

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.
on **Monday 24th July 2017** in the Council Chamber, Cornwalls Meadow, Buckingham.

Present: Cllr. Ms. J. Bates
Cllr. Mrs. G. Collins
Cllr. P. Collins
Cllr. J. Harvey Mayor
Cllr. P. Hirons
Cllr. D. Isham
Cllr. A. Mahi
Cllr. Ms. R. Newell
Cllr. L. O'Donoghue
Cllr. M. Smith
Cllr. M. Try

Also Present: Mr C. Wayman Town Clerk
Ms. K. McElligott Planning Clerk
Mr. S Parkinson Parkinson Partnership LLP
Mrs. N. Stockill Committee Clerk
Cllr. W. Whyte BCC and AVDC Councillor

235/17 Apologies for Absence

Members received and accepted apologies from Cllrs. Cole, Gateley, Mordue, Bloomfield, Strain-Clark, G. Collins and Stuchbury.

236/17 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.

Cllr. Isham declared an interest in agenda item 5 (Community Centre Freehold) as President of the Association.

Cllr. Mahi declared an interest in agenda item 4 (17/02112/AOP Land at Lace Hill) as a member of the Swan Practice Patient Participation Group.

237/17 Lace Hill Sport & Community Centre – Option to Tax

Mr. Parkinson spoke to Members on the Councils' eligibility to reclaim the VAT on the Lace Hill Sports and Community Centre (LHSCC). Mr. Parkinson explained that Councils were allowed to reclaim VAT in relation to the activities at LHSCC as long as the amount of VAT involved is less than £7,500 (or 5% of the total VAT reclaim for the year, if that would produce a greater figure than £7,500). Mr. Parkinson highlighted that where the amount exceeded the threshold, none of the VAT relating to VAT-exempt activities could be reclaimed.

Mr. Parkinson informed Members that for the 2016/17 financial year the Council was over the threshold, with VAT of £11,949 apportioned to VAT-exempt activities. Almost all of this relates to the Lace Hill Community Centre. The Town Clerk explained that if the Town Council does not decide to opt to tax Lace Hill Sport & Community Centre it would have resulted in a loss of £11,949 last year in the VAT the Council would no longer be able to claim.

Members discussed hire rates for commercial and voluntary organisations and discretionary rates for residents. Mr. Parkinson clarified that if the Council were to opt in they would be subject to a 6 month cooling off period and then committed for the next 20 years. Members discussed the forecasted income and utilisation rates of the rooms and sports pitches at LHSCC.

Proposed by Cllr. P. Collins, seconded by Cllr. R. Newell and unanimously **AGREED** that the Council opt to tax Lace Hill Sport and Community Centre.

ACTION TOWN CLERK

Mr. Parkinson left the meeting

238/17 Planning Application – Additional information

17/02112/AOP Land at Lace Hill [*Employment site*]

Outline application with access, appearance, layout and scale to be considered for the erection of a health centre

Additional information: Design & Access Statement (Revision B)

The Town Clerk read out a summary of changes from the original version on which the Planning Clerk's report (PL/10A/17) had been based. The revision had been sent over shortly before the meeting.

Members discussed the new information, relating it to the NHS Health meeting held the previous Thursday. Concern was expressed at the continued existence of the hospital following recent ward closures at Marlow and Thame Community Hospitals, but it was pointed out the Buckingham Hospital provided "step-down" and respite care, which would not be available at the proposed medical centre.

Members decided not to change their previous response and to add the following comments to those already sent:

- *information on how Buckingham Hospital fits into the integrated Health Hub concept would be welcome, as the medical centre does not duplicate its current role;*
- *the 'preferred model' is suited to urban areas; how is this to be adapted to a large rural catchment area with poor public transport? For example, many village buses have a two-hour window before the only return service, and having to change in the town centre to reach this medical centre may not fit, whereas access to a town centre site can be managed;*
- *there is a discrepancy between 2.2.11 – the Urgent Care Centre will be open 12 hours a day, seven days a week – and 7.7 – the building will be staffed 12 hours a day, Monday to Friday and Saturday mornings;*
- *6.19 & 6.20 are only accurate if the 'main entrance' is taken to be the one on the far side of the courtyard. The actual front entrance leads in to area with the pharmacy and cafeteria but no Reception.*
- *8.7 "... so that potential conflicts between security and other major objectives can be resolved". ... "Natural surveillance is to be strongly encouraged, but care is needed to ensure that privacy is not infringed".... "Superfluous and unduly secluded access points and routes should be avoided". As has previously been pointed out, the lack of Reception at the primary entrance is a security concern; anyone can reach the upper floors by lift or stairs without challenge from the entrance lobby; and the exterior door at the bottom of the Surgery stairwell opens inwards and cannot, therefore be a lockable 'crash' fire door and if it is to be left unlocked will provide an unsupervised entry point.*
- *"The lighting to the project has to balance security with light spillage, a particular planning concern. ... There are numerous wall mounted luminaries and bollards to adequately light outside amenity space. Additionally there are floodlights on*

sensors and switchable from staff areas should any incident occur.” *Concern was expressed at the previous meeting about the amount of light spillage. None of this is illustrated in the documents, so the extent of ‘numerous’ is unknown.*

- 9.1 “We have introduced large, well orientated windows to reduce the reliance on artificial light during daylight.” *This statement makes the lack of natural light for the café, and the entrance lobby in general all the more remarkable.*

Cllr Isham was not present for the discussion of planning application 17/02112/AOP

Cllr Try entered the Chamber at 19.38 in time for the next agenda item

239/17 Buckingham Community Centre Freehold

Proposed by Cllr. P. Collins, seconded by Cllr. Mahi and **AGREED** That Council authorises the purchase of the Community Centre for £50,000 +VAT from budget code 131/4085.

A vote was called and the results were:

8 in favour

2 abstentions

Motion Carried

ACTION TOWN CLERK

Cllr. Isham recalled the original purchase of the Buckingham Community Centre, observing that it was a joint purchase between District, Buckingham Town Council and the Buckingham Borough Corporation. Cllr. Isham congratulated his fellow Councillors and said he felt proud the Centre was back in the hands of Buckingham.

240/17 Chair’s Announcements

The Mayor acknowledged the hard work of Town Council staff and Councillors throughout the duration of the Buckingham Fringe.

241/17 Date of next Meetings:

Full Council Monday 14th August 2017

Interim Council Monday 11th September 2017

Meeting closed at 19.43 pm

Signed **Date**