

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.  
on **Monday 15<sup>th</sup> April 2019** in the Council Chamber, Cornwalls Meadow, Buckingham.

Present:

Cllr. T. Bloomfield	
Cllr. M. Cole	Deputy Mayor
Cllr. J. Harvey	Mayor
Cllr. P. Hirons	
Cllr. D. Isham	
Cllr. A. Mahi	
Cllr. H. Mordue	
Cllr. Ms. R. Newell	
Cllr. L. O'Donoghue	
Cllr. A. Ralph	
Cllr. M. Smith	
Cllr. Mrs. C. Strain-Clark	
Cllr. R. Stuchbury	

Also Present:

Ms. C. Molyneux	Deputy Town Clerk
Mrs. N. Stockill	Committee Clerk
Mrs. C. Cumming	(co-opted member)
Mrs. K. McElligott	Planning Clerk
Cllr. W. Whyte	County Councillor

## **PUBLIC SESSION**

Mr C. Cordy of Summerhouse Hill, Buckingham attended the Public Session to object to application 19/00924/APP (Land off Market Hill/West Street, MK18 1HL). Mr Cordy said the building designs were out of keeping with character of Buckingham's Town Centre and too close in proximity to listed buildings (The Old Latin House and Chancery Chapel). He said Market Hill (past the Post Office and towards West Street) was not suitable for vehicles and any increase in traffic would be dangerous to pedestrians. Mr. Cordy highlighted numerous residents' objections listed on AVDC's Planning Portal and questioned whether Buckingham Town Centre needed another block of apartments given the level of developments already agreed. He expressed concern where the cars that were already parking onsite would be displaced. Adding that Summerhouse Hill was a private road and the residents were already experiencing parking issues. Mr Cordy concluded by saying Buckingham was a vibrant Town and suggested that such a development would be better suited on a University campus and not adjacent to one of the most historic buildings in Buckingham.

Mrs Cumming expressed the Buckingham Society's concerns regarding application 19/00924/APP (Land off Market Hill/West Street, MK18 1HL) and listed the following objections:

Permeability - A key proposal for site, as referenced in AVDC's 2007 Design Guide is a public footpath and that is essential to have access through the entire site onto Summerhouse Hill.

Mixed use - The original application and Buckingham's Neighbourhood Development Plan outlines this site for developments of mixed use and there is no attempt in this application to integrate this approach.

Overdevelopment - Mrs Cumming said the buildings were cabinned, cribbed and confined, high and linear in design making the overall feel claustrophobic.

Crime prevention - The Secure by Design report draws attention to the lack of security and privacy of ground floor flats.

Design - The application refers to 'other town centre sites' and yet does not reference the important listed buildings next door, whose materials are stone, brick or render. The proposed flats bridge the gap between Summerhouse Hill but do not reflect the colour and finish and would block out the vistas from Summerhouse Hill.

Access - It is wrong to assume that residents will park in Town Centre car parks provided for shoppers and visitors to Buckingham.

Archaeology - Mrs Cumming highlighted the historical significance of the site and said there should be an in-depth archaeological examination of the site before any development takes place. She concluded by stating that the Buckingham Society believe that the three story block is too high, restricting views and having a depressing effect on the town centre character. The design is overbearing and prescriptive and the flat's internal layouts suggest poor hygiene with bedrooms opening off kitchens. The Town's heritage and setting has not been taken into account.

Mr Scrase of Market Hill, Buckingham addressed Members with his concerns regarding the height of the proposed buildings and their impact on the street scene. Mr Scrase said the design was overbearing and totally out of keeping with the medieval architecture of the neighbouring Old Latin House. Mr Scrase expressed concern at the potential of an increased number of vehicles along Market Hill and said a more suitable entrance to the site would be suited from Summer house Hill where a bell mouth in the road already existed - designed originally for this purpose. Mr Scrase said it was vitally important to reduce the traffic in Buckingham's Conservation Area from Market Hill exiting onto West Street. He further noted that the application seeks to build the tallest building on the highest point on site compounding the overbearing feel of the development, and concluded by questioning where the office workers from Chancery House and Wheeldon House would park if the application were to be granted.

#### **901/18 Apologies for Absence**

Members received and accepted apologies from Cllr. G. Collins, Cllr. Gateley and the Town Clerk

#### **902/18 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.

Members **AGREED** to take agenda item 4 (19/00924/APP) next for the benefit of residents present.

#### **NEW PLANNING APPLICATIONS**

#### **903/18 19/00924/APP Land off Market Hill/West Street, MK18 1HL**

*Item 4 on the agenda was taken first for the convenience of the Members of the public present.*

#### **19/00924/APP**

#### **OPPOSE & ATTEND**

Land off Market Hill/West Street

Development of private land/car park providing one/two bed flats with associated car parking. Demolition of derelict barn.

The Clerk had provided a briefing summary of the application documents with the agenda.

Cllr. Cole outlined the proposal [see Appendix A to these Minutes].

*Members expressed concern at*

- *The disregard of the Design Guidelines for the area produced by AVDC in 2007 which designated the site for mixed use, as did the BNDP (policy EE2);*
- *The lack of attention to the materials of the adjacent Listed Buildings and the Conservation Area in general, where local stone and a red brick predominated;*
- *the siting of the tallest building on the highest part of the site - detrimental both to the views of the area from below and of the town from the development above;*
- *the design of the block housing flats 1-8, so that the garages opened on the opposite elevation to the hallway entrances, forcing residents into a long walk with shopping etc. via the security gate when a small modification could*
- *have made entrance to the stairwells possible from the same elevation; some indication of the size of the garages (including space to open the doors) would have been appreciated, as evidence they complied with BCC standards;*
- *the lack of any detail of drainage measures (the Clerk's report had included a photo of the runoff down Market Hill after a light rainfall);*
- *the lack of an archaeological report for a site so close to the mediaeval town;*
- *the lack of information on refuse collection – if the lorry could not access the site, bins would have to be left blocking the entrance on Market Hill, and hauled back uphill by residents – those in flats 16 & 17, bungalows, the furthest;*
- *the loss of a useful parking area; displacing some 40+ vehicles to other car parks would mean less parking for shoppers and visitors to the town;*
- *the siting of the cycle racks, uncovered and not well surveyed, could lead residents to park cycles in the hallways;*
- *the security gates, especially the one which prevented access through on to Summerhouse Hill and hence Overn Crescent and Western Avenue car park; Members noted the response from Mr. Prentice on the website, referring to a clause in the deeds allowing occupants of the Listed Summerhouse a Right of Way from the Mews archway on West Street to the Summerhouse through the entire site;*
- *the scant landscaping and poor provision of good quality private open space (BNDP Policy DHE6)*

Members' vote was unanimous to Oppose the proposal

*Agenda order was resumed.*

**904/18            19/00902/ADP Land Adj 73 Moreton Road**  
**19/00902/ADP**

**OPPOSE & ATTEND**

Land Adj 73 Moreton Road

Approval of Reserved Matters pursuant to outline permission 15/04106/AOP for appearance, landscaping, layout and scale of a residential development of 13 dwellings (outline application was not an EIA application)

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*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.....

The Clerk had provided a briefing summary of the application documents with the agenda.

Cllr. Cole gave a resume of the details, pointing out that Highways has asked for larger garages and a 2m wide footway, and the Police for windows in the blind gable ends and more defensive planting for added security for the 3 houses with ends facing roads rather than neighbours. *[see Appendix B to these Minutes]*

*Members would be minded to change their response to No Objections if confirmation was obtained of construction of a footway from the entrance to Western Avenue and the bus stop and a crossing place with better visibility. The short piece of textured paving was not adequate, and could force pedestrians into the busy Moreton Road, or to cross to the other side at a dangerous place.*

**905/18 Chairman's Announcements**

The Mayor reminded everyone of the Civic Service on 28 April and all are most welcome to attend

**906/18 Date of next Meetings:**

Annual Statutory Meeting & Mayor's Reception Friday 17<sup>th</sup> May 2019  
 Full Council Monday 20<sup>th</sup> May 2019  
 Interim Monday 24<sup>th</sup> June 2019

Meeting closed at 19.32 pm

**Signed** ..... **Date** .....

## 19/00902 WHEELDON HOUSE

This application is for 17 flats, some of them in three-storey blocks, on land behind Market Hill, in the open space between the Old Latin House and 6 West Street. It is in the heart of the Buckingham Conservation Area, and is designated for mixed residential/business usage in both Buckingham Neighbourhood Development Plan Policy EE2, and in AVDC Market Hill Buckingham Planning & Design Guidelines, April 2007.

The BNDP shows the site specifically for this use at Para 9.5, while the AVDC Guideline unequivocally states “that AVDC supports a mix of residential and commercial uses, both vertically and horizontally, and that buildings adjoining Market Hill/West Street must be adaptable for both uses; a mix of retail unit sizes should be accommodated to help maintain Buckingham’s differentiation from nearby retail centres.”

It continues “the layout should provide for connection into the surrounding pedestrian, cycle and highway network, and a formal pedestrian link should be established, running north to south through the development between Overn Crescent and Market Hill/West Street.

“Vehicular access shall be from Moreton Road only; this will ensure that the Market Hill environs remain a pedestrian priority area with restricted vehicular movements.”

The application before us is for a gated residential community (the only one in Buckingham) with its only access from narrow Market Hill. So it immediately fails on both BNDP and AVDC policies, and planning permission should be refused.

There are many other reasons for objection, most notably for its total lack of sympathy for the surrounding historic listed buildings – among them The Old Latin House and Chantry Chapel – and the eastern boundary wall is currently the subject of a rebuild under the guidance of the HBO. The use of the yellow brick proposed for this housing development takes no note whatsoever of its surroundings, which the HBO notes in her report is contrary to Para 189 of the NPPF, which states ‘local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. This is a national requirement.’ On this, the application also fails.

I am indebted to Katharine for drawing attention to other matters of concern in her report; the access to flats through a locking front gate, user-friendly to neither disabled or delivery drivers; a large number of dwellings which will have their front doors on the other side of the building to the undercroft parking; the siting of cycle stands at the top of the hill, which would encourage those at the bottom to put them in their hallways; and the lack of turning space for refuse collection (which would mean leaving 17 large bins in Market Hill for two days); and Anglian Water’s need for a 3-in easement for the water main and

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*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.....

surface water run-off report. One might have expected reports on drainage and flooding, refuse collection and transport with such a large development, but they are lacking.

The TVP Crime Prevention officer has a large number concerns about security measures throughout the plans, including insufficient windows, long walks from parked cars to front doors, cycle security and defensive planting.

There are currently 22 public objections to this development, many from Summerhouse Hill on the grounds of blocking the views which they were sold, and one of them claims his deeds show a 3-metre wide right of way through the site, from The Old Summerhouse to West Street via Cobham Mews, although not shown as a RoW on county's map.

I propose that this Council objects to this application on all the above grounds, but most particularly on those where it fails to comply with the BNDP.

**Cllr MARK COLE JP**  
**Buckingham Town Council**  
**April 15<sup>th</sup> 2019**