

Minutes of a meeting of the Full Council of Buckingham Town Council held on **Monday 15<sup>th</sup> August 2016** in the Council Chamber, Cornwalls Meadow, Buckingham at 7:00pm

<b>Present:</b>	Cllr. Ms. J. Bates	
	Cllr. T. Bloomfield	
	Cllr. M. Cole	
	Cllr. Mrs. G. Collins	
	Cllr. P. Collins	
	Cllr. M. Gately	
	Cllr. J. Harvey	
	Cllr. P. Hirons	
	Cllr. D. Isham	
	Cllr. A. Mahi	Mayor
	Cllr. H. Mordue	
	Cllr. R. Newell	
	Cllr. L. O'Donoghue	
	Cllr. M. Smith	
	Cllr. Mrs. C. Strain-Clark	
	Cllr. R. Stuchbury	
	Cllr. M. Try	
<b>In attendance:</b>	Mr. C. P. Wayman	Town Clerk
	Mrs. N. Stockill	Committee Clerk
<b>Invited Guests:</b>	Mr. D. Seth	Taylor French Developments
	Mr. P. Corkell	CMI Architecture
	Cllr. T. Mills	AVDC
	Cllr. W. Whyte	AVDC & BCC

#### **287/16 Apologies for Absence**

None

#### **288/16 Declarations of Interest**

Cllr Harvey & Cllr Stuchbury declared an interest in agenda item 19 (304/16) having been involved in the discussions that led up to the proposed changes to parking restriction.

Cllr O'Donoghue declared an interest in Planning Application 16/02641/APP (299/16) as she had previously been a tenant of Hightown Housing Association.

#### **289/16 ASM Minutes**

**RESOLVED** to receive the minutes of the Annual Statutory Meeting held on Monday 9<sup>th</sup> May 2016 (**BTC/01/16**)

**AGREED**

#### **290/16 Special Meeting Minutes**

**RESOLVED** to receive the minutes and confirm the recommendations therein of the Special Meeting held on 9<sup>th</sup> May 2016 (BTC/02/16)

**AGREED**

**291/16 Full Council Minutes**

**RESOLVED** to receive the minutes and confirm the recommendations therein of the Full Council Meeting held on the 27<sup>th</sup> June 2016 **(BTC/04/16)**

**AGREED**

291.1 (BTC/02/16) Cllr Strain-Clark noted that she was incorrectly left off the attendance list from the Full Council Meeting of the 9<sup>th</sup> May 2016. The Town Clerk had sought advice from BALC and confirmed that an amendment could still be made to the minutes. **ACTION COMMITTEE CLERK**

291.2 (BTC/04/16) 155.16 it was noted that Cllr Smith and Cllr Newell were incorrectly recorded as being a Trustee. **ACTION COMMITTEE CLERK**

**292/16 Interim Council Minutes**

**RESOLVED** to receive the minutes and confirm the recommendation therein of the Interim Council Meeting held on the 25<sup>th</sup> July 2016 **(IM/02/16)**

**AGREED**

292.1 (251.16) Cllr Stuchbury asked if the Developers from ID Partnership were accepting of Members' concerns regarding historic flooding at Cornwall Meadows. Cllr Isham said that he didn't believe their comments or concerns had been taken on board by the Developers.

**293/16 Planning Committee Minutes**

**RESOLVED** to receive the minutes and confirm the recommendations therein of the Planning Committee meeting held on:

- Monday 4<sup>th</sup> July 2016 **(PL/03/16)**

**AGREED**

- Monday 25<sup>th</sup> July 2016 **(PL/04/16)**

**AGREED**

**294/16 Town Centre and Events Committee**

**RESOLVED** to receive the minutes and confirm the recommendations therein of the Town Centre & Events Committee meeting held on Monday 11<sup>th</sup> July 2016 **(TCE/02/16)**

214/16

**RECOMMENDED** to Full Council that the Terms of Reference for the Town Centre and Events Committee be changed.

**AGREED**

294.1 (215.1) Cllr. Stuchbury asked the Town Clerk to chase Buckingham University for a response on the silt issue at Tanlaw Mill **ACTION TOWN CLERK**

**295/16 Environment Committee**

To receive the minutes and confirm the recommendations therein of the Environment Committee meeting held on Monday 18<sup>th</sup> July 2016. **(E/02/16)**

**AGREED**

295.1 (E/07/15 902.15) Cllr. Newell and fellow Members had discussed the issue of tree loss at a number of committees and societies within Buckingham and five people had expressed interest in becoming tree wardens.

295.2 Cllr. Strain-Clark explained that she was not receiving the Environment Committee minutes and asked for the circulation list to be checked. **ACTION COMMITTEE CLERK**

295.3 (245.16) Cllr. Stuchbury explained that his update had been incorrectly recorded. The minute should read as follows:

*"Cllr. Stuchbury advised that he had submitted written questions to the AVDC Council meeting on Wednesday, one formulated by Mr. Finnis on the Clarence Park*

*riverbank, and one on the implementation of the Natural Environment and Rural Communities Act 2006”*

**ACTION COMMITTEE CLERK**

295.4 (245/16) Cllr. Smith said that he had not received a copy reports mentioned in the minutes. Cllr. Newell explained that the reports were to be added into the BCWP (Buckingham Community Wildlife Project) Minutes if received from the AVDC Ecologist and the Maids Moreton Avenue Conservation Group.

**296/16 Resources Committee**

To receive the minutes and confirm the recommendations therein of the Resources Committee meeting held on Monday 1<sup>st</sup> August 2016. **(R/02/16)**

295.1 (278/16) Personnel Subcommittee meeting of the 11<sup>th</sup> July 2016. Cllr. Newell queried why Councillors G. Collins and Bates were allowed to join the Subcommittee and expressed concern that additional Members were being allowed to join Committees when interesting items were being discussed. Cllr. O'Donoghue explained that Councillors G. Collins and Bates had applied to join Subcommittee and, following advice from the Town Clerk and BALC, they were allowed to join.

**AGREED**

**297/16 Reports from District and County Councillors**

Cllr W. Whyte provided the following highlights:

- Consultation on parking changes is due to close in a week.
- Road repairs - Scheduled works for Addington Road, Bridge Street, Highlands and Moreton Road (from town centre to Whitehead Way). Page Hill Ave and Western Ave will also have some repair work undertaken, with a likely completion by September 2016.
- Buckingham Transport Strategy is underway and hoped to be ready September 2016. Cllr. Whyte explained the Members were unlikely to see the draft plan before the consultation stage.
- Cllr W. Whyte thanked Buckingham Town Council Officers for working with the Floods Team at County and securing a Floods Kit for Buckingham.
- E-W Expressway – Cllr. Whyte expressed concern over Members previous discussion on a preferred route for the proposed Expressway and offered to attend future Committees to discuss route options for Buckingham further.
- Composting Bins – Members noted the new scheme for composting bins.

Cllr. Stuchbury provided the following updates:

- He had been in correspondence with Cllr. Carol Paternoster on the Clarence Park environmental issue and was awaiting a formal response.
- He had also been working alongside Cllr. Whyte on the Tingewick Road development to help mitigate any potential issues caused by traffic movements from the site.

Cllr. Mordue provided the following updates:

- AVDC have won a European IT and Software Excellence Award for the launch and ongoing development of their online account, Aylesbury Vale My Account. Residents can access its range of features such as managing council tax, benefits, bins and discounts at their convenience.
- Unitary - The District Council has commissioned a report to explore the opportunities of one, two and three unitary council structures in Buckinghamshire.
- Disability Facilities Grant – Disability Facilities Grant – The Disabled Facilities Grant (DFG) is for the provision of adaptations to people's homes to help them cope with their disability and remain in their homes. The 2016/17 allocation will

be included within the Better Care Fund (BCF) and will be paid to AVDC and other District Councils. In the case of the DFG this refers to local housing authorities who have a statutory duty to provide the grant. Through agreement with the District Councils, some funding could be agreed for use in broader strategic capital projects, such as the new Mental Health Centre proposed in the South of the County.

## **298/16 Action List**

298.1 Toilets (220/14) The Town Clerk was awaiting a finalised project plan.

298.2 Town Action Commission - preservation of trees in Buckingham. (93/16 & 902/15 E/01/16) The Town Clerk confirmed it was on the Environment Committee agenda.

298.3 Chamber (840/14) Cllr. Hirons expressed dissatisfaction that this issue had not progressed since it was first raised nine months ago. The Town Clerk explained that draft plans had been drawn up for review and he would be seeking input from the Structural Surveyors that worked on the Chamber doors. Cllr. Harvey suggested a ranking of priorities when agreed at Committees.

298.4 MKCCG (541.15) Cllr. G. Collins confirmed that she was awaiting some dates from MKCCG.

*Proposed by Cllr. Hirons, seconded by Cllr. Cole, and **AGREED** that Standing Orders be suspended.*

## **299/16 Presentation – Hamilton Precision site, Tingewick Road**

*Mr Peter Corkell. Managing Director of CMI Architecture*

Plans of the site were made available for Members to view.

Mr Corkell explained this was a re-application for development on the Hamilton Precision site and that the two previous applications had been refused (14/03450/APP) or withdrawn (15/02953/APP). Mr Corkell presented an overview of the design revisions and explained how they hoped to have addressed Members' previous comments and concerns.

He highlighted the following aspects of the application:

- There was an increased level of green spaces on the site with 'green fingers' of landscaping breaking up the view of houses and allowing glimpses of Fishers Field and onto the open space.
- The number of dwellings had been reduced from 59 to 51 and buildings are largely semi or detached houses.
- Mr Corkell explained they had written to the AVDC Planning Officer in February 2016 to discuss the various revisions that had been made to the plan. The Planning Officer said that the form of the development was generally correct for the site.
- The apartment blocks have been reduced in depth, height and mass and should be more reflective of the 'domestic scale' of apartments on Nelson Street. The buildings are now two-story apartments instead of the original three and will have a traditional style front doors allowing passive surveillance onto the communal areas.
- The footpaths have been widened following BCC's requirements.
- Generally an increase of landscaping across the site.
- The design of the site's corner building is reflecting the local tradition of rounded corners, echoing that of the Town Hall and Cooper's Wharf.
- A riverside walk is to be established linking Fishers Field with the new development at Clarence Park.

- The parking court has been reduced to smaller parking areas that are broken up by landscaping.
- The Substation has been relocated further back in the site allowing for more permeability at the front of the development and hiding the substation from street view with additional planting.
- The Buckingham Society have agreed the amendments and said it was a positive response to the previous application.

Members made comments and asked questions as follows (replies in italics)

- Highways Entrance – The entrance road into Clarence Park has now been adopted by Buckinghamshire County Council and if the planned entrance into this site was used it would mean an additional entrance onto Tingewick Road creating the potential for a crossroads. This could be avoided by combining the entrances after discussion with BCC Highways. – *Developers said that the adoption was not in place when the application was put together. However, they agreed those discussions with Highways could now take place.*
- Environmental Flooding Issues- Substantial flooding issues are historic and there is a large mound of soil sited at the back of the development whose source and composition is unclear. If it were to be moved it could pose a potential contaminate leaching risk to the nearby water course. What defence do the residences have downstream as this may well have acted as a defence for Fishers Field? *Developers confirmed that no soil contamination study had been undertaken.*
- Report Errors - The errors in your previous application (that we raised) have not been corrected, such as the river running in the opposite direction. Sections of the report refer to Lincolnshire Council and landscape that are clearly not in Buckingham – why are these errors not picked up? *The Developers said that the report had been compiled by professional contractors but could not explain the errors.*
- Housing Private/Rental/Affordable – How many Affordable Living residences will there be in the new development? *Developers referred to the map and said there will be:*
  - *Rental properties 22*
  - *Shared ownership properties 19*
  - *Privately owned properties 10 (4 bedroom town houses at the north end of the site)*
- Flood Authority – There is a legal requirement for development applications of over 50 houses to be referred to the local flood authority. Further, the flooding plan is ambiguous as there is no scale for interpreting the data or comparing it against the known Fishers Field levels – *Developers said that this wasn't their area of expertise and that they'd employed specialist engineers that would've undertaken the appropriate investigations.*
- Sewerage pump – This is not referenced on the plan and we are concerned on the risk it poses if the pump was to be flooded and effluent was to escape into the watercourse. - *A management company would manage the pump and residents would have to pay a management fee for the maintenance.* High management costs passed on to the residents have (historically) caused an issue, especially if they're not capped. It would be nice to know the prices in advance.
- Bus Stops – *Developers accepted that the information on bus routes was incorrect and agreed to correct it.*

- Access – The upper floors of the apartments are only accessible by staircase, how many of those apartments would be available/accessible by wheelchair users? *The Developers said that all ground floor flats (one third of the total) would be suitable for wheelchair users. An element of the parking spaces can be expanded to 3.3m and front doors can have an access ramp for the accessibility for all.*
- Estate Roads – The estate road does not allow for any additional on-road parking. – *The Developers explained that the roads were 4.8m wide which is standard for an estate of this size and that they wouldn't want to encourage people to park on the roads. Noting that if a car was to be parked on the estate road it could become difficult for a refuse vehicle to pass.*
- Measures for Rainwater – *Rainwater from rear roofs will be collected in water butts. Any overflow will go into the drain and then into the soakaway. Developers confirmed the estate roads will not be porous and therefore rainwater will run into the drains.*
- Neighbourhood Development Plan (NDP) – You have obviously not considered our NDP as your plan shows no use of grey water. *Developers said that the use of grey water was not a requirement of their development plan.*
- Management Fees – Would the estate management contract be put out to tender or is likely to be an in-house company that is used? - *Developers explained that they would not normally tender the contract but it could be an option to consider. It would not be an in-house management company and they would approach an external company for a good price. Developers said they wouldn't have immediate control over how much the company charged or whether they put their prices up.*

The Town Clerk agreed to send the Developers a copy of the Members' comments and concerns.

**ACTION TOWN CLERK**

*The Developers left the Chamber.*

*Proposed by Cllr. Hiron, seconded by Cllr. Cole, and **AGREED** that Standing Orders be reinstated.*

### **300/16 Major Planning Application**

16/02641/APP Hamilton Precision Ltd, 10 Tingewick Road, MK18 1EE  
 Demolition of existing Class B2 warehouse and construction of 51 residential units with access and parking  
*Taylor French Developments and Hightown Housing Association*

Members debated the merits of the development and agreed that, in principle, this development should take place as it offered an attractive level of affordable housing and Taylor French Developments had a proven track record of developing brownfield sites. However, they were in agreement that the application was (once again) flawed and inaccurate and felt that it did little to address their comments from the previous application.

The application raised the following key concerns from members:

- Key documents such as the Flood Assessment, Travel Plan and Tree Survey contain inaccuracies uncorrected from previous applications, which does not engender confidence.
- BNDP Policy I4 states that "development will not be permitted on Flood Zone 2 or 3 unless National Planning Policy Framework conditions are met" –no evidence of this was provided; the applicants deny the accuracy of the EA data

and do not relate their postulated flood depths to the EA zones. Members with extensive local knowledge of flooding in this area put little credence in their consultants' FRA, which was in places vaguely worded, ascribed the 2007 flood to mismanagement or a burst rather than the simple overtopping of the banks due to excessive rain, and remained convinced the river flowed east to west. There are no flood mitigation measures provided, and no details of how the sewage from the northern end of the site will be pumped up to the level of the public sewer in Tingewick Road, and what would happen if the pump failed.

- The traffic plan talks of only 17 extra morning and 22 extra evening movements in and out of the development of 51 dwellings. This presumes that only 25% of the estimated 150 residents will be driving to work, school or the shops.
- Very little public open space, other than verges, parking and the riverbank, and no play area provided; the applicants suggest that children could use the neighbouring estate's play area.
- The habitat survey was carried out between September and March, so is unlikely to take into account birds, bats and hibernating species, many of which may have moved in after being disturbed by the adjacent Clarence Park riverbank clearance.
- Highways issues in relation to the proposed exit of the site on to the Tingewick road which would create a cross roads with the proposed exit from the university development opposite and create 7 entrances/exits on to Tingewick Road in the space of approximately 100 metres.

Proposed by Cllr. Cole, seconded by Cllr. Smith, and **AGREED** unanimously that this Council would **OPPOSE** and **ATTEND** the application.

**ACTION PLANNING CLERK**

*Proposed by Cllr. Hirons, seconded by Cllr. Cole, and **AGREED** that Standing Orders be suspended to allow Cllr. T. Mills to speak.*

Cllr. Mills expressed concern that Councillors were focussing on matters that could be ignored by AVDC as they were not strictly planning or highways issues. Cllr. Mills said that all AVDC can consider are issues of layout, traffic (access onto the side road) environmental flooding and so on. He added that it was common on a riverside development to have developers produce professional reports stating that flooding is not an issue, despite local people knowing differently. Local opinion and knowledge will not stand against an expert report. Cllr. Mills cautioned that BTC need to concentrate on planning issues to focus consideration for an objection.

*Proposed by Cllr. Hirons, seconded by Cllr. Cole, and **AGREED** that Standing Orders be reinstated.*

Cllr. Hirons requested the minutes from Taylor French's previous presentation be circulated to Members.

**ACTION COMMITTEE CLERK**

Cllr. Try said that Members should inform AVDC of the errors and untruths in the report and plans, adding that there are so many errors and untruths that it should be stopped before consideration.

Cllr. Cole brought to Members' attention the consultee response from an AVDC Environmental Health Officer citing, 'the adjacent industrial unit' to the Hamilton Precision development site. This is the same Technical Officer that missed the cesspit at the Brethren Meeting Hall. Cllr. Cole proposed that the AVDC Senior Environmental Health Officer be advised of the Members' concerns regarding the

mistakes.

**ACTION TOWN CLERK**

*Cllr. W. Whyte left the meeting*

**301/16 Request to present from BCC**

BCC had requested an opportunity to make a presentation on Unitary Authority and asked the Town Council to suggest suitable dates.

Members discussed the correspondence and **AGREED** for the Town Clerk to investigate how long BCC Officers would require and then invite them to address a meeting of Full Council before Christmas 2016.

**ACTION TOWN CLERK**

**302/16 Shared Cyclepath**

Members discussed the report and unanimously **AGREED** Red Route A.

**ACTION TOWN CLERK**

**303/16 Moreton Road toilets**

AVDC had asked for the Town Council's views on the retention of Moreton Road toilets after the new Cornwall's Meadow block came into use.

Members debated at length the issues of taking over the ownership of Moreton Road toilets. Key points raised were:

- The current provision is inadequate for Buckingham
- The smell emanating from Moreton Road toilets is a nuisance that hasn't been resolved in the past.
- It is unlikely that the land on which the toilets are sited can be considered an asset for development as it will most likely come with caveats for usage/development.
- Members agreed that the Moreton Road toilets were under-used and that the majority of townspeople found them unacceptable

Cllr. Stuchbury said that Members should investigate all of the options before a decision is made and the Town Council should conduct a thorough investigation of the deal being offered by AVDC.

Cllr. Stuchbury **PROPOSED** that Members vote on the decision, seconded by Cllr. P. Collins.

A recorded vote was called for:

**For the proposal:** Cllrs Bates, Bloomfield, Cole, G. Collins, P. Collins, Gately, Harvey, Hiron, Isham, Mahi, O'Donoghue, Smith, Stuchbury and Try;

**Against:** None

**Abstention:** Cllrs. Newell, Mordue and Strain-Clark.

It was **AGREED** that the Town Clerk should contact AVDC and investigate the proposal and its parameters.

**ACTION TOWN CLERK**

**304/16 Great British High Street**

It was **AGREED** not to progress this item, at this time, due to the amount of work involved.

**305/16 Consultation – Proposed Changes to Parking Restrictions**

Members discussed this consultation. The maps had been circulated separately by email

Cllr. Smith suggested that the proposed disabled parking space outside of Masonic House could be sited elsewhere as Masonic House was no longer a surgery. Cllr.



Harvey said that it was a suitable location near to the bus stop and he wouldn't want to encourage the removal of a blue badge parking bay without it being sited elsewhere.

Cllr. Strain-Clark said that it was supposedly illegal to park in front of the wall by Verney Close Surgery. However, there was allowance for vehicles to park horizontally. She suggested that it should be marked as double yellow lines.

Members **AGREED** the consultation proposal but asked for consideration of Cllr. Strain-Clark's comments regarding the parking outside of Verney Close Surgery.

### **306/16 Correspondence**

(710/15; Rural Broadband) To receive responses from Mr. John Bercow MP and the Rt. Hon. Matthew Hancock MP (Minister of State for Digital and Culture)  
Noted.

### **307/16 Clarence Park riverside**

To receive and discuss the AVDC Ecologist's 28/7/16 report and its 4/8/16 amendment, and agree any action.  
Members **AGREED** to support Mr. Holton's recommendation.

### **308/16 Reports from Representatives on Outside Bodies**

Members are asked to note the reports listed below:  
Access for All Minutes 13<sup>th</sup> June 2016 and 11<sup>th</sup> July 2016  
Noted.

### **309/16 Mayoral Engagements**

To receive a list of events attended by the Mayor and Deputy Mayor.

Functions the Mayor has attended:

01/07/16 - High Sheriff of Buckinghamshire Summer reception.

03/07/16 - Mayor of Bicester civic service and parade

06/07/16 - Sports Presentation at Buckingham School

09/07/16 - Relay for Life event at Bourton Park

13/07/16 - Bourton Meadow Academy Graduation

17/07/16 - Dog Show

06/08/16 - Buckingham in Bloom prize giving at the Old Gaol

Functions the Deputy Mayor has attended:

None

### **310/16 News Releases**

Cllr Stuchbury said that residents of Buckingham should be made aware of their Council's concerns regarding the Tingewick Road development. Members **AGREED** to issue a press release.

**ACTION TOWN CLERK**

### **311/16 Chair's Announcements**

None

### **312/16 Date of the next meeting:**

Extra-ordinary Full Council – Tuesday 30<sup>th</sup> August 2016

Interim Council – Monday 12<sup>th</sup> September 2016

Full Council – Monday 3<sup>rd</sup> October 2016

Meeting closed at 21.37

Signed ..... Date .....

Town Mayor