

Minutes of a meeting of the Full Council of Buckingham Town Council held on **Monday 20th November 2017** in the Council Chamber, Cornwalls Meadow, Buckingham at 7:00pm.

Present:

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| Cllr. Ms. J. Bates | |
| Cllr. T. Bloomfield | |
| Cllr. M. Cole | Deputy Mayor |
| Cllr. Mrs. G. Collins | |
| Cllr. P. Collins | |
| Cllr. Mrs. M. Gateley | |
| Cllr. J. Harvey | Mayor |
| Cllr. P. Hirons | |
| Cllr. D. Isham | |
| Cllr. A. Mahi | |
| Cllr. H. Mordue | (until minute 520/17) |
| Cllr. Ms. R. Newell | |
| Cllr. L. O'Donoghue | |
| Cllr. M. Smith | |
| Cllr. Mrs. C. Strain-Clark | |
| Cllr. R. Stuchbury | |
| Cllr. M. Try | |

In attendance:

| | |
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| Mr. C. P. Wayman | Town Clerk |
| Mrs. N. Stockill | Committee Clerk |
| Mr W Whyte | County Councillor |
| Alison Walker | Wates Developments |
| John Lieberman | Wates Developments |
| Shiv Singh | Wates Developments |

The Full Council was preceded by a Public Session in accordance with Standing Order 3.f.

Mr Dollins gave the following statement. "I and many other residents of Gawcott Fields are fundamentally opposed to the development of these agricultural fields. We feel quite strongly, despite assertions from Wates to the contrary, that this is not a sustainable development. If it goes ahead I believe it will destroy the character of the area and would be hugely detrimental to both Buckingham town and Gawcott village. Indeed, if this development proceeds, the town and village will essentially be linked together as one single area, destroying hundreds of years of local history and identity. These proposals also seem to completely ignore the Buckingham Neighbourhood Development Plan and sit outside of the settlement boundary. Whilst I appreciate the requirement to deliver much needed new homes in Aylesbury Vale this is an exceptionally poor choice of site in my view – the traffic problems, road safety issues and pressure on local services created by potentially 500+ new homes would be horrendous and I'd hope, with this all in mind, that Buckingham Town Council oppose this development in the strongest possible terms"

The meeting then moved into formal session.

518/17 Apologies for Absence

Members are asked to receive apologies from members.

None

519/17 **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.
There were none.

*Members **AGREED** to move item 9 forward in the agenda for the benefit of members of the public present*

520/17 **Presentation**

To receive a presentation from Alison Walker and Jon Lieberman of Wates Developments regarding planned works on land South East of Osiers Way, Buckingham.

Ms Walker spoke to Members on the background of Wates developments highlighting their core values as a family company. Ms Walker explained that the original proposal within the pre-submission of the VALP was for 420 housing units of residential use though Wates did not believe the original layout was sympathetic to the existing field layout and topography. Wates presented a revised development map of 550 housing units, 60 Acres of public open space, a community hub and provisions for affordable housing and Section 106 contributions.

Ms. Walker explained that the next steps for Wates was to submit representation to the Local Plan consultation, seek an amendment to the boundary allocation and work with Buckingham Town Council, AVDC and local residents.

Councillors asked the following questions and the responses are presented in Italics.

Cllr. Harvey asked if Wates had referred to the Buckingham Neighbourhood Development Plan (BNDP) when designing their proposal. *The site has no status within the BNDP (at the moment) and lies across the settlement boundary between Buckingham and Gawcott.*

Cllr Cole stated that Buckingham Town Council was in dispute with AVDC over the draft VALP and it was unlikely to be approved until this time next year. Therefore, the BNDP carries maximum weight at the moment.

Cllr. Hirons explained there was often a strong smell of spice carried across the Gawcott Fields from the Nampak factory on Osiers Way. *We have investigated the odour from the spice factory and we are told that it depends on the prevailing wind but should not have an impact on the settlement.*

Cllr. Hirons asked what percentage of affordable housing they were proposing, adding that Buckingham Town Council was unlikely to look favourably on any application with affordable housing allocation below 35%. *It is a point of discussion and we will need direction from AVDC*

Cllr Stuchbury expressed concern that there appeared to be no safe pedestrian access across the A421, posing a serious issue for residents wanting to cross the bypass to walk to school or the town centre. *There will be a Toucan crossing across the A421 from Gawcott Fields to Embleton Way.*

Cllr Stuchbury said the nearest Primary School from this development was George Grenville Academy and without safe and accessible footpaths the new residents would be forced to drive their children to school, adding to the already congested traffic around Buckingham's schools.

19.32 Cllr Mordue left the Chamber

Cllr. Gateley asked what measures would be in place to protect the existing trees. *We will take arboricultural advice on mapping roads through the development to avoid tree root damage and seek opportunities to enhance the existing woodland.*

Cllr. Smith asked where Wates believed all of the new residents would work. *There are a number of industrial buildings close to the site and many within the local area.*

Cllr. Try – The Town Council have previously expressed concern over the adoption of estate roads, maintenance charges, and width of spine roads, gated communities and adequate distance from the footpaths to the curb. *Noted and will take those factors into consideration.*

The Town Clerk noted the proposed two exits onto Osier Way and one onto the Gawcott Road. The Town Clerk commented that the previous proposal for 420 units had included provision for a Primary school and employment site.

Cllr. O'Donoghue suggested visiting the local schools at peak times to understand the pressure on the local roads.

Members of the public left the chamber at 19.44

521/17 Minutes

To receive the minutes and confirm the recommendations therein of the Full Council Meeting held on Monday 2nd October 2017

AGREED

522/17 Interim Minutes

To receive the minutes and confirm the recommendations therein of the Interim Council meeting held on Monday 30th October 2017

AGREED

523/17 Planning Committee

To receive the minutes and confirm the recommendations therein of the Planning Committee meetings held on:

- Monday 9th October 2017

AGREED

- Monday 30th October 2017

AGREED

524/17 Town Centre and Events Committee

To receive the minutes and confirm the recommendations therein of the Town Centre and Events Committee meetings held on Monday 16th October 2017.

AGREED

525/17 Environment Committee

To receive the minutes and confirm the recommendations therein of the Environment Committee meeting held on Monday 23rd October 2017

AGREED

526/17 Resources Committee

To receive the minutes and confirm the recommendations therein of the Resources Committee meeting held on Monday 6th November 2017.

AGREED

527/17 Cornwalls Meadow Toilets

To receive a written report from The Town Clerk and Cllr. Bates on the learning outcomes from the construction of the new toilets (*E/03/17 minute 311/17 refers*).

Cllr. Smith said that the Town Clerk may not have many opportunities to use formal project management training and suggested appointing Project Manager for any large projects in the future.

Cllr. Bates explained there was local Project Management training available via NALC and in the first instance the proposal would be for basic project management training to be offered to Officers.

Proposed by Cllr. Smith, seconded by Cllr. O'Donoghue and **AGREED** that the relevant staff are given appropriate project management training and, where it is deemed necessary, a Project Manager is employed and costs built into the project management plan.
ACTION TOWN CLERK

528/17 Judicial Review (16/03302/APP 61-bed Care Home, etc. land behind the Grand Junction PH)

To receive a verbal report from the Town Clerk on legal advice sought over the Town Council's chances of success in a judicial review regarding 16/03302/APP 61-bed Care Home etc. land behind the Grand Junction PH.

Members received and discussed the Barrister's report and were in agreement that it was not viable for the Town Council to invest any more money in pursuing the case. Proposed by Cllr. P. Collins and seconded by Cllr. Hirons to not proceed with a judicial review regarding 16/03302/APP 61-bed Care Home etc. land behind the Grand Junction PH.

A vote was taken and the results were:

In favour: 15

Against: 0

Abstentions: 1

Motion Carried

529/17 Buckingham Neighbourhood Development Plan Review

To receive a written report from the Planning Clerk

Proposed by Cllr. Bates, seconded by Cllr. O'Donoghue and unanimously **AGREED** to the following amendment the report recommendation:

'The NPWG recommended that a new Town Plan Officer be hired, to start work in April 2018 for 20 hours per week for 1 year with the potential of a rolling contract and for the salary to be funded from a newly created budget head.'
ACTION TOWN CLERK

530/17 To receive and question reports from District and County Councillors

Cllr Whyte

Community Transport Project – The group is meeting on Monday 27th November and is close to working out the deliverables for a Buckingham Community bus project. Cllr. Whyte said the group were seeking a representative from Buckingham Town Council.

Pavements – TFB have agreed to allocate Local Priority funding to pavements repairs along the section between North End to Mary McMannus Drive, West of Bridge Street, Lloyds Bank to Barclays Bank and a small section at the bottom of Moreton Road. Cllr. Whyte confirmed that the repairs should take place within 2017/18. Cllr. Cole noted concern over unlit footpaths and the poor condition of pavements on Page Hill and at the Old Church Yard. Cllr. Whyte explained that areas of Page Hill received pavement repairs within 2015/16 and encouraged members to report any defects onto the County Council's Street works tool. Cllr. Whyte added that dangerous/hazardous footpaths need to be the priority above and beyond those that are simply worn out.

Winter Maintenance – Gritters have already been on the roads this year and the gritting routes have not reduced from 2016.

Addington Road – Cllr. Whyte explained that BCC and the Developers had agreed on a scheme for a one way (downhill) system and hopeful it would be included within the 2018 Spring/Summer work's schedule.

Cllr Stuchbury

VALP – Cllr. Stuchbury reported on that the Town Council's amendment to District Council on the 18th October 2017 had not been successful and Cllr. Stuchbury expressed his disappointment that his fellow District Councillor had not been present.

Ford Meadow Parking and Lighting – Cllr. Stuchbury had been liaising with residents over the intrusive lighting emanating from Ford Meadows car park. Cllr. Cole explained that the Parish Liaison Officer had referred the matter to Enforcement for investigation.

531/17 Action List

New Homes Bonus – The Town Clerk explained he had been advised that there are too many requests from the Town Council to be considered under the New Homes Bonus Scheme but there was a possibility that some of the road improvements might be funded from S106.

Cotton End Steps – The Town Clerk explained that AVDC were unlikely to proceed with the New Homes Bonus application for Cotton End Steps until they had received a positive response from Barrett homes, Bovis Homes and the original land owner. Cllr. Stuchbury expressed his serious disappointed and asked for an early meeting with AVDC.

Proposed by Cllr. Harvey, seconded by Cllr. Cole and **AGREED** for the Town Clerk to resubmit the NHB application for Cotton End Steps and to arrange a meeting between AVDC, the Town Clerk and the Chairs of Planning and Resources Committees.

ACTION TOWN CLERK

A vote was taken and the results were:

In favour 15

Against 0

Abstentions 1

Motion Carried

532/17 Reports from Representatives on Outside Bodies

Members are asked to note the reports listed below:

532.1/17 Access for All minutes 12th September 2017

Noted

533/17 Mayoral Engagements

To receive a list of events attended by the Mayor and Deputy Mayor.

Functions the Mayor has attended:

Thu 5 Oct 2017 Older persons day in the Library

Sat 7 Oct 2017 Accompanying the Mayoress on her opening of 'Pasha'

Tue 10 Oct 2017 General Charities meeting

Fri 13 Oct 2017 Opportunity Centre visit

Sat 14 Oct 2017 Charter Fair opening & walkaround

Thu 19 Oct 2017 Official Toilet opening

Wed 25 Oct 2017 Aylesbury Youth Action awards

Sat 28 Oct 2017 Love Buckingham Skatepark Day

Mon 30 Oct 2017 Brighter Kind cycle trip send off (CiN)

Mon 30 Oct 2017 BACAB meeting

Sat 4 Nov 2017 Pumpkin judging

Sat 4 Nov 2017 Fireworks and bonfire

Tue 7 Nov 2017 Access Day
Wed 8 Nov 2017 Christmas Lights planning meeting
Wed 8 Nov 2017 Healthwatch Bucks public meeting (Health Festival)
Thu 9 Nov 2017 Tea for retired nurses & healthcare staff (Health Festival)
Thu 9 Nov 2017 Library event for Health festival
Fri 10 Nov 2017 Well Buckingham Conference (Health Festival)
Sat 11 Nov 2017 Health Festival Fair
Sun 12 Nov 2017 Remembrance parade
Mon 13 Nov 2017 Bourton Meadow Health Festival Assembly
Tue 14 Nov 2017 Lace Hill Academy school library opening
Wed 15 Nov 2017 Bucks Vision reception at The Speaker's House
Wed 15 Nov 2017 Buckingham Society AGM
Thu 16 Nov 2017 Disabled Go workshop
Thu 16 Nov 2017 Willen Hospice welcome new Chief Executive
Fri 17 Nov 2017 Action for Youth conference
Mon 20 Nov 2017 Domestic Violence seminar at Aston Clinton
Noted

Functions the Deputy Mayor has attended:

Thurs 19th October Official opening toilets, Cornwall's Meadow, Buckingham
Weds 25th October Bucks County Council Chairman's Reception, Well Street Centre
Fri 10th November Festival of Remembrance, Royal Latin School, Buckingham
Sun 12th November Remembrance Sunday, Buckingham Parish Church
Noted

534/17 Chair's Announcements

Shopmobility Opening ceremony - Tuesday 28th November 2017 9.30am

535/17 Date of the next meeting:

Interim Council – Monday 18th December 2017
Precept - Monday 8th January 2018 2017
Full Council – Monday 22nd January 2018

CONFIDENTIAL SESSION

Members **AGREED** In terms of Schedule 12A, Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters and it is, therefore, **RECOMMENDED** that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 the public and press be excluded.

Members of the public and press left the chamber at 8.40pm

536/17 Possible Building Purchase

To receive a written report from the Town Clerk

The Town Clerk explained that the property agents have given a deadline of Wednesday 29th November 2017 for sealed bids with confirmation of available funds. The Town Clerk said he could approach the agents with an expression of interest explaining the Council's processes for investment.

Cllr. G. Collins spoke in favour of an option where the Council Offices and Chamber were collocated.

Proposed by Cllr. Harvey, seconded by Cllr. P. Collins and unanimously **AGREED** for the Town Clerk to liaise with the DCLG Administrator to investigate the process of borrowing funds and to approach the property agents with an expression of interest explaining the Council's processes for investment. **ACTION TOWN CLERK**

Meeting closed at: 8.55pm

Signed Date

Town Mayor