

Minutes of an **Extraordinary** meeting of **The Full Council** of Buckingham Town Council held on Monday 30<sup>th</sup> January 2023 at 7:20pm in the Council Chamber, Cornwalls Meadow, Buckingham.

**Present:** Cllr. M. Cole JP  
Cllr. J. Harvey  
Cllr. S. Hetherington  
Cllr. A. Mahi  
Cllr. H. Mordue  
Cllr. L. O'Donoghue  
Cllr. A. Ralph  
Cllr. A. Schaefer Chair  
Cllr. R. Stuchbury  
Cllr. M. Try  
Cllr. R. Willett

**Via Zoom:** Cllr. Osibogun

**Also present:** Ms. C. Molyneux Town Clerk  
Ms. P. Cahill Committee Clerk  
Mrs. K McElligott Planning Clerk  
Ms. S. McMurtrie Town Plan Clerk

Cllr. Schaefer chaired the meeting in Cllr. Gateley's absence.

No members of the public attended and so there was no public session.

**568/22 Apologies for absence**

Members received apologies for absence from Cllr. Collins, Cllr. Davies, Cllr. Gateley and Cllr. Whyte.

**569/22 Declarations of interest**

Cllr. Stuchbury and Cllr. Mordue noted that they would not be voting on the application, as they are members of the Buckinghamshire Northern Area Planning Committee.

**570/22 Major planning application**

Members received and discussed the application.

**23/00178/AOP**

Outline planning application (with all matters other than means of access reserved) for a residential development of up to 300 dwellings (including affordable housing), employment space and associated infrastructure.

*Rainer Developments Ltd. and John Cowley, Piers Cowley and Jennifer Rosson*

(Response date 17<sup>th</sup> February)

Members received the Clerk's report.

Cllr. Cole presented the application and described the main points of the proposal. The following discussion highlighted the reasons for opposing:

1. The land has been designated for employment use in both the BNDP (Policy EE1: Site Q) and confirmed in VALP (BUC020); these plans have respectively 8 and 10 years to run, and attempting to overturn the designation is premature and denigrates the purpose of forward planning.
2. There is no evidence whatever for the assertion that no interest in developing the land for employment use has been displayed, doubtless because it has not been advertised as available, contrary to VALP Policy (E1: 6.9 p204).
3. The site's entire northern border is contiguous with the existing Industrial Estate.
4. It has been confirmed recently by Buckinghamshire Council that Buckingham has no unmet housing need, though Members were glad to see that the initial provision of 25% Affordable Housing had been amended to the recognised 35% following a meeting with the Town Council.
5. Concern was expressed that the access would be shared by residential and commercial traffic.
6. The installation of a third pedestrian-controlled crossing on the A413 between the bypass (A421) roundabout and the site access, together with the two Needlepin Way roundabouts, all within a 350-metre stretch, would seriously impede traffic flow on a main access to the town.
7. It was suggested, for the same reason, that traffic emerging from the access should be left turn only; southbound traffic would travel north to the first roundabout and then travel south.
8. The Transport Assessment and Travel Plan contain the usual inaccuracies: for example Verney Park is listed under Leisure (it is part of the University campus) and the 133, 80, 83 and 131 bus do only have one trip each way, but the 133 only runs on Tuesdays and the others only run on school/college days.
9. There are also errors and misleading information in the Design & Access Statement; for example the facilities plan on p17 shows petrol stations in Station Road and Well Street where there are none, The Mitre as a restaurant rather than a public house, George Grenville Academy in Brookfield Lane (it is in Chandos Road), and makes no differentiation between schools and university sites so that there is a plethora of mortarboard icons giving a very false impression of how many schools we have (the map does not stretch to Page Hill).
10. The infrastructure of the town is stretched to the limit, particularly in respect of health facilities and education (both primary and secondary schools).
11. The clay soil does not absorb rainwater well and allowing the SuDS ponds to drain into the existing stream could compromise the many Protected trees along its banks.
12. Given that there is no housing adjacent to the site, it will become a satellite estate as no community facilities are proposed to aid place-making other than three open-air children's play spaces (all fairly close to the attenuation ponds).

Ward Members would be asked to call this application in.

9 Members voted to **OPPOSE** this application; the Members who had declared an interest abstained. There were no dissenting votes.

**BTC/08/22**

**571/22 Chair's announcements**

There were none.

**572/22 Date of the next meeting:** Interim Council: Monday 27<sup>th</sup> February 2023  
Full Council: Monday 30<sup>th</sup> March 2023

Meeting closed at 19:34pm

Signed ..... Date .....

DRAFT