

Minutes of a meeting of the Full Council of Buckingham Town Council held on **Monday 13th August 2012** in the Council Chamber, Cornwalls Meadow, Buckingham at 7:00pm.

Present: Cllr. T. Bloomfield
 Cllr. H. Cadd
 Cllr. Mrs. G. Collins
 Cllr. P. Collins
 Cllr. J. Harvey
 Cllr. P. Hirons
 Cllr. D. Isham
 Cllr. R. Lehmann
 Cllr. A. Mahi
 Cllr. H. Mordue
 Cllr. Ms. R. Newell Town Mayor
 Cllr. Mrs. L. O'Donoghue
 Cllr. M. Smith
 Cllr. R. Stuchbury
 Cllr. W. Whyte

In attendance: Mr. C. P. Wayman Town Clerk
 Mrs. K. McElligott

260/12 Apologies for Absence

RESOLVED to note that there were apologies from Cllr. M. Try, and from Cllr. P. Collins for late arrival.

261/12 Declarations of Interest

Cllr. Lehmann declared an interest in agenda item 11 (Min. 270).
 Cllr. Mrs. Collins declared an interest on behalf of herself and Cllr. P. Collins in agenda item 17 (Min. 276).

262/12 Minutes

RESOLVED to receive the minutes and confirm the recommendations therein of the Full Council Meeting held on Monday 25th June 2012 (BTC/03/12).

263/12 Interim Minutes

RESOLVED to receive the minutes and confirm the recommendations therein of the Interim Council meeting held on Monday 23rd July 2012 (IM/01/12).

264/12 Planning Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Planning Committee meetings held on Monday 2nd July 2012 (PL/03/12) & Monday 23rd July 2012 (PL/04/12).

232/12 Proposed by Cllr. Whyte, seconded by Cllr. Stuchbury and agreed unanimously by the Committee that it be **RECOMMENDED** to the Full Council that the revised Scoping Report incorporating all responses and Members' comments be adopted as the basis for the remainder of the Neighbourhood Plan.

The words 'for the Sustainability Appraisal' were added after Scoping Report for clarity; the Appraisal is the next stage, and a statutory requirement by EU Directive. Recommendation **AGREED** unanimously.

265/12 Environment and Property Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Environment and Property Committee meeting held on Monday 16th July 2012 (EP/02/12).

266/12 Town Centre and Events Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Town Centre & Events Committee meeting held on Monday 9th July 2012 (TCE/02/12).

Cllr. P. Collins arrived.

(194/12) Members discussed banners and A-boards in the town, particularly those outside the Kings Head. A letter would be sent, as the Council already had designated authority from BCC to deal with A-boards. **ACTION TOWN CLERK**

The policy on banners was already marked for discussion at the next Committee meeting.

Cllr. Stuchbury thanked the Councillors and staff involved in the Buckingham in Bloom Competition which had been very successful. The winners had been presented with their awards and vouchers by the Mayor before the meeting.

267/12 Finance, Administration and Personnel Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Finance, Administration and Personnel Committee meeting held on Monday 30th July 2012 (FAP/02/12).

252/12 Proposed by Cllr. Stuchbury, seconded by Cllr. Harvey, and **AGREED** in principle to make use of these rights and, subject to the content of the asset list, **RECOMMEND** that the Town Council agrees to add to the list of community assets and also that a project under the community right to build is investigated by the Council or the Planning Committee.

AGREED unanimously.

268/12 Chair's Strategy Group

268.1 **RESOLVED** to receive the minutes as a true record of the Chair's Strategy Group meeting held on Thursday 28th June 2012. (CSC/01/12).

163/12

The following were **recommended** to Full Council:

- Resources Committee (formerly FA&P)
- Environment & Wellbeing Committee (E&P + new matters)
- Planning and Development Committee (Planning)
- Town Vitality Committee (TC&E + tourism)
- The Youth Council would be transferred to Full Council
- Communications and Personnel subcommittees would remain
- Website matters including buckinghamuk.info would become part of Communications Strategy

Members debated the Recommendation, many feeling the existing names were adequately descriptive of the Committees' remit though the revised structure was approved; there would be much business to come in the field of Health and Social Care and this needed to be fitted in somewhere, hence the addition of 'Wellbeing'. Cllr. Mordue advocated retention of the Chair's Strategy Group meeting on an as-needed basis.

Proposed by Cllr. P. Collins, seconded by Cllr. Lehmann, that TC&E and E&P retain their existing names; remainder of the Recommendation to stand;

Proposed by Cllr. Smith, seconded by Cllr. Harvey, that the Committees names be referred to each Committee to decide, and the structure and breakdown be retained;

The amendment was carried by 9 votes to 5, with one abstention, thus becoming the substantive motion and the Recommendation was **AGREED** with this exception 9 votes to 5, with one abstention.

268.2 Terms of Reference for the new Committees

Some of the detail was questioned – Planning has no budget for bus shelters, for example, and this subject would be better left to E&P – and it was agreed that each Committee should review its Term of Reference and bring any significant changes back to Full Council in the form of Recommendations.

ACTION COMMITTEE CLERK

269/12 Motion from Cllr. Stuchbury

In light of the National Planning Policy Framework seeking to ensure viability and deliverability of new developments, I move this Council should agree that the Buckingham Town Plan ensures that it maintains the objective that new developments in Buckingham retain 35% Affordable Housing on agreed sites allocated in the Plan. Facilitating affordable homes for local people will have to be stated in Neighbourhood Plans; if the % of affordable homes is lost because developers seek to evade imposed planning conditions by claiming that the development is not viable because of the number of affordable homes this will be to the detriment of the town. The Planning Authority has agreed an affordable homes policy for local people; this motion is in support of this agreed policy. The Town Council should be seen to do all it can to stand up for local people in such matters.

Members discussed the % allocated to Affordable Housing in its various forms, and the trigger number of houses in a development. It was pointed out that for developments of 5 houses, the 1 affordable could well render the whole proposal unviable so no houses at all would be built; too high a percentage on larger developments could have the same effect, as well as affecting the amount of infrastructure improvements, the installation of better insulation and so on.

Other considerations were the use of the New Homes Bonus, the Interim Housing Lettings policy currently being consulted on, and the Bucks. Home Choice allocation policy. This last could lead to more people being rehoused from the south of the county if a small total of affordable dwellings was agreed by their District Councils.

Proposed by Cllr. Stuchbury, seconded by Cllr. Harvey, that 35% be the target figure for Affordable Housing per the motion above; a recorded vote was called for.

For the motion: Cllrs. T. Bloomfield, H. Cadd, Mrs. G. Collins, P. Collins, J. Harvey, D. Isham, R. Lehmann, A. Mahi, Ms. R. Newell, Mrs. L. O'Donoghue, M. Smith, Stuchbury;

Against the motion: Cllrs. P. Hirons, H. Mordue;

Abstention: Cllr. W. Whyte

The motion was therefore carried 12:2.

270/12 Planning Appeal – Bellway Homes; Land at Moreton Road

Members noted that they had opposed the planning application and the circumstances had not changed. The appellants' statement that the open space was not required as Buckingham had sufficient leisure pitches was untrue, as could be proved from data collected for the Neighbourhood Plan. The detail of the application, particularly with respect to the house design, on-street parking and refuse collection arrangements was abysmal. Policy BU.1, and the Design Guide SPG which followed, were still valid and allowed 200 houses on the site to the south; further development was still possible to the west of this, and Members felt that even if the Inspector found for Bellway, a developer could still apply to develop the back field with a further 200 houses.

It was suggested that the letter of objection be drafted and signed by all Members, and published on the website. Points raised in the objections to the planning application were already in the hands of the Inspectorate and need not be repeated.

ACTION TOWN CLERK

Cllr. Lehmann wished it minuted that he had taken no part in the discussion.

271/12 Councillor representatives

Following Cllr. Seabrook's resignation, the following replacement Town Council representatives volunteered:

271.1 AVALC – Cllr. Harvey

271.2 Buckingham General Charities – Cllr. Mrs. Collins

272/12 New Homes Bonus - Presentation document from Andrew Small, AVDC

As a result of an informal conversation, a meeting would be held in the Chamber to which representatives of the other Councils attending the presentation would be invited.

ACTION TOWN CLERK

273/12 Parking meeting held on 1st August 2012

The notes had been circulated with the agenda. Cllr. Roberts had expressed a desire for prompt action; if nothing had been heard a month after the meeting a prompt would be sent. Pay-on-exit had been suggested, but was too expensive.

ACTION TOWN CLERK

274/12 Vale of Aylesbury Plan – Affordable Housing Consultation

274.1 The consultation period had been dictated by AVDC's timescale for their own Plan; special pleading had resulted in having the document available before this meeting, and the response was expected before Interim Council on 10th September. As earlier in the meeting, it was argued that viability of developments was important, and if a high % of Affordable Housing were to be set it would have a wider effect including, possibly, raising the price of the sale houses.

Cllr. Whyte offered the following responses:

- *Do you agree with the preferred approach to secure 35% affordable housing provision for development with more than 15 dwellings?* **YES**
- *Do you agree with the preferred approach for introducing development between 5 and 14 dwellings to include at least 20% dwellings as affordable?* **YES**
- *Do you agree with the preferred approach for development of fewer than 5 dwellings to provide financial contribution equivalent to 20% on-site provision to facilitate off-site provision?* **NO**
Further comment: not viable – will lead to small/infill sites not being developed
- *Do you agree with the preferred overall approach of size thresholds and percentages for each of the three categories?* **YES**
- *Is there any other options that we should consider for the affordable housing policy* **Open debate on the balance between affordable housing and infrastructure provision**
- *Do you have any comments on the Sustainability Appraisal?* **NO**

Members **AGREED** the above responses.

Mr. Byrne would also be asked for an update on the Community Infrastructure Levy.

274.2 To receive a letter circulated by Winslow Town Council

Noted.

275/12 Gambling Act – Licensing policy consultation

Members felt that the policy should include casinos, and some provision for self-exclusion of addicted gamblers. Otherwise the policy was acceptable.

Cllr. P. Collins left the Chamber during the following item

276/12 Community Centre Association

To receive a request, discuss and agree a request for release of capital funding.
AGREED.

277/12 Correspondence

277.1 Grant of two Queen's Awards for Enterprise to Racelogic

277.2 (151/12) AVDC Visitor Economy Action Plan

277.3 BCC: EfW facility at Greatmoor

277.4 Bucks PFA: *The Playing Field* Summer 2012

277.5 CPRE *Countryside Voice* Summer 2012

277.6 *Health & Safety News* Summer 2012

Noted.

278/12 To receive reports from District and County Councillors

Cllr. Stuchbury reported that the following day's Cabinet was looking at housing figures; Cllr. Whyte would be attending to speak. Bucks Home Choice was scheduled for the October meeting, and the Interim Lettings Policy consultation on the Localism Act's proposal of 1 year's probation followed by 5 years tenure was currently under way – any Housing Association tenants known to Members should be encouraged to take part. The Cabinet was also discussing Council Tax Relief.

279/12 Reports from Representatives on Outside Bodies

Members noted the reports and minutes listed below:

279.1 AVDC & AVALC Liaison Meeting, 28th May 2012

279.2 AVALC Minutes, 26th March 2012

279.3 AVALC Minutes, 28th June 2012

279.4 Buckingham & Gawcott Charitable Trust Minutes 17th January 2012

279.5 Buckingham Centre for the Arts AGM Minutes, 5th July 2012

Cllr. Whyte reported on improvements made to the Film Place, which would enable better quality films to be shown.

279.6 Buckingham Economic Group Minutes 1st August 2012

279.7 Neighbourhood Action Group Minutes, 18th July 2012

279.8 North Bucks Parishes Planning Consortium Chairman's Report 2012

279.9 North Bucks Parishes Planning Consortium Constitution June 2012

279.10 North Bucks Parishes Planning Consortium AGM Minutes 14th June 2012

279.11 Twinning Association Minutes for 6th June and 4th July 2012

280/12 Mayoral Engagements

List of events attended by the Mayor and Deputy Mayor
Noted.

281/12 News Releases

The following were agreed:

281.1 Buckingham in Bloom winners

281.2 Consultation on Affordable Housing

To avoid confusion, the passing of a major stage in the Neighbourhood Plan and the next stages would be delayed until the Planning meeting on 20th August.

282/12 Chair's Announcements

There were none.

283/12 Dates of next meetings

Interim Council – Monday 10th September 2012

Full Council – Monday 1st October 2012

Cllrs. Bloomfield and Smith recorded apologies for 10th September and Cllr. Hirons for 1st October.

Meeting closed at 9.05pm.

Signed Date

Town Mayor