

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.
on **Monday 23rd July 2018** in the Council Chamber, Cornwalls Meadow, Buckingham.

Present: Cllr. T. Bloomfield
Cllr. M. Cole Deputy Mayor
Cllr. Mrs. G. Collins
Cllr. P. Collins
Cllr. Mrs. M. Gateley
Cllr. J. Harvey Mayor
Cllr. P. Hirons
Cllr. D. Isham
Cllr. Ms. R. Newell
Cllr. L. O'Donoghue
Cllr. M. Smith
Cllr. Mrs. C. Strain-Clark
Cllr. R. Stuchbury

Also Present: Ms N. Villa Interim Town Clerk
Mrs. K. McElligott *for the* Committee Clerk
Cllr. W. Whyte AVDC & BCC
Mr. A. Ralph Co-option Candidate
Mr. S. Wells Co-option Candidate
Mr. D. Hayman MPC (*for BDW North Thames*)

A minutes silence was held in respect for Mrs. Mary Buckingham, Town Councillor from 1978-1983, who had died the previous week.

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

PUBLIC SESSION

1. Mrs. C. Cumming spoke to the amendments to 17/04668/ADP (Land north of A421 Tingewick Road); though the revised Design Code was no longer available on-line, she had had the opportunity of reading the copy downloaded by the Planning Clerk. There was still no mention of, let alone reference to, the Vision & Design Statement SPG; the roof pitches were too steep, there was a lack of chimneys, and she felt the specified brick was not a good choice. The site is on the edge of town and the density should reflect this – Gawcott and Bourton were referenced. Some stone could be introduced into the elevation design to give a more rural aspect. The current scheme was not fit for purpose.
2. Mr. E. Grimsdale gave a brief description of the architectural merits of the Post Office/Old Telephone Exchange site (the last such complex built for the Ministry of Public Works before WWII; architect Frederick Llewellyn). He regretted that the draft plans for the latter (now occupied by Home Appliances) had not made reference to the granite plinth, stone and brick materials and Neo-Georgian openings of the Post Office building. He described the use of hidden downpipes that gave an unbroken façade, and the temperature-controlled equipment room and other parts of the complex; he felt that the building could be saved, keeping the existing footprint and perhaps adding a second storey, and a 'Georgian' doorway matching that of the Post Office.

Public session ended at 7.10pm.

222/18 Apologies

Apologies were received and accepted from Councillors Mahi and Mordue, though Cllr. Mordue arrived before the end of the meeting.

223/18 Declarations of Interest

There were no declarations of interest.

*It was **AGREED** that Item 4 be taken next.*

224/18 Interim Town Clerk & RFO

To confirm the appointment of Nina Villa as Interim Town Clerk and Responsible Finance Officer

AGREED

Ms Villa would be working three days per week until the end of September to cover a handover period with the new Town Clerk, due to start on 24th September.

225/18 Co-option of Town Councillor

Four candidates had offered: Mr. Anthony Ralph, Mr. Tom Humphries, Mr. Oliver Rosevear and Mr. Simon Wells.

The two present at the meeting were severally allowed to add a verbal summary to their written submissions (circulated with the agenda) and answer questions from Members. These were taken in alphabetical order.

Mr. Wells left the Chamber.

Mr. Ralph summarised his experience and interests, and answered questions about how much time additional to meetings he would be able to devote to Council matters, and which Committees he might be interested in joining. (Environment & Planning).

Mr. Ralph then left the Chamber, and Mr. Wells entered.

Mr. Wells summarised his experience and interests, and answered questions about how much time additional to meetings he would be able to devote to Council matters, and which Committees he might be interested in joining. (Neighbourhood Plan, Events, and interested in youth work)

Mr. Wells then left the Chamber again.

The Mayor explained that votes would be taken for each candidate and – unless one candidate achieved an outright majority – the fourth candidate would be dropped and a new vote taken for the remaining three. The voting was then carried out resulting in a win for Mr. Ralph.

Both candidates then re-entered the Chamber

Members encouraged Mr. Wells to stand at the next election, which may be in 2019. Mr. Ralph read and signed the Declaration, which was countersigned by Ms. Villa, and then took his place at the table.

226/18 New Cemetery and Allotments

To receive and agree the Masterplan and Heads of Agreement document.

The Mayor reiterated his concern about the eventual use of the small area excluded from the agreement land and Cllr. P. Collins pointed out that there was no idea of the costs of the road, and allowance would need to be made. Cllr. Hirons felt 250m² was adequate for a storage shed, but queried whether a chapel was needed. Cllr, Stuchbury advocated liaising with the company constructing the roundabout itself over providing the site access.

ACTION INTERIM TOWN CLERK

Proposed by Cllr. Stuchbury, seconded by Cllr. Newell, and carried unanimously (Cllr. Harvey abstaining) that the document be accepted.

227/18 MAJOR PLANNING APPLICATION – AMENDED PLANS

17/04668/ADP Land north of A421 Tingewick Road [*actually Land north of A421 and both sides of Tingewick Road*]

Approval of the 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)

Amended plans: Design Statement and Design Code; Site Plan; Accommodation Schedule (total no of dwellings now 382)

227.1 To receive a letter from Mr. Hayman of MPC addressing Members' concerns expressed in responses

Some of the discussion overlapped with points listed in the agreed application response below.

It was acknowledged that MPC had addressed some of the Council's reservations about the application, but by no means all, especially the shared surface streets and block paving. Members quoted similar problems at Lace Hill. There was now an access to St. Rumbold's Well, but it was not of the standard AVDC required. Broadband provision should be considered as essential as other utilities; that the Council's request had been 'noted' was not good enough.

The Planning Clerk was asked to assemble a list of all comments made in the various responses and send them to the developer.

ACTION PLANNING CLERK

Members agreed to suspend Standing Orders to allow Mr. Hayman to answer questions.

The Design Code had been withdrawn following discussions with AVDC, to allow amendments to be made.

A meeting might be more fruitful than waiting for responses to amended and additional plans.

Timely provision of broadband services depended on the co-operation of BT.

Standing Orders were reinstated.

Cllr. Stuchbury suggested the Interim Town Clerk, Planning Chairman and Planning Clerk meet to brief Ms. Villa on the Council's concerns, when the list had been formulated.

227.2 To receive, discuss and agree a response to the revised Design Code and reduced housing numbers (*A link to the report prepared by the Planning Clerk was included in the agenda*)

Members noted that following a brief posting of the revised Design Statement & Design Code on the website at the end of June it had not reappeared.

Nevertheless the reduction in housing numbers to 382 was not considered a Minor Amendment, and had not been advised as such. The proportionate reduction in Affordable Housing was calculated as 7 (140 to 133), when 6 was more accurate; however there were now 9 Affordable Houses on the northern site. The ‘tenure blindness’ aspect had not been addressed. The largest losses were of 11 Sale 3-bed houses and 6 Affordable 2-bed houses. Some 4 and 5-bed detached houses had been exchanged for semidetached with no loss in totals (all Sale; there are no Affordable 5-bed houses and only two 4-bed).

There had been some remodelling of the road layout, notably to take some of the houses in the southeast corner further from Ring Road Garage’s workshops, and a small reduction in the density of layout. This made the apparent start on site of concern; there was little point in starting work on drainage/utility infrastructure before the road layout was fixed. BCC SuDS officer had also criticised the capacity of the attenuation basins and asked for missing details of the system. Some road types had been narrowed (eg The Avenue, formerly 7.55m wide, had been reduced to 5.5-6m width, 6m over the proposed bus route).

Other very critical comments had been posted by AVDC Parks and Recreation (“unacceptable”), Housing (Affordables smaller than the 85% benchmark of the Nationally Described Space Standards, not enough smaller Sale houses), and Environmental Health (concerns about the Acoustic Barrier).

BCC Highways, who had a number of reservations, about garages, parking and carriageway widths, pedestrian and cycling routes, wheelchair and pram access, green lanes and shared street surfaces. Some of these had already been addressed by Mr Hayman in his letter, but by no means all.

Members advocated listing all the concerns as yet unaddressed, and any unanswered requests for information and decided

- 1) That the response be **OPPOSE & ATTEND** pending satisfactory answers
- 2) To meet with Mr. Hayman of MPC to discuss the concerns. (Meeting participants agreed as Cllrs. Mordue and Stuchbury (Ward Members), Cllr. Mark Cole, Ms. Villa and MPC).

ACTION PLANNING CLERK/MPC

228/18 Chairman’s Announcements

Cllr Harvey reported that Mr. Wayman was taking the remainder of his notice period as TOIL and holiday, and would therefore not be back in the office. He thanked him for his dedicated service to the town and Town Council and wished him well in his new post.

229/18 Dates of next Meetings:

Full Council	Monday 13 th August 2018
Interim Council	Monday 10 th September 2018

Meeting closed at 8.03 pm

Signed **Date**

180723 23rd July 2018

Ratified 13th Aug 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.

Initial.....

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