

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.
on **Monday 15th September** in the Council Chamber, Cornwalls Meadow, Buckingham.

Present: Cllr. T. Bloomfield
Cllr. H. Cadd
Cllr. J. Harvey
Cllr. P. Hirons
Cllr. D. Isham
Cllr. R. Lehmann
Cllr. A. Mahi
Cllr. Ms. R. Newell
Cllr. L. O'Donoghue (Mayor)
Cllr. M. Smith
Cllr. Mrs. C. Strain-Clark
Cllr. R. Stuchbury
Cllr. M. Try
Cllr. W. Whyte

Also present: Mrs. C. Bolton Committee Clerk
Mrs. K. McElligott Planning Clerk

344/14 Apologies

Apologies were received and accepted from Councillors G. and P. Collins.

345/14 Declarations of Interest

Cllr. Lehmann declared an interest in application 14/02601/AOP and took no part in the discussion or vote.

346/14 Minutes

The Minutes of the meeting held on 28th July 2014 were ratified at Full Council on 18th August 2014 (**IM/01/14**)

347/14 Major Planning Application – response date 6th October 2014 14/02513/ADP OPPOSE and attend

Tingewick Road Industrial Estate (East), Buckingham MK18 1SU
Approval of reserved matters of access, layout, scale, landscaping and appearance pursuant to outline permission 11/02116/AOP for 86 dwellings and approval of design code in accordance to Condition 4 of the Outline planning approval

Members discussed the application, noting that few of the consultee comments on the (withdrawn) application 13/03139/ADP had been addressed. The design of the flats had been modified with a curved corner and balconies, and the riverside walk added. Otherwise the general design and layout was described as mediocre and the feeling of the meeting was that Buckingham deserved better. Particular points noted:

- the corridor on the ground floor of the westernmost block of flats would become a loitering place subject to graffiti and litter; there was no clear indication of management and cleaning services being provided;
- the children's playground – and especially the tunnel – would become unpleasant after flooding, was not well overlooked, and if the EA objected to the fencing so close to the river, unsafe; Members reiterated their response to the "Minor" Amendment to the 2013 application: *Members felt that this redesign of*

the play space was more than a Minor Amendment and merited comment. It was also hoped that the Environment Agency had been consulted, in particular over the proposed fence along the river.

This was the wrong site for a play area, and ill-designed for a readily floodable riverbank. Floodwater could damage the surrounding berms, swirl around the centre space and fill the tunnels, leaving mud and other detritus when the waters went down – an obvious maintenance problem. Members fully supported Mr. Houston's comments, and a play area on the right-hand (east) side of the access road at the entrance was suggested as being safer, out of the floodable area and more likely to be used by residents of nearby housing.

- There was no indication of the doorway width of the ground floor flats being wide enough for wheelchair use, though these would be the most likely choice for disabled people;
- the footpath on one side of the access only, switching to the other side a short distance in, was a nuisance for all, but especially difficult for wheelchair users and those with mobility scooters or pushchairs, even with kerb drops.

Proposed by Cllr Cadd, seconded by Cllr Smith, and unanimously **AGREED**, Cllr Stuchbury abstaining, that Cllr Stuchbury call in the planning application.

Cllr Stuchbury agreed to raise the application at AVDC's next meeting, and when the date of the relevant Development Management Committee was advised all Members would be canvassed for a speaker to represent the Town Council's views as this was a Full Council matter.

348/14 Major Planning Application – response date 3rd October 2014
14/02601/AOP OPPOSE and attend

Land To The West Of Castlemilk, Moreton Road, Buckingham MK18 1PP

Outline application with access to be considered at this stage for the erection of up to 130 dwellings and full planning permission for the change of use from agricultural land to sports pitches/recreational open space and informal open space.

Members discussed this application at length, making the following points:

- the site is not included for development in the emerging Neighbourhood Plan; apart from the problems of additional traffic, the public reaction on consultation was overwhelmingly hostile to development of these sites (Site 1 – sports field, Site 28 – residential area);
- the proposal further erodes the separation of Maids Moreton from Buckingham;
- up-to-date survey-based data of traffic movements, not only for the A413 but also for traffic using Avenue Road and the lane which emerges by College Farm on the A422 to avoid the Old Gaol junction, should be submitted, as well as comments derived from existing residents about their travel modes as evidence that the Travel Plan is proving effective;
- the schools should have mode travel data supplied by parents, and out-of-county schools in Northants (Brackley, Towcester and Deanshanger) should also be included; whether the two (not five) secondary schools within the cycling radius of 5km have secure cycle parking should also be investigated;
- the employment areas of the town are shrinking, and major employment sites (and a college) are being constructed at Silverstone; public transport to the remaining industrial areas south of Buckingham and Silverstone is non-existent, though there is a bus for college students which picks up in Buckingham, and approximately half the working population works out of town. With an

inadequate or impractically-timed bus service, it is unlikely that car use will diminish and many of the local roads are narrow and unsafe for cycle use;

- the 60 service past the site will reduce to two-hourly after the schedule change in November 2014, and the 151 is a single bus trip per day, returning at midday;
- neither bus stop on the estate side of the Moreton Road is accessible by paved footpath;
- there is no access for coaches or cars to the playing field area, nor any parking provision;
- Access for large site works and delivery vehicles appears to be via the residential areas which is unsafe and disruptive;
- the swales, to be effective, need proper drainage installed if the properties in Phase I and Gilbert Scott Road are not to suffer from overtopping; flooding of the existing Phase I properties and the presence of an active spring line have not been acknowledged; *Clerk's note: a Flood Risk Assessment was added to the document list on 16th September; this agrees that the likelihood of river flooding is remote, but does not deal with Members' concerns as expressed, nor is any drainage proposed for the playing field area as it is a field at present and no work is necessary*
- The playing field area should be drained and levelled to national standards
- The trees – whether retained or new planting – are too close to the houses, which will lead to subsidence, cracking and pavement uplift;
- With previous applications in mind, Members insisted that the Town Council be included in any s106 discussions to provide local knowledge and prevent errors and misapprehensions;
- A continuous footway on the western side of Maids Moreton should be considered, even if this involves narrowing of the carriageway by Brae Lodge (a useful speed reduction measure) with a good surface and kerb drops as appropriate;
- Maids Moreton CE & Buckingham Primary will be the nearest schools and should be considered for s106 funding, as well as The Buckingham School, the RLS having received disproportionate funding from Lace Hill;

Proposed by Cllr. Whyte, seconded by Cllr. O'Donoghue, and **AGREED** unanimously (Cllr. Lehmann abstaining) that the application be **OPPOSED**.

349/14 Invitation to make a presentation

Members **AGREED** unanimously that Mr. McGough be invited to attend with the usual provisos.

350/14 Chair's Announcements

None.

351/14 Dates of next meetings

Full Council	- Monday 6 th October 2014
Interim Council	- Monday 3 rd November 2014

Meeting closed at 7.50pm

Signed **Date**