

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.
on **Monday 5th June 2017** in the Council Chamber, Cornwalls Meadow, Buckingham.

Present: Cllr. Ms. J. Bates
Cllr. T. Bloomfield
Cllr. M. Cole
Cllr. J. Harvey Mayor
Cllr. P. Hirons
Cllr. D. Isham
Cllr. A. Mahi
Cllr. Ms. R. Newell
Cllr. M. Smith
Cllr. Mrs. C. Strain-Clark
Cllr. R. Stuchbury
Cllr. M. Try

Invited Guests Mr. M. Smith Weston Homes
Mr. P. Luder Weston Homes

Also Present: Mrs K. McElligott (for the Town Clerk)
Mrs. N. Stockill Committee Clerk
Cllr. W. Whyte County Councillor
Cllr. C. Clare County Councillor

98/16 Apologies for Absence

Members received and accepted apologies from Cllrs. Mrs. G. Collins, P. Collins, Mordue, O'Donoghue and Gateley.

99/17 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.

None.

Members AGREED to suspend Standing Orders to allow the guests to speak.

100/17 Presentation: Weston Homes; amendments to 16/03138/APP, land to the rear of Hamilton House [Summerhouse Hill]

To receive and discuss, without prejudice to an eventual formal amended plan application, a presentation from Weston Homes.

Mr Luder explained to Members that Weston Homes had commenced selling units in March 2016 though sales were unexpectedly slow, with the exception of the 8 apartments in block 1. An amendment to planning application 16/03138/APP was submitted to AVDC in August 2016 detailing a revision to the mix of units in block 2, supported by a financial appraisal demonstrating continued inability to include affordable housing provision. Mr Luder said that Weston Homes had since submitted an appeal for non-determination in February 2017, adding that sales in Block 1 continued to remain slow despite a reduction in price; currently 4 houses

remain unsold. Mr Luder explained that the proposed scheme would see a change from 38 to 36 units, with a much smaller percentage of 1 bedroom flats. The ratio of parking spaces had increased to 1.47 per unit and one tree had been dropped from the original plan.

Mr Luder said that their Financial Viability Appraisal with application 12/02104/APP stated that no affordable housing provision could be included within the scheme and no financial contribution could be offered in lieu. This was agreed by AVDC and an off-site financial contribution of £69,705 was agreed within the Section 106. The original Section 106 agreement included provision for:

- Leisure facilities £125,125
- Education £164,099
- Highways £65,457
- TOTAL £424,386

Mr Luder explained that an updated financial viability appraisal was submitted with planning application 16/03138/APP and it concluded that no further financial contributions or affordable housing provision could be provided by the development. Mr Luder said that Weston Homes were seeking Buckingham Town Council's support to submit a revised application of 36 units in Block 2. Members asked the following questions (responses in italics):

The application does not draw any reference to the Buckingham Neighbourhood Development Plan which states there must be provision for affordable housing.

The HP5 element of your NDP allows for a minimum of 25% affordable housing subject to affordability [corrected by Cllr. Cole to 35%]

Have Weston Homes considered using the empty units for social housing? We cannot make the units social housing as we need the best return to repay borrowing. We have been approached by a potential customer interested in 1-2 bedroom flats within Block 2.

Cllr Try entered the Chamber 19.08

Can you give me a guarantee that you wouldn't repeal the 424k contribution? The Section 106 agreement that Weston Homes adopted has already been partially paid and the remaining contribution is sacrosanct.

Is there access for all with lifts for the first floor and are the doorframes of adequate size to accommodate wheelchairs? The units within Block 1 were approved without a planning condition to comply with wheelchair access. This planning condition have/will be replicated for the 38/36 units in Block 2. Mr Smith added that 14 of the ground floor apartments within Block 2 will have door widths that are accessible for wheelchair users.

What is the provision for refuse and recycling bins? There are ground refuse store bins with access to the communal area from each stair core.

The Mayor summarised the discussion, noting that the developers had not done enough to meet the Town Council's objections, advocating they investigate selling to a Housing Association.

Members thanked Mr Luder and Mr Smith for their presentation.

Messrs. Luder and Smith left the chamber at 19.40. A short break was taken to remove the projector etc

Standing Orders were reinstated and the meeting resumed at 7.45pm.

101/17 New Application - 17/01940/APP

CONDITIONAL SUPPORT

Land at Lace Hill, London Road

Erection of part two storey part three storey 64 bed care home with associated access, parking and landscaping.

Members had been informed that the documents showed that it was a 62-bed care home.

The design of the building, both internal and external, and its facilities, were acceptable, and it was felt that its placing on the site was an improvement on the original intention.

However Councillors expressed concern at the small number of secure cycle parking stands, given the advocacy of alternative modes of transport to the car for both staff and visitors, and at the similarly restricted car parking; they would like evidence of there being some arrangement with the medical centre for overflow parking, should the Care Home hold events or Open Days. The roads on Lace Hill are too narrow to cope with on-street parking especially so close to the junction with the main road. Access for garden maintenance also seemed rather constricted.

Members were happy to support the application subject to satisfactory answers on the questions of cycle and overflow parking.

102/17 Amended Plans - 16/02641/APP OPPOSE & ATTEND (NO CHANGE)

Hamilton Precision Ltd., 10 Tingewick Road

Demolition of existing Class B2 warehouse and construction of 51 [now 50] residential units with access and associated parking

The applicants had supplied a refutation of the Council's previous responses to amended plans, and a selection of other documents. Some comments had led to amendments but others were contested.

Members still had reservations about a gravity-based sewage system for the housing furthest from the Tingewick Road, and also pointed out that this is not a town centre site, nor has it a convenient bus service, so no reduction in guideline parking provision was appropriate. There were still dwellings without rear access so bins were likely to be stored outside the front of the houses, to the detriment of the general appearance of the street. The path from the end terrace to the riverside was long enough to accommodate a gentle ramp rather than the three sets of steps. Summarised, the return answers to the applicant's document are:

POINT 2: Parking

This is not a town centre site where special provisions might apply, and it has no convenient bus service, therefore the provision of 83, rather than the guideline 95, parking spaces is not acceptable to this Council.

POINT 3: Electricity substation

We were not informed of the reversion to the existing site or the withdrawal of the Amendment.

POINT 5: Steps to Riverside Walk

Part M applies to buildings and access to buildings, not open spaces. The DfT "Inclusive Mobility: A guide to best practice" says "Where there are changes in level both steps and ramps should be provided, but if there is insufficient space for both, provide a ramp." The length of path involved could provide a continuous gentle slope. Members are well aware that the path links into the Fishers Field stretch of the Riverside Walk, and to the Clarence Park development and its playground, and it is for this reason that a ramp, which is easier for prams, cycles and mobility aids, is preferred to steps. Ramping should be a planning condition, not something which

the developer “is happy, once works have commenced on site, to ascertain if levels can accommodate ramping, rather than steps.”

POINT 6: Bin storage and accessibility to the front of houses.

The drawing SP600 Rev A, if it does show bins to the fronts of Plots 38 & 45 per the label, does not use a consistent symbol. The elevation drawings do not show a bin store of any sort. Furthermore there is no access to the rear of Plots 34 & 37, though this could easily be arranged by extending the path that runs along the rear fences of Plots 35 & 36.

POINT 7: Sewage

Members retain their concerns about a gravity system, given the difference in levels over the length of the site and the depth of the main sewer.

POINT 9: “Figure 2.1 of the March TA is a traffic flow diagram, not a bus stop map.” Figure 2.1 of the Travel Plan was referred to, not the Transport Assessment, and shows clearly, with red dots, where the bus stops are. This is your drawing, unlike the copied BCC bus map which is reproduced (time after time) without noticing Tingewick Road has no route along it (and the white dots on this map are bus stops for the numbered routes.)

103/17 Representatives on Outside Bodies 2017/18

To review and agree representatives to organisations per the attached list
Members **AGREED** the following revised list of representatives on outside bodies for 2017/18.

ORGANISATION	PRESENT REPRESENTATIVE	TERM OF OFFICE	DUE FOR RENEWAL
Access for All	Cllr. C. Strain-Clark	1 year	May 2018
	Cllr Bates (Deputy)	1 year	May 2018
A.V. Association of Local Councils	Cllr. J. Harvey	1 year	May 2018
	Cllr D. Isham (Deputy)		
AV Local Council Planning Liaison Group	Cllr. P. Hiron		
	Cllr. M. Cole		
Buckingham & Gawcott Charitable Trust	<i>The Mayor</i>	Term of Office	Ex officio
	Cllr. R. Stuchbury	2 years	July 2019
	Cllr. R. Newell	2 years	July 2019
	Cllr. T. Bloomfield	2 years	July 2019
Buckingham & River Ouzel Internal Drainage Board	Cllr. Hiron		

Buckingham Centre for the Arts	Cllr. C. Strain-Clark	1 year	May 2018
Buckingham Community Centre	Cllr. A. Mahi Cllr. M. Try	1 year	May 2018
Buckingham Community Wildlife Project	Cllr. R. Newell Cllr. T. Bloomfield Cllr. D. Isham Cllr. M. Gateley	1 year	May 2018
Buckingham General Charities	<i>The Mayor</i>	Term of Office	Ex officio
	Cllr. T. Bloomfield	4 years	14 November 2021
	Cllr. Mrs. G. Collins	4 years	14 November 2021
	Cllr. A. Mahi	4 years	14 November 2021
Buckingham Youth Centre	Cllr. J. Harvey	1 year	May 2018
	Cllr. Stuchbury	1 year	May 2018
CA (Citizen Advice)	<i>The Mayor/Deputy Mayor</i>	Term of Office	Ex officio
Christmas Parade Committee	Cllr. H. Mordue		
	Cllr. M. Try		
Dementia Action Alliance	Cllr. J. Bates	1 year	May 2018
Local Area Forum	Cllr. M. Smith	1 year	May 2018
	Cllr. P. Hiron (deputy)		
North Bucks. Parishes Planning Consortium	Cllr. P. Hiron	1 year	May 2018
	Cllr. M. Cole	1 year	May 2018
Tree Wardens	Cllr. R. Newell		
	Cllr. R. Stuchbury		
	Cllr. T. Bloomfield		
	Cllr. D. Isham		
	Cllr. P. Hiron		
Twinning Association	Cllr. R. Newell		
	Cllr. P. Hiron		
	Cllr. C. Strain-Clark		
	Cllr. H. Mordue		
	Cllr. T. Bloomfield		

Cllr. Stuchbury questioned why the Buckingham Partnership had not been progressed. Members AGREED for it to be placed as an item for discussion at the next Full Council meeting.

ACTION COMMITTEE CLERK

104/17 News Releases

Proposed by Cllr. Stuchbury, seconded by Cllr. Bates and AGREED unanimously for the Planning Clerk to issue a press release detailing the reasons behind the Town Council's support of planning application 17/01940/APP.

ACTION PLANNING CLERK

Cllr. Cole proposed a letter to the local press on the national shortage of affordable housing and how Buckingham's NDP is working toward increasing local availability. AGREED.

ACTION PLANNING CLERK

105/17 Chairman's Announcements

Members AGREED to formally congratulate the Royal Latin for winning the Citizenship Mock Trial Regional Finals.

106/17 Date of next Meetings:

Full Council Monday **26th June** 2017
Interim Council Monday **24th July** 2017

Meeting closed at 20.21 pm

Signed **Date**