

**Minutes of an Interim Council Meeting of Buckingham Town Council following an Extraordinary meeting of Full Council at Lace Hill Sports and Community Centre, MK18 7RP held on Monday 28<sup>th</sup> June 2021.**

**Present:**

Cllr. M. Cole JP	
Cllr. M. Gateley	Town Mayor
Cllr. J. Harvey	
Cllr. S. Hetherington	
Cllr. L. O'Donoghue	
Cllr. A. Osibogun	
Cllr. A. Ralph	
Cllr. R. Stuchbury	
Cllr. M. Try	
Cllr. W. Whyte	Deputy Town Mayor
Cllr. R. Willet	(from 180/21)

**Also Present:**

Mr P. Hodson	Town Clerk
Mrs. N. Stockill	Committee Clerk
Mrs. K. McElligott	Planning Clerk
Cllr. C. Cornell	Buckinghamshire Councillor
Mr. R. Newall	Buckingham Society

A member of the public was in attendance but no-one spoke

**178/21 Apologies for Absence**

Members received and **AGREED** to accept apologies from Cllr.s Mordue, Davies, Schaefer and Ahmed.

**179/21 Declarations of Interest**

Cllr. Osibogun declared an interest in agenda item 3 (Land off Osier Way, East of Gawcott Road and South of Buckingham Ring Road) as a Member of The North Buckinghamshire Area Planning Committee. Cllr. Osibogun confirmed that he would refrain from voting on the application.

**180/21 Amended Plans 19/00148/AOP Land off Osier Way, East of Gawcott Road and South of Buckingham Ring Road****19/00148/AOP****OPPOSE (no change)**

Land off Osier Way, East of Gawcott Road and South of Buckingham Ring Road

Outline Planning Application (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal playspace); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation), two new accesses off Osier Way and one new access off Gawcott Road. Includes demolition of the existing pigsty.

*Wates Developments Ltd*

Recently added documents:

**IM/02/21**

- Amended Illustrative Master Plan
- (2nd) Response from from the Ecology Officer
- (2nd) Response from Parks and Recreation
- An updated Design & Access Statement
- LVIA addendum
- Landscape Plan
- Updated Arboricultural Impact Assessment & Tree Protection Plan
- A Habitat Impact Assessment Calculator, a multi-coloured spreadsheet rating the different habitats on the site
- A note accompanying this from BSG Ecology describing the current revision of the mitigation strategy with a clear map attached
- A File Note with a table of Emerging Policy Requirements for Open Space and Green Infrastructure
- A map accompanying this

At a meeting of the Full Council held on 28<sup>th</sup> June 2021, Members discussed the new documents and received a report on the consultee reports added to the website document list since their last review of the application in February 2019.

It was noted that many of the consultee requests for additional information had not been addressed in the intervening two years apart from the two new drawings and associated documents. The 'update' to the D&A Statement amounted to little more than changing the date on the front cover, the incorporation of the new Ecology and Open Space drawings and a slightly more artistic treatment of the landscaping on some of the Character Area pages. The statement on p25 about the emerging VALP had not been altered even though clearly incorrect.

Concern was expressed at the sites chosen for the site notices: none in a place where a pedestrian might see them, still less a nearby resident, and thus emphasising the location of the proposed development as separate from the town.

The Town Council noted that Buckinghamshire still has a lengthy Housing List and these houses would help to resolve this, but new housing must be supported by adequate infrastructure and so voted to continue to Oppose this application on the following ground:

- The site is not an allocated site in the Buckingham Neighbourhood Development Plan, which is currently the controlling document, and the proposal does not accord with BNDP Policy HP1.

And in addition

- The site is not allocated for housing in the Buckingham Neighbourhood Plan for good reason: it is outside the settlement boundary and separated from the rest of the town and its amenities by a Business Park, an Industrial Park and the very busy A421 bypass;
- It has no provision on which to build a community other than a few play spaces;
- All the local schools are close to capacity; none of the primary schools are within a small child's walking distance, which will lead to car use and further congestion outside the existing schools, which already have a parent-parking problem. Young children have to be delivered into the care of an adult on the school staff, which can take 10-15 minutes. The secondary schools are also a good distance from the estate and struggling to accommodate children from the existing new housing;

28<sup>th</sup> June 2021 Draft subject to confirmation

*PUBLIC SECTOR EQUALITY DUTY 2*

*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, or equalities considerations, other than those stated in the minutes.*

Initial.....

## IM/02/21

- It is an extraordinary assumption that the existing employment areas to the east of the development have some 600 jobs available for the new residents, allowing travel to work by cycle or on foot; and VALP includes only two Employment Development Areas, neither of which are accessible by public transport from Buckingham, which will increase car use on country lanes unsuitable for such additional traffic at peak hours;
- Situating such a large development on top of a hill and so far from any amenities, schools and employment opportunities and thus almost totally dependent on car travel, is contrary to good town planning and detrimental to the longterm aims of improving the environment;
- It was noted that, despite considerable efforts to accommodate the extra traffic necessarily associated with 420 houses, the Highways Officer still had concerns about the effect on the bypass roundabouts (not to mention yet another pedestrian crossing);
- There is no proof that Stagecoach will agree to an extra stop to serve the estate – the X5 is by definition an Express service – and there is no other stop on the bypass on its entire length; the Embleton Way service (two a day, Monday – Friday, plus an extra one on Tuesdays) is not well timed for access to work or school;
- Following the recent serious flooding in December, serious concern was expressed at the capacity of the water supply/sewers/drains to cope with this much housing and related hard landscaping;
- This Council, and the LPA concurs, disapproves of Shared Surface streets.

Should the LPA be minded to approve this application, this Council strongly urges

1. That as the estate will be considered as part of Buckingham, the Affordable Housing will be 35% of the total, per the Neighbourhood Plan;
2. That the Buckingham Transport Strategy be reinstated as a policy to be adhered to for all new developments especially those that directly affect the existing bypass;
3. That an Education Strategy for Buckingham be formulated; noting that few of the primary schools have room to expand, and the senior schools would have to lose playing field space to do so, and that the south-west quarter of the town – with almost 400 new houses at St. Rumbolds Fields being built plus these 420 proposed in addition to the existing population – has no school within walking distance;
4. That the Town Council and Gawcott PC be consulted on the terms of the s106 from initial draft stage.
5. That the Town Council and Gawcott PC be permitted to speak when the application comes before the Committee.

*Cllr. Willett entered the meeting at this point in the agenda (19.14)*

A vote was taken and the results were:

In favour: 10

Against: 0

Abstentions: 2

## 181/20 Review of arrangements for committees and working groups

The Town Clerk updated Members that the next meeting of Full Council on the 12<sup>th</sup> July 2021 would be held at the Lace Hill sports and Community Centre due to the ongoing Covid restrictions, but the Interim Full Council on the 13<sup>th</sup> September would hopefully take place in the newly refurbished Council Chamber, providing restrictions allow this.

**IM/02/21**

**182/21 Oxford-Milton Keynes and Peterborough-Northampton-Oxford connectivity studies**

Members received information on England's Economic Heartlands [Online Consultation](#) and unanimously **AGREED** the Town Plan Officer's proposed response.

Members **AGREED** to incorporate Cllr Harvey's comments into the final response from the Town Plan Officer.

Cllr. Harvey noted that many of his points had been covered in the Town Plan Officer's suggested response.

Cllr. Cole added further key transport routes from Buckingham to hospitals in Milton Keynes and Oxford and connectivity to eastern ferry ports such as Felixstowe and Southampton. Commuter routes should reference primary employment site in Westcott, which is currently impossible to access via public transport.

Cllr. Whyte spoke in support of Cllr. Cole's additions, and of the aim to decarbonise the transport network and suggested highlighting traffic congestion in Aylesbury and the impact on smaller roads to the north of the county.

Members **AGREED** for Cllr. Cole to forward his comments to the Town Plan Officer to incorporate into the final response, and for the suggested response to be submitted with the agreed additions.

**183/21 Chairman's Announcements**

The Town Mayor read the following statement:

*"A member of the public, who spoke during the public session of the Town Centre and Events Working Group last week, has asked that Councillors be provided with the following update: Allowing this subject to be raised during the public session has led to a good response from Anglian Water, who visited March Edge last week and spent 2 hours with the resident who attended the meeting, along with other residents. 4 staff, including the area manager attended. A great deal of information was exchanged from both sides. Residents were able to explain where the problems were and what was happening in some detail. Anglian Water have undertaken that remedial work will start this week. They have agreed that the river is not responsible for flooding, but the issue is coming from the drains. They are going to use cameras to inspect the drains. They will also look at discharge from the pumping station. They haven't set the date for actual works. They will keep the residents informed of progress and works. The residents asked that their thanks to the Town Council for their support be noted, particularly in being able to raise the issue during the recent working group meeting of the Council."*

**184/21 Date of next Meetings:**

Full Council	Monday 12th July 2021
Interim Council	Monday 13th September 2021

Meeting closed at 19.54 pm

Signed

**IM/02/21**

Date

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**PUBLIC SECTOR EQUALITY DUTY 5**

**Initial.....**