

IM/03/22

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm on Friday 23rd September 2022 in the Council Chamber, Cornwalls Meadow, Buckingham.

Present:

Cllr. R. Ahmed	
Cllr. M. Cole JP	
Cllr. F. Davies	
Cllr. M. Gateley	Town Mayor/Chair
Cllr. J. Harvey	
Cllr. S. Hetherington	
Cllr. A. Mahi	
Cllr. H. Mordue	
Cllr. L. O'Donoghue	
Cllr. A. Osibogun	
Cllr. A. Ralph	
Cllr. A. Schaefer	Vice Chair
Cllr. R. Stuchbury	
Cllr. W. Whyte	

Also present:

Ms. C. Molyneux	Town Clerk
Ms. P. Cahill	Committee Clerk

Public Session

Five members of the public attended the meeting. One resident, living on the Phase II development, spoke about his concerns regarding the decision to approve the Moreton Road Phase III development. He believes that it is not a fair process and expressed his support for Cllr. Cole's Motion. Cllr. Hardcastle, Vice Chair of Maids Moreton Parish Council, expressed the view that there is no justification in the reports and seems to be a total lack of understanding as to what constitutes a sustainable development. He stressed that the Town and Parish Councils must stand united.

257/22 Apologies for absence

Members received apologies from Cllr. Collins, Cllr. Try and Cllr Willett.

258/22 Declarations of interest

Cllr. Stuchbury noted that he would not be voting on the application, as he is a member of the Buckinghamshire Northern Area Planning Committee.

Cllr. Osibogun will also abstain as a member of the North Bucks Planning Committee

259/22 Swish Fibre

Members agreed to bring this item forward.

Members received a presentation by Alistair Goulden (Director), Michaela Keddie (Project Manager) and Robert Mayman (Streetworks Manager) from Swish Fibre:

- Explained the long-term benefits of the work undertaken.
- Informed Councillors that in June 2020 they announced that they had funding support to build their fibre network in Buckingham.
- Explained the benefits to the community, including long-term capacity for high speed, future technology to aid care in the home and to make properties more saleable.

IM/03/22

- Explained the benefits to local businesses, including flexibility.

Cllr. Gateley responded that whilst we recognise that infrastructure is important, the disruption to households is the main concern. Mr. Goulden said that their website keeps customers updated with permits to build and residents can check this; he suggested that the Town Council put a link on their website. He encouraged residents to talk to crews on the ground; if residents need barriers etc. moving the crews will be happy to do this. Mr. Goulden said that he had contacted the Town Council via email. The Deputy Town Clerk has no record of this.

Cllr. Stuchbury has received a call from a Page Hill resident who has been trying to contact Swish from the number on the board. The system of complaints is not working as this number is not answered. King Charles Close residents have been without their internet now for three weeks. These are elderly residents who may have alarms that rely on internet connection. These residents were told to contact their providers. Mr Goulden will personally investigate this if Cllr. Stuchbury passes on the details; he will contact the relevant providers.

Cllr. Whyte recognises the benefits of fibre broadband, but the disruption has been very unfortunate. He told Swish that they have a responsibility to work and coordinate with other competitors as it shouldn't be at the expense of disruption to daily lives; he also stressed that roads/footpaths should be made good. He requested that residents are given letters explaining what Swish is doing and keeping them updated. He asked how residents would know to visit the website, how they would know how to contact Swish if there is an issue. Mr. Goulden said that in relation to coordination with other companies, Swish would always build legal networks and he cannot say any more on this situation. He will check the telephone number on the board and ensure that it is correct. A letter has been sent to all residents. This is paid for with Royal Mail and Mr. Goulden will check why this has not happened.

Cllr. Cole said that communication has been the main problem. He thanked Swish for sorting the issue of working on a Sunday. Gigaclear have kept residents informed throughout and nothing at all has been received from Swish. Pavements have been left in a dreadful state and residents are very upset.

Cllr. Mordue asked Swish why coordination has not taken place in the sharing of ducts and requested clarification regarding reinstatement. Response from Swish: there are no ducts in the ground left by Gigaclear which will be investigated; Swish have coordinated with other companies but not with Gigaclear. Regarding reinstatement there is a two-year guarantee and work is inspected by local authorities who check on quality and compliance.

260/22 Moreton Road Phase III – Strategic Sites Committee

260/22.1 Members received a report of the meeting held on 1st September 2022.

Cllr. Cole thanked Cllr. Stuchbury, Cllr. Osibogun and Cllr. Whyte for their input.

260/22.2 **Motion: Cllr. Cole JP. Seconded by Cllr. Ralph**

"That this Council requests that the Secretary of State for Levelling Up, Housing and Development calls in the decision by the local planning authority, Buckinghamshire Council, to approve 20/00510, Moreton Road Phase III for 130 dwellings, on the following grounds:

- That Buckinghamshire Council Strategic Committee members were effectively bullied into approving the application by the committee chairman and officers, who threatened that any delay to granting permission or appeal against refusal could result in hefty costs against the council.
- That the Buckingham Neighbourhood Development Plan was completely ignored in matters of design and layout, although it is the pre-eminent design policy for Buckingham.
- That officers admitted that parking spaces, garages and electrical vehicle charging points did not meet the VALP's minimum standards, despite it being a spacious greenfield site.
- And that there was no consultation with Buckingham Town Council about s106 agreements, contrary to Buckinghamshire Council's own Town & Parishes Charter."

Cllr. Stuchbury proposed an amendment to the motion:

This Council agrees that, prior to the above action and in order to avoid unnecessary deployment of staff time and Council funds, a letter be sent to Mr. Greg. Smith MP, to ask him to liaise with the Secretary of State on the feasibility of a call-in of this application on the grounds described by Cllr. Cole; the resulting response to be circulated to the Full Council at the next suitable meeting, and the call-in decision to be ratified accordingly.

Cllr. Cole and Cllr. Ralph accepted the amendment.

Cllr. Whyte believes the Town Council should also put a formal complaint to Buckinghamshire Council as the level of scrutiny at Strategic Sites Committee was insufficient.

Councillors discussed removing the word 'bullying' and replacing it with 'misdirecting' and pushing Buckinghamshire Council to operate more democratically.

A vote on the amendment, including Cllr. Whyte's suggestion was taken, and the results were:

For: 14
Against: 0
Abstention: 0

A vote on the motion as amended was taken and the results were:

For: 13
Against: 0
Abstention: 1

The motion was carried:

"That this Council requests that the Secretary of State for Levelling Up, Housing and Development calls in the decision by the local planning authority, Buckinghamshire Council, to approve 20/00510, Moreton Road Phase III for 130 dwellings, on the following grounds:

- That Buckinghamshire Council Strategic Committee members were effectively bullied into approving the application by the committee chairman and officers, who threatened that any delay to granting permission or appeal against refusal could result in hefty costs against the council.
- That the Buckingham Neighbourhood Development Plan was completely ignored in matters of design and layout, although it is the pre-eminent design policy for Buckingham.
- That officers admitted that parking spaces, garages and electrical vehicle charging points did not meet the VALP's minimum standards, despite it being a spacious greenfield site.

And that there was no consultation with Buckingham Town Council about s106 agreements, contrary to Buckinghamshire Council's own Town & Parishes Charter.

This Council agrees that, prior to the above action and in order to avoid unnecessary deployment of staff time and Council funds, a letter be sent to Mr. Greg. Smith MP, to ask him to liaise with the Secretary of State on the feasibility of a call-in of this application on the grounds described by Cllr. Cole; the resulting response to be circulated to the Full Council at the next suitable meeting, and the call-in decision to be ratified accordingly.

The Town Council will put a formal complaint to Buckinghamshire Council as the level of scrutiny at Strategic Sites Committee was insufficient."

ACTION TOWN CLERK

261/22 Major planning applications

261/22.1 22/02689/ADP Land at Osier Way, MK18 1TG
 Erection of 121 dwellings along with landscaping, garages, roads, and all ancillary works (Phase 1)
Vistry/Wates LLP **APPENDIX A**

Cllr. Cole Proposed opposing the application. Cllr. O'Donoghue Seconded.

A vote was taken, and the results were:

For: 13
 Against: 0
 Abstention: 1

261/22.2 22/02988/APP Land at Foundry Drive [*Clarence Park*]
 Erection of 16 dwellings and associated junction/access, parking, amenity space and landscaping
W.E.Black Ltd **APPENDIX B**

Cllr. Cole Proposed opposing the application. Cllr. Harvey Seconded.

IM/03/22

A vote was taken, and the results were:

For: 12
Against: 0
Abstention: 2

262/22 Chair's announcements

Cllr. Gateley thanked Councillors and Council staff for the excellent work following the death of our Queen. Cllr. Shaefer also thanked Council staff for their support.

263/22 Date of next meetings: Full Council: Monday 10th October 2022
Interim Council: Monday 7th November 2022

Meeting closed at 8:25pm

Signed

Date



BUCKINGHAM TOWN COUNCIL

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Town Clerk: Ms. C. Molyneux



Appendix A

FULL COUNCIL 23rd September 2022 (postponed from 19th September).

22/02689/ADP

OPPOSE

Land at Osier Way, MK18 1TG

Erection of 121 dwellings along with landscaping, garages, roads, and all ancillary works (Phase 1)

Vistry/Wates LLP

Members' response was agreed before the application had been advertised in the neighbourhood. 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.

Members felt this application was premature, as the Design Code and Phasing Plan Discharge of Conditions applications had not yet been approved.

There was no acknowledgement of the Buckingham Vision & Design SPD, and thus no vernacular references, including a complete lack of chimneys (whether functional or not). House designs - especially the bungalows – were very plain and the only building with any interesting detail is a garage.

The tertiary roads and private drives are block paved, which is a maintenance-heavy treatment, and many are shared-surface. From past experience this Council does not favour either of these.

35% of 420 is 147 Affordable dwellings, not 145. 40 are provided in this Phase, and Members assume the shortfall will be made up in another Phase. Some Affordable dwellings seem to be in an over-large group (Plots 7-22 (16) share a boundary with Plots 26-31 (6) and Plots 52-55 (4) are opposite them) – a cluster of 26 contiguous dwellings. No Affordable housing has a garage – though 3 dwellings share a carport - and thus there is no tenure-blindness. Plots without garages are supposed to be provided with a cycle shed in the garden, but this is not so for all of them.

Much of the parking is tandem, which is less convenient and can lead to on-street parking. Some parking bays and garages with driveways are separated from the dwelling by the length of the garden, and this means they are not provided with an electric vehicle charging point. If a freestanding EVC connection can be provided for parking in front of a plot, it cannot be impossible to provide one at the end of a plot, especially if the parking arrangements include a garage. Building Regulations state that every new house or flat should have an EVC facility, as of June 2022.



@BuckinghamTC

Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



Members noted the concerns of Waste and Recycling, Thames Valley Police's Crime Prevention Advisor, and the SuDs team, and the response from Anglian Water. Because the refuse lorry is not venturing onto the block paving, there are bin collection points - the longest *labelled* (not all are) haul distance is 61m, well over the expected 25m. Two of the longer hauls are from bungalows for the disabled. Members look forward to some details of the sewage and storm water disposal arrangements.

There is no indication of grey water recycling or solar panel installation, both considered selling points.

Members suggest the applicants revisit some of these aspects while they wait for the Design Code to be decided, and then apply its terms and bring back amended plans. Meanwhile the vote to oppose was unanimous with abstentions from Shire councillors on the Area Planning Committee.

They would also ask for the Highway Improvement works to be completed before the site works start; this worked well for the site between the bypass and Tingewick Road (17/04668/ADP) and given the separation of this site from the town by the industrial area, safe passage for new residents must be ensured before occupation commences.

Signed.....

Date.....



BUCKINGHAM TOWN COUNCIL

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Appendix B

Town Clerk: Ms. C. Molyneux

FULL COUNCIL 23rd September 2022 (postponed from 19th September).

22/02988/APP

OPPOSE

Land at Foundry Drive [Clarence Park]

Erection of 16 dwellings and associated junction/access, parking, amenity space and landscaping

W. E. Black Ltd.

Members' response was agreed before the application had been advertised in the neighbourhood. 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.

While the Neighbourhood Plan is named as a reference, the Buckingham Design Statement, a retained SPD, is not. Furthermore paragraph 4.9 in the applicant's Design & Access Statement reads:

Some of the policies in the BNDP are already outdated (e.g. provision of affordable housing) and, whilst regard has been paid to them, they are now reflected in greater detail in the newer Local Plan as set out above.

And is incorrect; the higher 35% was confirmed by the VALP Examining Inspector. This means there should be 6 Affordable houses, not 4.

The layout of the development is cramped with minimal open space, and access is poor. This is not good place-making, and there is no encouragement to walk or cycle, even though the town centre, schools and other facilities are not a great distance away. No account is taken of the change of levels over the site, and a good part of it is in Flood Zone 2. There seems to be an assumption that these 16 houses can be tacked onto Clarence Park's utility infrastructure without harming neighbourly relations, so some arrangements must be arrived at for contributing to their management company's fees, for the use of their sewers, for example.

Foundry Drive is narrow, with a pinch point, and a footway on one side only. On the other side front doors open straight into the roadway. The suggestion from Highways (for the earlier layout) that all construction traffic access the site from the Industrial Park entrance to the north, where there is adequate width and turning space, must be adopted. The site access from Foundry Drive cannot be widened without moving the electricity substation.

The siting of the bin hardstanding areas for the Affordable housing means hauling the bin along a rear path, presumably with a close-board fence matching Treble Close's, and with no lighting. This has not been picked up on by the Police's Crime Prevention Advisor, though she is extremely critical of other areas lacking surveillance.

Other hardstandings may be convenient for hauling to a collection point, but are a good way from the house, which is less useful.



@BuckinghamTC

Twinned with Mouvaux, France;



Neukirchen-Vluyn, Germany



Though no materials are specified, it is assumed that the restricted tracking of the refuse vehicle and the difference in colour of the roadways on the Landscape Plan means that the remoter parts are to be block-paved. This is not acceptable, in Member's experience, and requires a lot of maintenance. Neither is a shared-surface street acceptable.

All new dwellings after June 2022 should be provided with the means of charging electric vehicles (Building Regulations). It would also be considerate if one visitor bay had a commercial charging point.

That there is space for a garden shed is noted, but none are provided; in the absence of a garage, this would be a courtesy.

Members suggest that the applicant takes time to revise this application and resubmits it with

- A more spacious and sympathetic layout taking the topography into account
- A site plan
- A materials plan
- A boundary treatment plan
- The correct number of Affordable dwellings
- Recognition of all the CPDA's comments about surveillance and parking
- Tree drawings overlain on the building layout in the submission, not a previous version
- A contaminated land report
- The additional information for the LLFA
- A resolution of the criticisms made by Waste & Recycling
- Incorporation of grey water recycling and solar panels as standard
- Confirmation of fast broadband installation before occupation
- A construction management plan using the rear site access only
- A document from Anglian Water that accepts connection to their sewerage and stormwater drains (note: the river a few metres to the north of the site is the Great Ouse, which flows into the Wash, not the Thames)

Members would also like to be party to the discussions of s106 matters, including Health, Leisure and Recreation, Education, Traffic and Travel contributions, per Buckinghamshire Council's Town and Parish Charter.

Signed.....

Date.....