

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm. on **Monday 19th February 2018** in the Council Chamber, Cornwalls Meadow, Buckingham.

Present:

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

Also Present:

Mrs. K. McElligott	Planning Clerk
Mrs. N. Stockill	Committee Clerk
Cllr. W. Whyte	County Councillor

In accordance with Standing Order 3.f the Planning Committee meeting was preceded by a public session.

PUBLIC SESSION

18/00328/APP National Westminster Bank, 2 Market Hill

Mr. E. Grimsdale
Mrs. U. Robinson

Mr Grimsdale drew Members' attention to the arcade's history and requested that consideration be given to the installation of a sloped path to the rear entrance to allow for residents or visitors with access issues.

Mr. Grimsdale raised concern over the location of the sewerage pipe and bin store. Noting, that the development could see 16 bins placed out the front of the building on bin day where, most likely, they would remain. Mr. Grimsdale stated that the development would need to be fenced to deter any vandalism or arson attempts.

Mrs. Robinson raised concern over the developments impact on the existing business at 1 Market Hill, noting that as of the 19th February 2018, there was still no yellow planning application notice on the site. Mrs Robinson described the proposed front façade as 'unimaginative' and said the existing (set back) arcade was a well know feature of the Buckingham street scene and should be retained.

Mrs. Robinson stated the bin storage was inadequate for the number of dwellings and would most likely result in the passage becoming blocked and obstructions on the pavement during bin day. Mrs. Robinson noted that all of the stairs and access routes were one side of the building posing an access risk during an emergency.

180219 Interim Minutes Ratified 12th March 2018

EQUALITIES ACT 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, racial equality or diversity.

1

Initial.....

The Public Session ended at 7.15pm

788/17 Apologies for Absence

Members received and accepted apologies from Cllr. O'Donoghue

789/17 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.

790/17 Major Application – Additional Plans

BTC/68/17

Land North Of A421 Tingewick Road Buckingham Buckinghamshire

Approval of the reserved matters details of the external appearance of the buildings, the landscaping of the site, layout and scale for each phase or part of the development together with discharge of conditions 2 (phasing) and 6 (design code) pursuant to outline permission 15/01218/AOP for consideration of means of access to provide up to 400 Residential Dwellings (including Affordable Housing), Open Space including Play Areas and sports and related recreation facilities, Landscaping, New Vehicular and Pedestrian Accesses, Engineering (including Ground Modelling) Works, Infrastructure Works (including Drainage Works and Utilities Provision) and Demolition (including Site Reclamation), Car Parking and Lighting.

Additional Plans & Documents listed on the website but not yet received (45)

- *Design Code*
- *LEAP equipment (2)*
- *NEAP equipment*
- *Ecological Management Plan*
- *Arboricultural Report*
- *Hard Landscape proposals (16 sheets)*
- *Soft Landscape specification*
- *Soft Landscape Management Plan*
- *Soft Landscape proposals (18 sheets)*
- *Tree Protection Plan (2 sheets)*
- *Tree Report*

The Planning Clerk had expanded the previous report on this application to include details of the Design Code document; this had been circulated with the agenda.

It was felt that little reference had been made to the Vision and Design Statement SPG; the design was monotonous, with uniformly coloured bricks and roofs.

Buckingham had a variety of brick colours and slate and tile roofs and this estate would be the first sight of the town for travellers from the west, and should reflect the styles to be found in the town.

Members were against block paving for streets; it did not stand up to wear, was difficult to relay properly after roadworks, and would not be adopted. There was no guarantee that the 20mph speed limit would be implemented or enforced, and the block paving was stated not to be adequate for higher speeds; all roads should be built to adoptable standards. Criticism was also made of shared surface streets; experience at Lace Hill showed that these were unsafe, as people parked right up to walls and frontages, forcing pedestrians into the roadway. At the very least differently coloured tarmac could be used to mark off a footway. It was not clear from the document how 'private drives' were to be separated from continuation streets of another category; the one just inside the B access, which provided a much more direct route to the housing on the 'green lane' on the western perimeter, was of particular concern as it would be taking as much traffic as the other roads connecting with the access points without their strength of construction. If there was to be a physical barrier preventing this it should be stated, and reasons given.

None of the Affordable Housing had a garage and thus the social housing could be readily differentiated from the sale housing, contrary to the principle of tenure blindness. Pre-planning advice quoted had also discouraged the use of parking courts, yet this had been ignored. Garages should be wide enough to house and open the door on a modern car (generally over 2m wide including mirrors) or they would not be used, leading to on-street parking to the detriment of the general appearance of the street scene and the safety of residents.

There was no indication of how 'allocated parking' would be implemented; this could be a potential cause of conflict between residents.

The NEAP was too far from housing to ensure surveillance, leading to concerns about the safety of unaccompanied children.

The distance from the rear of some terrace houses to the street – for the hauling of bins for collection - was in some cases over 50m, well in excess of the guideline length, and might lead to bins being left at the front of the house, or being taken through the house itself.

Referring back to Lace Hill, where two points of access had been deemed necessary but only one was operational when the housing was largely occupied, it was asked that both accesses and the connecting road be constructed and available for use from the start of works.

A surfaced footpath from the estate via the St Rumbold's Well area to the proposed foot/cycle path along the Scenic & Railway Walks was necessary so that children could walk dry-shod to school. The existing public footpath to Gawcott Road was not a convenient route to schools and involved unsafe sections on the way into town. The construction should acknowledge the likelihood of historic matter lying under the route chosen.

No landscaping should be done until the necessary archaeological work had been completed. Care would need to be taken over drainage of the site, as the current waterlogged conditions were beneficial to the preservation of organic remains.

The difficulties experienced by Highways in maintaining efficient drainage via the Tingewick Road culvert (not in Council ownership) and its capacity crossing the line of the railway were noted as a concern to be addressed in relation to the rate of outflow from the attenuation basins.

A broadband service to all homes should be available on occupation, not many months later, as at Lace Hill.

An Equality Impact Assessment was requested to measure disabled access and road safety in particular, but also suitability of housing for residents with special needs.

It was hoped that the bypass roundabout would be completed early to alleviate problems generated by the construction traffic.

Proposed by Cllr. Stuchbury, seconded by Cllr. Hirons and **AGREED** that the Town Clerk be allowed to enter discussions at the appropriate time about acquisition of the open spaces on the development. Members noted that the Lace Hill management company charges were noticeably higher than Town Council rates for similar work.

Proposed by Cllr. Smith, seconded by Cllr. Stuchbury, and **AGREED** that the Town Council make no formal response to this application until the documents listed above were received; however the above comments would be relayed to AVDC in order that the developer could consider Members' concerns related to the Design Code documents.

791/17 Wates presentation (Full Council 20/11/17; Minute 520/17 refers)

To receive for information Wates' responses to Member's comments.

Members noted the response and **AGREED** to revisit the matter when a full planning application is submitted.

792/17 Chairman's Announcements

Cllr. Harvey reported on a successful road trip to the Welsh University towns of Aberystwyth and Bangor with Sir Anthony Seldon. Cllr. Harvey said he was impressed by the towns' relationship with their university and would be bringing a report to Full Council on proposals for Buckingham Town Council.

Cllr. Harvey spoke of an enjoyable visit to Hamilton House visiting former Town Mayor Hedley Cadd and judging the residents' writing and drawing competition.

793/17 Date of next Meetings:

Full Council	Monday 12 th March 2018
Interim Council	Monday 9 th April 2018

Meeting closed at 19.35 pm

Signed Date