

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.
on **Monday 2nd November 2015** in the Council Chamber, Cornwalls Meadow,
Buckingham.

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

Also Present: Mr. D. Jones Deputy Town Clerk
Mrs. C. Bolton Committee Clerk

508/15 Apologies

Apologies were received and accepted from Councillors G & P Collins.

509/15 Declarations of Interest

Cllr O'Donoghue declared an interest on planning application 15/02953/APP as a resident of Hightown Housing Association.

510/15 Minutes

The Interim meeting scheduled for 14th September 2015 was not held, due to a lack of urgent business. The minutes of the 27th July Interim Council meeting were ratified on 17th August 2015.

Cllr Try arrived during the following item

511/15 AVDC Local Plan Issues and Options Consultation Document

Members are requested to view the following link
<http://www.aylesburyvaledc.gov.uk/vale-aylesbury-local-plan---issues-and-options-consultation>

The various evidence documents are available at
<http://www.aylesburyvaledc.gov.uk/supporting-evidence>

The consultation document is attached so that Members can prepare their responses in advance.

The consultation runs from 23rd October to 4th December

Members may wish to attend the public exhibition – 'where officers will be available to explain the options and answer any questions.'

These are:

Monday 2 November 8pm	Villiers Hotel, Buckingham	11am –
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Thursday 5 November – 8pm	The Bell Hotel, Winslow	11am
Tuesday 10 November Aylesbury 8pm	The Oculus, The Gateway, Gatehouse Road,	11am –
Wednesday 11 November – 9.30pm	Haddenham Village Hall	1.30pm

Further information is available at: <https://www.aylesburyvaledc.gov.uk/vale-aylesbury-local-plan-%E2%80%93issues-and-options-consultation#sthash.SFjbT8NK.dpuf>

Some Members had attended the consultation run by AVDC at the Villiers hotel and commented the event had been poorly signposted, was not fully accessible to all and had not started at the advertised time. The Town Clerk would write a letter of complaint.

ACTION: TOWN CLERK

Members requested that the Town Clerk look further into the legislation surrounding the suggestion that Buckingham's Neighbourhood plan would somehow be subordinate to AVDC's plan, and that officers at the consultation had implied this was the case.

Members held a long discussion covering the possible ramifications of the consultation, AVDC's new plan and the recent HEDNA report. Frustration was expressed that the town's plan had been constructed with advice from AVC officers which had been examined and accepted.

It remained unclear as to where the suggested 4000 houses required in the Vale were proposed, it was generally felt that AVDC officers need to provide clear communication on the matter.

Councillors expressed concern that that government would effectively have the power to override any local plans.

Members requested that the Town Clerk also gain clarification on the Summary of spatial options document in the consultation (annex 2, page 61), which gave figures varying from 3200 to 3600 in the Buckingham area.

Members also requested that due to the vast number of documents in the consultation and conflicting information they would prefer to have a steer from the office on what to read and where so Members could provide an informed and clear response to the consultation document at the next Full Council Meeting on 23rd November.

ACTION: TOWN CLERK

512/15 Major Planning Application

15/02953/APP

Hamilton Precision Ltd., 10 Tingewick Road

Demolition of existing Class B2 warehouse and construction of 54 dwellings with access and associated parking (amendment to planning application 14/03450/APP currently under appeal status)

OPPOSE AND ATTEND

Members noted that many of the documents contained uncorrected errors from the previous application, and new mistakes had been introduced into those documents which had been revised. The response to 14/03450/APP still stands with the following additions and amendments:

The proposal does not comply with the following BNP Policies:

HP4 - diverse housing mix – no 1-bed or 5-bed dwellings

HP5 – affordable housing – no minimum of 35%

DHE1 – protection of trees – 10 of 12 healthy trees are to be felled, inadequate replanting proposed

DHE6 – requires a good standard of private outdoor space

CLH8 – continuation of Riverside Walk – this is mentioned, but not shown on any drawings, and access is not obvious or surfaced beyond the “private drive”

I3 – rainwater use – no scheme described

I4 – development on the flood plain – see below

There was no statement from the Lead Local Flood Authority (TfB) which Members felt should have been supplied with the application documents; the applicants dispute the EA flood maps, which show Flood Zone 2 reaching to the back of the existing building. 2/3 of the length of the site is therefore within Flood Zones 2 & 3, contrary to BNP Policy I4 and the NPPF – there is no evidence of the sequential test having been applied to this application.

p10, para 4.1, of the Transport Statement states “There are a further set of bus stops on the A421 to the south of the site which also provide access to routes X5, 131/132 and 133” – there are no bus stops whatever on the A421, as shown by their own isochrone diagram Fig 2.2 and the BCC bus route map at Appendix C, nor does the X5 stop anywhere but the High Street bus stand, which Fig. 2.2 shows as the same distance from the site as the “nearest bus stops” on the London Road – the bus stand is a much easier journey and gives access to more routes. Table 4.1, p11, of daytime bus frequencies shows 2 X5s and 2 X60s per day when a glance at the timetables reproduced in Appendix C shows many more (c30 each way per day). There is little recognition that access to the majority of services, from shops to schools, requires passage through the Town Hall (Castle St./West St.) junction – p18, 8e, states that there will be “little [or] no additional traffic movements from the proposal travelling through the Castle Street/West Street junction”. Contrary to the representation on the Street Scene drawing, there is no bus service along the Tingewick Road.

Lengthy access to the rear of the premises for the mid-terrace houses will lead to bins being kept at the front for convenience contrary to their stated intention in the Refuse Statement, and the bin collection points for the housing, supposedly marked blue on the drawing are not discernible on the included plan.

There are no paths to the front doors of Plots 37 & 38; no footway from the car park area for Block C to the main door nor any path from the main door to the bin store; no street lighting anywhere, and no indication of the nature of the cycle parking beyond the gates and (?)fences beside the bin stores – the structure is not included on any elevation or street scene drawings. If these structures are enclosed/covered and secure, could they not be extended to accommodate the two motorcycle spaces?

The Utilities Statement provided no confirmation from the various companies that their networks had the capacity to cope (bearing in mind that 86 dwellings are currently being completed on the adjacent site). The existing electricity substation is not an attractive structure, but no screening planting is proposed (it is quite well hidden at present).

513/15 Chair's Announcements
None

514/15 Dates of next meetings

Full Council - Monday 23rd November 2015
Interim Council - Monday 21st December 2015

Meeting closed at 7.45pm

Signed **Date**