

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7:05pm on Monday 24th April 2023 in the Council Chamber, Cornwalls Meadow, Buckingham.

Present: Cllr. M. Cole JP
Cllr. F. Davies
Cllr. M. Gateley Town Mayor/Chair
Cllr. S. Hetherington
Cllr. A. Mahi
Cllr. H. Mordue
Cllr. L. O'Donoghue
Cllr. A. Ralph
Cllr. R. Stuchbury
Cllr. M. Try
Cllr. W. Whyte
Cllr. R. Willett

Via Zoom: Cllr. R. Ahmed
Cllr. A. Osibogun

Also present: Ms. C. Molyneux Town Clerk
Ms. P. Cahill Committee Clerk

Public session

The Chairman of Buckingham Access for All, Mr. Russell, informed Members of the closure of the group. He requested that the funds held with Buckingham Town Council and the balance in the group account is donated to a local charity.

Cllr. Gateley thanked the Chairman for bringing this to the meeting and explained that this proposal will be considered at a future agenda; Mr. Russell will be consulted and informed of any decision taken.

ACTION FINANCE OFFICER

802/22 Apologies for absence

Members received apologies for absence from Cllr. Collins, Cllr. Harvey and Cllr. Schaefer, from Cllr. Mordue as he has to leave the meeting early, and from Cllr. Ahmed and Cllr. Osibogun for not being physically present.

803/22 Declarations of interest

There were none.

804/22 Major application – amended plans

22/02689/ADP

OPPOSE

Land at Osier Way, MK18 1TG

Erection of 121 dwellings along with landscaping, garages, roads, and all ancillary works (Phase I) following outline permission ref 19/00148/AOP.

Vistry/Wates (Buckingham) LLP

61 Amended documents including a revised Design Code and 46 plan and elevation drawings for housing and ancillary buildings were submitted on 6th April 2023. A re-

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consultation request for the Design Code as **19/A0148/DIS** was received on 18th April 2023

Members feel that no building details should be considered until the Design Code had been agreed and their comments on this have been appended for the Phase I Case Officer's information.

Members recognise that this Phase is not within their Parish boundary, though the remaining four phases are, and the whole site is, inside the Buckingham Neighbourhood Plan boundary and thus should comply with its policies, and the guidelines in the Buckingham Vision & Design SPD.

Comments on the amended plans:

- Affordable housing: 35% of 121 is 43 not 40, and no assurance that the shortfall will be made up in other phases has been made.
- There is still a group of 26 Affordable dwellings on contiguous plots
- The loss of the M4(2) bungalows is regrettable; adaptable housing is not necessarily for the homeowner, it may be for a disabled child or parent, and this restricts all housing for people with disabilities to those on the housing list.
- The only building with a distinctive design – the garage/carport in the southwest corner – has been lost. The remaining buildings are from the standard pattern book.
- Block-paving is still proposed as are shared surface streets. Members are against both.
- There are still plots without EV charging.
- The long haul distances for some plot's bins have not been revised to fit with the comments from Waste and Recycling on the original submission.
- There is no alternative exit from the site in the case of fire or other disaster originating within the site or in the industrial area north and east of the site, as the applicants do not consider a vehicular connection to be necessary, even for emergency use only.
- Tandem parking is inconvenient and can lead to vehicles being left kerbside.
- The cycleways do not connect with the existing network in the town, and ...
- Safe footpaths and footways must be available from before occupation, especially as the schools are all some distance away, and the bus service – even if it is eventually established – is entirely within the later phases, so that car-less residents needing to travel further afield have to get to Embleton Way or London Road for the nearest stops.
- Vegetation between on-street parking blocks must be kept low enough to not obstruct vision.
- A plan for the management of the protected area for the dormice must consider the effect of pets being allowed to roam.
- Great concern was expressed at the lack of detail for the disposal of foul and storm water, although the promised adoption by Anglian Water was welcome. Previous experience on Lace Hill shows that the methods of disposal must be detailed, agreed, and connected before building proper starts, and consideration given to the effect of additional flows on residential areas downstream of this hilltop site. Members await further comments from the SuDS officer on the amended documents and confirmation that the scheme is now satisfactory.

Cllr. Cole Proposed that we object to the major application 22/06689/ADP. Cllr. Whyte Seconded and Members unanimously **AGREED.** **ACTION PLANNING CLERK**

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PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial.....

IM/07/22

19/A0148/DIS

OPPOSE

Land off Osier Way East of Gawcott Road And South of Buckingham Ring Road
Erection of 121 dwellings along with landscaping, garages, roads, and all ancillary works
(Phase I) following outline permission ref 19/00148/AOP.
Vistry/Wates (Buckingham) LLP

Members last reviewed the Design Code on 23rd September 2022 and noted that it still made no reference to the Buckingham Vision & Design SPD. As a Design Code it failed to be prescriptive or adequately descriptive, and until it was agreed, no decisions should be taken on the Phase applications. Vague references to 'sweeping curves' found in Buckingham and a few photographs taken in the old town – none of them of distinctive characteristics like curved corners, use of stonework or patterned brickwork – do not constitute design guidance and use of a standard house pattern book negates placemaking.

- Members continue to oppose shared-surface streets and blockwork surface treatments, even with the caveat *"the surface finish should be in blockwork, unless rules of adoption constrain this."* They would like assurance from the LPA that all streets will be adopted by Buckinghamshire Council so that the heavy cost of maintenance does not fall on residents via a management company. Alternatively, the practice agreed in Essex of the developer being liable for maintenance for the lifetime of the road could be followed.
- The Design Code should be prescriptive in matters of materials to be used, both in colour and quality. Different colour renders can be used for key buildings such as those on corners for the better navigation of the estate for strangers, and the uniform black for doors, all rainwater goods, and other accessories, was also criticised.
- The Design Code should establish rules for tenure blindness – none of the Affordable Housing has a garage, for example – and all plots should have EV charging points, even those with allocated parking distant from the house. This is stated as a must on p40 but is not reflected in the amended drawings for 22/02689/ADP.
- The Design Code should reiterate Waste & Recycling's standards for haul distances for both residents and operatives; a roadway built to adoptable standards would reduce the need for bin collection points.
- The Design Code should reiterate the cluster formation rules for Affordable Housing; although changed slightly, there is still a group of 26 contiguous properties west and north of the spine road (Plots 9-24, 30-33 & 40-45).
- The Design Code should consider adequate lighting for streets and paths, with special reference to minimising light pollution
- The Design Code should include grey water recycling, solar panels, and possibly heat pumps as measures to combat climate change and reduce power requirements.
- The Design Code should include good broadband connection as part of the standard utilities to be provided before occupation.

Cllr. Cole Proposed that we oppose the design code on the grounds that it is inadequate. Seconded by Cllr. O'Donoghue and Members unanimously **AGREED.**

ACTION PLANNING CLERK

805/22 Internal fund transfer

Members received a report from the Town Clerk/RFO.

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PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial.....

IM/07/22

It is recommended that £430,000 be transferred from the current account into the savings account (The Public Sector Deposit Fund).

Cllr. Stuchbury Proposed, Cllr. Willett Seconded and members unanimously **AGREED** the recommendation.

806/22 Committed expenditure

Members received a report from the Assistant RFO.

It is recommended that Members agree to carry forward the committed expenditure from the Financial Year ending 2023 to the financial year ending 2024.

Cllr. O'Donoghue Proposed, Cllr. Davies Seconded and Members unanimously **AGREED** the recommendation.

807/22 Income received

Members received a report from the Assistant RFO.

It is recommended that Members agree to carry forward any income received in Financial Year ending 2023 to the financial year ending 2024.

Cllr. Davies Proposed, Cllr. O'Donoghue Seconded and Members unanimously **AGREED** the recommendation.

808/22 Fixed assets

Members received a report from the Assistant RFO.

It is recommended that Members agree and note the changes to the fixed asset register during the Financial Year ending 2023. Assets are items with a value of £1000.00 or more (unless significant to The Council or community). An asset that has been gifted to The Council or has an unknown original value will always have an asset value of £1. Items deemed unfit for use, because they have become damaged or outdated and no longer function efficiently should be disposed of and removed from the fixed asset register.

Cllr. Stuchbury Proposed, Cllr. Davies Seconded and Members unanimously **AGREED** the recommendation.

809/22 Committed earmarked reserves

Members received a report from the Assistant RFO.

It is recommended that Members agree to carry forward any committed earmarked reserve expenditure from the financial year ending 2023 to the financial year ending 2024. This report concerns committed items only and is not a discussion of the EMR for the coming year.

Cllr. Davies Proposed, Cllr. Stuchbury Seconded and Members unanimously **AGREED** the recommendation.

810/22 Chair's announcements

Congratulations to Cllr. Osibogun on his PhD award.

The Mayor thanked everyone for their support over the last two years and her hope remains that Councillors can disagree in an agreeable way whilst supporting our community.

Cllr. Stuchbury and Members thanked and applauded the Mayor for her work and service.

811/22 Date of next meetings: ASM & Full Council: Monday 22nd May 2023
Interim Council: Monday 19th June 2023

Meeting closed at 19:45pm

Signed Date