

IM/04/19

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm. on **Monday 24th February 2020** in the Small Committee Room, Lace Hill Sports and Community Centre, Buckingham, MK18 7PR

Present:

- Cllr. T. Bloomfield
- Cllr. M. Cole
- Cllr. Mrs. M. Gateley
- Cllr. J. Harvey
- Cllr. P. Hirons
- Cllr. A. Mahi
- 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

Mayor

Also Present:

- Mr P. Hodson
- Mrs. N. Stockill
- Mrs K. McElligott
- Miss H. Orton

Town Clerk

Committee Clerk

Planning Clerk

PUBLIC SESSION

A member of the Buckingham Society attended the Public Session to present the group's views on the following agenda items:

Agenda item 4 (20/00510/APP Land to the west of Moreton Road and Castlemilk) – Members were reminded that, despite a considerable list of concerns and criticisms, from BTC and many residents, AVDC approved the application (and have subsequently reinstated the site as developable in VALP - BU043). The decision was appealed and the appeal dismissed. The Secretary of State was asked to call it in and overturned the approval, using the BNDP policies as reasons (with special reference to the absence of a current Local Plan) because the site was outside the Plan Area and the Plan made sufficient allocation [by 2015 standards] for additional housing on agreed sites. Buckingham Society highlighted Neighbourhood development plans as key to sustainable development. The application draws no reference to issues caused by increased traffic flow and there should be greater provision for mixed use properties to allow residents to work from home and cope with an aging population. As it stands the Buckingham Society were opposed to the application.

Agenda item 3 (Proposed Development Part M of the BNDP, Brackley Road) – The Buckingham Society spoke in support of Miss Orton's proposal and said it showed stewardship and long term vision.

A member of the public attended the Public Session to object to Planning Application 20/00510/APP (Land to the Wet of Moreton Road, Castlemilk). The Member of the public explained that the resubmitted application had emphasised the flood risk of building on heavy clay soil and recommended that the land be turned over for community tree planting.

790/19 Apologies for Absence

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Members received and accepted apologies from County Councillor Clare and Town Councillors, G. Collins and Mordue.

791/19 Declarations of Interest

Cllr. Stuchbury said he had previously meet with Miss Orton and discussed proposals for the development on section M on the Buckingham neighbourhood Development Plan

792/19 Proposed Development Section M of the BNDP, Brackley Road

Members received a presentation from Ms. H. Orton and the following key points were highlighted:

The parcel of land on the Brackley Road has been owned by the Orton family for 30 years and previously used as a market garden and training space for charities.

Miss Orton and her sister founded a Community Land Trust to develop the land for the future generations of Buckingham.

Community land trusts (CLT) are set up and run by ordinary people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

The Community Land Trust movement in numbers: There are 263 legally incorporated Community Land Trusts in England and Wales More than 16,000 community led homes in the pipeline Over 17,000 people are members of CLTs

The development is an opportunity for Buckingham to provide affordable homes for young people or families in the town.

The CLT will take a long term formal role in the ownership and stewardship of the homes, offering long-term rental agreement to people with a genuine connection to the town.

The CLT currently has 23 members including a steering committee of 6, with support from Fiona Brown, Communities Lead Collaborative Housing and Charlie Fisher, from Transitions by Design.

Miss Orton stressed that the community involvement was integral throughout the planning process and through consultation, the CLT already know that allotments and thoughtful, sustainable builds were critical to the development.

CLT members want a reduction in unsightly cars on pavements / blocking roads and the development has proposal for a community electric mini bus, community car/cycle club and improved pedestrian infrastructure into the town centre.

The roads are to be built to highways standards and appropriate for refuse vehicle access, therefore adoptable by the Local Authority. The greenspaces maintenance (shared spaces) would be undertaken by residents and there would be money in the CLT community fund as back up.

There will be no services charge in the traditional sense. You pay for the services that you use in an 'opt in' idea. for example, grey water collection, photovoltaic and ground source heat pump energy use.

Members had expressed some concern about frontage elevations overlooking the rear of dwellings opposite and the rear elevations fronting the A422.

The philosophy of formal parking to each dwelling and secondary informal parking will be addressed in the full planning application but there is an intention that parking spaces will, in the future, be phased out.

The members were encouraging of bicycle activity on the site and liked the 'Bridge Link' to the cycle path planned on the adjacent site.

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Miss Orton said the CLT needed to increase its members and appealed to the Town Councillors to join the group and share their expert advice and knowledge of Buckingham.

Next steps - The CLT Social Investment Fund, managed by CAF Venturesome, is a bespoke Fund for CLTs that provides loans of up to £50,000 to get to planning, including preparing plans, commissioning architects and surveyors and submitting the plan. If planning permission is refused, they may write off the loan.

Miss Orton asked Members to write to Greg Smith MP to petition for the Community Housing Fund to be extended so the CLT could apply for a grant.

Cllr. Harvey advised Miss Orton to advertise the CLT across social media. Miss Orton said they were working towards a publicity launch date.

Cllr. Stuchbury asked for progress updates to be channelled through the Town Clerk. Members thanked Miss Orton for attending the Interim meeting of Full Council.

793/19 Major Planning Application

Major Planning Application

20/00510/APP

OPPOSE & ATTEND

Land to the west of Moreton Road and Castlemilk

Erection of 130 dwellings, associated access and parking, landscaping and amenity space and the change of land from agriculture to use as sports pitches/recreational open space and informal open space

Armstrong [for Bellway Homes Ltd. and Avenue Farms Ltd.]

Members would have appreciated acknowledgment from both the applicant and the supporting specialist professionals that the Buckingham Neighbourhood Plan currently prevails over the emerging VALP, and therefore the Secretary of State's 2017 decision remains valid. Nothing in the information provides any evidence that this application differs materially from that on which the Secretary of State's decision was made.

The Chairman reminded members that AVDC Planning Officer Sue Pilcher had stated categorically to the DMC in November 2016 in relation to the Roxwell application that *"the draft VALP carried no weight and that as this was not yet a made policy, it could not therefore be applied."*

The site is still within the town boundary even if it is outside the built envelope and Plan boundary. The Built Heritage document barely recognises this, and makes no reference to Buckingham's Vision & Design SPG retained policy or its Conservation Area, concentrating on Maids Moreton, which is a separate parish, as are [Radclive-cum-] Chackmore and Stowe.

A Travel Plan from 2014, even when lightly amended, is not a Transport Assessment. It was felt that a fully researched TA should be submitted, taking into consideration the 170 houses at Walnut Drive (16/00151/AOP). A total of 300 new dwellings would generate significant pressure on the Market Hill/Moreton Road/High Street junction, already agreed to be at or over capacity, with a lesser but significant effect on the Mill Lane/A422 junction.

Members would like to see evidence from the Phase I & Phase II Travel Plan Surveys that 'trip crediting' is an effective stratagem for mode shift before proposing its application to Phase III.

It would be interesting to learn how a safe cycle route into the town centre is to be implemented, presumably along the Moreton Road.

The 'alternative traffic-free route towards the town centre' is apparently Maids Moreton Avenue running from the Buckingham Primary School to the Stratford Road; it should be noted that this is an unpaved and undrained woodland track.

For the record the #32 and #134 bus services have not existed since November 2014. The #60/X60 does not serve the Moreton Road at all. Only one of the bus routes that do has any Saturday service, and there is no Sunday service. The #83 runs on Silverstone UTC term-time weekdays only.

Such buses as still serve the Moreton Road are not well-timed for ordinary work hours, even within the town (and there are no bus stops for the industrial areas south of the bypass), and this implies car use, especially in bad weather, for work and school travel.

Pedestrian and cycle timing has to take account of the lengthy steep hill between the town centre and the site.

Aylesbury also has a direct train service to London and is the same journey time from Buckingham town centre (30 minutes) by bus as Bicester North.

¶s 4.11.2 – 4.11.4 take a very narrow view; Buckingham is a hub for the surrounding villages, many of which have no facilities or public transport. Removal of parking spaces or increasing charges would penalise the residents of the hinterland unfairly, and damage the economic viability of the town centre as those who could, would go elsewhere rather than search for a parking space.

It was noted that no Affordable Housing was provided with a garage, and the majority of its parking spaces were kerbside rather than driveway; this does not comply with the principle of tenure blindness.

The proposed bin store does not seem adequate for the 12 bins (1 general, 1 recycling, per flat) required.

There is no tracking diagram for the refuse collection lorry.

This Council is opposed to Shared Surface streets, and would like assurance that all roads will be tarmacked and not block-paved.

Verney Park is a University campus not a public park like Bourton and Chandos Parks.

The NEAP and LEAP should be separated so that residents in the southern part of the site (and of Phase I) have a nearby playground. The kickabout area is too small and could well be extended to the north east towards the rugby pitches. Using a large number of different suppliers – including one just for a sign – makes maintenance and repair more difficult. Should the Town Council be asked to take on these play areas, it should be noted that some of these suppliers are not on the BTC approved list.

The proposed grass surfacing between the wet-pour areas in the playgrounds was also not acceptable.

Members assume the details of the pitch drainage, composition and lighting have been agreed by the Rugby Club. However, 10 parking spaces is not enough and will lead to on-street parking in Phase II streets, to the annoyance of the residents. Furthermore, no changing or toilet facilities are proposed for players and spectators; the clubhouse is a good distance away.

794/19 Healthcare Development

Members received a written report from the Town Clerk and noted the minutes of the North Bucks Health and Care Centre Focus Group Meeting of the 25th September 2019.

Cllr. Stuchbury said he remained concerned as to the future of healthcare provision in Buckingham. Cllr. Stuchbury spoke in favour of inviting Healthcare commissioners and Adult Social Care to any proposed public meeting on healthcare in Buckingham. Cllr. Try spoke against arranging a public meeting this side of purdah. Cllr. Try said if we can involve the Trusts as well as the local GP services it would create a better picture of health care in Buckingham.

Proposed by Cllr. Stuchbury and seconded by Cllr. Newell to proceed with a public meeting to discuss the potential changes to healthcare provision in Buckingham, to be arranged during March 2020 – i.e. before purdah begins for the upcoming Town Council election.

A vote was taken and the results were:

In favour: 5

Against: 6

Abstentions: 2

Motion fell

Proposed by Cllr. Try and seconded by Cllr. Mahi to proceed with a public meeting to discuss the potential changes to healthcare provision in Buckingham, to be arranged after the Town Council elections.

An amendment was proposed by Cllr. Stuchbury and seconded by Cllr. Strain-Clark to proceed with a public meeting to discuss the potential changes to healthcare provision in Buckingham, to be arranged after the elections in May. Should the GP Practice, Commissioners and Adult Social Care be unable to attend then the Council would reassess at a future meeting of Full Council.

A vote was taken and the results were:

In favour: 11

Against: 1

Abstentions: 1

The amended motion became the substantive motion and a further vote was taken.

In favour: 12

Against: 1

ACTION TOWN CLERK

795/19 Display Screen Stand

Members received a report from the Town Clerk and unanimously **AGREED** that the Town Council purchases a stand for one of the Chamber screens at a cost of £1,219 from budgets 901 9046 and 104 40

ACTION TOWN CLERK

796/19 Chairman's Announcements

Cllr. Cole announced that an informal meeting of Full Council would take place on Monday 16th March 2020 following a meeting of Full Council.

797/19 Date of next Meetings:

Full Council

Monday **16th March 2020**

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Informal Meeting
Interim Council

Monday **24th February 2020**
Monday **20th April 2020**

Meeting closed at 20.07 pm

Signed **Date**