

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.
Online via Zoom on **Monday 20th April 2020**

Present:

Cllr. T. Bloomfield	
Cllr. M. Cole	Mayor
Cllr. Mrs. G. Collins	Deputy Mayor
Cllr. P. Collins	
Cllr. Mrs. M. Gateley	
Cllr. J. Harvey	
Cllr. P. Hirons	
Cllr. A. Mahi	
Cllr. H. Mordue	
Cllr. Ms. R. Newell	
Cllr. L. O'Donoghue	
Cllr. A. Ralph	
Cllr. M. Smith	
Cllr. Mrs. C. Strain-Clark	
Cllr. R. Stuchbury	
Cllr. M. Try	

Also Present:

Mr P. Hodson	Town Clerk
Mrs. N. Stockill	Committee Clerk
Mrs K. McElligott	Planning Clerk
Mrs. C. Cumming	The Buckingham Society
Mr. C. Walker	Director (Design), Pegasus Group
Mr. D. Hayman	Director, MPC
Mr. A. Moore	Barratt Homes
Mr. A. Blackwell	Planning Consultant

PUBLIC SESSION

20/00885/APP and 20/00886/APP Land North of A421 Tingewick Road Buckingham
Buckinghamshire

Mrs Cumming attended the public session to present the Buckingham Society's objections to the above application. Mrs. Cumming said consultees had spent a long time preparing comments on the previous applications and it was regrettable that consultees were, once again, being asked to consider significant amendments. Mrs Cumming reported that the Buckingham Society felt as though the diversity of housing and resulting mix of building materials had been reduced– which was a key element of the estate's design. Mrs Cumming said the Society were not opposed to the introduction of smaller houses but regretted the loss of chimney stacks on some of the housing stock.

911/19 Apologies for Absence

There were no apologies.

912/19 Declarations of Interest

There were no declarations of interest

IM/04/19

913/19

Virtual Meetings

Members received and discussed a written report from the Town Clerk regarding the new, temporary regulations. The Council noted the new legislation and **AGREED** to continue with the planned calendar of meetings, using Zoom until the current restrictions are ended.

914/19

Presentation on planning applications 20/00885/APP and 20/00886/APP Land North of A421 Tingewick Road Buckingham Buckinghamshire

Members received a presentation from Chris Walker, Director (Design), Pegasus Group and Daniel Hayman, Director, MPC

Mr. D. Hayman said the application incorporated the following amendments:

- deleting a large (4 or 5-bed) detached house and substituting 2 smaller semi-detached;
- moving the electricity substation on the northern site to outside the perimeter road and using the site to extend a pair of semi-detached into a terrace of three;
- deleting a road or part of a road and inserting new houses into the gaps at each end (4 houses on the deleted street have been rotated 90° to face the perimeter road, leaving space for two new houses)
- deleting a garage (parking spaces substituted, either driveway or roadside)
- redesigning a garden boundary to make space.

Mr. C. Walker identified the removal of one street to allow for more smaller houses whilst maintaining circular routes through the estate and avoiding cul-de-sacs. Mr. Walker confirmed that the design of the smaller house did include chimney stacks.

Cllr. Stuchbury said it was important to progress discussion on the adoption of the estate's greenspaces and it was agreed that the developers would meet with the Town Clerk to progress matters. Cllr Stuchbury asked if there would be any clauses written into the deeds to prevent homeowners extending their properties within the first few years. Mr. Walker said he would investigate and come back to the Planning Clerk with an answer.

Cllr. Strain-Clark said every time a four-bedroom house is changed into a smaller house you increase the number of vehicles on the estate. Mr Hayman said there will be additional parking spaces designed so as not to have a detrimental impact on the scheme. Mr Walker noted that all properties will have allocated and visitor spaces in close proximity.

Mr. Walker confirmed that refuse vehicles were allowed onto shared surfaces that would be designed to an adoptable standard. The maintenance of those shared drive areas would come from a service charge payable to the management company.

Cllr. O'Donoghue expressed concern over the parallel kerbside parking bays allocated to the ground floor (accessible) flats. Any rear loading disability vehicle would need sufficient space to allow the driver to unload the wheelchair or mobility scooter. Cllr. O'Donoghue pointed out that the existing bus services are not conveniently timed for work or school and reiterated the Planning Clerk's comments that if the provision of such a service has been discussed with the County Council - whether a proposed route has been mooted. Nelson

Variation of condition 10 of planning permission 17/04668/ADP as amended by 17/A4668/NON. To vary drawing references within condition 10 to allow amended distribution, and amendment, of proposed homes and give effect for 10 additional homes to the layout of homes south of Tingewick Road.

These added units are achieved by the following as stated in the notes to the revised layout plan.

- (A). Additional unit inserted. Alderney house type replaced with a Morseby & Folkestone on plots 55 & 56.
- (B) 2 x additional units inserted. Street 04 removed to allow for more continuous frontage along Street 01 and Green Lane 01.
- (C) Additional unit inserted. Tamerton inserted between plots 165 & 167.
- (D) Additional unit inserted. Buchanan unit has moved to plot 178 replacing a Tamerton house type, which has enabled space for 2 x Folkestone units on plots 190-191.
- (E) 2 x additional units inserted. The Alnmouth and Oxford units have been replaced with Morseby/Folkestone types and Norbury's fronting Street 02. Plots 192-194 & 202-204 have been amended to accommodate the above changes. Shared Surface Street 08 removed to create a stronger frontage along Green Street 04. (F) 3 x additional units inserted. Plots 257-269 have been revised to remove large 4 bed types, such as the Tamerton and Lambertton and replaced with smaller 3 bed units such as the Norbury.

This response was agreed before the application had been advertised in the neighbourhood. If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Regret was expressed that plans discussed and modified over a considerable time and then approved should be amended at such a late stage when building was already well advanced, though the greater number of smaller dwellings was welcomed.

Members criticised

- the lack of tenure blindness; house designs were related to Sale or Affordable with no crossover;
- the reduction of variety in the street scene and garden size, which will be further diminished by the inevitable applications for extensions;
- the minimal size of parking spaces, which left no flexibility for disabled users who may require space at the rear to unload a scooter with hoist or ramps, as well as at the sides for wheelchair access; no disabled bays are provided, even close to the apartment buildings, where the ground floor is the most likely to be chosen by those with mobility problems; this applied to both in-line drive and kerbside parking. It is no use 'applying to the Council' if there is no space to accommodate an extended bay.
- the retention of shared surface streets contrary to national policy and experience elsewhere in the town, and Members would like assurance from the Highways Dept. that these are being constructed to adoptable standards;
- the considerable distance from the northern part of the site to a bus stop, and the infrequent services at Embleton Way, the nearest; the times of these buses are not convenient for school or work hours; the route to and from the town centre is slow, as it travels via the other town estates, and

the carry distance from the bus stop is a deterrent to using the bus for shopping trips; there is no description yet of the bus route proposed in the s106, nor its practicability given the difficult route into the town centre from the estate;

- the advocacy of the use of home delivery services for food and household shopping, which may cut down the number of individual shopping trips, but would lead to much delivery traffic, especially in the evenings to working couples, and could damage the economic viability of the town centre.

Members also asked about

- the prompt delivery of the cycle route along the old railway, which would give good access to the Industrial Estates (which have no bus service) and safe access to the senior schools. The availability of this early on would establish the habit of use and cut down the number of vehicle movements;
- street lighting and the reduction of the speed limit along the Tingewick Road to 30mph for the safety of those resident in the northern part who needed to cross to access the cycle and pedestrian routes as above, and the bus stop;
- the possibility of a 20mph speed limit within the built area, especially with regard to paved streets, cutting down the need for maintenance.

and looked forward to a response from the Authority on these points.

Proposed by Cllr. O'Donoghue and seconded by Cllr. Ralph not to oppose the application with all of the above comments.

In favour: 11

Against: 0

Abstentions: 3

Members of the public left the meeting at this point in the agenda

917/19 COVID-19 Update

Members received a verbal update from the Town Clerk on Council Services and support for vulnerable residents.

- The Buckingham Covid 19 webpage is fully operational. It is updated regularly with details of activities, businesses providing support and contact numbers etc. <https://www.buckingham-tc.gov.uk/coronavirus/>
- The office remains closed, but staff are working from home and all calls and emails are being answered as normal.
- The Town Council will hold its next virtual meeting with full legal powers on Monday 20th April. Press and public can log into Zoom to attend, using the same principles as for physical meetings. The meeting will be hosted via Zoom and streamed on the new Buckingham Town Council YouTube Channel. This follows the Government's implementation of the Coronavirus Act 2020.
- The Greenspaces team have been conducting regular parks checks and worked overtime over the Easter weekend to ensure that the parks remained safe places for people to exercise.
- The cemetery continues to operate as normal with the team reporting no unusual pressures at this time.
- Verges and estate mowing is taking place later than usual, but is happening.

IM/04/19

Cllr. Stuchbury asked the Town Clerk to inform Members (via the Chair of Environment Committee) should members of the Greenspaces Team be called elsewhere in the county to dig graves.

918/19 Buckingham Town Council Awards

Members discussed how and when to present the awards and it was **AGREED** to discuss the presentation the Town Council Awards for 2020/21 at a future meeting of Full Council. This may include a new award for volunteer work during the COVID-19 pandemic.

ACTION TOWN CLERK

Cllr. Harvey said the Council should consider recognising any key workers and residents who may have died during the pandemic.

919/19 Chairman's Announcements

Cllr. Cole said he had sent a 100th birthday card, on behalf of the Town Council and the people of Buckingham, to Captain Tom Moore congratulating him on his NHS fundraising efforts.

The Chairman informed Members that this would be his last meeting as Chair of the Council and Members thanked him for all his contributions as Mayor of Buckingham.

920/19 Date of next Meetings:

- Annual Statutory Meeting: Monday 11th May 2020
- Full Council: Monday 11th May 2020
- Interim Council: Monday 22nd June 2020

Meeting closed at 20.04 pm

Signed **Date**