

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.
on **Monday 25th February 2019** in the Council Chamber, Cornwalls Meadow,
Buckingham.

Present:

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. L. O'Donoghue	
Cllr. A. Ralph	
Cllr. M. Smith	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also Present:	Mr P. Hodson	Town Clerk
	Mrs. N. Stockill	Committee Clerk
	Mrs C. Cumming	Buckingham Society

PUBLIC SESSION

Mr S. Myhill of Acanthus Clews Architects presented to Members on application 19/00511/APP (Land to the rear of 2 Market Hill, MK18 1JS). Mr Myhill advised Members that the redevelopment of 1 and 2 Market Hill was nearing completion and had been well received by Buckingham residents. Mr Myhill said the redevelopment has greatly enhanced this part of the conservation area by the overall quality of design both to the infilled listed terrace to the Market Hill frontage, and the modern treatment of the rear elevation. This standard of design will be continued within the proposal for the land to the rear of Market Hill creating a 'Modern Quarter' for Buckingham.

Members thanked Mr Myhill for his presentation and raised questions/comments –

Concern over denial of light to the basement flats to the rear of 1 and 5 Market Hill. *Mr Myhill said the South West elevation would be tiered to minimise any overbearing effect on the neighbouring properties and to maximise solar gain and daylight to the new dwellings.*

Detracts from the quality design of the redeveloped NatWest building. *Mr Myhill illustrated that the proposed ground floor was designed as a 'plinth storey' to support the two 'principal' upper storeys and is substantially hidden by the existing boundary wall. The third floor is set back in the form of mansard or 'attic storey' to minimise its impact on the elevation and the street scene and on neighbouring buildings. The forward part of the elevation would sit neatly between the mature Yew trees and the Market Hill buildings.*

Loss of parking forces residents to rely on pay and display car parking in Cornwall Meadows. *Mr Myhill informed Members that was no requirement to provide car parking for high density housing development within a town centre location.*

No contribution to affordable housing. Mr Myhill predicted that the apartment would be private rentals to university students that, predominantly, were not car users.

747/18 Apologies for Absence

Members received and accepted apologies from Cllrs. Newell, Strain-Clark and Mordue

190225 Interim Minutes Draft subject to confirmation

EQUALITIES ACT 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, racial equality or diversity.

1

Initial.....

748/18 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.

749/18 NEW APPLICATION**19/00511/APP****OPPOSE & ATTEND**

Land to the rear of 2 Market Hill

Proposed new detached building comprising 10 apartment dwellings, and associated external works, bin/cycle store and alterations to access.

Members were concerned at the scale of the building and the detrimental effect on the proposed basement flat in 2 Market Hill (18/03140/APP, no decision at date of meeting) and the 4 dwellings approved behind 10 Market Square (17/04725/APP; variation application 18/02722/APP undecided as yet). Contrary to BNP Policy DHE6 ("New developments will provide good quality private outdoor space, which will provide an area where people can spend quality time and enjoy their surroundings") the development provides a small communal area between the building and the bin store, and will dominate the amenity spaces of these other two developments. The almost blank end wall of the block is only 5m from the flats at 2 Market Hill. There is a 1m wide footway

It was noted that while the documents indicate the possibility of making the ground floor flats accessible for the disabled, no parking was provided for these residents, who were presumably intended to park in the public car park at Cornwalls Meadow. It was pointed out that – though the car park is free of charge overnight at present – not all residents would necessarily have normal work hours, and in any case those who do may have days off; this is a rural area and residents who do not work in the immediate area need a car.

It was pointed out that trees grow and there would be a permanent maintenance requirement to keep branches away from the building, for which approval would have to be sought as they are in the Conservation Area.

While The White House and 10 Market Square were the nearest Listed Buildings, the Almshouses on the other side of the entrance to Verney Close were also Listed and little attention seemed to have been paid to this.

Members opposed on the grounds of overdevelopment of the site and non-compliance with the Neighbourhood Plan.

Members received a summary from Cllr. Cole attached at Appendix A of these minutes.

750/18 NEW APPLICATION (not in our Parish; in Lillingstone Dayrell)**19/00532/ADP****OPPOSE & ATTEND**

Silverstone Motor Racing Circuit

Reserved matters application pursuant to outline planning permission 17/01840/AOP; layout, scale, external appearance, the access, and the landscaping of the site

Cllr. Cole summarised concerns and his speech is attached at Appendix B.

As usual, Members have not commented on the design of the building as it is not in their parish, only on the effect of the development on Buckingham.

*Given that Silverstone is one of only two designated employment areas in the Vale *, and many jobs at the Circuit are currently being advertised, Members reiterated their concerns expressed previously at the Outline Plan stage that no consideration appeared to have been given to improving accessibility from the Buckingham area, though the town is expanding rapidly. The s106 offers only £45,000 towards work in Dadford village, and none of the three listed bus services are relevant to Buckingham unless employees are prepared to travel to Brackley or Milton Keynes first, making the journey to work unfeasibly long given the service frequencies. The suggestion that a safe cycle route via Stowe Gardens be provided has not been pursued. Even with improvements in the village itself, the direct route via Dadford is unsuited to additional volumes of traffic and unsafe for cycling.*

The other designated employment area in the Vale is even less accessible by public transport, and yet Section 9 of the NPPF advocates sustainable transport means.

190225 Interim Minutes Draft subject to confirmation

2

EQUALITIES ACT 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, racial equality or diversity.

Initial.....

With the increase in other offerings at the Circuit (such as the Heritage Centre) it is unrealistic to assume that all visitors and employees – some of which will be working shifts and therefore uncatered-for by public transport anyway – will travel out of their way to use the A43 and access the Circuit from the north. It behoves both AVDC & BCC to consider their own side of the boundary as Northants seems to have won most of the s106 benefits.

Proposed by Cllr. Cole and seconded by Cllr. Hirons that Members ask for a proper traffic survey on the roads south of the Circuit and around Buckingham, as access from the south to both the A422 (for Brackley and the A43) and the A413 (for Whittlebury and the A43) both involve traffic moving through the congested town centre, and voted to **OPPOSE and ATTEND** until a satisfactory solution to the lack of access was submitted, especially a safe route for cyclists. Cllr. P. Collins called for a recorded vote and the results were:

In favour: Cllr. T. Bloomfield, Cllr. M. Cole, Cllr. Mrs. G. Collins, Cllr. Mrs. M. Gateley, Cllr. J. Harvey, Cllr. P. Hirons, Cllr. D. Isham, Cllr. A. Mahi, Cllr. L. O'Donoghue, Cllr. A. Ralph, Cllr. M. Smith, Cllr. R. Stuchbury and Cllr. M. Try.

Against: Cllr. P. Collins

Abstentions: None

Motion carried

* The other designated employment area is at Westcott, equally inaccessible by public transport or safe cycle route from Buckingham.

751/18 MAJOR PLANNING APPLICATION – AMENDED PLANS

17/04668/ADP

NO FURTHER COMMENT

Land North of A421 Tingewick Road

Approval of the reserved matters details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code)

Amended Plans (additional plans in bold):

- | | | | |
|-----|--|--------|--------|
| 1. | Site Layout (2 sheets, East & West) | Rev. Z | |
| 2. | Accommodation Schedule | Rev. Z | |
| 3. | Affordable Housing Plan | Rev. J | |
| 4. | Arboricultural Method Statement | - | |
| 5. | Bus Tracking | Rev. C | |
| 6. | Central Square Extract 2 | - | |
| 7. | Drainage Strategy Plan (2sheets, Area 1 & Area 2) | | Rev. C |
| 8. | Ecological Management Plan (Final) | | Rev. 1 |
| 9. | Finished Floor Levels (2sheets, Area 1 & Area 2) | | Rev E |
| 10. | Hazel Dormouse Survey report | - | |
| 11. | High Speed Broadband Plan | Rev. 2 | |
| 12. | Landscape Master Plan | Rev. C | |
| 13. | LEAP 1 | Rev. A | |
| 14. | LEAP 2 | Rev. A | |
| 15. | NEAP & Open Spaces | Rev. B | |
| 16. | Materials Plan | Rev. F | |
| 17. | Parking Strategy Plan | Rev.G | |
| 18. | Refuse Strategy Plan | Rev. B | |
| 19. | Refuse Vehicle Tracking (2sheets, Area 1 & Area 2) | | Rev. J |
| 20. | Tree Protection Plan (2 sheets, E & W) | | Rev. A |
| 21. | Viewline to the Church (3D sketch) | | |
| | a) from Focal Square | - | |
| | b) from Green Lane 02 | - | |
| | c) from "Church View" POS | - | |

and

22. Comments from

190225 Interim Minutes Draft subject to confirmation

3

EQUALITIES ACT 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, racial equality or diversity.

Initial.....

- | | |
|------------------------------|---|
| a) Natural England | 13th February 2019 (no further comment) |
| b) AVDC Affordable Housing | 31st January 2019 (not yet satisfied) |
| c) AVDC Environmental Health | 3rd & 10th Feb. 2019 (no further comment) |
| d) AVDC Parks & Recreation | 22nd January 2019 (not yet satisfied) |
| e) Recycling & Waste | 6th February 2019 (not yet satisfied) |
| f) BCC Archaeology | 7th February 2019 (no further comment) |
| g) BCC Rights of Way | 13th February 2019 (not yet satisfied) |

Members noted that many of these documents had been posted less than 3 weeks after the previous set of revisions and only 2 days after the last meeting; however the changes were only minor and did not affect Members previous response. They were happy to leave the other matters for the relevant AVDC & BCC officers to deal with.

752/18 Chairman’s Announcements

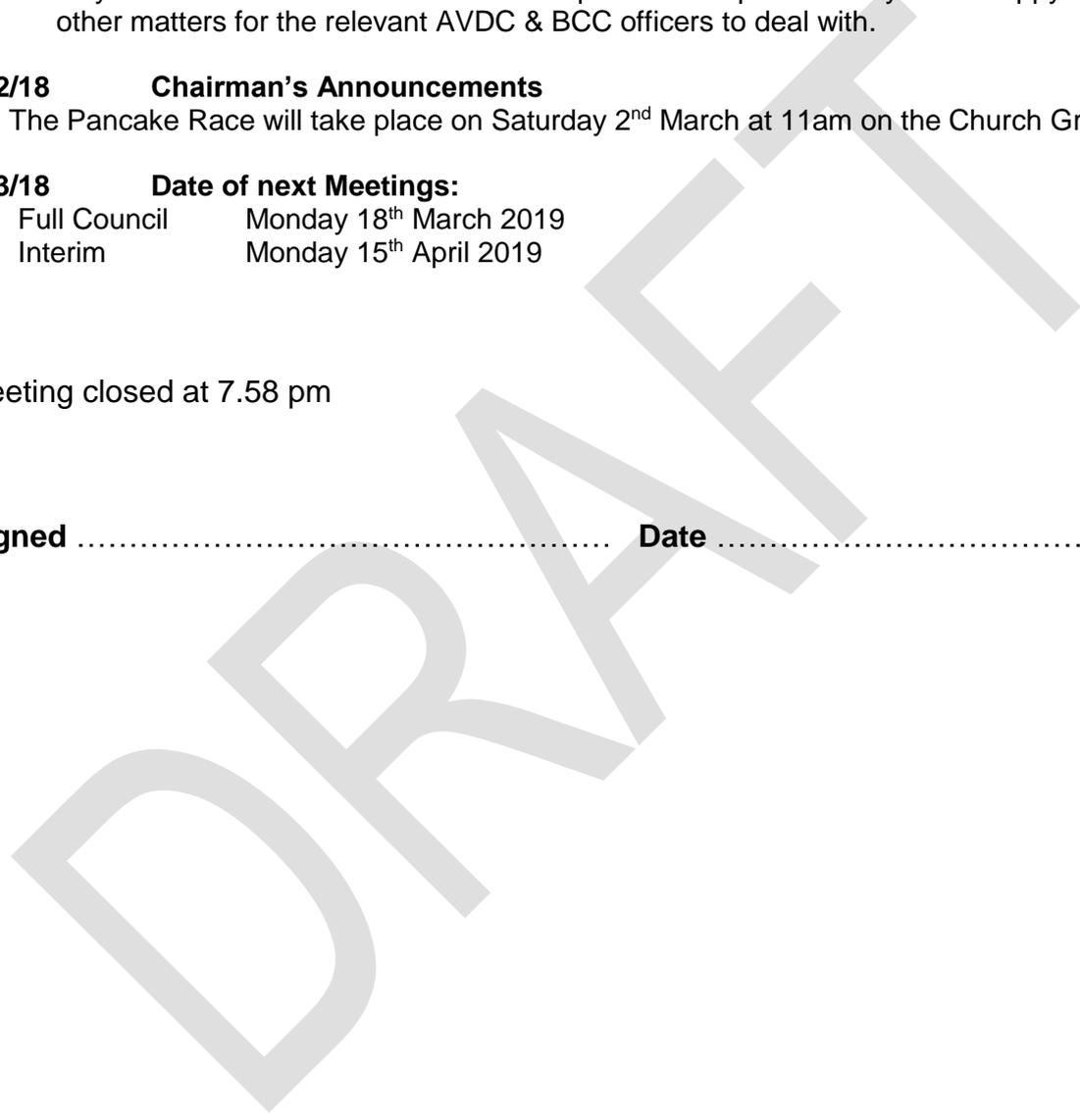
The Pancake Race will take place on Saturday 2nd March at 11am on the Church Green.

753/18 Date of next Meetings:

Full Council	Monday 18 th March 2019
Interim	Monday 15 th April 2019

Meeting closed at 7.58 pm

Signed Date



Appendix A

19/00511 LAND BEHIND NAT WEST

This application is from the same developers as the former NatWest building, and as we have heard from Mr Myhill of behalf of Morrison Property Consultants Ltd, the proposal is to erect a four-storey block of 10 apartments behind the building and alongside Verney Close. I would point out that the statutory consultation notice went up only today, so the public has not yet had an opportunity to comment on it.

While Mr Myhill has made a strong case for providing housing on this somewhat neglected windfall site, which our Neighbourhood Plan encourages, it is the scale of the development which should concern this Council.

I believe that the proposal needs revisiting on several grounds:

1. That it is an overdevelopment of this site in the Conservation Area, and will have an adverse effect on the four dwellings already approved on the southern side of the site, overarching and overshadowing them
2. That the close proximity to neighbouring dwellings – the four I have just mentioned, and also the apartments and basement flat in the former NatWest building – will have an adverse effect on the enjoyment of those properties. In particular, the basement flat, yet to be approved, has very limited access to daylight, and the end wall of this four-storey building would be just five metres from the flat's only windows.
3. Very little weight has been given to the Buckingham Neighbourhood Plan; in the applicant's design statement, there are 17 pages on NPPF and AVDC policies, but just six lines on the BNP, none of which address our Policy DHE6, which is quite specific about the provision of good quality outdoor space: that new developments will provide private outdoor space, where people can spend quality time and enjoy their surroundings. Whilst the new flats might have terrace balconies, neighbouring properties will be deprived of that space.
4. While there is no obligation on the developer to provide parking, as this is a town centre development, he makes much of the ground floor flats having the capability of being adapted for disabled access. Where, I wonder, does he expect those disabled residents to park? Not in Cornwalls' Meadow, several hundred yards away, surely?
5. There will inevitably be some tree loss, but there are three mature yew trees - a feature of Verney Close, and in the Conservation Area - which will be kept, although pruned back to allow building space. No provision has been made for their roots (which can cover an area equal to the tree height), and as we have seen at Wagland Gardens, there is no guarantee that these trees will not be damaged or killed by construction work. And even if not, how will they be managed in the future?

District Cllr Tim Mills has already informed AVDC Planning that should officers be minded to approve this application, then he would want it called in to the Development Management Committee, as it is too large a building for the area and the site.

I propose that on the grounds of overdevelopment and for the other reasons I have highlighted, that this council also opposes it, and if necessary attends the DMC.

Cllr Mark Cole JP

Chairman BTC Planning

Appendix B

19/00532 SILVERSTONE CIRCUITS HOTEL

Although this application is not within our parish, it is still in Buckinghamshire and the Vale of Aylesbury, so comes before us to comment on its impact on Buckingham.

The Silverstone Masterplan first came before us in May 2017, and was approved by AVDC 10 months later, with a number of conditions attached, amongst them S106 monies for promoting sustainable transport, about which we had raised questions.

While not against the provision of the six-storey, 197-room Hilton Garden Inn (reduced from the original Masterplan's 300-beds) – which will be linked to the Grand Prix circuit Pits and Wing by an overhead walkway – concerns remain about the accessibility of Silverstone Circuits from the south. While it is well-served by the upgraded A43 trunk road, the sole access from Buckingham and the south is via the Dadford Road, either through Chackmore, Buckingham or the Water Stratford crossroads on the A422.

I would remind members that Silverstone is one of AVDC's two designated principal employment areas in the Vale of Aylesbury Plan, yet still has no sustainable transport or Travel Plan from Buckingham and district other than by car. The hotel would generate not only guest traffic, but also staff traffic, some of which may well come from the new housing in Buckingham and district. There are currently 55 companies listed at Silverstone Park, in addition to many racing teams there; there is the Silverstone University Technical College with 500 students aged 14-19; and there is the £20m Silverstone Experience, part-funded by the Heritage Lottery Fund, which opens in a few weeks and is expected to attract thousands. Hundreds of jobs are currently being advertised for all the above.

Without public transport and with little prospect of cyclists wanting to risk this narrow, hilly 60mph country lane, it means that hundreds more cars will be using the Dadford Road, with a resultant impact on Buckingham.

In August 2017, when responding to the Silverstone Masterplan, this Council noted this lack of accessibility, but 18 months later we have seen nothing yet done to address that, even though the permission, given in May 2018, had the condition:

S106 contributions towards public transport, Travel Plan and monitoring, speed reduction/traffic calming measures, highway improvements and village environmental improvements.

This 197-bed hotel will add to those concerns, and this Council should be asking AVDC what S106 money funded proposals it is making to improve access to and from Buckingham for this principal employment area, before we approve this application

Cllr Mark Cole JP
Chairman BTC Planning