

Minutes of a meeting of the Full Council of Buckingham Town Council held on **Monday 20th May 2019** in the Council Chamber, Cornwalls Meadow, Buckingham at 7:00pm.

Present:

Cllr. T. Bloomfield	
Cllr. M. Cole	Mayor
Cllr. Mrs. G. Collins	Deputy Mayor
Cllr. P. Collins	
Cllr. Mrs. M. Gateley	
Cllr. J. Harvey	
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	
Cllr. M. Try	

In attendance: Mr. P. Hodson	Town Clerk
Mrs. N. Stockill	Committee Clerk
Cllr. W. Whyte	County Councillor

Cllr. Cole thanked Cllr. Harvey for all his contributions during his two years as Buckingham's Town Mayor.

11/19 Apologies

Members received and accepted apologies from District Councillor T. Mills.

12/19 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.

13/19 Minutes

Members received and **AGREED** the minutes of the Full Council Meeting held on: Monday 18th March 2019

14/19 Interim Minutes

Members received and **AGREED** the minutes of the Interim Council meeting held on Monday 15th April 2019

15/19 Planning Committee

Members received the minutes of the Planning Committee meetings held on:

- Monday 25th February 2019
- Monday 25th March 2019
- Monday 15th April 2019

16/19 Town Centre and Events Committee

Members received the minutes of the Town Centre and Events Committee meeting held on Monday 1st April 2019

17/19 Environment Committee

Members received the minutes of the Environment Committee meeting held on Monday 8th April 2019

18/19 Resources Committee

Members received the minutes and **AGREED** the recommendations therein of the Resources Committee meeting held on Monday 29th April 2019

936/18 Committee Calendar 2020

Members received the calendar of Council Committee meetings and **AGREED** to recommend the dates to Full Council including a request to separate the Annual Statutory Meeting and Mayor's Reception for 2020.

19/19 Economic Development Working Group

Members received the minutes of the Economic Development Working Group meetings held on:

Thursday 4th April 2019

Thursday 27th February 2019

Thursday 24th January 2019

20/19 Action List

Members received the Action List noting that the Town Clerk would provide an update on the Community Land Trust at the next meeting of Full Council.

ACTION TOWN CLERK

21/19 MAJOR PLANNING APPLICATION

OPPOSE and ATTEND

19/01564/APP

12-13 Market Hill, MK18 1JX

Formation of new entrance to upper floors over existing shop off Market Hill; in-fill and cover of rear yard to form delivery area at first floor and staff and stock facilities to ground floor; to create 8 No, 1 bed flats and 1 No 2 bed flat to second floor and additional floor over existing shop; to create 23 No 1 bed flats to the rear of 12-13 Market Hill on vacant land with access off Summer Hill; provision of parking spaces, turning area for deliveries and new ramp to first floor of existing building at rear. Demolish the existing flue and lift to the rear of the existing building together with 2 No roof maintenance cupboards and extract pods located on the roofs of the existing building

Terkelson

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' response was agreed before the application had been advertised in the neighbourhood (though validated on 26th April). If, after the statutory notices have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Criticism was expressed at the dearth of information supplied, amounting to 3

pages of text in the Design and Access Statement; there was no reference to national or local planning policy or the site's central position in the Conservation Area, no indication of Affordable Housing having been considered, or the feasibility of Refuse Collection access; there was inadequate bin provision (2 per dwelling required), or housing for bins belonging to flats on the upper storeys; no assurance that utility supplies in the town centre had sufficient capacity for this many new dwellings, in particular electricity, drainage and sewage disposal; while the aim of reducing car use by providing few parking spaces is admirable, the reality will be overflow parking on the privately maintained Summerhouse Hill (note correct name) to the detriment of the amenity of its existing residents. In addition, offering 7 Section M-compliant flats with only 2 bays for the disabled is, at the very least, inconsiderate. It was unclear whether these 7 flats had full bathing facilities; if the plans actually show wet-room showers with toilet and basin, the layout should permit use of the latter without stepping on a wet floor, or tracking wet wheelmarks into the main living space.

Proposed by Cllr. Smith and seconded by Cllr. O'Donoghue to oppose the application on the grounds of lack of compliance with NPPF, AVDLP/VALP, Buckingham Neighbourhood Plan (policies EE2, HP4, HP5, HP7, DHE6 and I5), Conservation Area guidelines, and the Buckingham Vision & Design Statement, and the lack of sufficient information on which to make a reasoned response,

A vote was taken and the results were:

In favour 16

Abstentions: 1

Motion carried.

22/19 Standing Orders

BTC\02\19

22.1/19 Delegated arrangements (S.O. 5.k.iv)

Members received a report from the Town Clerk and confirmed the delegation arrangements to committees, sub-committees, employees and other local authorities.

22.2/19 Committee Terms of Reference (S.O. 5.k.v)

Members reviewed the terms of references for each committee.

22.2.1/19 Environment

AGREED

22.2.2/19 Resources

Proposed by Cllr. Harvey and seconded by Cllr. Smith the following amendments to the TOR:

Finance (10.4) – “have a strategic overview fees and charges for services provided by the Council as determined by committee.”

A vote was taken and the results were:

In favour: 14

Abstentions: 3

Motion Carried

Proposed by Stuchbury and seconded by Cllr. Isham the following amendments to the TOR:

Finance (10.11) - Make representation to Aylesbury Vale District Council and Buckinghamshire County Council, or their successor, on their corporate plans and policies when they are likely to or do affect Buckingham

Cllr. Hirons and Smith spoke against adopting Cllr. Stuchbury's proposal until after the Buckinghamshire Council is in place in May 2020. A vote was taken and the results were:

In favour: 6

Against: 9

Motion fell

Proposed by Cllr. P Collins and seconded by Cllr. Smith that the Unitary council is not referenced within any Council Terms of Reference documents until after the Buckinghamshire Council is in place. A vote was taken and the results were:

In favour: 11

Against: 4

Abstentions: 1

Motion carried

With the above amendments the terms of reference were AGREED.

22.2.3/19 Planning Committee

Proposed by Cllr. Harvey and seconded by Cllr. Hirons to amend item 11 (Area of Operation) to read "Reviewing Planning Applications (excluding those for more than 10 houses or for new multi-unit retail and multi-unit industrial developments) unless planning response timescales means it would make practical sense for the planning committee to consider"

Cllr. O'Donoghue spoke against the proposal as current arrangements allow all Members to vote on large planning applications relevant to Buckingham. Cllr. Stuchbury called for a recorded vote and the results were:

In favour: Cllrs. Isham, Ralph, Hirons, Harvey and Cole

Against: Cllrs. Newell, Strain-Clark, P. Collins, Smith, Try, O'Donoghue, Mahi, Bloomfield, G. Collins, Stuchbury and Mordue.

Abstentions: Cllr. Gateley

Motion fell

With the above amendments the terms of reference were AGREED.

22.2.4/19 Town Centre & Events Committee

Proposed by Cllr. Bloomfield, seconded by Cllr. O'Donoghue and unanimously **AGREED** to amend item 10.6 to read "to arrange and co-ordinate the Town Council's events being; May Day, Pancake Race, Music Festivals, Buckingham Fringe Week, River Rinse, Spring Fair, Food Fair, Dog Show, Remembrance Parade, Firework Display, Christmas Lights and Carols, Christmas Parade, Best Kept Town and any other event involving the Town Council."

Proposed by Cllr Stuchbury, seconded by Cllr. P. Collins and unanimously **AGREED** to include the Tourist Information Centre within the areas of operation section of the Terms of Reference. A vote was taken and the results were:

In favour: 16

Abstentions: 1

Motion Carried.

Proposed by Cllr Harvey, seconded by Cllr. Hirons and unanimously **AGREED** for the Town Clerk to write a report for the next Full Council on the reinvigoration of the Buckingham Youth Council. Cllr. Harvey volunteered himself to lead on the new Youth Council agenda. **ACTION TOWN CLERK**

With the above amendments the terms of reference were AGREED.

22.2.5/19 Economic Development Working Group

AGREED

22.2.6/19 Staffing (Confidential Matters) Committee
Proposed by Cllr. Smith to correct the Committee's title within section 5.1 of the terms of reference.

An amendment was proposed by Cllr. Harvey and seconded by Cllr. Hiron to delete section 5.1 (*Four or more Staffing Committee Members are required for deciding (as specified in relevant council policies) on whether a member of staff should be dismissed from post on the basis of conduct or capability.*) as all meetings of the Staffing (Confidential Matters) Committee must be convened in accordance with the Town Council's standing orders (3.Q Subject to a meeting being quorate, all questions at a meeting shall be decided by a majority of the councillors or councillors with voting rights present and voting.)

Cllr. Stuchbury raised concern that any revisions to the Terms of Reference should be made in parallel with the disciplinary policy and suggested both documents were reviewed by the Town Clerk and brought back to the next Resources Committee.

Proposed by Cllr. P. Collins and seconded by Cllr. Smith to proceed to the next item of business on the agenda. A vote was taken and the results were:

In favour: 14

Against: 3

Motion carried

The terms of reference were **AGREED**.

22.2.7/19 Communications Strategy Group
Members **AGREED** to retain the title of Communications Strategy Group as per the Terms of Reference.

With the above amendment the terms of reference were **AGREED**.

22.3/19 Committee Choices (S.O. 5.k.vi)

Noted.

22.4/19 Standing Orders and Financial Regulations (S.O. 5.k.viii)

22.4.1/19 Review and adoption of appropriate standing orders

Cllr. Cole reminded Members that under the Council's current rules of debate a councillor may speak once in the debate on a motion but there was no limit as to the length of time they were allowed to speak. Cllr. Smith spoke in support of a time limit suggesting a timeframe of 2-3 minutes.

Members **AGREED** to refer the item to Resources Committee for further exploration.

ACTION COMMITTEE CLERK

Proposed by Cllr. Harvey and seconded by Cllr. Stuchbury to proceed to the next item of business on the agenda. A vote was taken and the results were:

In favour: 9

Against: 3

Abstentions: 5

Motion carried

Members reviewed and **AGREED** the current Standing Orders for

Buckingham Town Council. Cllr. Harvey asserted that item 3.Q (*Subject to a*

meeting being quorate, all questions at a meeting shall be decided by a majority of the councillors or councillors with voting rights present and voting.) of the Council's Standing Orders remained unchanged.

22.4.2/19 Review and adoption of appropriate financial regulations
 Members **AGREED** Cllr. Try's suggestion to delete the word 'sound' from paragraph 1.2 and for the Town Clerk to review the document for consistency in either the use of the title Town Clerk or Responsible Finance Officer (RFO). **ACTION TOWN CLERK**

With the above amendments the Review and adoption of appropriate financial regulations were **AGREED**.

22.5/19 Review of Arrangements with Other Local Authorities (S.O. 5.k.ix)
 Members **AGREED** to change the phrase *set of urban transport services* to *set of minor urban highway services*.

With the above amendment Members **AGREED** arrangements including charters and agency agreements, and contributions to expenditure incurred by other local authorities.

22.6/19 Review of Representation (S.O. 5.k.x)
 Members reviewed the Council's work with external bodies and arrangements for reporting back to Full Council. The following arrangements were **AGREED**:

ORGANISATION	PRESENT REPRESENTATIVE	TERM OF OFFICE	DUE FOR RENEWAL
Access for All	Cllr. C. Strain-Clark	1 year	May 2020
	Cllr G. Collins	1 year	May 2020
A.V. Association of Local Councils	Cllr. J. Harvey	1 year	May 2020
	Cllr D. Isham (Deputy)	1 year	May 2020
Aylesbury Vale Transport Users Group	Cllr. Isham		
	Cllr. Stuchbury		
	Cllr. Harvey		
Buckingham & Gawcott Charitable Trust	<i>The Mayor</i>	Term of Office	Ex officio
	Cllr. R. Stuchbury	2 years	July 2020
	Cllr. R. Newell	2 years	July 2020
	Cllr. T. Bloomfield	2 years	July 2020
Buckingham & River Ouzel Internal Drainage Board	Cllr. Hirons		
The Buckingham Community Hall	Cllr. A. Mahi Cllr. M. Try	1 year	May 2020

Association			
Buckingham Community Wildlife Project	Cllr. R. Newell Cllr. T. Bloomfield Cllr. D. Isham Cllr. M. Gateley	1 year	May 2020
Buckingham General Charities	<i>The Mayor</i>	Term of Office	Ex officio
	Cllr. T. Bloomfield	4 years	14 November 2020
	Cllr. Mrs. G. Collins	4 years	14 November 2020
	Cllr. R. Newell	4 years	January 2019
Buckingham Youth Centre	Cllr. J. Harvey	1 year	May 2020
	Cllr. Stuchbury	1 year	May 2020
CA (Citizen's 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. C. Strain-Clark	1 year	May 2020
Lace Hill Medical Centre Forum	Cllr. Try		
Local Area Forum	Cllr. M. Smith Cllr. P. Hirons (deputy)	1 year 1 year	May 2020 May 2020
North Bucks. Parishes Planning Consortium	Cllr. P. Hirons Cllr. M. Cole	1 year 1 year	May 2019 May 2019
Pontio	<i>The Mayor/Deputy Mayor</i> Cllr. Harvey	Term of Office	Ex officio
Tree Wardens	Cllr. R. Newell Cllr. R. Stuchbury Cllr. D. Isham Cllr. P. Hirons		
Twinning Association	Cllr. R. Newell Cllr. P. Hirons Cllr. C. Strain-Clark Cllr. H. Mordue		

Buckingham General Charities – Cllr. Harvey asked for a review of Council representatives on the Buckingham General Charities and Members **AGREED** for the Town Clerk to bring a report back to a future meeting of Full Council.

ACTION TOWN CLERK

Cllr. P. Collins appealed for more Members to join The Buckingham Community Hall Association

Members **AGREED** for Cllr. G. Collins to join the AccessforAll group as a representative of the Town Council.

Cllr. Hirons explained that he and Cllr. Cole would be stepping down from the North Bucks Parishes Planning Consortium and appealed for other Councillors to volunteer.

Proposed by Cllr. Stuchbury, seconded by Cllr. Hirons and unanimously **AGREED** to remit the following agenda item onto Planning Committee: Town Council representatives on the North Bucks Parishes Planning Consortium.

ACTION COMMITTEE CLERK

With the above amendments the Review of Representations were **AGREED**.

22.7/19 Inventory of Land and Assets (S.O. 5.k.xii)

Members reviewed the inventory of land and assets including buildings and office equipment. Cllr. P. Collins queried whether the Town Council's land and buildings were accurately listed within the document. Members **AGREED** for the Freehold of all buildings and assets listed within, to be brought back to the next meeting of the Resources Committee.

ACTION TOWN CLERK

Cllr. O'Donoghue noted that the Skate Park was not owned by Buckingham Town Council and a typographical error of the word 'cemetery'.

ACTION TOWN CLERK

22.8/19 Insurances (S.O. 5.k.xiii)

Confirmation of arrangements for insurance cover in respect of all insured risks.

Cllr. P. Collins asked if the Town Council paid an additional premium for Terrorism on the Buckingham Community Centre's building insurance. Members **AGREED** for the Town Clerk to investigate and report back.

ACTION TOWN CLERK

Subject to confirmation of the above, the Insurances were **AGREED**

22.9/19 Subscriptions (S.O.5.xiv)

Members reviewed and **AGREED** the council's and/or staff subscriptions to other bodies.

22.10/19 Complaints & Compliments (S.O) 5.k.xv)

Members reviewed and **AGREED** the Council's complaints procedure.

22.11/19 FOI and Data Protection (S.O. 5.k.xvi)

Members reviewed and **AGREED** the council's procedures for handling requests made under the Freedom of Information Act 2000 and the Data Protection Act 2018

22.12/19 Press and Media (S.O. 5.k.xvii)

Members reviewed and **AGREED** the Council's policy for dealing with the press and media.

23/19 Financial Risk Assessment

Members reviewed and **AGREED** the Council's Financial Risk Assessment.

24/19 Internal Audit Report

Members received and **AGREED** the 2018/19 Internal Audit Report.

25/19 Annual Governance statement

Members **AGREED** Section 1 of the Annual Return Part 3 – the Annual Governance Statement 2018/19. The Mayor and Town Clerk signed the document accordingly.

26/19 Annual Return

Members **AGREED** Section 2 of the Annual Return Part 3 – Accounts Statements 2018/19. The Mayor signed the document accordingly.

27/19 AccessAble

Members received apologies from David Livermore and **AGREED** to remitted the Town Clerk's report (BTC/03/19) to a future meeting of Full Council when representatives of AccessAble were present.

28/19 Unitary Council

The Town Clerk updated Councillors on recent conversations with County and District Council colleagues regarding unitary discussions.. The Town Clerk recommended the creation of a business plan to put before the Shadow Authority. Members **AGREED** for a report to be brought back to the next meeting of Full Council.

ACTION TOWN CLERK

29/19 Committee Calendar 2020 (SO 5.k.xviii)

Members received and **AGREED** the Committee Calendar for 2020.

30/19 Staffing Update

Members received a verbal report from the Town Clerk.

31/19 New Homes Bonus

Cllrs. G Collins, P. Collins and Bloomfield declared an interest as Members of the Buckingham Community Hall Association.

Members received and **AGREED** that the Council agrees to the submission of a bid for New Homes Bonus funding to Aylesbury Vale District Council for works of the type described in the report (to remove the old office next to the council chamber, refurbish the room, and carry out additional works to the Community Centre including the installation of air conditioning and solar panels), but that if the bid is successful no works progress until Full Council have agreed the final scope of works.

ACTION TOWN CLERK

Cllr. Stuchbury asked for the Community Centre's acoustics (sound cube) to be considered when submitting the bid.

32/19 To receive and question reports from District and County Councillors

Cllr Whyte

Transport for Bucks pavement repairs – Cllr. Whyte appealed for Members to email over any items to note.

Mental Health Awareness Week – Cllr. Whyte drew Members attention to www.TimetoChangeBucks.org

Cllr. Stuchbury

Cllr. Stuchbury informed Members of recent meetings with the Lace Hill Residents Association.

Cllr. Mordue

New Homes Bonus Microgrants pot and AVDC's crowd funding offer could be considered by the Town Council.

Members **AGREED** for the item 'To receive and question reports from District and County Councillors' to be placed earlier on future agendas of Full Council.

33/19 Review of Polling Districts & Polling Places

Cllr. Harvey said any response should express the Town Council's wish to return to electoral wards of Buckingham North or Buckingham South.

Cllr. Smith said the Council should request for Lace Hill to be considered as a polling station. Cllr. Harvey said adding a pooling station at Lace Hill could add to residents feeling even further isolated from the Town Centre. Cllr. Stuchbury suggested asking for consideration of an alternative polling station venue at Western Avenue.

34/19 Reports from Representatives on Outside Bodies

Members noted the reports listed below:

34.1/19 Verbal report from Cllr. Try on the Health Focus Group

34.2/19 Verbal report from Cllr. Harvey on the Aylesbury Vale Association of Local Councils

34.3/19 Minutes and Financial statements of the Buckingham and Gawcott Charitable Trust

34.4/19 Minutes for the Aylesbury Vale Transport Users Group.

35/19 Mayoral Engagements

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

Functions the Mayor has attended:

21 MAR 2019, Happy Birthday Buckingham Library

21 MAR 2019, Launch of the Buckingham Enterprise & Innovation Unit

22 MAR 2019, University Graduation ceremonies

23 MAR 2019, University Graduation ceremonies

23 MAR 2019, Swimathon visit

24 MAR 2019, Well Being walk 2019

29 MAR 2019, RAF Croughton reception

5 APR 2019, BACAB fundraising evening with Andy McConnell

10 APR 2019, Mayor of Leighton-Linslade's charity meal

13 APR 2019, Buckingham Rugby VP Lunch

15 APR 2019, BACAB Committee meeting

28 APR 2019, Civic Service at St. Bernadines

2 MAY 2019, Retina UK visit

2 MAY 2019, General Charities meeting
4 MAY 2019, MK Dons big match
4 MAY 2019, Mayor & Mayoress of Towcester Glitz & Glamour
7 MAY 2019, Banbury Mayor Making
12 MAY 2019, Girl guide banner service
13 MAY 2019, University meeting of all staff
15 MAY 2019, Dan Hannan - Vinson Building

Functions the Deputy Mayor has attended:

20 March 2019, Annual Town Meeting
21 March 2019, Buckingham Library 70th Birthday
27 March, 2019, Twinning Meeting, Buckingham
27 March 2019, The Buckingham School Duke of Edinburgh Award Presentations
4 April 2019, BMKALC Unitary Presentation, Gawcott
16 April 2019, University of Buckingham Social & Academics Club Meet & Greet
1 May 2019, Maypole Dancing, Buckingham Parish Church Green
1 May 2019, RAF Halton Annual Reception

36/19 Chair's Announcements

Cllr. Cole informed Members that former Mayor Hedley Cadd would be leaving Buckingham. Proposed by Cllr. Stuchbury, seconded by Cllr. Harvey and unanimously **AGREED** for the office to send a card to Alderman Cadd and also to Andrew Grant (former AVDC Chief Executive) and Judy Brandis (current and last Chair of AVDC)

37/19 Dates of the next meetings:

Interim Council – Monday 24th June 2019
Full Council - Monday 15th July 2019

Meeting closed at: 21.20

Signed Date

Town Mayor

19/01564 12-13 MARKET HILL

This proposal is for the development of nine flats involving the creation of a fourth floor above the existing M&Co building, and a further 23 flats in a new three-storey block climbing the hill behind, with vehicular access from Summerhouse Hill. Whilst we would not normally refer to other applications, this has so much in common with the nearby land behind Wheeldon House – to which we objected at Interim Council on 15th April – that it must fail for all the same reasons.

The Design and Access Statement, which runs to only three pages of text, makes no reference to relevant planning policies, be they those of the Buckingham Neighbourhood Development Plan, AVDC or the NPPF, nor to the fact that this is within the Buckingham Conservation Area. So it falls to this Council to advise the applicant of their existence.

Part of the application concerns a change of use to the top storey of the M&Co building, which we have no reason to oppose. But the rest of the application, for the addition of a fourth floor and the new block behind it, is contrary to Buckingham Neighbourhood Development Plan Policies EE2 and HP4, which allocate this land for mixed retail, office and housing development, and provides for a diverse housing mix. There are only residential flats in this proposal.

It is also contrary to Policy HP7, which limits development of windfall sites to 10 dwellings, and against Policy DHE6 which provides for good quality outdoor space. And it is contrary to Buckingham Conservation Area policies, which state a development's design and materials must respect and compliment surrounding buildings, many of which are listed or historic. Instead we find a total lack of sympathy for its surroundings.

AVDC's Market Hill Buckingham Planning & Design Guidelines of April 2007 unequivocally state "that AVDC supports a mix of residential and commercial uses, both vertically and horizontally, and that buildings adjoining Market Hill 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."

AVDC draws attention to the lack of reference to Heritage Assets, drawing attention to six nearby listed buildings (although it omits the oldest of all, the Chantry Chapel of St John, and The Old Latin House), and reminds the applicant that NPPF Para 193 states "great weight should be given to conservation assets."

The Archaeological Officer notes that the site of the proposed development is within historic core of medieval Buckingham, near the listed Chantry Chapel, and accordingly says that archaeological investigations must take place before any development. The Thames Valley Crime Prevention report has concerns about the ease of access by non-residents via outside staircases, and proposes secure entrance lobbies and merged cores for access control, secure postal boxes and secure boundary treatments

Katharine has made a number of other comments in her report before you, regarding sewage management, utilities supply, parking (there are just 19 spaces for 32 dwellings, and only two of those for disabled drivers) and concerns about lift access and bathroom layouts. There are currently no SuDs or waste/refuse plans, both of which have been requested by AVDC, nor is there is a Bucks Highways report.

The only positives of the plan before us are that at 32 flats it could provide more Affordable Housing, which is triggered by 25 dwellings or more (and to which I would refer you to

Katharine's report for more details), and that AVDC Parks and Recreation calculate that an off-site s106 contribution of £45,100 will be required.

Members should note that as of this afternoon, no statutory planning notices have been posted (perhaps they are still looking for Summer Hill, to which the applicant refers throughout).

Despite that, there are currently 14 written objections on the AVDC Planning Portal, including those from district and county councillors. They draw attention to the overbearing scale of a fourth floor above M&Co to the detriment of the Market Hill street scene; to the overdevelopment and cramming in of 50+ flats either side of The Latin House, taking into account the pending Wheeldon House applications; and the entrance/exit problems via an unadopted, private road, for which Summerhouse Hill residents are already paying a management fee

I leave you with this comment from one of the objectors: "Is the intention to create an urban ghetto in what was an historic market town?", and accordingly propose that we oppose and attend for its failure to comply with local and national planning policies, and also for the lack of information in the application.

Cllr MARK COLE JP
Chairman, Planning Committee