

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.
on **Monday 10th April 2017** in the Council Chamber, Cornwalls Meadow, Buckingham.

Present: Cllr. Ms. J. Bates
Cllr. M. Cole
Cllr. Mrs. M. Gateley
Cllr. P. Hirons
Cllr. D. Isham
Cllr. A. Mahi Mayor
Cllr. H. Mordue
Cllr. Ms. R. Newell
Cllr. L. O'Donoghue
Cllr. Mrs. C. Strain-Clark
Cllr. R. Stuchbury

For the Town Clerk Mrs. K. McElligott
Also attending Cllr. W. Whyte AVDC, BCC
Mrs. C. Cumming Buckingham Society

932/16 Apologies

Apologies were received and accepted from Cllrs T. Bloomfield, Mrs. G. Collins, P. Collins, J. Harvey and M. Smith.

933/16 Declarations of Interest

There were no declarations of interest.

934/16 New Planning Application

17/00746/APP Former Railway Station Site, Station Road
Erection of a new student accommodation (C2) building including ground floor parking with associated landscaping and access

A briefing note from the Planning Clerk had accompanied the agenda.

Members noted that comments made at the public consultations had been acknowledged and the plans were now more acceptable, especially with respect to the view along Chandos Road.

It was felt that there should be six disabled parking spaces to match the six 'accessible' rooms, and the boardwalk landscaped area of the station should also be disabled-accessible; there only appeared to be step access.

The requirement to keep the trackbed itself clear of impediment to allow it to be used as an overflow channel for the pond and spring waters was noted.

Concern was expressed that the platform link between the Railway Walk and the Scenic Walk, and the new path between this and Chandos Road, were to be Permissive paths only; Members asked that these be made Rights of Way to maintain public access at all times.

Though the use of Ford Meadow as alternative parking during construction works was approved of, a query about whether there was sufficient hardstanding to accommodate 50 vehicles in addition to the garage's use was raised, and whether the use of the grassed areas could be guaranteed if they became waterlogged. A contribution from the applicants towards a Traffic Order to restrict parking along Station Road altogether was asked for, and also an assessment of the expected increase in traffic along Chandos Road and at the difficult Ford Street/London Road junction due to the relocated parking.

A long history of problems with the drainage from the site via the embankment along Station Road was referenced, with respect to the attenuation pond and outlet. It was recommended that the SuDS system outlined in Appendix 5 of the Flood & Drainage Statement be reviewed by the appropriate consultee with this in mind.

Cllr. Newell noted the loss of trees, especially the yews, on the south side of the railway track, and pointed out that the elevation drawings showed trees above the roofline of the building. She would like to see more retained.

Members discussed their response and decided to **SUPPORT subject to satisfactory answers to the above concerns** (9 for; 1 against; 1 abstention).

935/16 Amended Plans

16/02641/APP Hamilton Precision Ltd., 10 Tingewick Road

Demolition of existing Class B2 warehouse and construction of 51 residential units with access and associated parking

A briefing note from the Planning Clerk had accompanied the agenda. Two-thirds of the new documents had since been delivered. The number of dwellings had been reduced to 50, and a double garage deleted, which allowed a larger open space at the river end of the site, and enlargement of the turning head at the end of the spine road.

There is still no indication that the content of the mound (except for D&AS 3.0.4 “ ... an existing mound which comprises of shrubery”) has been tested for possible contaminants.

Guideline parking provision is 95 spaces as acknowledged in D&AS Fig 29

11 x 4-bed houses @ 3 each = 33

6 x 3-bed houses @ 2 each = 12

33 x 2-bed flats @ 1 each = 33

+ 1 visitor space between two = 17

so the 83 spaces proposed are well short. This is not a town centre site where special provisions might apply, and it has no convenient bus service.

A number of inconsistencies in the documentation were noted:

- The position of the substation (moved to Block B parking area by Amended Plan Sept.16) had seemingly reverted to the Tingewick Road frontage;
- The D&A Statement has a tree removal Plan (Fig 44) though the Planning Supporting Statement (6.9.2) states that all existing trees are to be retained;
- (D&AS) 8.0.8 & 8.0.9 both support inclusive access for the disabled and encumbered, but it appears from the drawings that the path to the Riverside Walk (a ‘sustainable cycle route into town’ and also to the playground at Clarence Park) includes three sets of steps.
- bin storage areas “can be provided to the fronts of these two properties” (PSS 5.11), what appears to be a single bin (not the two provided by the District Council) is shown at the front of plots 37,38 & 39, and the D&AS (11.0.2) states that bins are to be kept at the rear of the property, and brought round to the front on bin day;
- D&AS 2.8.4 & 4.5.2 notes a need for pumping foul drainage to the Tingewick Road sewer, but the Drainage Statement at 3.3.1 says “it should be noted that the system functions by gravity only”;
- the proposal to surround three-quarters of the site with a retaining wall and hence displace flood waters to adjacent housing in Clarence Park and Fishers Field was of great concern to Councillors;
- (PSS 4.40 & 5.9) The Town Council’s previous ‘concerns’ over the lack of bus stops on the A421 and Tingewick Road have been misinterpreted; our criticism

was of the incorrect statements in the Transport Assessment that there were bus stops on the A421 and a service along the Tingewick Road (contrary to the maps in their own document). The March 2017 Travel Plan also states (para 2.1) "There are a further set of bus stops on the A421 to the south of the site, which also provide access to routes X5, 131/132 and 133. Figure 2.1 shows the location of the bus routes in the vicinity." Reference to Fig 2.1 shows no bus stops at all on the bypass. The 'nearest' bus stop is 800m away on the London Road by Sainsbury's (where the X5 does not stop), and at the top of the same page it is stated that the town centre is 800m away, where all buses stop. There are NO bus stops on the bypass (A421), nor is there a bus service along the Tingewick Road; there is thus little point 'improving' non-existent bus stops, and nowhere is there any indication that a new bus service is proposed (which would have to access the town centre via the extremely difficult junction at the Town Hall).

- The bus timetables in the Travel Plan are all 2014 or 2015 versions. The 2016 changes to the X5 and 60/X60 routes made quite a difference (especially with respect to the 2014 #60 service).

In light of these inconsistencies Members were unable to decide which amendments they were to believe and retained their previous response of **OPPOSE and ATTEND**.

936/16 Chair's Announcements

Cllr. Newell proposed an Award for Excellence in Sport and the Arts to the Royal Latin School for the following reasons:

- The U18 Rugby Team got to the final of the NatWest Vase held at Twickenham
- The first XI Football team got to the final of the U18 the County Cup competition, for the second year running, and won it last year.
- Lauren Kay in Year 13 is a GB rower representing the Country in the European championship last summer in the fours and eights and gained gold, silver and bronze medals.
- Johnnie Torjussen has won the U19 English Junior National Badminton Championships (his 5th consecutive title). He also won his second doubles national title.

She also proposed Mrs Lesley Try for Friend of Buckingham for her many years' service to the Girl Guide organisation.

Members agreed these in principle and the suggestions would be taken to the Resources meeting on 17th April 2017 for formal approval.

937/16 Dates of next meetings

Annual Statutory Meeting	Friday 5 th May 2017
Full Council	Monday 8 th May 2017
Interim Council	Monday 5 th June 2017

Meeting closed at 7.40pm

Signed Date