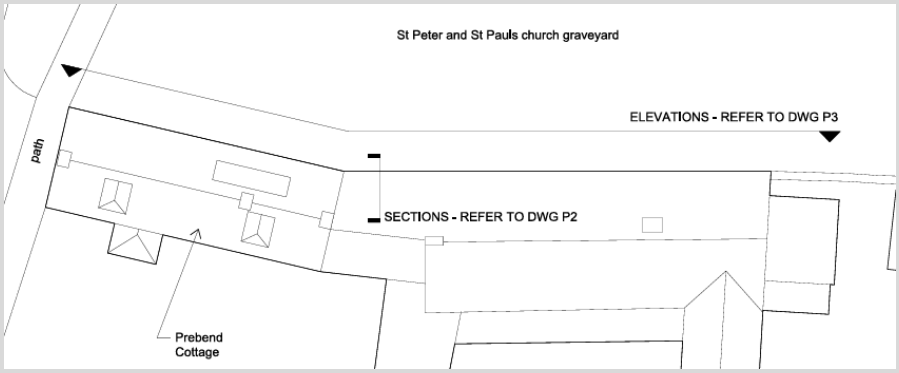
The following three applications were not granted an extension of response time; the Town Clerk canvassed Members' opinion by email.
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1. PL/26/06080/HB Prebend Cottage, Hunter Street, MK18 1EG
Listed building Consent for installation of replacement guttering
University of Buckingham

*A **'No Objections subject to the satisfaction of the Heritage Officer'** response has been sent, with a request that the decorative brackets be retained.*



Location Plan

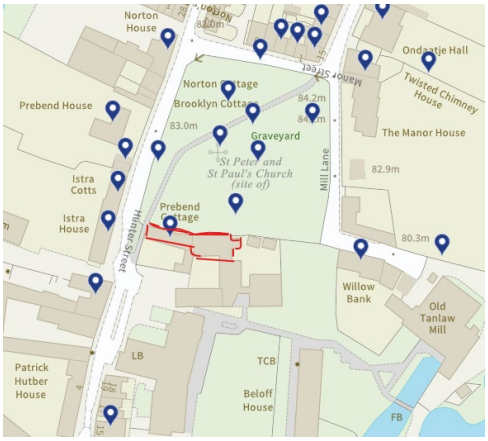


Site and roof plan

The site is the 17th century Listed Grade II Prebend Cottage, on Hunter Street between the old churchyard and the Vinson Building. It is used as offices by the University. Only the cottage is Listed, the adjacent single-storey building to the east of it is not, and though the proposed works are illustrated for both, consent is only required for the Listed part. It is in the Conservation Area and surrounded by other Listed Buildings. The cottage stands end-on to Hunter Street, and has rubble-stone walls, an attractive cogged brick course under the eaves and a tiled roof. It stands a few feet above the ground level of the Vinson Building, and the path access to the Bookshop at the end of the cottage building runs across its frontage. The existing guttering is a mix of cast-iron and uPVC and is supported on very unusual brackets.



The front of the cottage (5/9/26)



Adjacent Listed Buildings and structures



The Listed Cottage - Eastern end of the rear elevation



Western end of the rear elevation





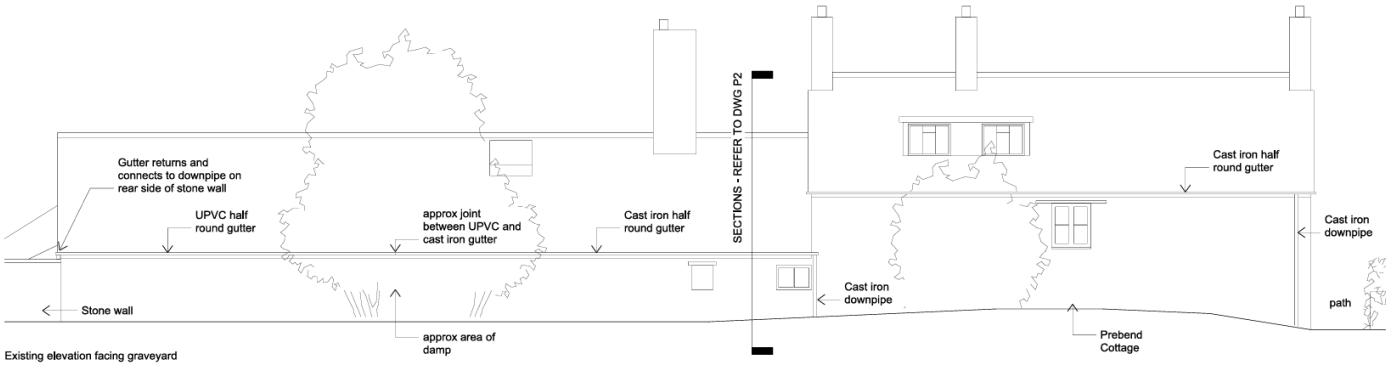
The guttering on the Cottage and its supports (they are the same front and back)

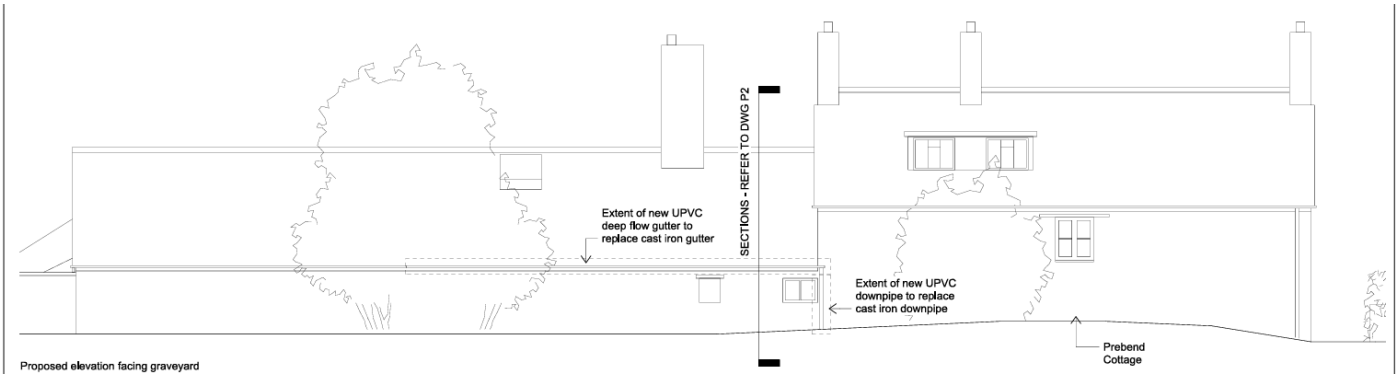


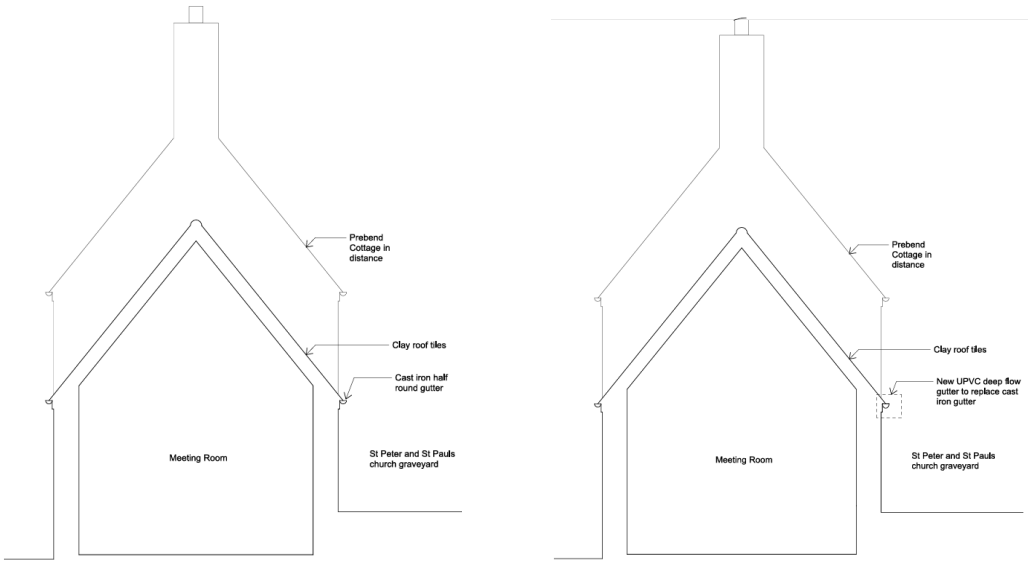


The eastern extension building (not Listed) (these two are applicant's photos)

This proposal seeks to replace the existing cast iron guttering along part of the northern elevation of Prebend Cottage with uPVC guttering; the guttering on the existing building is a combination of both cast iron and uPVC. The works are required to address water ingress issues causing damage to the building walls and causing damp. The proposed replacement guttering is sited on a small area of the listed building and the adjoining building to the east.







Existing and proposed sections through the eastern building

*The following two applications are for the same address. A '**No Objections subject to the satisfaction of the Heritage Officer**' response has been sent.*

13 Bridge Street, MK18 1AF

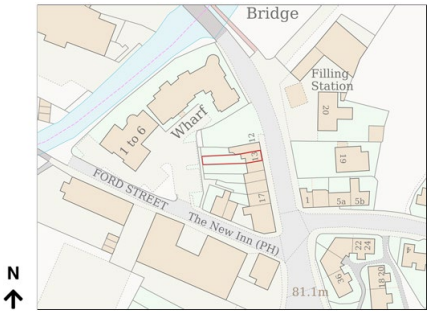
2. **PL/26/06148/FA** Internal conversion of 5 room HMO (C4) to 4 self-contained student rooms classified as Purpose Built Student Accommodation (retrospective)
3. **PL/26/06149/HB** Listed Building consent for limited remedial works (part retrospective)

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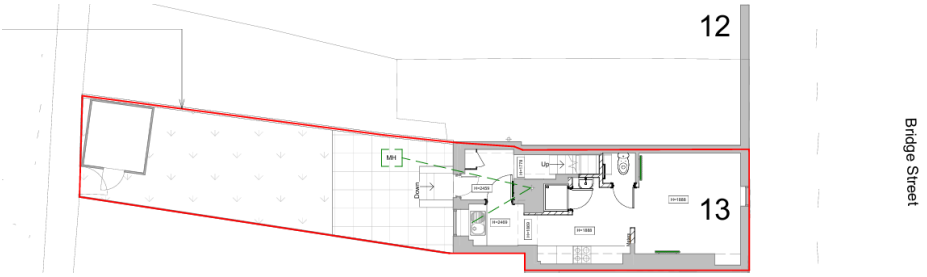
The site is northernmost house of the Grade II Listed early 19th century terrace on the west side of Bridge Street, south of the river and in the Conservation Area, between the New Inn and the hairdressers (№12 Bridge Street; formed part of the original listing but removed due to installation of shopfront and other changes).

The building has four storeys, though only three have a Bridge Street frontage; the basement gives onto the rear patio and garden, and there is a vault light in the pavement between the ground floor bay window

and front door which is so damaged and weedy it is unlikely to give the room below any natural light, so the only natural light in the basement flat is in the kitchen.. №s 12-14 have a continuous slate roof, as do №s 15-17 and the New Inn, but the ridge of the latter group is at a higher level. Each house has a chimney straddling the roof ridge at the party wall, and №s 15-17 have a two-storey rear extension with a smaller chimney in the roof. Each has a flat-roofed canted bay window to the left of the front door, and a single window on each floor above it with rendered lintels. The style is repeated on the New Inn, with additional rendered details. The roofs of the bay windows of №s 13-15 and the New Inn are continued between the windows to form a porch roof over the door. №s 16 & 18 have individual porches. The houses were built for the workers at the gas/coke works that occupied Coopers Yard.



Location plan



Site plan & basement



New Inn and №s 17-12 Bridge Street



№s 14 – 13 - 12 Bridge Street



Rear view of №s 12 – 13 -14



The rear access path from Ford Street (photos taken on bin day; 18/8/26)



The path widens to a yard and continues to a gate to the parking area beside №12



Listed Buildings (red), Buildings of note (pink) and Conservation Area boundary (black line)

The house has been a HMO with a communal kitchen and living room in the basement, communal bathroom on the ground floor and 5 bedrooms, two with en-suite shower-rooms, two with handbasins, but the drawing gives no details of the ground-floor one.

Some of the proposed changes (eg replacement of uPVC windows by timber ones) are remedying unauthorised work done by a previous owner. More recent conversion work was undertaken in the mistaken belief that as similar works elsewhere had not required planning permission, that would apply to this building;

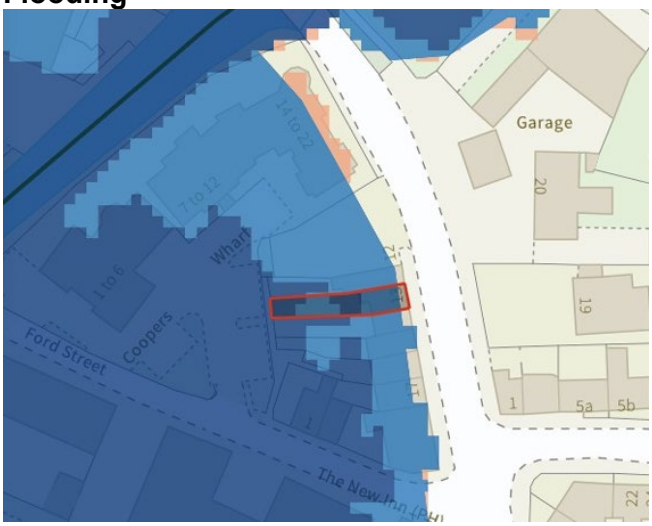
this application has resulted from the serving of an Enforcement Notice. The applicant has also had pre-application advice from Buckinghamshire officers.

The proposal is to turn the HMO accommodation into four self-contained student flats, one on each floor of the house. The designation of Purpose Built Student Accommodation allows National Space Standards to be disregarded. However the room sizes are:

Basement 24.0 m^2
Ground floor 16.4 m^2
First floor 19.7 m^2
Second floor 19.9 m^2

and each has an en-suite shower-room, kitchenette, study area and storage space; heat and smoke detectors, extractors in the bathrooms, fire blankets in the kitchen, and fire doors. Two are shown with a double bed and two with a single.

Flooding



River flooding

Zones 2 (lighter blue) & 3 (darker blue)



Surface water flooding (depth in mm)

0 150 300 600 900 1200 2300

The EA Check Your Long Term Flood Risk service rates the risk of flooding from rivers and the sea at this location as Medium — that is, between a 1% and 3.3% annual chance of flooding (broadly between a 1 in 30 and a 1 in 100 year event) — and indicates that this rating is expected to remain Medium over the 2036–2069 period. The service further indicates the following flood-depth bands at the location:

- Medium chance (1–3.3% annual) of flooding to a depth of 20 cm.
- Medium chance (1–3.3% annual) of flooding to a depth of 30 cm.
- Low chance (0.1–1% annual) of flooding to a depth of 60 cm.

The EA Risk of Flooding from Surface Water (RoFSW) dataset, including the 2061–2125 climate change allowance, has been reviewed for the 1 in 30, 1 in 100 and 1 in 1,000 year events. In all three scenarios the dominant surface water flow path runs south-westwards along the Ford Street / Woolpack Bridge corridor towards the river, rather than across the application building. The building footprint remains substantially clear of mapped surface water in the 1 in 30 and 1 in 100 year events, with only marginal, shallow cells appearing in the vicinity in the 1 in 1,000 year event (map for this shows Ford Street under water to Bridge Street/London Road junction).

Other changes already made or proposed:

- Flood resistant doors, high level electrical fittings and other flood-protection measures installed in the basement flat
- Fire safety:
  - Protected staircase links all floor and exits via front door to Bridge Street or via basement to garden and Ford Street
  - Heat detectors, smoke alarms and FD30 fire doors fitted throughout

- emergency lighting system on stairs and in main entrance lobby
- gas boiler in lower ground floor lobby is encased in fire-resistant material
- kitchens have electric ovens and induction hobs, and a cooker hood with grease and smoke filters
- a fire blanket in all kitchens and extinguishers where necessary

- The rear garden is already partly paved over, but the rest will remain grassed, so porous; bee-friendly plants in pots will be introduced, and possibly a bird bath. Any lighting will not be aimed upwards, or be blue-rich. A timber bin store accommodating bins for general, garden and recycling waste will be sited on the patio, and a footpath runs behind the houses, emerging on Ford Street between №1 and the access to Coopers Wharf (see above), which will be used for putting the bins out; the haul distance is within the guideline 25m and the bin lorry crew already empties bins placed in this area. A Student Management Plan will include instructions that tenants will put the bins out for emptying and take them back in promptly afterwards (and other rules about noise etc.).

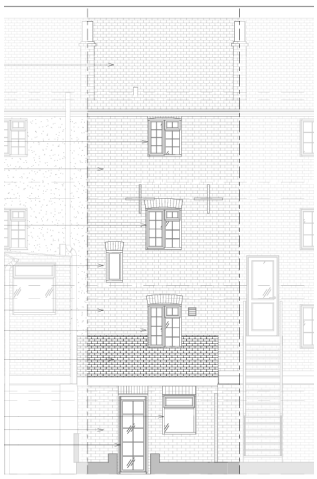
Internally –

- The impermeable ceiling boarding replaced with a breathable alternative (woodwool panels fixed to the timber joists without cutting or notching) which is better for the timber joists and flooring
- Breathable and traditional materials to replace modern materials where appropriate
- uPVC windows in the rear elevation replaced with timber windows of appropriate design
- Flooring to be LVT Floor tiles laid either on existing screed or vapour-permeable underlay on the original floorboards without screws or adhesive which will provide some heat and noise insulation
- Existing lime plaster on the perimeter walls is retained
- Modern bathroom fittings changed
- All changes are reversible: wall fixings will be to a partition or lining unless unavoidable - then to the mortar, not the bricks; and new pipework/wiring will use existing chases
- Some modern plasterboard partition walls will be retained to minimise unnecessary intervention and waste.

The Bridge Street frontage will be unchanged.



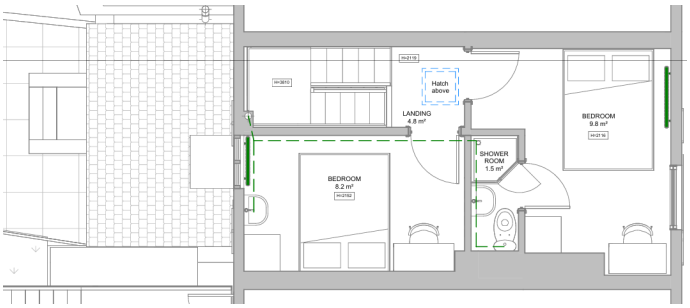
Front (no change)



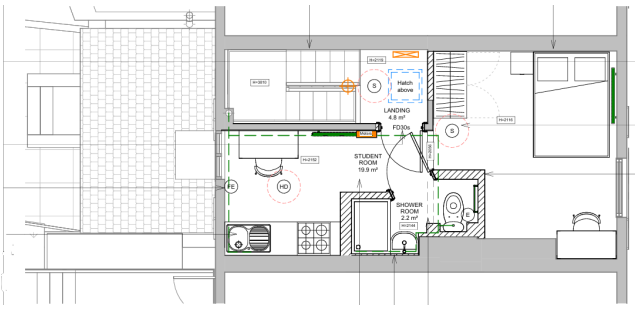
rear (no change)



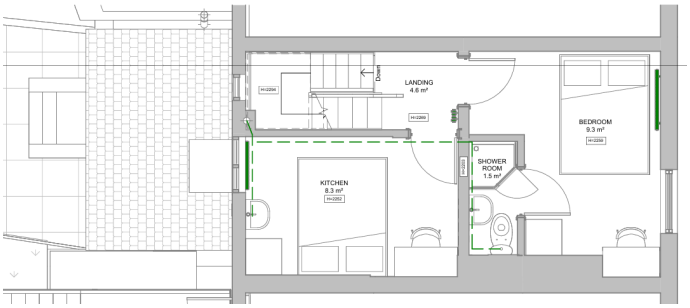
the vault light by the front door



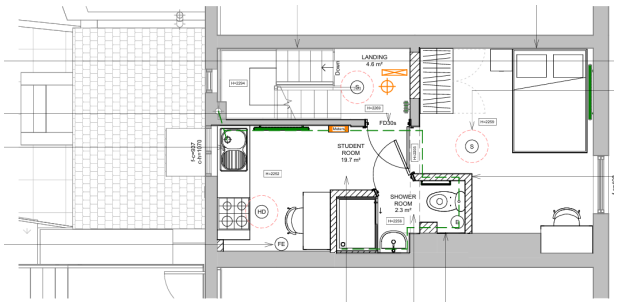
Existing second floor



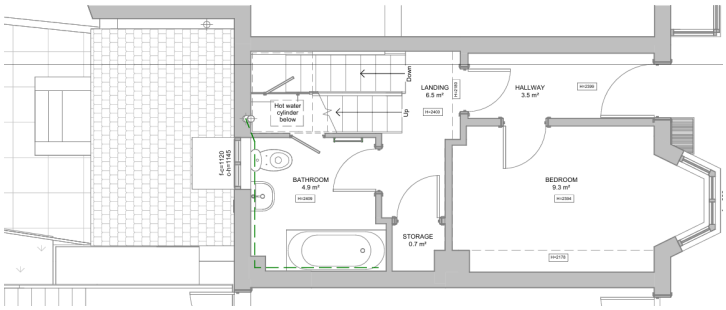
Proposed second floor



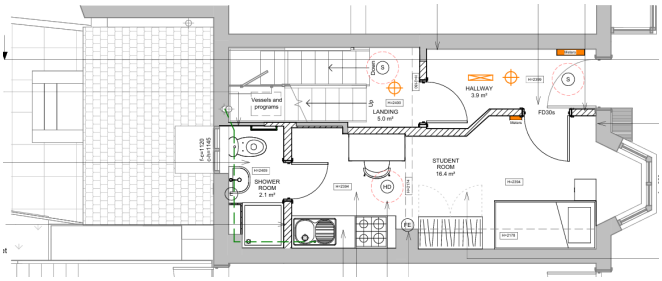
Existing first floor



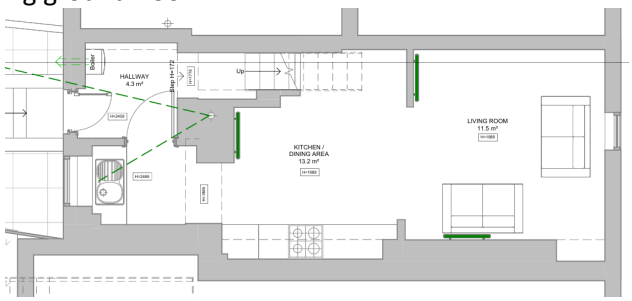
Proposed first floor



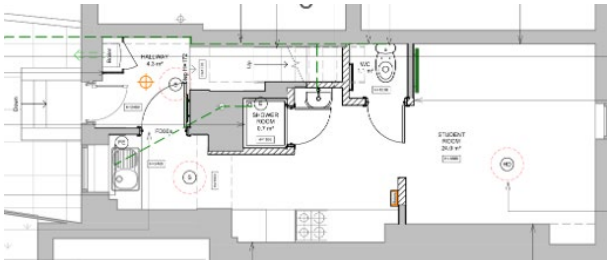
Existing ground floor



Proposed ground floor



Existing basement



Proposed basement

Planning History

1	83/00880/AV	Rear Porch extension	Approved
2	90/00145/APP	Rear extension and conversion of dwelling into 2 flats	Approved

4. **PL/26/06247/FA** Mill House (MK18 1GW) and Bridgewater House, Nelson Street (MK18 1GR)
Replacement of all existing single glazed timber vertical sliding sash windows and timber doors with double glazed timber vertical sliding sash windows and doors
Area Estates Ltd.

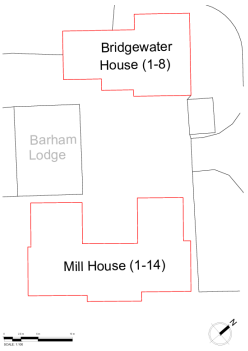
The site is the two blocks of flats on the corner of Nelson Street and Tingewick Road either side of Barham Lodge. They were built in the mid 1990s on the site of the old paint factory and are in the Conservation Area. Barham Lodge is Grade II Listed and there are a number of Listed Buildings on the opposite side of Nelson Street. Each is 2½ storeys high, with multi-paned sash windows to the ground and first floors and a mix of dormers and skylights for the top storey. The buildings are not identical, but of a very similar style.



Location plan



Adjacent Listed Buildings



Site plan

The proposal is to replace the existing single glazed windows and doors with uPVC double glazing of an identical design (white sash windows with narrow glazing bars) on all four elevations. These will require less maintenance and be much more energy-efficient (chosen brand is A+ rated). The 'existing' and 'proposed' drawings are identical, and there is no other change to the exterior appearance of either building.
The applicant has submitted photographs as below, and also of nearby buildings to demonstrate that uPVC windows are not uncommon in the neighbourhood.

Bridgewater House



(facing north west, towards the river)



(facing south east, towards the lawned area)

Mill House



(facing south east, towards Nelson Street)



(facing northeast, towards the access road and Nelson Court)



Bridgewater House (right) and the rear of Barham Lodge



Example of the condition of most windows (5/9/26)

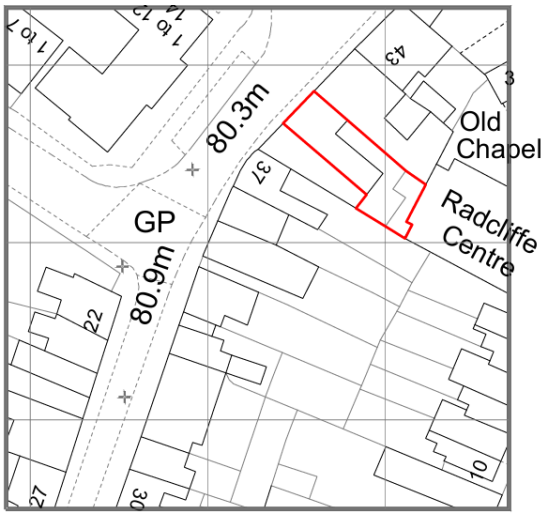
Property History (excluding tree works)

1	93/01069/APP	*(Mill House)* ERECTION OF 13 FLATS	APPROV
2	94/01404/APP	(*Bridgewater House)* CONVERSION OF BARHAM LODGE TO FORM 6 FLATS AND ERECTION OF BLOCK OF 7 FLATS AND ASSOCIATED PARKING	APPROV
3	PL/26/06247/FA	*(both)* Replacement of all existing single glazed timber vertical sliding sash windows and timber doors with double glazed uPVC vertical sliding sash windows and doors.	Pending Consideration

5. PL/06713/HB 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).

Ud din



Location plan



Buckingham Tandoori
Google Streetview 2009



Photo sent to Enforcement
(Cllr. Draper 10/11/25)



Existing front (5/9/26)



Application drawing submitted



Nearby Listed Buildings

The site is the Dragon Bay takeaway, formerly Buckingham Tandoori, next to the convenience store on the east side of Nelson Street (coincidentally opposite Mill House in the previous application). The building is Grade II Listed, as are several other buildings this side of Nelson Street.

Members reported fluorescent green uplighting and new signage to the 10th November 2025 meeting (Min.377/25) and a case file was opened on 13th November (25/00893/LB) resulting in the Enforcement Notice outlined on this agenda being served on 12th August 2026. This application is the result.

Members will see from the photographs that the green fascia board has been retained, and woodwork (included the service door on the left of the shop unit), painted white with marble-effect stallrisers below the windows. The paint is RAL 9010, known as *Pure White* which is actually a warm off-white with a subtle creamy undertone. The pilasters and doorframe have gold detailing, and the fascia sign has gold lettering.

The fascia is described in the application documents as
"6.3. The proposed fascia board consists of a PPC aluminium background finished in BS 00 E *53 [Black]* along with white acrylic lettering incorporating applied vinyl background in RAL 1036 *[Pearl Gold]*.
6.4. The proposal avoids excessive illumination, oversized lettering or intrusive modern features. Instead, the signage adopts traditional proportions that sit comfortably within the existing fascia panel.
6.5. The installed aluminium composite panel fascia board in a dark colour featuring raised acrylic lettering in warm golden finish along with vinyl graphics for the restaurant's logo."

Lighting is not referred to elsewhere in the Design & Access Statement, and there is no definition of 'excessive'. It was the garish lighting that triggered the Enforcement report, and it was installed by the new owner, as can be seen from the photo of the Tandoori above; the lights are still in position above the fascia in the photo taken earlier this month. Traditional materials such as hand-painted wood for signage are preferred in Conservation Areas and on Listed Buildings.

The Enforcement Notice served listed the harms caused by the changes:

- The advertisement *[fascia]*, inappropriate in terms of its impact on public amenity. The advertisement due to its unsympathetic design, causes a substantial harm to the significance of the Heritage Asset, the setting of nearby listed building, and the setting of Buckingham Conservation Area. The changes to the shopfront and the installation of the new lighting has had a harmful impact on the listed building, the conservation area, and also adversely impacts the setting of surrounding heritage assets.
- The unauthorised application of paint to the listed building has resulted in harm to its special architectural and historic interest by altering the appearance, character and authenticity of the historic fabric without the benefit of Listed Building Consent. The introduction of an inappropriate modern coating can obscure historic materials and detailing, diminish the evidential value of the building, and may prevent traditional construction materials from performing as intended, potentially leading to deterioration through trapped moisture and decay. Notable changes to exterior paintwork on a listed building can require Listed Building Consent because such works can affect the significance and long-term preservation of the asset.

The required remedial works are

1. Permanently remove the fascia advertisement board from the front elevation of the Building.
2. Permanently remove all plastic, metal, timber and other materials used to install the fascia board, from the Building.
3. Remove the downward projecting lights and any associated cabling or boxing from above the fascia board on the front elevation of the Building.
4. Remove the new stallrisers from the Building.
5. Replace the stallrisers to match the previous dark green tiled and cream grouting finish shown in "Image 2".
6. Where any coring through brickwork or stonework has been undertaken to attach the fascia boards, and lights, this should be infilled with a mix of lime mortar to match the colour of the existing brick or stonework so it will blend in seamlessly.
7. The shopfront and access gate including door, window and door frames, pilasters, and cornice above door and windows must be re-painted, in 'leaf green' RAL 6002.

Few of these appear to have been addressed in the application.

Planning history

1	86/00087/AV	CHANGE OF USE OF BUTCHERS SHOP TO INDIAN TAKEAWAY RESTAURANT	APPROV

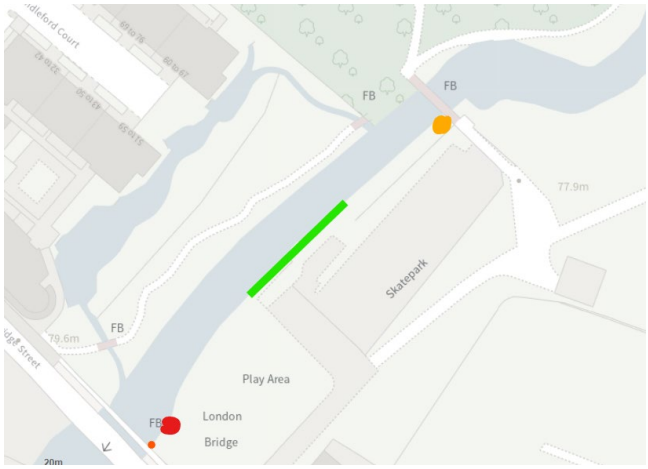
2	86/01306/ALB	FLUES FOR EXTRACTIONS FROM KITCHEN AND NEW SIDE WINDOW AT SECOND FLOOR LEVEL FOR VENTILATION	APPROV
3	88/00855/APP	RENEWAL OF TEMPORARY PERMISSION FOR CHANGE OF USE BUTCHERS TO INDIAN TAKE AWAY	APPROV
4	89/00134/APP	REMOVAL OF PERSONAL OCCUPANCY INDIAN TAKEAWAY RESTAURANT	APPROV
5	91/00572/APP	EXTENDED HOURS OF OPERATION OF INDIAN TAKEAWAY RESTAURANT	APPROV
6	PL/26/06713/HB	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)	Pending Consideration

*The following application has been circulated by email as no extension of time was agreed and a '**No Objections'** response sent, with additional comments*

6. **PL/26/06733/KA** 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.
Stowe [Buckinghamshire Council]



Map submitted with application



Slightly more accurate map, based on the Buckinghamshire Council Planning map system (I have added the dots)

Note:
T2 may already have been attended to; there were Balfour Beatty men under the London Road footbridge this morning when I was taking the photographs, strimming the nettles etc growing between the two bridges and inspecting the underneath of the footbridge with a lamp. (28/8/26)
I have assumed that the 'snapped limb' is the one I photographed upstream of the timber footbridge by the skatepark, rather than the green bridge at the NE corner of the car park, where I couldn't see any damaged trees.


T1 Willow


T2 Willow & Elder (overhanging footbridge)


General view of G1 hedgerow


Self-sown sycamore and other saplings on riverbank behind the play area fence




The snapped branch from the footbridge. The fallen branch reaches the right across to the other bank

7. **PL/26/07007/VRC** 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 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.
Mullis

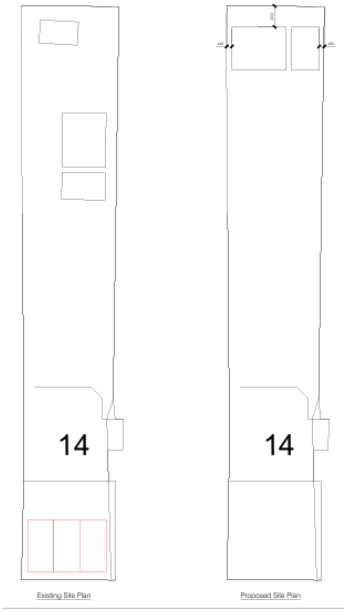
The site is one of a terrace of four houses on the western side of Bourtonville. It has the typical long narrow back garden, and parking space for three vehicles on the paved front garden. Members reviewed the original application on 22nd April 2024, and Amended Plans on 11th November 2024 and the application was approved in January 2025. The Licensing Officer had required several alterations to comply with statutory conditions before a licence could be issued, and Members decided to oppose the application pending compliance to the satisfaction of the Licensing Officer. Two buildings are necessary to keep cats temporarily housed (eg while the owners are on holiday) separate from the accommodation (the larger of the two buildings) for the animals looked after by the Cats Protection charity pending re-homing.



Location plan (24/01012/APP)



2024 Site plan as approved



Existing & proposed site plans, this application

The application explains why two of the Conditions attached to the 2024 application need to be changed:

> *Since the pens were installed, the site has experienced unusually dry and prolonged summer conditions. The pens are supported on 4x4 inch timber posts sunk to a depth of approximately 12 inches, and the extended dry weather has caused the ground to crack and shrink significantly, resulting in a noticeable drop in ground level at the rear of the pens. This differential movement has caused the pen structures to twist, causing the doors to bind and require repeated realignment. Prolonged dry summers of this kind are increasingly likely to recur, so it is not considered appropriate to reset the pens on the same shallow post foundations. Conditions 1 and 2 tie the permission to the pens' original position as shown on the approved drawings, and therefore require variation to reflect their relocation to a more stable position within the same rear garden.*

The conditions were:

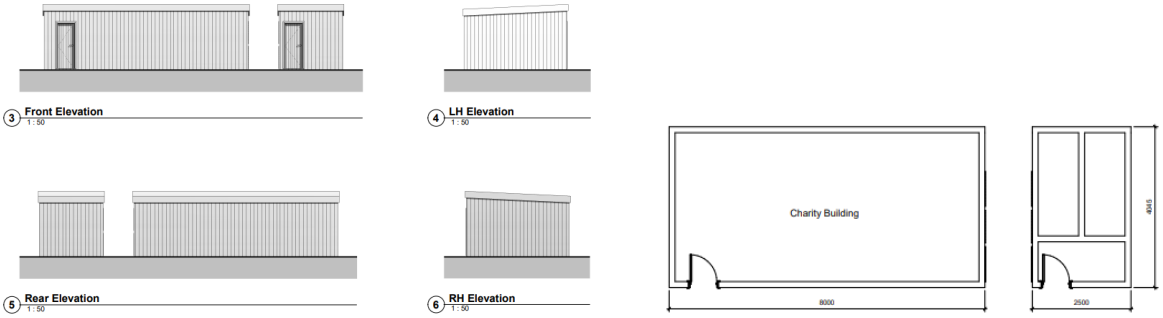
1. This permission shall only relate to the development as carried out and shown on approved drawings
2. With the exception of the delivery and collection of cats, all activity associated with the cattery use hereby approved shall take place within the timber structures as shown on the approved plans.

Other conditions such as

3. The maximum number of cats permitted to be housed in the timber structures at any one time shall not exceed 4.

are not affected by the proposed move.

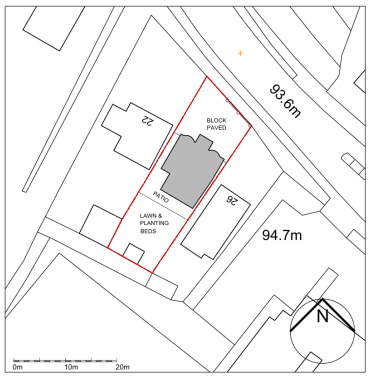
The drawing of the proposed buildings submitted in 2024 is below; no new drawings apart from the site plan above right have been submitted for this application.



8. **PL/26/07080/VRC** 24 London Road, MK18 1AS
Variation of condition 2 (approved plans) 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.
Durant



Location plan



Site plan

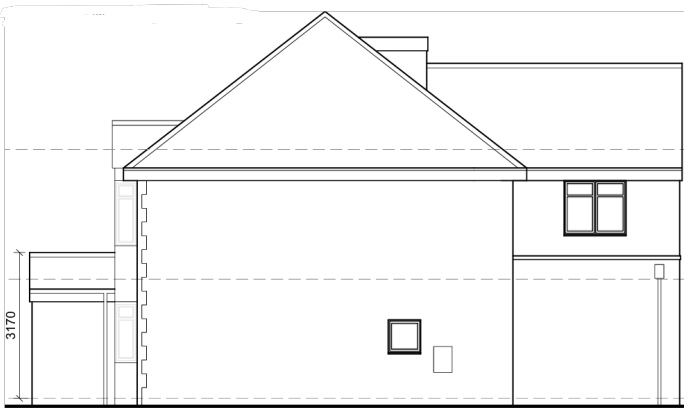

Applicant's photo (2025 application)


New (unapproved) porch 19/9/26

The site is the middle house of the three detached post-war houses between The Buckingham School and Brookfield Lane on London Road. It is double-fronted with a full-height curved bay window each side of the door, ending in a gabled dormer window, and has three bedrooms. Its frontage to London Road has been paved over inside the low front wall, and a lawned rear garden backs onto the school playground. There is a polygonal conservatory at the rear.
At the July 2024 meeting (Min.165/24), it was reported that work was being done on the roof and the chimneys had been removed; this was confirmed by the Building Control listing, and the report was passed to Enforcement. At the 11th November 2024 meeting Members considered the resulting 24/03221/APP, and opposed the application and it was refused and replaced by 25/01126/APP, which Members opposed again (19th May 2025) but was approved on 6th June 2025. Since then there have been two applications, one refused, one accepted (see table below), which added side windows to the porch and deleted a bedroom window in the rear extension (because it overlooked №22's garden) and now this application to bring the approved drawing list up to date (the new drawing is Revision L, the approved drawing Revision C) and retrospectively confirm the acceptability of the flat-roofed porch replacing the original gable-roofed porch.



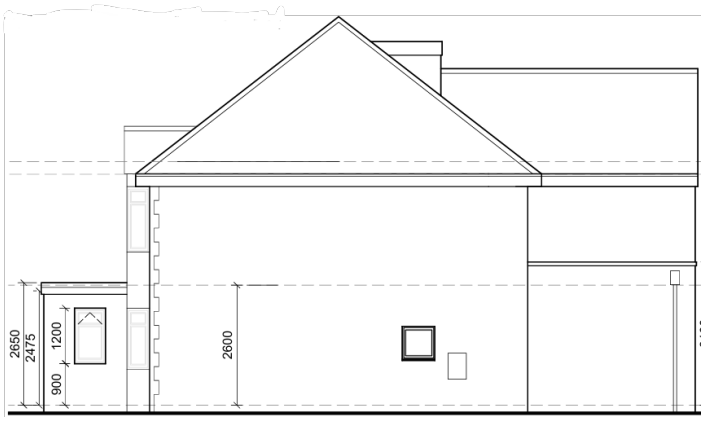
25/01126/APP Front elevation



North-facing side elevation. The window in the rear extension was deleted in the 25/02833/NMA application



Front elevation - this application



North-facing side elevation – this application. The windows in both sides of the porch were approved in the 25/02833/NMA application

Property History

1	78/01567/AV	FORMATION OF VEHICULAR ACCESS	REFUSE
2	79/01475/AV	VEHICULAR ACCESS TO FRONT GARDEN OF PRIVATE HOUSE WITH FLAGGED AREA IN GARDEN TO ENABLE CARS TO BE TURNED	APPROV
3	24/03221/APP	Householder application for single storey rear extension, front porch extension, raising of roof and rear facing dormer	Refused
4	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	Approved
5	25/02022/VRC	Variation of condition 4 (window plan) relating to application 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)	Refused
6	PL/25/2833/ NMA	Proposed non-material amendment to 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)	Minor amendment accepted
7	PL/26/07080/ VRC	Variation of condition 2 (approved plans) 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.	Pending Consideration

9. **PL/26/07369/KA** 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)
Parish





The site is the Grade II Listed house on the west side of Church Street immediately south of the Almshouses. It has a long narrow garden to the rear, none of it visible from the public domain. There are no Protected trees in the vicinity.

Previous tree applications for this address

1	10/01226/ATC	Fell No.1 Apple Tree, Works to Yew[1] and No.2 Holly Tree	Approved
2	18/02213/ATC	T1 Yew Crown Spread - 8m Height - 9m Work required : 2m Crown reduction [2]	Approved
3	PL/26/07369/KA	1.5m crown reduction x 1 Yew (T1) and 1.5m crown reduction and 10% crown thin x 1 Magnolia (T2).	Pending Consideration

[1] I have no means of telling whether this is the same Yew; the sketch plan would have been on the application form, and the new practice is to replace the application form in the document list with the decision sheet.
[2] A sketch plan similar to the one above was submitted with this application, and the position of the Yew is very close to this T1, so is probably the same tree.

10. **PL/26/07370/KA** 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
Guiver





The site is the extensive rear garden of the double-fronted house on the west side of Northend Square, backing on to the GP Surgery grounds. The house is not Listed, but it is a Building of Note. The tree is not viewable from the public domain.
There are no records of previous tree works at this address and no Protected trees in the area.

The following is a notification and for information only

11. **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 poles at Highcroft, Bourton Road
BT Openreach





KM
22/9/26

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 28th SEPTEMBER 2026

Contact Officer: Mrs. K. McElligott, Planning Clerk

Additional information on Planning Application not in our Parish

PI/26/006500/OA Land adjacent to Towcester Road, Maids Moreton
Outline application for the erection of up to 96 dwellings (matters to be considered at this stage: access)
Cozens

Background

The application is for up to 96 dwellings on land north of Maids Moreton village. The site is not in their Neighbourhood Plan and the proposal is for housing only with no infrastructure apart from open space.

Maids Moreton is a village on the north east boundary of Buckingham; it has 366 houses with approval for 153 more (but the houses, if built, cannot be occupied until Anglian Water confirm the required capacity at the Water Treatment *[sewage]* works). The built-up area covers 27ha (6%) of the 459ha parish; the rest is mainly farmland. Another developer is proposing 600 homes on the 38ha of land between the Church and the A422 (application awaited).

Ther village's population at the 2011 census was 847. It has a church, a village hall, a pub, a 1fe (15 children) primary school on a constricted site, sports pitches and a playground. The nearest shop is the convenience store on Overn Avenue. The bus service amounts to

- The 80 bus into Buckingham at 7.21 and back at 16.22. This is a school bus that runs from Akeley to Brackley and back on Northants. school days only.
- The B4 red minibus goes from the bus stand to Akeley then round the Main Street/Church Street/Avenue Road loop on weekdays at 9.35, and 13.26 and back into Buckingham, so there is no bus up the hill after this.
  This service does an additional three runs a day up the Moreton Road but only to Western Avenue. There are more buses on a Saturday, but these do not take in Akeley.

The nearest bus stop to the site is on the A413 near Scotts Farm Close, and there are also bus stops at what the timetable calls Buckingham Arms and is on the A413 (Duck Lake) between the Rugby Club and the junction with Main Street. These are c 400m from the site, which is the maximum distance passengers are expected to have to walk.

Scotts Farm Close is a small development off the A413, and recently a development of 12 5-bed houses has been approved to the north of it (18/01385/AOP: Outline application with access to be considered and all other matters reserved for the erection of 12 dwellings including access and associated works). The original plan was to extend the Close, but the finally approved version was to have a lane off the A413 to serve the 12 houses, and allow a cycle and pedestrian path only through the Close. The lane is called Furl Close and has a Highways approved vision splay on the A413 in the woodland just south of the junction with Bycell Road, and a footpath along the southern side. There were no alterations to the access in the Reserved Matters application (21/02661/ADP approved May 2023). The Parish Council submitted an extensive Oppose response, which included this in respect of the access:

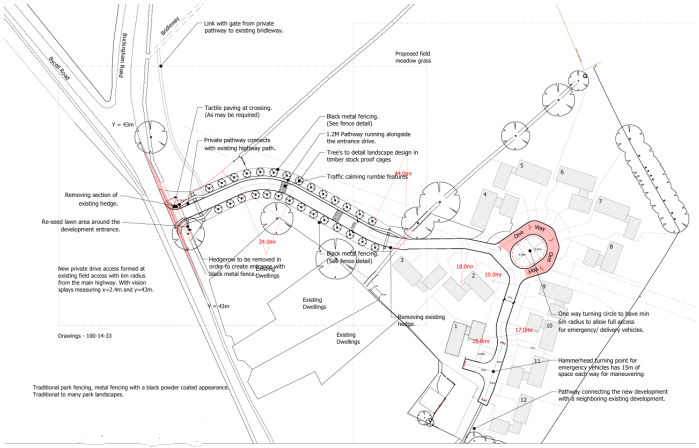
> *"We wish once again to draw attention to the inadequacy of the proposed access point from this development onto the A413 Towcester Road. Although the speed limit on the A413 at the proposed access point is 30mph, the access point is only 75m past the start of this limit and also around a*

blind corner for traffic entering the village. While the Manual for Streets requires only 43m visibility for access onto a 30mph road, as opposed to 151m for a 60mph road, we believe that both common sense as well as professional standards should require rather more consideration of the specific situation than simply reading off from a manual the figure for a road with a 30mph limit.
We have previously stated that most traffic using the road at the proposed access point is exceeding the 30mph speed limit and in October 2020, we undertook a survey using ATCs. One of the recording locations was 20m closer to the junction of the A413 with Main St, so 95m closer into the village than the 30mph sign. The data from this ATC is summarised in the table below. It is clearly evident that a substantial proportion of the traffic passing the proposed access point is exceeding 30mph with some doing so by a considerable margin. We can share the full details from this ATC if so requested by Highways."*

*table not included in this report



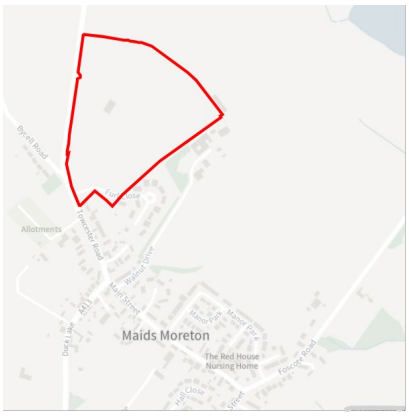
The access details from the above application



The whole access lane from the above application

This application

The matter to be considered at present is the access for 96 houses; other matters such as design, house type, play provision and so on are matters for Maids Moreton Parish Council to comment on in due course. However, there are subjects like public transport services (or the lack of them) which will affect the Moreton Road traffic volume and access to secondary schools and other infrastructure which Members may wish to comment on.



Location plan



Illustrative Masterplan



Aerial view

The site area is 9.2ha, outside the settlement envelope, the MM Conservation Area and the MM Neighbourhood Plan boundaries. The NP only allows for development within the village to avoid sprawl into the surrounding countryside. It is currently three fields bounded by hedgerows and contains an agricultural building with an access track from the A413 between the two northernmost.
A section of the middle field, with similar access from further north on the A413, was proposed in 2003 (03/02331/APP; change of use from agricultural to rugby pitch) but this was withdrawn after local concerns about on-street overflow parking on match days and opposition from Highways as the access was on a

bend where the speed limit was 60mph - outside the 30mph village limit (which is a short distance north of the Bycell Road junction). There is no record of any other applications.
There will be one point of access, from the bend in Furl Close, some 50m from the A413. The Access section of the Design & Access Statement comprises, in its entirety (p.4):

6. ACCESS

Access – Vehicular and Transport Links

6.1 The application site is situated to the north-west of Maids Moreton. The site comprises three agricultural fields off the A413 Towcester Road

6.2 The application is supported by a Transport Statement which concludes that the site has suitable vehicular access via Furl Close, is well connected to the wider highway network, provides opportunities for walking and cycling, and public transport links.

'Well connected' is a subjective view, but to the north the A413 passes through Akeley with a difficult bend on a hill and then Whittlebury; to the south there is a right-angle bend at the Main Street junction, and the Moreton Road which is steep and narrows to single-carriageway on the way to the town and the constricted junction at the Old Gaol; direct access to the A422 for Milton Keynes North and the bypass is through the village with many Listed Buildings and no continuous pavements on Main Street, plus the prospect of a mini-roundabout at the end of Walnut Drive for the approved 153 house estate, and Mill Lane with its width restriction and junction with a fast straight road on a hill. Bycell Road is a country lane but could be used as a devious route to Silverstone employment sites, but is hardly direct (via Chackmore) or suitable for commuter-level traffic.

Nowhere is there any acknowledgment that steep hills are involved in almost all journeys to the site, too steep for ordinary cyclists, and hard work to walk up in the absence of a regular or well-timed bus service. The walking distance from the site to the Buckingham and Royal Latin Schools is well over 3km whether via the Moreton and London Roads or Page Hill, the Heartlands and Bourtonville. The walk time to the nearest primary schools is given as 20 minutes, but whether this is for an adult's walking speed or a five-year-old's is not stated. The rule-of-thumb calculation is 1 school-age child per 4 houses, so 24 can be expected from this estate alone, which is probably more than the Maids Moreton school can accommodate so some will have to go to Page Hill (1.4km via Avenue Road and Moreton Grange), or further afield. All local schools lack adequate drop-off/collection parking space.

This makes it more likely that cars will be used rather than walking or cycling. The existing bus services (see p.1) do not run at convenient times for working adults, or anyone who needs to make an appointment or do any shopping in town and want a bus home. Secondary school pupils do have the one bus each way, whether to Buckingham (High Street; it also serves Bourton Meadow so goes round the bypass not via London Road) or Brackley, but these do not allow for after-school activities or socialising with schoolfriends.

The existing access serves 12 5-bed houses so presumably works for – say – 15 - 20 trips a day each way in peak hours, but adding traffic from 96 houses may not work so well.

The Transport Assessment (dated December 2025) has been done for 140 houses and not visibly altered to suit the reduced number now proposed. It takes into consideration the 153 houses at Walnut Drive (16/00151/AOP) and 130 at Moreton Road Phase III (20/00510/APP) both of which it considers to be in Maids Moreton. It does not mention the steep hills anywhere, and (again) considers National Cycle Route 50 (which travels along Stowe Avenue and Hunter Street on its way from Leicester to Winslow) as a useful part of the daily commute. Its predicted peak trip generation figures are below:

Table 6.2 Trip generation by mode of travel

Mode	AM Peak (08:00 to 09:00)			PM Peak (17:00 to 18:00)		
	Arrive	Depart	Total	Arrive	Depart	Total
Walk	5	5	10	7	5	12
Cycle	0	1	1	2	1	3
Car Driver	15	21	37	41	20	61
Car Passenger	23	33	56	67	31	98
Public Service Vehicle	0	0	0	0	0	0
Total Vehicles	20	52	72	47	23	70

It also contains forward calculations of increased traffic (for 140 houses) assuming future residents will tend to walk and cycle, rather than use their cars, and taking into consideration the (so far unpredictable) opening of Winslow Station. The figures only concern residents' travel, not deliveries or other vehicular movements.

Highways have made no response to the application yet (23/9/26). The routes for construction traffic will be dealt with at the Reserved Matters stage.

KM
2/9/26

Appendix A

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

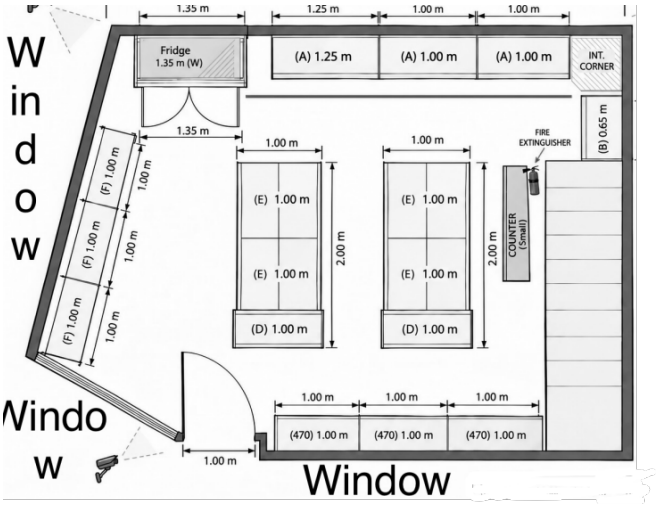
MONDAY 28th SEPTEMBER 2026

Contact Officer: Mrs. K. McElligott, Planning Clerk

Details of Licensing Application PR202609-389251
9 Cornwall Place, High Street, MK18 1SB



The shop unit, formerly Dandy Lions



The proposed shop layout

Description of Premises
The premises is a retail shop situated at 9 Cornwall Place, MK18 1SB, Buckingham. The premises comprises a main customer sales area, with shelving and display areas for the sale of groceries, household goods and other retail products, together with associated storage and staff facilities.

Alcohol will be sold for consumption off the premises and will be displayed and stored within the main retail area. Customers will enter and exit through the designated entrance/exit, with clear and unobstructed access throughout the premises.

The premises will be operated responsibly by trained staff, with appropriate procedures in place to promote the licensing objectives, including the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm.

Opening Times		**Sale by Retail of Alcohol**	
Monday:	09:00 - 22:00	Monday:	09:00 - 22:00
Tuesday:	09:00 - 22:00	Tuesday:	09:00 - 22:00
Wednesday:	09:00 - 22:00	Wednesday:	09:00 - 22:00
Thursday:	09:00 - 22:00	Thursday:	09:00 - 22:00
Friday:	09:00 - 23:00	Friday:	09:00 - 23:00
Saturday:	09:00 - 23:00	Saturday:	09:00 - 23:00
Sunday:	09:00 - 22:00	Sunday:	09:00 - 22:00

Consultation period ends 14/10/26

KM
17/9/26

Appendix B

	A	B	C	D	F	G
1	No:	**Minute No.**	**Action**	**Action Required**	**Update**	**Status**
3	1	33/25.2 (19/05/25)	Action reports	Cllr. Draper reported that the Railway Walk has flooded due to the aggregate from the new path blocking the drain. She will brief the Planning Clerk and provide photographs.	Photographs provided and report made to Bucks.officer	Awaiting response/ action by BC or developer
4	2	375/25.2 (10/11/25)	Action reports	Members AGREED, for monitoring purposes, to add the six external floodlights retrospective application (25/01975/APP; Refused 30/10/25) to the action report.	Enforcement case opened 15/2/26 - EN/26/00209/LB	Awaiting decision
5	3	274/25 (22/9/25)	Matters to report	April Cottage - chase up the Heritage Officer.	New photos taken and passed to Heritage with request for update	
6	4	377/25.2 (10/11/25)	Matters to report	Floodlights - Dragon Bay	Reported- case file 25/00893/LB opened	Application on agenda
7	5	506/25.1 (2/2/26)	A421 dualling	Request Highway Information comes back for consideration.	A421 Report circulated to all Members as requested	*postponed due to pressure of work*
8	10	624/25.2 23/3/26	Tingewick Road tip	Members AGREED a press release at the appropriate time.		
9	15	141/26 13/07/2026	Speculative planning submissions	The Planning Clerk to check whether the ALL speculative planning submissions are seen by the inspector.	The Inspector will see all documents.	
10	27	147/26 13/07/2026	Streetnaming	The Planning Clerk to submit John Roberts as a name for the cul-de-sac off the Moreton Road.	Done. Public consultation closes on 2/10/26	
11	28	150/26.1 13/07/2026	Matters to report	The Planning Clerk to photograph and report to Fix My Street the wall of the bridge on London Road.	Done. Placed on work schedule.	
12	29	150/26.2 13/07/2026	Matters to report	The Planning Clerk to photograph and report to Fix My Street 2 fallen branches on a footpath out of Bourton Park.	Done.	

Appendix B

	A	B	C	D	F	G
1	No:	**Minute No.**	**Action**	**Action Required**	**Update**	**Status**
13	30	150/26.3 13/07/2026	Matters to report	The Planning Clerk to photograph and report to Fix My Street Fisher's Field circular walk needs cutting back.	Completed	
14	31	150/26.4 13/07/2026	Matters to report	The Planning Clerk to photograph and report to Fix My Street the Summerhouse Hill road sign that needs amending.	Completed. On work schedule.	
15	32	199/26 17/08/2026	Buckinghamshire Council consultations: Osier Way - Waiting restrictions and speed limit amendments	The Planning Clerk to submit 'No' as a response to all questions together with a written response to include a request for a 20mph speed limit within the built up areas of the development, 30mph the length of Osier Way and double yellow lines from the A421 roundabout to Angelica Way only.	Completed	
16	33	200/26 17/08/2026	Streetnaming for Site Q	The Planning Clerk to develop a list of names linked to the agreed "trades and professions" for discussion at the next Planning Committee meeting on 28th September.	On agenda.	

Buckingham Town Council

Planning Committee

Monday 28th September 2026

HMO Policies

Contact Officer: Town Plan Officer/Planning Clerk

1. Background

At the 18th May 2026 Planning meeting Members received the updated list of licensed HMOs and the Minute of the ensuing discussion reads:

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**

Unfortunately, due to pressure of other work, not least the short turn-round allowed for the Local Plan consultation, and the pattern of stand-alone meetings in the calendar, this report has been delayed. The task was divided: the Planning Clerk contacted nearby Planning Authorities, and the Town Plan Officer's investigated the situation in University towns; her report prepared for the June meeting is appended unedited, and she has added the draft policy HO6 of the Local Plan and the agreed BTC response.

2. Responses from neighbouring authorities

2.1. Milton Keynes City Council

2.1.1 Private Sector Housing

Your enquiry has been passed to me in Private Sector Housing as we deal with HMO Licenses, however, in Milton Keynes there are 2 separate Legislations that govern HMO's which fall under ourselves and Planning.
In Private Sector Housing (PSH) we deal with the safety of the tenants that occupy the property. If it's 3 or more tenants forming 2 or more households (unrelated tenants is our criteria, we do not make any allowance for whether they are students or not) it meets the threshold for being a HMO, therefore we will ensure tenant safety, if they are 5 or more tenants then it will also require a HMO Licence – this is solely to ensure tenant safety within the property/dwelling.

We have no remit over external/environmental factors or permission, that falls under the Planning Department as the owner/landlord needs to contact the Planning Department in order to obtain permission to use the property as a HMO instead of a family home. The Planning Department would be able to give you advice on that side of things.
For points 1 & 2: We do not monitor how many HMOs are in a particular area, this would be to do with saturation (what you refer to as clumping) and permission – so Planning would be able to answer that.
For point 2: Regarding occupants, we would look at the room sizes & amenities within the dwelling to ascertain how may maximum people can occupy.
For point 3: The Planning department look at the amount of available parking in relation to the dwelling when they assess if it can be given permission to be used as a HMO, so again, they would be able to answer that.
For point 4: We carry out periodic inspections of all HMO's, whether licensed or not, to ensure tenant safety (whether student or not has no bearing as I stated above), we have our own amenity standards (I've attached a copy for you). I don't know if the Planning Department has any separate concern/permissions if the tenants are students.

2.1.2. Development Management

From a planning perspective there are Article 4 Directions covering most of Milton Keynes which removed permitted development rights to convert dwellings (use class C3) to HMOs (use class C4). Therefore any new HMOs in these areas require planning permission for a change of use. Further information about the Article 4 Directions is available on our website Article 4 Directions in Milton Keynes | Milton Keynes City Council.
In terms of policy, HMOs are covered under Policy HN7 of the local plan, Plan:MK | Milton Keynes City Council, supplementary planning document Houses in multiple occupation (HMO) planning policy | Milton Keynes City Council and are detailed in our parking standards SPD Parking Standards Supplementary Planning Document | Milton Keynes City Council.
The density of HMOs can be viewed on our public mapping service My Milton Keynes interactive mapping | Milton Keynes City Council (under Planning Applications).

2.2 Cherwell District

As a start it is helpful to give the definition of an HMO which is a dwelling occupied by three or more people, forming two or more households, where there is sharing of common facilities (kitchens and bathrooms). Mandatory HMO licensing applies to all HMO occupied by 5 or more people. The Management of House in Multiple Occupation (England) Regulations applies to all HMOs regardless of licensing status.
HMOs occupied by less than 7 people do not typically require planning permission and are sometimes referred to as "small HMOs". HMOs occupied by 7 or more people "large HMOs" require planning permission called "Sui Generis".
For ease of reference, I've copied in your questions and provided our answer below:

1. Do you monitor the number of licence applications in a particular locality?

Cherwell District Council maintains an HMO license register of all licensed HMOs in the district (as all Council's are required to do) but we do not directly monitor any areas within the district for new HMO applications.

2. If so, what is the maximum you allow (number of premises or number of occupants)?

Cherwell District Council does not restrict the number of HMO premises in any certain area. The maximum number of occupiers is determined by the number and size of rooms, and the provision of shared facilities (kitchens and bathrooms). As mentioned above, HMOs occupied by 7 or more people require Sui Generis planning permission which is entirely separate to HMO licensing and grant of one does not give tacet consent of the other.
Some councils implement Article 4 Directions, which remove certain permitted development rights, such as the ability to change the use of a single dwellinghouse (Use Class C3) to a small HMO (Use Class C4) without planning permission. This allows councils to manage the

concentration of HMOs in particular areas and helps prevent an excessive number of HMOs from developing in locations where they may have an adverse impact on local communities. Cherwell District Council does not currently have any Article 4 areas.

3. Do you increase the parking requirement to suit the number of occupants in a particular building, or the number of rooms let out, if some rooms are double-bedded?

There are no provisions within The Licensing of Houses in Multiple Occupation (Mandatory Conditions of Licences) (England) Regulations 2018 or The Management of Houses in Multiple Occupation Regulations 2006 to require that HMOs have additional parking. HMOs occupied by 7 or more people require planning permission which does however consider matters such as parking and traffic management.

4. If the premises are intended for students do you monitor the status of occupants when the licence is renewed, or more/less often?

We did have a rush of conversions with the stated intention of letting to students some time ago, but we liaised with the University's Accommodation officer and discovered that some of the proposed rooms/facilities did not meet with their standards, and had not therefore been Listed as suitable. A few of these houses remain licensed but not as student accommodation.

When deciding whether to issue an HMO license, the key considerations are:

a) Is the proposed license holder a fit and proper person?
b) Is the property suitable in terms of room sizes and facilities for the intended number of occupiers, if not
c) Can the property be made suitable for the intended number of occupiers by the imposition of license conditions
d) The status of the occupiers (students or not) is not a consideration or monitored when it comes to the issuing or renewing of HMO licenses.

Environmental HealthOfficer, Housing Services

Other nearby Councils were contacted but no replies were received.

3. BTC response to the Local Plan consultation – draft policy H06

3.1. Draft Policy wording

"*1. Proposals for large houses in multiple occupation (sui generis), typically defined as properties occupied by seven or more unrelated individuals, must:*
a) not create an over concentration of HMOs, which could cause harm to residential amenity, such as adversely impacting on local character, or causing an excessive impact on the availability of existing parking.
b) be buildings or sites (including any outbuildings) that are suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and
c) be accessible to sustainable modes of transport, shops and other local services.

Appropriate management arrangements should be put in place to monitor and minimise antisocial behaviour and adverse impact on residents. A condition to this effect may be applied to any planning consent."

3.2. Members response agreed at Interim Council on 17th August 2026

"*Amend policy wording to include all HMOs and the wording to "not having a residential home sandwiched between two HMOs, and that not more than two*

adjacent HMOs should be permitted."

4. Town Planning Officer's Report (written May 2026)

Report on Possible Policies for HMOs for Recommendation to Buckinghamshire Council

Report to the Planning Committee, 15th June, 2026

Contact Officer: Town Plan Officer

Summary:

- There were no neighbouring market towns with both policies on HMOs and universities for comparison.
- A wider search was added to include small towns with universities which might face similar issues
- It was noted that enforcement of the policies is the essential element, not just inclusion in a plan.
- Buckingham Town Council has already commented on the draft Buckinghamshire Local Plan policy HO5 and did not suggest alternative policies. It may be advisable to await a further round of consultation to avoid confusion.

Recommendation: 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.

4.1. The brief

4.1.1. The request was to research whether neighbouring market towns had policies in relation to HMOs, specifically restriction of numbers in an area, that might then be recommended for adoption to Buckinghamshire Council for inclusion in the emerging Local Plan.

4.1.2. Comment: In defining "neighbouring" it was assumed that this would be in counties which border North Buckinghamshire, or Buckinghamshire as a whole. This is unlikely to produce any market towns which also have a university, so it was considered appropriate to look at comparable market towns further afield in terms of size, but which also have universities. Students are not the only market for HMOs but failing to consider this as a factor might not present a complete picture.

4.2. Buckinghamshire Council Local Plan

4.2.1. The draft Local Plan, which was out for consultation in 2025, does contain a policy in relation to Houses in Multiple Occupation – Policy HO5[1]:

"*Houses in multiple occupation Proposals for large houses in multiple occupation (sui generis) must: a. not create an over-concentration of such a use in the local area, or cause harm to residential amenity or the surrounding area for example impacting local character or causing an excessive impact on the availability of existing parking; b. be*

[1] Policy HO6 in the 2026 Consultation Document

buildings or sites(including any outbuildings) that are suitable for use as housing in multiple occupation, with provision made, for example, for appropriate refuse and recycling storage, cycle and car parking and drying areas; and c. be accessible to sustainable modes of transport, shops and other local services. Appropriate management arrangements should be put in place in order to monitor and minimise antisocial behaviour and adverse impact on local residents. A condition to this effect may be applied to any planning consent."[emphasis added]

4.2.2. This is non-specific in terms of what might amount to an "over-concentration" in terms of numbers or distances between such properties. This may be to allow discretion and flexibility in application in terms of context ie between HMOs in Aylesbury or Buckingham. It is noted that the policy does only apply to large HMOs in the sui generis class.

4.2.3. The Planning Committee agreed the following response to the consultation:

"The Town Council does not agree with HMOs as an acceptable form of housing provision. HMOs are imperfect vehicles for low cost housing, and would urge inclusion of one bedroom homes within the housing mix [HO1] and affordable homes [HO2] provision as alternatives.

The Town Council would also suggest that HMOs should not be permitted within Conservation Areas and especially within historic buildings, which are unlikely to be suitable for such adaptation."

4.2.4. The draft policy does provide a baseline for comparison with other market towns.

4.3. Neighbouring Market Towns:

4.3.1.1. Brackley and Towcester: both these towns lie within West Northamptonshire District Council. Neither town has a neighbourhood development plan. As a result, reference was made to the West Northamptonshire Local Plan.

4.3.1.2. This Local Plan does have a policy in relation to HMOs – Policy HO9:

"*Houses in multiple occupation A. Within Northampton, proposals for change of use from dwellinghouses to a small house in multiple occupation (Class C4) or a large house in multiple occupation (sui generis) will be supported provided that less than 10% of the dwellings within a 50m radius of the application site are houses in multiple occupation. B. All proposals for change of use from dwellinghouses to a small house in multiple occupation (Class C4) or a large house in multiple occupation (sui generis), applicants, throughout West Northamptonshire, will need to demonstrate: i. Compliance with the Council's space standards for houses in multiple occupation; and ii. Appropriate provision is made for car parking and secure cycle storage; and iii. Sufficient secure refuse storage can be made within the curtilage of the site; and iv. Proposals will not result in an increase in flood risk and risks arising from surface water drainage; and v. Future occupants of any ground floor bedrooms are protected from flood risk. WNLP objectives: 10, 11, 12"*

Northampton is one of England's largest towns, with a population of 249,093 in the 2021 census. The University of Northampton has a student population of 17,233 [University website: https://www.northampton.ac.uk/community/knowledge-exchange-framework/institutional-context/#:~:text=In%202018%20the%20University%20opened,or%20with%20our%20academic%20partners; and possibly not all on campus or are already living at home]. It is also noticeable that this extra policy only applies to large HMOs under the sui generis category. It is however, more specific in terms of what constitutes "over concentration" than the Buckinghamshire Council's draft HO5 but as such has presumably been tailored to the issues arising in Northampton. The remaining parts of the policy would apply to Buckingham's neighbouring towns of Towcester and Brackley and cover both Class 4 and sui generis categories and as such are pretty much in line with Buckinghamshire Council's draft policy, although the latter only applies to large HMOs.

4.3.2. Bicester: Bicester does not have a neighbourhood development plan. It does have a specific strategy within the Cherwell District Council Local Plan. The new Local Plan currently at the examination stage, does not apparently have a policy about HMOs, nor does the current Local Plan.

4.3.3. Thame: Thame Neighbourhood Development Plan does not have a policy on HMOs. It is located in South Oxfordshire District Council area. Policy H17: "*Sub-division and Conversion to Multiple Occupation 1. The sub-division of dwellings and conversions to multiple occupation will be permitted provided that the development: i) would not harm the amenity of the occupants of nearby properties; and ii) is appropriate in terms of the size of the property and the proposed internal layout, access, private amenity space and car parking provision*."

This is more similar to the draft Buckinghamshire Council Policy above. It does not state specific criteria but allows a more subjective flexibility in application, which of course, is then open to challenge. Again this applies to *all* HMOs.

4.3.4. High Wycombe: High Wycombe is unparished and not really a market town per se but it is home to Buckinghamshire New University [approximately 18, 490 students in 2024/25], and is a "nearish" neighbour. There is no neighbourhood development plan in place although there are reports of the possibility of one [18th May, 2026 Bucks Free Press]. The Wycombe Local Plan has no policies in relation to HMOs. It will be covered by the same emerging Local Plan policy on HMOs as Buckingham.

4.3.5. Marlow & Princes Risborough: Marlow has no neighbourhood development plan, and Princes Risborough is in the early stages of preparing one. Both are covered by the Wycombe Local Plan and as noted above, there are no specific policies in relation to HMOs. Again, they will be covered by the emerging Buckinghamshire Local Plan.

4.4. Wider Search

4.4.1. Aberystwyth

4.4.1.1. A potential comparator for Buckingham, might be Aberystwyth in Wales. The town has a population of 10,700 in the 2021 census, and 6,000 students at the University

(University website: https://www.aber.ac.uk/en/about-us/about/) which is more than double that of the University of Buckingham. Local news sources suggest that the Aberystwyth Town Councillors believe that there is an issue with HMOs [https://www.cambrian-news.co.uk/news/planning/too-many-hmos-in-aberystwyth-town-council-says-904831]

4.4.1.2. Aberystwyth has a place plan [https://www.ceredigion.gov.uk/media/n1dldqae/2024-aberystwyth-place-plan.pdf] which is roughly the equivalent of a neighbourhood development plan. This has a number of possible points of guidance as to HMOs without a specific reference to such. Under "Place-making" 4.2.2: *Consideration should be given to whether housing and retail developments will strengthen/benefit the community. The community's needs should take precedence over national targets. Designs should meet community needs with accessibility a priority*.

4.4.1.3. Ceredigion Council has a Local Development Plan but which does not appear to have any policies in relation to HMOs.

4.4.2. Hartpury University and College

4.4.2.1. Hartpury is a small village with around 500 population. It is close to Gloucester. Hartpury Parish Council does not have a neighbourhood development plan. The Local Plan, the Forest of Dean Local Plan is emerging, it does not contain any specific policies re HMOs, and in the separate policies for Hartpury village [RLP 75-77], and Hartpury University [RLP 78] it simply states that no development should put stress on the village.

4.4.2.2. Looking to Gloucester itself (Population 132,416 in 2021 census), it also has the University of Gloucester (11,300 students) as well as potentially the Hartpury University (approximately 2,500 students at the University]. Gloucester City Plan [https://www.gloucester.gov.uk/media/ynedezpg/gloucester-city-plan-low-res.pdf] has two relevant policies:

Policy A2: "*Planning permission for the creation of a House in Multiple Occupation (HMOs) will be permitted where: 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; and 3. HMOs, including the proposed development, would represent no more than 10% of properties within a 100-metre radius of the application property."*

Policy A4 is about purpose built accommodation for students, which notably needs to be in conjunction with an institution, so would exclude residential homes as HMOs as being covered by policy.

4.4.2.3. Policy A2 is the most clearly restrictive policy combining more points than that of Northampton, and takes a wider range for the 10% restriction of within 100m rather than 50m. Point 1 is particularly useful in terms of concern for residential properties and amenities. On the other hand, Gloucester is much bigger than Buckingham, and as such may be able to accommodate such restrictions more comfortably.

4.4.2.4 What is very informative is the detailed guidance of how such measurements are made contained within the policy text:

"4.1.21 The number of properties will be calculated using the Council's GIS (Geographic Information Systems) mapping software. Each property has a unique location point defined on the National Land and Property Gazetteer (NLPG) and the location point of the proposed HMO will be the centre of the 100m radius. The number of residential properties falling within the 100m radius of the proposed HMO will be assessed by totalling the location points falling within that defined radius. Properties that fall partly within the 100m radius will only be included if the location point, as depicted on the NLPG, falls within this buffer.

4.1.22 For the purpose of this approach, dwellings that are either within purpose-built blocks of flats, or within houses that have been sub-divided into separate flats, are all counted as one single property, and only the first address point is counted. This will avoid counts becoming 'skewed' by a high proportion of flats in one small area. Where a property is in mixed use, the first residential address point is counted. 4.1.23 In an area with an Article 4 Direction small HMOs (Use Class C4) will also be counted as intensified properties. Outside of an Article 4 direction, small HMOs will not be counted as intensified properties as they do not require the benefit of planning permission."

4.4.2.5. This would require Buckinghamshire Council to have such software and be convinced that the costs in time and money to monitor are justified in proportion to the problem. Certainly, the Local Plan Housing Strategy is focussed on ensuring safe standards rather than perhaps the concentration of HMOs. – "Through our work with houses in multiple occupation (HMOs), we are delivering increased levels of safe and secure accommodation for single people."[https://buckinghamshire.moderngov.co.uk/documents/s74959/Appendix%20Four%20Buckinghamshire%20Housing%20Strategy%202024-2029.pdf at p.24] It also indicates the complexity of making decisions under these criteria.

4.4.2.6. The supporting evidence base on Housing(https://www.gloucester.gov.uk/media/hn3bsiyu/housing-background-paper-final-publication-sub.pdf) is a particularly useful document setting out the issues with HMOs in Part 5 Intensification, and student accommodation generally in Part 7. It is attempting a familiar balance between the benefits to the local economy of universities with the impact on local housing market and stock.

4.4.2.7. Gloucester City Council has 337 HMOs on the register [https://www.gloucester.gov.uk/housing/hmo-licences/housing-in-multiple-occupancy-hmo/ accessed 27th May, 2026] with a population of approximately 132,000. Buckingham has 17 HMOs on register with a population of around 15,000-16,000. It may be difficult to assert that Buckingham has the same issues with HMOs as Gloucester to justify adopting similar policies.

4.4.3. Falmouth

4.3.1 Falmouth is slightly bigger than Buckingham with a 2021 census population figure of 24,032. The University of Falmouth has approximately 7,000 students spread over two campuses at Penryn and Falmouth, which is the smaller of the two, so does

potentially make a reasonable comparison with Buckingham. Falmouth has a neighbourhood development plan [https://www.falmouthtowncouncil.co.uk/wp-content/uploads/2025/09/Falmouth-NDP-DTP-Version-FINAL.pdf] with a policy on HMOs. There has been cooperation and coordination between the Town Council and Cornwall Council. After public consultation an Article 4 Direction was made to ensure that all conversions to HMOs had to go through the planning process. There is awareness that students are not the only potential market for HMOs but they do seem to be the central focus. Work was undertaken to identify both all HMOs and "hotspots" within Falmouth. Large HMOs appear on the licence register, but smaller HMOs were identified by Council Tax audit to identify student households exempt from paying. In addition, there is a prohibition on new purpose-build student accommodation, unless it has been identified as meeting a need in the Cornwall Council assessment. This in turn requires input from the University as to expansion plans over the Plan period.

4.4.3.2. This has led to perhaps the most stringent policies found but also the most evidence to justify these policies. Any new HMOs or new purpose build student accommodation [not meeting an already identified need will not be supported; existing HMOs or student accommodation seeking to expand are subject to the generic criteria as to acceptability:

POLICY HMO1: *Student Accommodation 1. Proposals for the following development will not be supported: i. the change of use of dwelling houses (class c3) to use as small houses in multiple occupation (class c4), or to mixed class c3/c4 uses, or to a large HMO use (sui generis use of more than six people sharing). ii. new purpose-built student accommodation except where they are already committed in the Cornwall Site Allocations Development Plan Document. iii. the change of use or conversion of hotels (class c1) and residential institutions (class c2 and c2a) to student accommodation. 2. Proposals for the extension and change of use of small houses in multiple occupation (class c4) to a large HMO use (sui generis use of more than six people sharing), and the extension of existing converted and purpose-built student accommodation, will only be supported where they: i. safeguard and where practicable enhance the quality, standard of design, and management arrangements for amenity space, refuse storage and car and bicycle parking, and ii. maintain and where practicable reduce the demand for on-street car parking, and iii. safeguard and where practicable enhance levels of amenity for its occupants in terms of noise, outlook, light, privacy, access and air quality: Providing that: iv. they do not harm the visual character and appearance of the building, neighbourhood and street scene; v. the scale and intensity of the use proposed would not have an unacceptable impact on neighbouring residential amenities through increased levels of activity, noise and disturbance; vi. any associated extensions or external alterations required as part of the change-of use would not have an unacceptable impact on neighbouring residential amenities through reduced levels of daylight, sunlight, outlook or privacy; vii. amenity space, refuse storage and car and bicycle parking are provided at an appropriate quantity and standard of design, and management arrangements for them is put into place; viii.The proposal site is located along sustainable transport corridors where the accommodation will be easily accessible to the university campuses or other educational establishments by walking, cycling, rail services and existing or proposed bus routes"*

4.4.3.3. Comment: Unless there is a recurrence of the sudden increase of student numbers that occurred in 2012, it is unlikely that independent examination would see the justification for such a restrictive policy within Buckingham. There is an aspiration for the University of Buckingham to expand, but there is apparently no strategic specific plan other than to encourage more students on existing programmes.

4.4.3.4. There will be a point in the near future when the renewal of planning permission for the use of the former Best Western Hotel as the Mount Pleasant Campus with accommodation will be sought. This was granted for five years with Buckinghamshire Council's Economic Development Department expressing concern about the permanent loss of a hotel in terms of the tourist economy. There is provision within the Buckingham Neighbourhood Development Plan for the University to develop further student accommodation. Given the work that would be required to provide the supporting evidence to justify a prohibition on both all new HMOs and Purpose- built student accommodation [not already planned], it is unlikely that Buckinghamshire Council, faced with the current tight schedule for the new Local Plan, would commit to such an undertaking. The cooperation seen in Falmouth could be attempted for any BNDP refresh post the new Local Plan.

4.4.4. Ormskirk

4.4.4.1. Ormskirk is a market town in Lancashire, which had a population of 27,708 in the 2021 census, and is home to Edge Hill University [https://www.edgehill.ac.uk/]. Edge Hill has approximately 18,000 students, although not all students may be on campus, as there is advice on the website about commuting to the University. It would be fairly safe to say that the town and the university are larger.

4.4.4.2. Ormskirk is unparished and does not have a neighbourhood development plan. Relevant policies are to be found in the West Lancashire Council Local Plan [which is being reviewed at present]

4.4.4.3. The current West Lancashire Local Plan [https://www.westlancs.gov.uk/media/79113/chapter-7.pdf] robust policies working with an existing Article 4 direction in specific areas. A variable percentage system is used according to location ranging between 5%-15% of housing stock as HMOs allowed within 60 dwellings. The supporting text also notes an issue with water within the Ormskirk area.

4.4.4.4. The evidence base for the new Plan contained an evaluation of the situation in 2021 as a result of these policies:

"*Student Accommodation Edge Hill University (EHU) saw significant expansion in student numbers from 2000 onwards, with university status being granted, and considerable investment in the campus. EHU made representations during the preparation of the 2006 West Lancashire Replacement Local Plan seeking Green Belt release in order to expand the extent of built development on the Campus, but it was considered at the time that the case for Green Belt release had not been demonstrated sufficiently robustly, and no Green Belt land was released. However, by the time that the 2012 West Lancashire Local Plan was being prepared, it was accepted by the Council that there was indeed a case for Green Belt release, and 10ha of land were allocated for*

campus expansion (policy EC4 of the WLLP), and also to help address traffic and (knock-on) housing issues in Ormskirk as a result of the growth of the University since 2000. During the preparation of the WLLP, the University submitted a planning application for in the order of 700 new bedspaces on the Campus; this was granted permission, and the bedspaces have relatively recently been completed. It is hoped, and appears to be the case, that the provision of this extra accommodation, along with some purpose-built student accommodation being granted in and around Ormskirk town centre, and a recent stabilising of student numbers, will reduce demand for accommodation in houses of multiple occupation (HMOs) in the Ormskirk area. It is difficult to detect every change of an HMO back to a dwelling, as planning permission is not required for a 'move back' to a house. Prior to 2010, it was possible to change the use of a dwelling house (planning use class 'C3') to an HMO without requiring planning permission (provided no external works were done to the property). In 2010, a new use class (C4: HMOs of 3-6 people) was created. Local planning authorities were able to implement 'Article 4 Directions' (a legal tool requiring that planning permission be sought for certain types of development that would not normally require planning permission) for changes of use from Class C3 to C4, if it was accepted that there was a particular issue with HMOs in their area. Given there were indeed issues associated with the proliferation of HMOs in and around Ormskirk (for example a lack of cheaper housing available for sale to families and other non-student households, increasing house prices, changes to the character of certain streets, and in some cases antisocial behaviour), West Lancashire Borough Council implemented an Article 4 Direction covering Ormskirk, Aughton and Westhead on 24 December 2011. Shortly afterwards, a new planning policy was introduced (WLLP policy RS3) which limited the percentages of HMOs on different streets within the Article 4 boundary, generally to 5%. Many of the streets were already well above the percentage limit as a result of conversions to HMOs prior to 2011, but the Article 4 Direction and new policy, whilst not preventing new HMOs from forming, have helped stem the tide of HMO conversions, and have only permitted new HMOs on streets where the resulting HMO percentage would be within the limits set by WLLP policy RS3." [Housing Thematic Evidence Paper 2021 - https://www.westlancs.gov.uk/media/546083/02-2021tp_housing.pdf atp.29 and Table 2.27]

4.4.4.5. This is useful as it does trace HMOs post this policy introduction and the new student accommodation mentioned in the text. Further investigation would be required as to the reasons why the policies have not always stopped a very noticeable increase in HMO percentages, well over the target figures. There is largely stability within the target percentages, although cursory observation suggests an overall increase in HMOs, but there are some notable streets with percentages of over 50%, with increased numbers. Some may have already been in existence prior to the above policy but there should therefore have been no further HMOs permitted. This does not appear to be the case. An example would be Church Street which had 5 HMOs in a street of 20 homes in 2010. In 2020, there were 11 [still with 20 homes in the street] raising percentage to 60% in an area that should have less than 15% HMOs.

4.4.4.6. Comment: This raises a very interesting point that policies need enforcement in addition to just being included in Plans.

4.5. Conclusion

4.5.1. There are no close neighbouring market towns which have policies on HMOs, which also have universities.

4.5.2. Northampton which is significantly bigger and has a larger university student population, places numerical restrictions on large HMOs by limiting percentage to 10% within a 50m range. Gloucester has a similar policy of 10% within a 100m range but for all HMOs in conjunction with other criteria. It is noted that Gloucester's policy has a guidance section within its supporting policy text, which indicates the complexity of the application of policies in these terms. Ormskirk has a variable percentage rate within the locale for all HMOs.

4.5.3. Falmouth and Ormskirk have Article 4 directions in place to ensure all HMO conversions go through the planning system. This has been considered previously, but does require the local planning authority to be willing to make such an order, and this would require a significant body of evidence as to the extent of the problem to justify this. It is submitted that in comparison to Falmouth and Ormskirk, Buckingham does not have such a serious problem with HMOs that would justify this.

4.5.4. It is noted that the majority of councils with HMO policies do not distinguish between large and other HMOs. Application to large HMOs only may be easier in that such properties will be on the licensing register.

4.5.5. One of the requirements in the Gloucester policy may be of some interest. Requiring that no residential home is "sandwiched" between two HMOs and no more than two adjacent HMOs. This does seem to be a more straightforward policy in terms of application. It addresses concerns about noise, cars, rubbish etc. It does not control overall numbers in terms of percentages. That said, the more recent evidence from Ormskirk suggests that that policy has not been as successful in limiting the saturation of areas.

4.5.6. Falmouth, Ormskirk and Gloucester all demonstrate that cooperation between councils is essential, and that enforcement of said policies is the key to success.

4.6. Recommendation

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.

PL/34/26

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 28th September 2026

Street naming for Site Q, west of London Road

Contact officer: Mrs. K. McElligott

The Streetnaming Officer has requested a list of 16-20 suggestions of which 12 will be needed. This does not include the employment site, but the names not chosen can be kept in reserve for this, if Members wish.



At the 17th August meeting, the Committee agreed the theme of trades and professions (Min 200/26) as a reference to the designation of this site for employment in the 2015 Neighbourhood Plan and VALP (made 2021) (4.119). This was overturned at appeal, and only a small area in the north-east corner retained for employment. That area is not part of this street-naming process.

Names are required for

- The spine road (yellow)
- Four perimeter roads (brown, dark pink, turquoise, green)
- Seven internal roads and culs-de-sac (light blue, light green, purple; red, pale pink, dark blue; violet)

A list of those trades known to have been active in the town, taken from the 1573 and 1690 Buckingham guild lists, is overleaf: All have been checked against the Buckinghamshire Street Index and some have already been used locally, (mostly on Lace Hill (Bobbins, Linen, Silk, Weaver) – or elsewhere in town (Cooper).

The list has been divided into two columns – ‘unique in the county’ and ‘already used’ (or something near it or a combination including it).

KM
2/9/26

None found in Buckinghamshire	**At least one duplicate or combination found**
Cordwainers Company	
Bottlemaker (in 1573 leather bottles were common)	Cobbler
Collar-maker (for draught horses)	Currier (dressed leather after tanning)
Cordwainer (made fine, soft leather for gloves and shoes for ladies and children)	Farrier
Fellmonger (sold sheepskins and furs)	Parchment-maker
Glover	
Point-maker (made aglets, the hard tips for shoe & boot laces)	
Saddler	
Shoemaker	
Tanner	
Mercers Company	
Apothecary	Goldsmith
Bookseller	Honeymaker
Cap and Hatmaker	Linendraper
Chandler/Tallowchandler (candles)	Mercer (cloth)
Chyrugeon (Middle English spelling of surgeon)	Salter
Clothier	Silkman
Draper	Stationer
Grocer	
Haberdasher	
Hosier (stockings & other knitted goods)	
Ironmonger	
Milliner	
Waxmaker	
Woollendraper	
Tailors Company	
Cutler	Barber
Furbisher (sold furniture)	Blacksmith
Glazier (made and repaired windows)	Brazier (made items in brass)
Gunsmith	Cooper (barrels)
Painter	Fletcher (arrows)
Perriwig-maker/Wigmaker	Fuller (cleaned/thickened cloth after weaving)
Pewterer	Locksmith
Tailor	Smith
	Weaver
Butchers Company	
Butcher	Baker
	Cook
	Miller
Other trades and professions mentioned, but not in the Guilds section	
Bailiff	Bobbinmaker
Basketmaker	**Clerk**
Bootmaker	Innkeeper
Brewer	Potter
Buttonmaker	Schoolmaster
Tiler or Tyler	

PL/35/26

BUCKINGHAM TOWN COUNCIL

PLANNING COMMITTEE

MONDAY 28th SEPTEMBER 2026

Contact Officers: Mrs. K. McElligott, Planning Clerk, Mrs. N. Stockill, Senior Administrator

Consultation on siting of new cycle stands in the town centre

1. Background

The Highway Works section of the s106 agreement for Moreton Road III (20/00510/APP) includes:
(p15)

"Highway Works"		means the provision of the following works on adopted public highway land in general accordance with the works shown on the plan numbered 70059534 D004-R01E and attached as Appendix M in this Deed:
	(a) – (h)	other works including a cycle lane down the Moreton Road, and lane separation at the Old Gaol roundabout
(p.17)	(i)	cycle storage (Sheffield stands) at selected locations within the town centre
	(j) – (k)	other works

The Town Council has been offered suggestions by the developer's consultant engineers of various sites within the town centre and asked to comment. The company is aware that the town centre hosts a street market and outdoor events, including the Charter Fair, which may limit the number of proposed installation sites. We have also been asked whether the Town Council would have any requirements of involvement regarding the future maintenance /adoption of the cycle stands
No number of new cycle stands has been set.

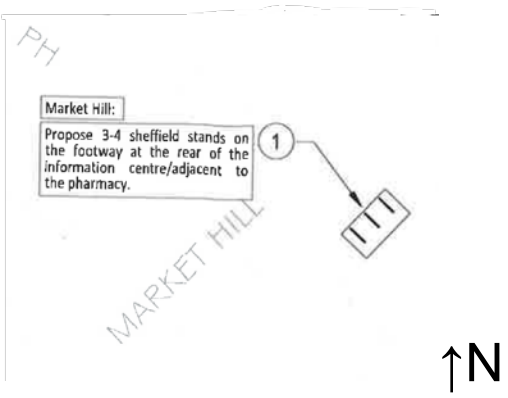
The suggested sites and the recommended alternatives were viewed, photographed and measured on 16/9/26.

The standard spacing dimensions have been used: 1 metre separation between parallel stands, and a minimum of 2 metres length for each cycle. Tandem parking has been estimated as a 4 metre long space with a 1 metre gap between stands.

2. Proposed sites *NB – the first picture in each entry is taken from the document sent by the company (RSK) and sourced from Google Streetview, so not up-to-date. For all the drawing sections, North is as shown beside the first one.*

2.1. Market Hill





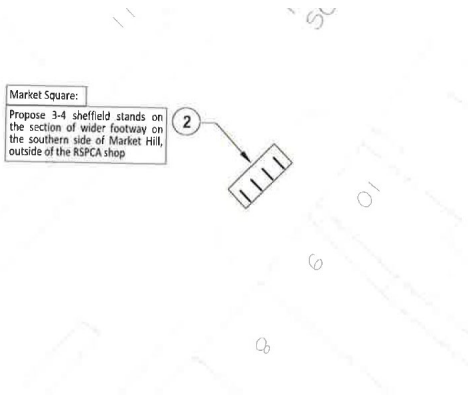
The wording of the drawing label was queried, and the reference to 'the rear of the information centre' subsequently withdrawn.

Officer comments:
Buckinghamshire Council land.
This is where the cheese stall sets up in the market, because he needs access to the electrical supply to power his fridge. In addition, having the racks perpendicular to the wall means blocking the whole pavement.
One stand parallel to the wall is a possibility, between the aircon units and the drainpipe, but there are better sites. Plus there are railings just to the left of the alcove which could be used (see section 4, below).

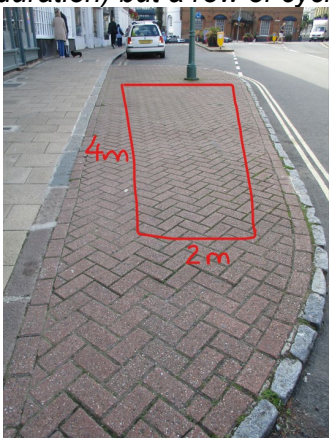


2.2. Market Square



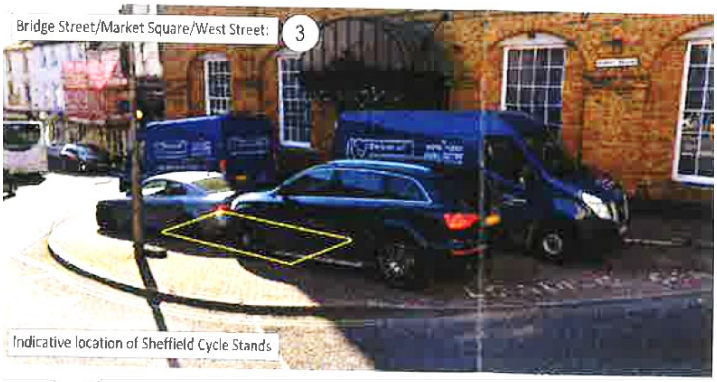


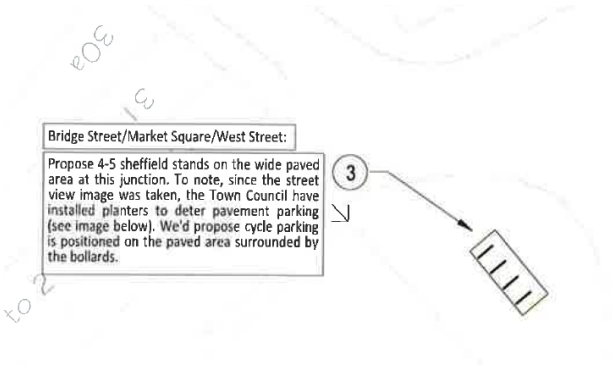
Officer comments:
Buckinghamshire Council land.
The marked area is approximately 4m x 2m, so feasible for 3 parallel racks, but would be a problem at Fair time. The Showmen can work round the fingerpost (though the fingers are removed for the duration) but a row of cycle racks would probably need to be socketed for easy removal.





2.3. Outside the Old Town Hall





Officer comments:
Mostly Buckinghamshire Council land; approximately 1m wide strip of differently patterned paving along the front of the building belongs to the Villiers Hotel. The Old Town Hall is Grade II Listed. However there are 6 utility covers in the public area and a further 4 in the 1m strip, all presumably with conduits/pipes/drains beneath them to be avoided. The Town Hall is often used for wedding receptions, and the doorway is a popular place for photos.*
The planters have proved to be very good at preventing parking.



These three are by the DSLAM cabinet east of the Town Hall doorway



General view of the area facing west



The three at the western end. One is labelled BT, but the others look very similar



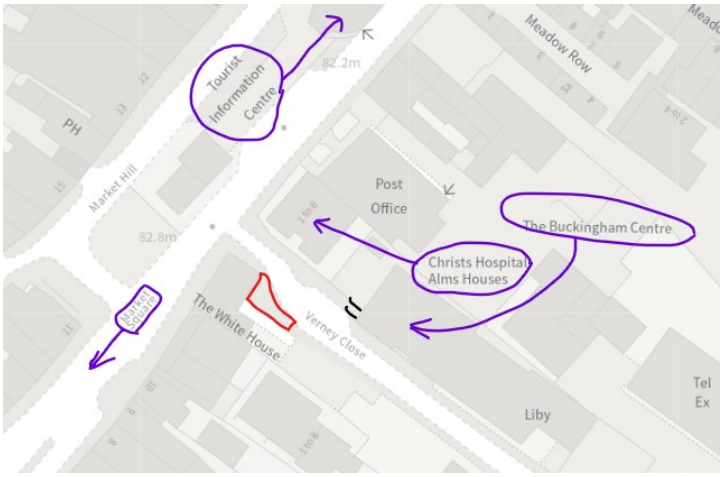
These three are in front of the Town Hall steps.

3. Alternative suggestions

3.1. Verney Close



General view of the area



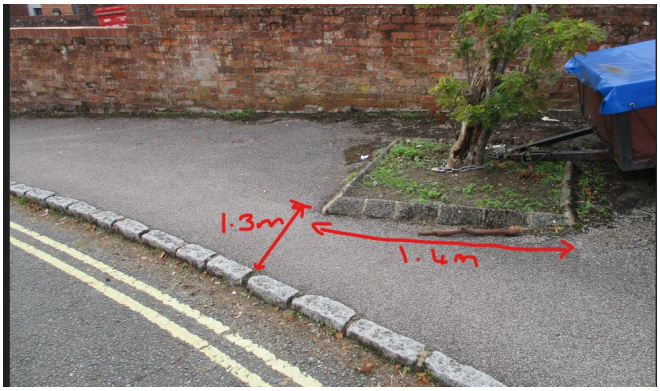
The site suggested (and correction of the labelling)



The width of the area between the tree and the wall
Is 1.2m; the kerb around the tree is a 1.4m square



The length between the tree and the building



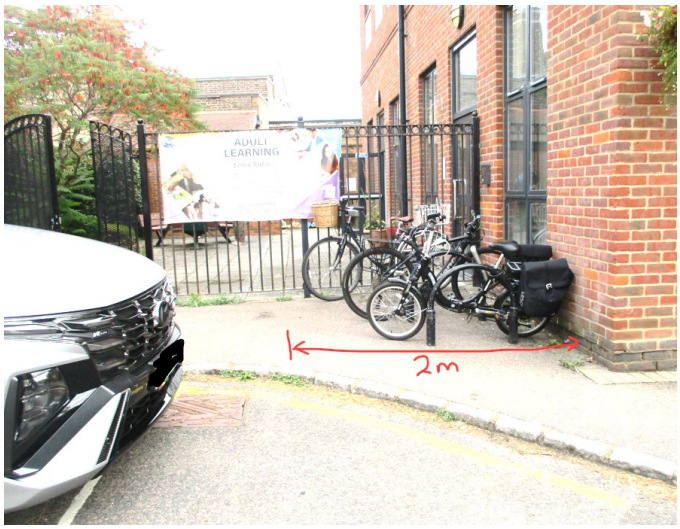
Area to the left of the tree could also be used



The pavement between Verney Close and Market Hill on this side is rarely used by pedestrians, being so narrow

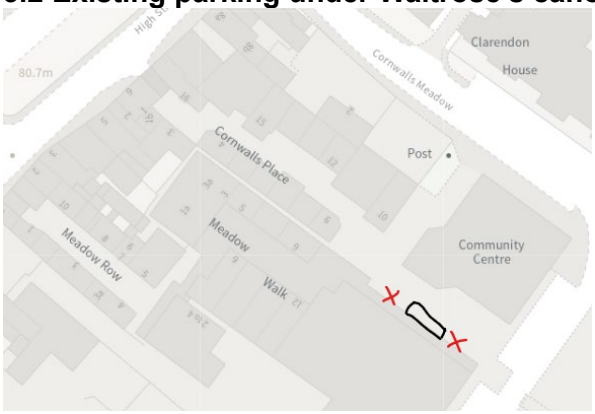
This area is Buckinghamshire land and currently occupied by a struggling rowan tree but has space both above and below it which could be used for cycle racks, tandem or parallel. There are two inspection covers close to the building, as can be seen in the photo top right. The Buckingham Centre houses Adult Learning and the Town Council offices as well as the Library, and there are already two cycle racks (shown in black on the map) but these are hoops, not Sheffield stands. The outer one of these is badly sited, as any adult cycle fastened to it blocks the footpath causing pedestrians, especially those with wheelchairs, mobility scooters or prams, to use the road. There is a Disabled Parking bay adjacent to it.
The railings have a gate access to the Adult Learning classrooms, and this is where the skip bin is put on refuse collection days.





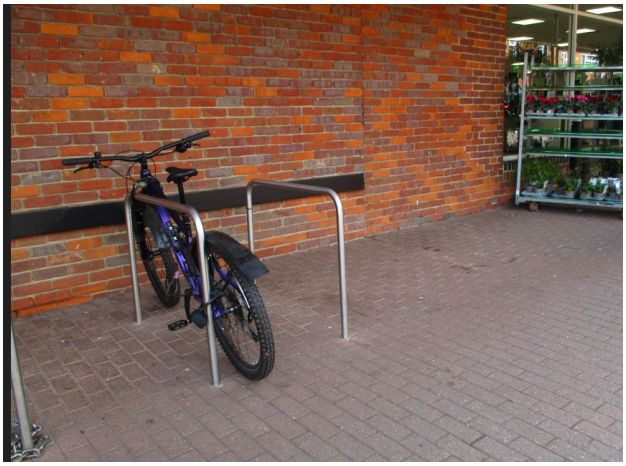
Existing hoops by The Buckingham Centre.

3.2 Existing parking under Waitrose's canopy (14 Meadow Walk)



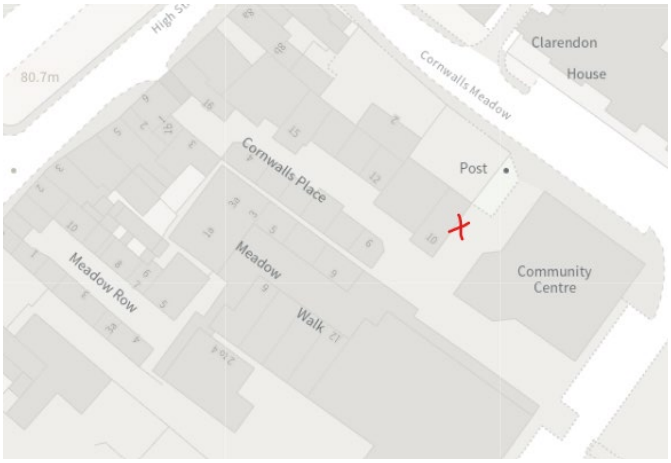
3.2.1 Room for two more racks each end





Privately owned land.
There are 8 existing Sheffield stands in a row on Waitrose's side wall (black rectangle on the map), on a wide paved pedestrian concourse next to the main car park. The stands are under cover, unlike any of the other sites in the town, and are occasionally used by motorcycles as well.

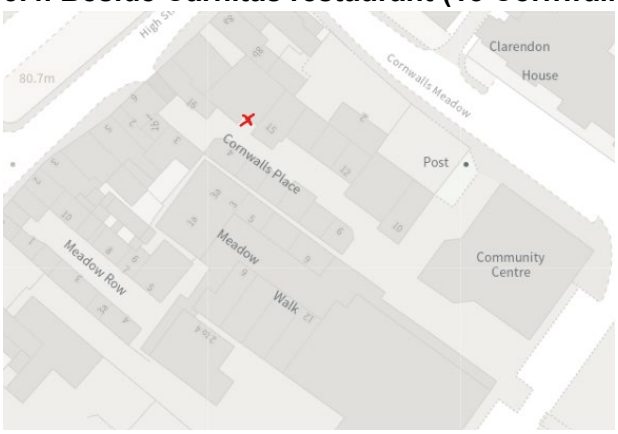
3.3 Beside the dry cleaners (10 Cornwall Place)





This is Buckinghamshire land. The bollards have a shrubbery behind them so no pedestrian walkway would be blocked if cycle stands were put here, and would be convenient both for the cleaners and the Community Centre opposite.

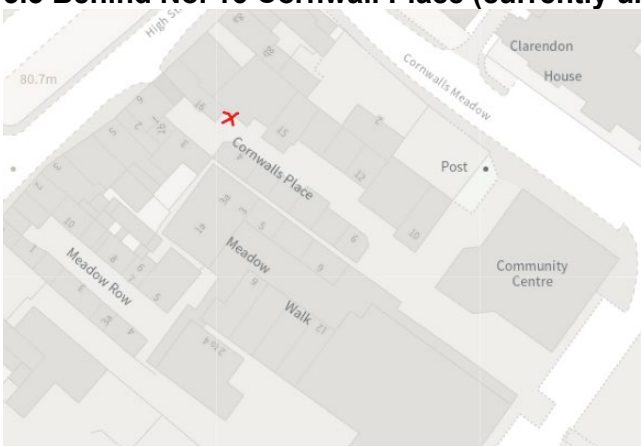
3.4. Beside Carnitas restaurant (15 Cornwall Place)





Privately owned land.
Space for one cycle along the wall. Not obstructing pedestrians, as they have to use the centre of the concourse to miss the plant bed and the tables outside the restaurant.

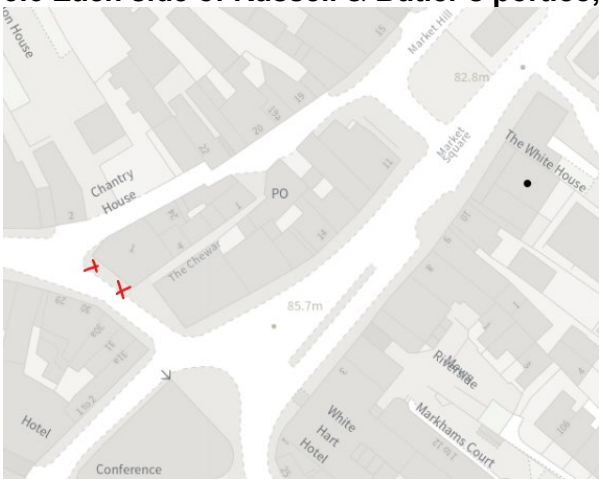
3.5 Behind No. 16 Cornwall Place (currently unoccupied)





Privately owned land.
Space for perhaps three cycles along the wall. Not obstructing pedestrian traffic, as No. 16 is quite a deep unit and has a planter at its outer corner.

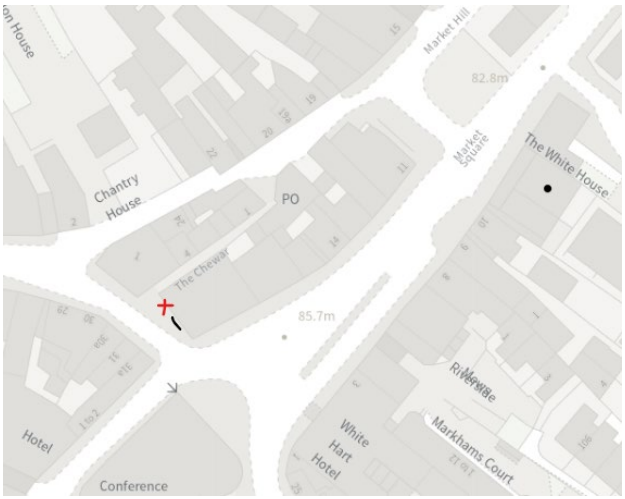
3.6 Each side of Russell & Butler's portico, 1 West Street





Buckinghamshire land.
Room for one stand each side of the projecting porch and steps, against the building. Not obstructing pedestrian traffic, the steps do that quite adequately. The doorway is not used; Russell & Butler's estate agents access is round the corner to the right, see photo below. The scaffolding is temporary, as the building is being repainted.

3.7 An additional one beside the Banking Hub (19 Market Square) on West Street side







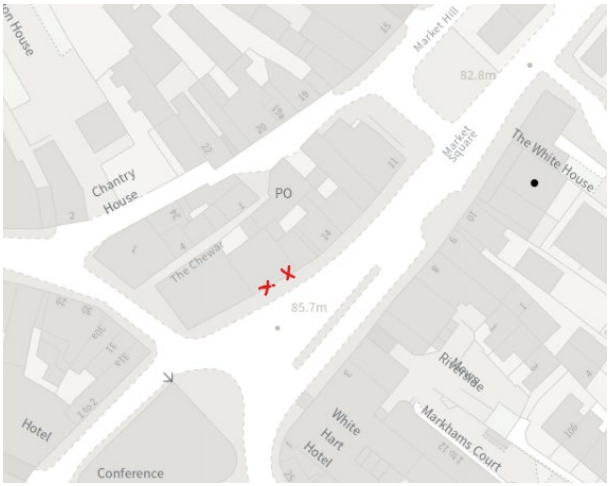


The left hand window was formerly the ATM housing for Lloyds Bank. The hub does not have an ATM.

Buckinghamshire land.
There is room for two stands along this wall, but the existing one may have to be moved somewhat downhill so that people emerging from The Chewar do not collide with the cycle on the upper stand.

Convenient for the Banking Hub, and also the Post Office (which is the other end of The Chewar), and the coffee shop on the other side of the street.

3.8 Outside TG Jones' (formerly WH Smith's) windows (16 Market Square)

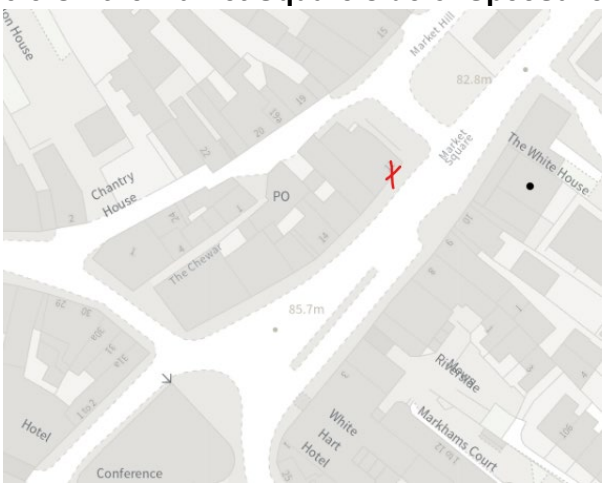






Buckinghamshire land (the footway, excluding the marked strip).
Left of the door is room for one cycle, conveniently in an alcove formed by the bay window; right of the door is a feeder pillar and a lamp-post far enough from the shopfront to allow space for one cycle along the window without blocking the path. The white marble strip has the remnants of lettering saying WHSmith & Son Newsagents & Stationers, so one assumes their premises include this strip.
No Charter Fair rides or sideshows are placed on this side of Market Square.

3.8 On the Market Square side of SpecSavers (No 11 Market Square)



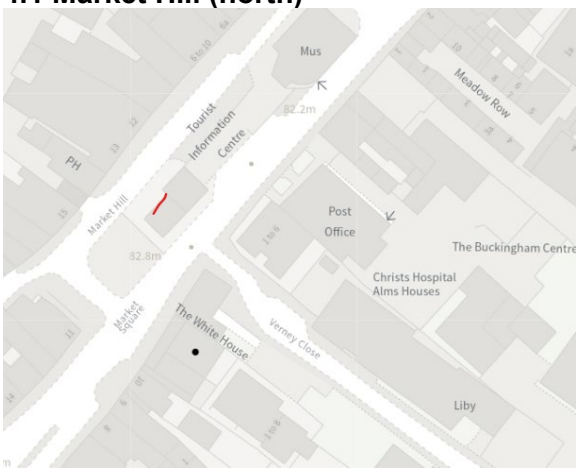


Buckinghamshire land.
The 'front' of SpecSavers (facing the Bull Ring) is not recommended as it is part of the Fair area.
There is enough space for a stand close to the wall (for one cycle only) protected by the projecting part of the building at the left of the picture.
No Charter Fair rides or sideshows are placed on this side of Market Square.

4. Existing Railings (marked with a red line on the maps)

The centre of the town is well-provided with iron railings, much used by both cyclists and motorcyclists to padlock their machine to, in the absence of formal stands. They are all well-surveyed by passers-by.

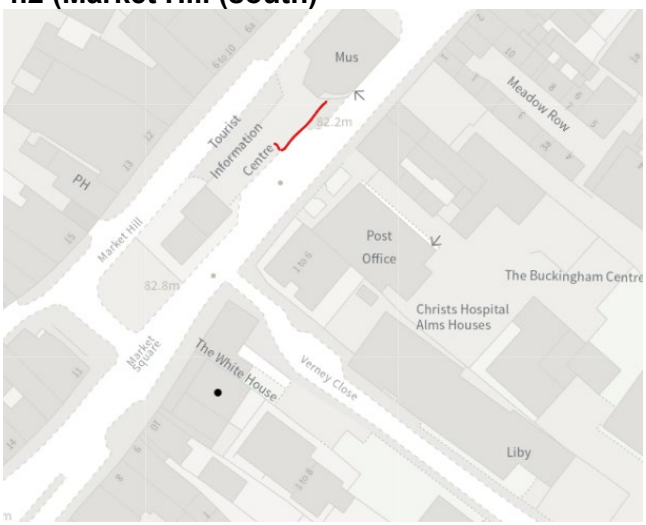
4.1 Market Hill (north)





See comments at 2.1, above.

4.2 (Market Hill (south)

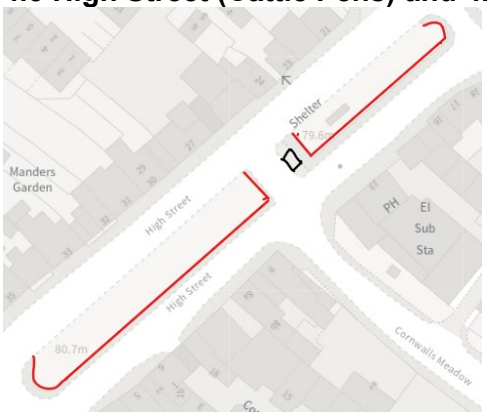




Buckinghamshire land.

The paved area in front of the Old Gaol is used for events and displays as well as the two Fair weekends, so permanent stands are not possible. The railings guard the drop to street level, and are a comparatively recent installation.

4.3 High Street (Cattle Pens) and 4.4 High Street (bus stand)







Buckinghamshire land.
These are the remnants of the cattle market pens. Any permanent stands in the southern area would be in the way of the Fairs, various events and the Saturday Flea Market. An additional stand could be accommodated between the existing three at the bus stand and the lamppost on the corner. There is plenty room for cycles to be locked to the railings at other times and they do not obstruct pedestrian traffic. Bollards along the western edge of both areas prevent them being used for car parking, and a large tree prevents the existing stands being extended westward.

5. Recommendations

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

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KM/NS
21/9/26

PL/36/26

Buckingham Town Council

Planning Committee

Monday 28th September 2026

Contact Officer: Mrs. K. McElligott

Information for Members on the changes to the Planning Authority's decision-making process for planning applications

Planning Committees and the National Scheme of Delegation

1. Information

1.1 This report is for Members' information only - it is not a consultation. This is about the implementation of sections 319ZZC to 319ZZF of the Town & Country Planning Act 1990 and the Town & Country Planning (Discharge of Local Planning Authority Functions)(England) Regulations 2026 section 54.

1.2 The National Scheme of Delegation for Planning Committees in England is a significant reform aimed at streamlining planning decision-making processes. It introduces a two-tier model where certain applications must be decided by officers, while others are presumed to be delegated to officers unless specific criteria are met. The scheme is designed to ensure that committees focus on high impact or cases, controversial reducing the number of applications referred to committees and preventing routine or policy compliant applications from being referred.
The new scheme will come into effect on
31st October 2026.

1.3 It does not affect this Council directly, because we do not make the decisions, but it affects us indirectly in that Member call-ins have been abolished, and some applications (Schedule 1 below) will now only be decided by delegation to the officer. Buckinghamshire Council, with all other Local Planning Authorities, will have to amend its Constitution and referral processes accordingly by the end of October

2. Division of applications:

Schedule 1: applications that **must** go to officers

Schedule 1 lists the applications that must be delegated to an officer. There is no discretion **and no route to a committee.**

- householder applications, as defined in the Development Management Procedure Order
- minor commercial applications, as defined in the same Order
- minor residential applications, meaning development comprising at least one but not more than nine dwellings on a site smaller than 0.5 hectares; separately, incidental works to a building containing flats also count, unless they involve a change of use or a change to the number of flats
- permission in principle
- reserved matters approval on an outline permission that is not a large outline permission applications made under a planning condition, under article 27(1) of the Development Management Procedure Order, which includes discharge of conditions
- prior approval applications, and applications for a determination as to whether prior approval is required, under the General Permitted Development Order
- section 73 applications where the original permission was itself a Schedule 1 permission [1]

[1] A Section 73 application allows variation or removal of conditions attached to an existing planning permission (Bucks' suffix VRC).
Section 73A specifically addresses unauthorised works and allows local authorities to grant permission as if the development had been lawfully approved from the date it was carried out

- non-material amendments under section 96A [2]
- certificates of lawfulness of existing use and proposed use
- certificates of lawfulness of proposed works to a listed building under section 26H [3]
- submission of a biodiversity gain (BNG) plan
- section 106A requests to modify or discharge a planning obligation connected with a Schedule 1 approval
- certificates of appropriate alternative development under section 17 of the Land Compensation Act 1961

For example, if the application is for extending a house, that decision will be taken by an officer. It will not go to committee, however many neighbours object, and no councillor can send it there.

Schedule 2: applications that may go to committee

Schedule 2 covers everything of substance that Schedule 1 does not:

- any application for planning permission that is not a householder, minor commercial or minor residential application, in other words the larger schemes
- listed building consent, and variation or discharge of its conditions under section 19[4]
- any application for planning permission the authority considers connected with a listed building consent application (Bucks' /HB)
- retrospective applications under section 73A [1]
- section 73 applications where the original permission was a Schedule 2 permission
- reserved matters approval on a large outline permission (Bucks' /DE)
- advertisement consent (Bucks' /AV)
- consent for works under a tree preservation order (Bucks' /TP)
- section 106A requests connected with a Schedule 2 approval

A large outline permission means one permitting 500 or more dwellings, or a building or buildings creating 50,000 square metres or more of floorspace. Below that, reserved matters must be delegated.
But note the word "may". Schedule 2 does not mean an application goes to committee, the presumption is still that it is delegated to an officer. Referral is the exception, and it has to be earned through the gateway test.
However, an application only counts as Schedule 1 if it is not also a Schedule 2 application. So a minor residential application that the council considers connected with a listed building consent application is pulled into Schedule 2, and becomes referable, even though minor residential is otherwise a 'must-delegate'. Small schemes touching listed buildings can therefore still go before a committee.

3. The gateway test

A Schedule 2 application can only be referred to a committee where two people agree that referral is appropriate:

- the nominated officer, in most cases the chief planning officer
- the nominated member, in most cases the chair of the planning committee

Both must agree. Either can effectively decline. And they must also be satisfied that at least one of two criteria is met:

- the application raises an economic, social or environmental issue of significance to the local area, or
- it raises a significant planning matter, having regard to the development plan and other material considerations

The statutory guidance gives examples of what might qualify:

- an outline application for a large multi-phase residential development allocated in the local plan; the change of use of a community shop in a rural area; listed building consent for changes to a notable listed building in a town centre.

It also gives examples of where a significant planning matter is *unlikely* to arise:

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[2] NMA – we are not consulted on these

[3] However, note that a section 26H certificate, confirming proposed works would not affect a listed building's character, is Schedule 1 and must be delegated. But an application for listed building consent itself is Schedule 2 and may go to committee. The certificate that says no consent is needed is treated as more routine than the consent.

[4] A Section 19 planning application allows interested parties to apply to vary or discharge conditions attached to a listed building consent without reopening the original consent.

- where the application broadly complies with a detailed site allocation and other relevant policies, or where a statutory consultee raised a concern that has since been resolved by modifications to the scheme.

Councils do not have to consider every Schedule 2 application against the gateway. The guidance is clear that referral should be exceptional rather than routine, and any Schedule 2 application not referred must be delegated to an officer.

The change most people will feel is that **Councillor call-in is going.** Lobbying the ward member to call an application in to committee will not exist. A councillor has no power to refer anything under the new scheme.

4. Objection thresholds are going too.

Many councils currently send an application to committee automatically once it attracts a certain number of objections. That mechanism disappears. Twenty objections, or two hundred, will not by themselves get an application in front of Members.
What is important is the substance. The gateway test asks whether the application raises a significant issue, not how many people are oppose it. So an objection that identifies a genuine planning problem is worth more than ever, and a petition is worth less.

5. Appeals

Only the applicant can appeal. If permission is granted, an objector's only route is the courts.
On balance, this is good news for applicants, and particularly for smaller ones.
If the scheme is in Schedule 1, whether a house extension, a small residential scheme of nine dwellings or fewer, or a discharge of conditions, it cannot go to committee. That removes the single biggest source of unpredictability in small-scale planning: a technically compliant application refused at committee against officer advice, costing months and an appeal.

6. Other matters

6.1 For **larger schemes** in Schedule 2, committee remains possible but is meant to be exceptional.
The practical implication is the same as it has always been, only more so: make the officer's job easy.
If the officer report can say the scheme complies with the development plan and raises no significant planning matter, the gateway is unlikely to be crossed.

6.2 There is one significant exception. **Own-interest applications** are those made by the authority itself, alone or jointly with someone else, or where Members or officers have an interest. These sit outside Schedules 1 and 2 altogether, and the nominated member and nominated officer may agree to refer one to a committee at their discretion, with no gateway test to satisfy.
The reasoning is obvious enough: a council deciding its own application behind closed doors is exactly the situation where public scrutiny is worth preserving, whatever the planning merits.

6.3 Committee size: a cap of 13
The regulations also cap planning committees and sub-committees at a maximum of 13 members (North & Central Area currently has 12).
The guidance describes 13 as a ceiling set to accommodate authorities with members from multiple political parties, and says councils should consider whether a smaller number would suit their area better. So committees may shrink rather than recruit the maximum.

7. What happens if a council gets it wrong?

Where a council does not comply from 31st October 2026, and its planning committee decides an application that should have been delegated to officers, that decision may be subject to judicial review by anyone aggrieved by it.
For example. an applicant refused at a committee that should never have heard the application has a clear line of challenge by judicial review. So, in principle, does a neighbour unhappy with a permission granted the same way.

Councils must have regard to the statutory guidance in making and operating their arrangements, and nominated officers and members must have regard to it when considering a referral. They also need to amend their constitutions before the date, which is why the implementation has been put back a month.

There is one further protection: where an application is to be determined by an officer, the regulations say the authority must not make arrangements that limit the officer's discretion as to how to determine it. So a council cannot delegate a decision and then tie the officer's hands about the outcome.

The Secretary of State must review the regulations and publish the conclusions by 31st October 2028, two years after they take effect.

8. None of this applies until 31st October 2026

Meanwhile:

- each council's own scheme of delegation governs what goes to committee
- councillor call-in still works where the local scheme provides for it
- objection thresholds still trigger committee referral (I have no idea whether Bucks. operates a threshold on number of objections received, and it is impossible to check as neighbour comments are not published)
- there is no national cap on committee size

KM
14/8/26

Tree works applications

Appendix C

	A	B	C	D	E	F	G	H	I	J	K	L	M
16		02248		ATC	7 Victoria Row	Well Street	5-day notice to remove1 cherry and 1 holly tree	decided before meeting		23.7.25			
17		02261	ATP		Open Space	Bernardines Way	Crown reduction 1 oak	no objections	approved	21.8.25			
18		02286	ATP		Verney Park	London Road	**Fell 3 ash**, crown reduce grey poplar, pollard grey poplar	no objections	withdrawn	11.9.25			
19		02287	ATP		Land between Station Road and river	Station Road	Crown reduce ash; **fell another ash**	no objections	approved	11.9.25			
20		02289		ATC	Land around island car park	Hunter Street	Crown reduce poplar, white poplar, 2x Lombardy poplar & eucalyptus;pollard 8xwillow; **fell 5xash (Dieback);**	no objections	approved	11.9.25			
21		02323	ATP		Buckingham Primary School	Foscott Way	maintence work per survey & schedule	no objections	approved	17.9.25			
22		02324		ATC	Mitre Court	Hunter Street	Crown reduce Laburnum & Whitebeam	no objections	approved	2.9.25			
23		02328	ATP		Land at Castle Bridge	Tingewick Road	Crown reduce poplar, pollard willow	no objections	refused	12.9.25			
24		02358	ATP		land at	Station Road	reduction of 2 x ash over car park; **fell failing ash**	no objections	approved	12.9.25			
25		02359		ATC	land at	Station Road	Remove willow over car park	no objections	approved	12.9.25			
26		02361		ATC	land between Hunter Street and the river	Hunter Street	crown reduce 3x ash; pollard 3x willow; **remove ash (Dieback) and storm damaged willow**; reduce Lombardy poplar;crown reduce maple; crown lift hornbeam; **remove pear (basal decay)**	no objections	approved	12.9.25			
27		02362	ATP		Prebend House	Hunter Street	Remove yew and elder, ivy through crowns	no objections	approved	12.9.25			
28													
29	**NEW SYSTEM**							**Agenda for:**	**Response**	**decision**	**decision date**		
30	PL/25/	3161	TP		Corner House	West Street	Crown reduce 3 acacia,1 yew to previous points	28/9/25	no objections	approved	16.10.24		
31	PL/25/	3164		KA	14	Chandos Road	Crown reduce 1 sycamore, 1 acacia, 1 cedar	28/9/25	no objections	approved	2.10.25		
32	PL/25/	3218		KA	Chandos Park	Chandos Road	Repollard willlow; remove faulted branch and repollard willow	28/9/25	no objections	approved	24.09.25		
33	PL/25/	3723		KA	Markhams Court	Market Square	Remove Cherry - unsuitable location	28/9/25	no objections	approved	13/10/25		
34	PL/25/	3735		KA	5	Bostock Court	Crown lift sycamore and remove deadwood	28/9/25	no objections	approved	13/10/25		
35	PL/25/	4417		KA	37	Well Street	Fell 1 sycamore - renewal of existing approval	10/11/25	no objections	approved	14/11/25		
36	PL/25/	6209	TP		adj. 6	Naseby Court	Partial reduction to provide clearance to property	2/2/26	oppose	refused	12.3.26		
37	PL/25/	6526	TP		2	Bostock Court	Fell 1 Willow,1 Horse Chestnut,3 Cypress and 4 Crack Willow	2/2/26	no objections	Approved: Willow &Horse Chestnut, Refused: Cypress	20.3.26		
38	PL/25/	6638		KA	18	Chandos Road	Fell to ground level: T1 Larch, T2 Holly, T3 Laburnum and G1 group of self set Ash, Prunus, Sycamore, Holly.	5/1/26	no objections	withdrawn	28/01/26		
39	**Year**	**application**	**TPO**	**CA**		**address**	**works proposed**	**Agenda for:**	**Response**	**decision**	**decision date**		
40	PL/26/	00217	TP		20	Waglands Garden	Trim Thuja hedge by 1m	2/2/26	no objections	approved	25/02/26		
41	PL/26/	00650		KA	18	Chandos Road	Fell all plants to ground level	2/2/26	oppose	withdrawn	09/02/26		
42	PL/26/	01078		KA	18	Chandos Road	2 apples - prune by c4m; trim 2 yews	23/2/26	no objections	approved	25/02/26		

Development	Appln No.	AVDC/ BCC/BC	Sum agreed	Amount spent	Amount committed	Amount remaining	Date payment due	Use by /lose by date	classification	For	Comments
LACE HILL	09/01035	AVDC	£6,338	3,535	0	£2,803		n/a	CONSULTANCY FEES	to engage consultants for delivery/approval of sports pitches & community hall	
		BCC	£50,000			£250,000				Footway/Cycleway contribution	Lace Hill (cycleway) – The scheme is proposed to be delivered in two phases. For the latest, please visit: https://www.buckscc.gov.uk/services/transport-and-roads/road-projects-and-improvement-schemes/a413-
MARKET HILL (SUMMERHOUSE HILL)	12/02104	AVDC	£138,863	£121,043	£17,280	£0		*03/11/2025*	SPORTS AND LEISURE CONTRIBUTION	121,043 spent on Bourton Park Junior Play area May 2023 £17,280 committed to Overn Avenue Play Area	
TINGEWICK ROAD - CLARENCE PARK	11/02116	AVDC		£345,344		£293,268		December 2026	SPORTS AND LEISURE CONTRIBUTION	carried over for 2026/7 works at Bridge Street outdoor gym and other inprovements	
MORETON ROAD (PHASE II)	13/01325	AVDC	£367,056	£0	£0	£367,056		n/a	SPORTS AND LEISURE C	not yet known	
		BCC	£166,207		£166,207					transport contribution	TfB are progressing a scheme comprising of footway improvements along Moreton Road, RTPI bus shelter opposite Balwen and at Market Hill and cycle parking facilities in town centre. Local BCC councillors consulted as part of scheme development.
LENBOROUGH ROAD (additional house behind The Siding)	16/00145	AVDC	£4,812	£0		£4,812		*28/09/2027*	SPORTS AND LEISURE C	equipped play facilities at Embleton Way Open Space	
VERNEY CLOSE FLATS	20/00483	BC	£11,500	£0	£0	£11,500	RECEIVED	2032	SPORTS AND LEISURE CONTRIBUTION	not yet known	
ex-LITTLE CHEF (STARBUCkS)	22/04198	BC	£8,653			£8,653	RECEIVED		BIODIVERSITY OFFSETTING CONTRIBUTION		
MONIES TO BE PAID LATER IN DEVELOPMENT											
NORTH OF A421 TINGEWICK RD (ST. RUMBOLDS FIELDS)	15/01218	AVDC	£1,086,725			£601,665 £669,694		22/10/2032	SPORTS & LEISURE CONTRIBUTION	Verney Road Synthetic Pitch, Buckingham Tennis Club, University Playing Fields Pavilion and/or St Rumbolds Well	First 50% instalment paid Second 50% received, with interest
		BCC	£239,000					10 YEARS FROM LAST PAYMENT DATE	SUSTAINABLE TRANSPORT	For a 3m wide pedestrian route with street lighting along the line of the old railway	To be paid in 3 instalments. **All 3 now received**
MONIES DUE IF/WHEN DEVELOPMENT COMES FORWARD										**(SUMS SUBJECT TO INDEXATION)**	
ODDFELLOWS HALL, WELL STREET	19/03398		£13,593 paid	£12,639		£954		26/04/2033	SPORTS & LEISURE CONTRIBUTION	Chandos Park improvements - payment received	
LAND ADJ 73 MORETON ROAD	19/00902/ADP	AVDC	£60,653 rec. November 2024		£60,653	£0		November 2034	SPORTS & LEISURE CONTRIBUTION	Overn Avenue Play Area	Project now completed and all funds used
MORETON ROAD PHASE III	20/00510/APP	BC			£1,558,119	809,177.78	RECEIVED 26/8/25	AUGUST 2035		Education - MM Cof E, Buckingham Primary & Buckingham School	to be paid in 2 tranches of 50%
					£270,051.55					Highways - left turn filter on A422, Buckingham Transport Strategy	
WALNUT DRIVE, MAIDS MORETON	16/00151		TBC							Highways works in Buckingham (High Street and Moreton Road)	Approved, but no occupation until Anglian Water have capacity at Water Treament works
OSIER WAY	19/00148		£234,495		Phase I	£395,363	paid in full		SPORTS & LEISURE CONTRIBUTION	this is 50% of the total but some is allocated to leisure project(s) in Gawcott	
			£840,000			£230,860	first payment received		TRANSPORT STRATEGY	Bypass dualling, LH slip A422, cycle network improvements, increase bus frequency to Winslow station	to be paid in 4 tranches of £210,000
			£500,000			£109, 860	first payment received		PUBLIC TRANSPORT	New bus service to site, and assoc infrastructure	to be paid in 5 tranches of £100,000
			TBC		Phase I	£1,815,557.20	paid in full		EDUCATION	tbc when housing numbers/sizes approved	
SITE Q, LONDON ROAD	23/00178/AOP	BC	TBC						SPORTS & LEISURE CONTRIBUTION	to be agreed at Reserved Matters stage	
			TBC						EDUCATION	to be agreed at Reserved Matters stage	
			£675,899						HEALTHCARE		
			£726.00						BUCK.TRANSPORT STRATEGY		
			£300,000						PUBLIC TRANSPORT		