

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm on Monday 2<sup>nd</sup> December 2024 in the Council Chamber, Cornwalls Meadow, Buckingham.

**Present:**

Cllr. R. Ahmed	
Cllr. T. Allen	
Cllr. M. Cole JP	
Cllr. F. Davies	Vice Chair
Cllr. L. Draper	
Cllr. M. Gateley	
Cllr. J. Harvey	
Cllr. A. Mahi	
Cllr. H. Mordue	
Cllr. J. Mordue	
Cllr. L. O'Donoghue	
Cllr. A. Osibogun	
Cllr. A. Ralph	
Cllr. A. Schaefer	Town Mayor/Chair
Cllr. R. Stuchbury	
Cllr. M. Try	

**Also present:**

Ms. C. Molyneux	Town Clerk
Ms. P. Cahill	Committee Clerk
Mrs. C. Cumming	Buckingham Society
Mrs. K. McElligott	Planning Clerk
Mr. N. Hall	Bloor Homes
Ms. K. Coles	Bloor Homes
Ms. L. Haim	ONH

**Absent:** Cllr. G. Collins

### Public session

Mrs. Cumming, on behalf of the Buckingham Society, raised the following points regarding application 24/03426/AOP:

- Location and density are mismatched. The National Planning Framework makes it quite clear that establishing a strong sense of place, and sympathetic attention to that sense of place, including the landscaping, is vital. This plan does not meet the criteria – the density is far too high.
- Access Travel is shared pedestrian cycleway access; this is an ancient bridleway and there is no mention of this at all. Regarding access, this will put more traffic on to a particularly congested part of the A413. The Buckingham Society feel that this could be improved by a one-way system, with an eastward direction, from the site on to the A421.
- The play area is in the wrong place, it should be in the middle of the site for all to access. The design seems uncompromisingly urban. Further thought should be given to the materials and house types; the site is surrounded by agricultural properties and fields.

- Sewage and foul waste – in paragraph 4.10.6 they claim that Anglian Water state sufficient capacity. Anglian Water have clearly stated that it is now at full capacity.

#### **422/24        Apologies for absence**

There were none.

#### **423/24        Declarations of interest**

Cllr. Stuchbury, Cllr. Osibogun and Cllr. H. Mordue noted that, as members of the North Buckinghamshire Area Planning Committee, they will not be voting on the application. Cllr. Schaefer will Chair the meeting but will not offer her view on the application.

Ms. Haim arrived at 7:08 pm.

#### **424/24        Committees: Cllr. Allen**

Members unanimously **AGREED** Cllr. Allen's request to become a Member of the Town Centre and Events Committee, the Environment Committee, and the Planning Committee.

#### **425/24        Planning Application**

Members considered a response to the following planning application and whether to request a call-in.

#### **24/03426/AOP**

Land South of Bourton Road, Buckingham

Outline application (all matters reserved apart from access) for residential development up to 220 (including affordable dwellings), pre-school/nursery (E/F1), SuDS attenuation, public open space including children's play area, access arrangements off Bourton Road and associated landscaping, infrastructure, and ancillary development.

As the revised Buckingham Neighbourhood Plan is moving from Regulation 14 to Regulation 16 status, Members felt this application was premature, also pointing out that the applicants had not responded to the Call for Sites although they had first made a presentation to the Town Council on the development concept in 2022, following this up with another on this proposal in September 2024.

The site is outside the settlement envelope and Conservation Area, but inside the Neighbourhood Plan boundary, and is a VALP designated Local Landscape Area. Neither the existing nor the revised Neighbourhood Plans have allocated this site for development.

Members felt that the proposed density of housing was too great for a site abutting open countryside and the sample designs and materials did not reflect the rural setting or surrounding buildings.

The proposed Toucan crossing can only exacerbate the existing traffic queues at the A421 and Bourton Road (A413) roundabouts at morning and evening peak hours, and the afternoon school-leaving time.

The Bernwood Jubilee Way is an unlit, unsurfaced bridlepath hidden from the road by a mature hedgerow. It is not a safe route, especially in winter, and unsuitable for cycling. No mention is made of its use by horse-riders. The footpath along the south side of the A421 west of the Pegasus crossing (map, D&A Statement, p13) does not even have a desire line, let alone a hard surface and the Public Footpath 13 that comes through Lace Hill from

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the London Road crosses into the Badgers estate by the stream and does not reach the bridleway. It is by no means comparable with the footways each side of Badgers Way which use the same map symbol.

National Cycle Route 50 passes through the western side of town and has no connection with the existing town cycleway system.

The bus timetable section of the Transport Assessment is inaccurate and incomplete; of the services listed, one is a Northants schooldays-only service, one each way at school times; and not all the rest go to and from the nominated destination on every trip. No service is of use for residents working normal hours, whether in the town centre or on the industrial areas, so the mode transfer targets are of debatable relevance.

35% Affordable Housing is written into the existing Neighbourhood Plan (valid until 2031) and supported by VALP and is called for in the revised BNP. There is no indicative plan of where the Affordable Housing is likely to be located.

The proposed play area, whether it is in the NW corner of the eastern triangular open space as in the Illustrative Masterplan, or at its eastern tip as in image 4.2 in the Transport Assessment for example, is too far from the majority of the estate (450m from the SW corner) and not well overlooked. It should be central and thus readily accessible from all parts. There is also a safeguarding concern with the three ponds.

Those dwellings without driveway or garage parking seem to have kerbside parking bays beyond the boundary fence and thus no natural surveillance, and neither do the parking courts. It was noted that Thames Valley Police have similar concerns.

Concern was expressed that Anglian Water was reported by the applicant as having confirmed that the Water Treatment Works had capacity for the outflows from this estate. Members had recently considered Amended Plans for the Walnut Drive application in Maids Moreton (24/02780/VRC; letter dated 6/11/24 from Anglian Water) which said

Anglian Water has identified Buckingham Water Recycling Centre (WRC) requiring growth investment in our Business Plan (2025-2030), this is currently waiting for approval from our regulator Ofwat which we expect in December 2024. Until final determination has been given our plan may change. We have informed the developer of this, and we would expect to be consulted on any discharge of condition 13 application. We will object to any discharge of condition until the investment scheme has been delivered, the variation as proposed still offers us the protection to be able to do this.

In the absence of any comment on this application from Anglian Water, Members therefore feel that any large development should be put on hold until AW have confirmed funding for the works proposed in the Business Plan.

Cllr. Cole Proposed Opposing, Cllr. Davies Seconded and Members unanimously **AGREED**. A vote was taken, and the result was:

For: 12  
Against: 0  
Abstentions: 4

Cllr. Cole requested that Shire Councillors call this in and Proposed that Buckingham Town Council call it in. Cllr. Davies Seconded. A vote was taken, and the result was:

For: 12  
Against: 0  
Abstentions: 4

**ACTION PLANNING CLERK**

**426/24 Neighbourhood Plan recommendations from the Working Group**

Members received a report from the Compliance and Projects Manager.

It is recommended that Members accept and agree the recommendations of the Buckingham Neighbourhood Plan Working Group as detailed in this report.

Ms. Haim explained and described some administrative errors that have been changed. She informed Members that the landowner would like to clarify the position of the Lace Hill site if the healthcare scheme is not delivered. There was a late submission at 5:45pm this evening for the policy wording for this to be changed.

The Town Clerk read the landowner's requested amendment to CLH3, health facilities point C: 'Where it is demonstrated that the delivery of healthcare facilities at Lace Hill is not viable, consideration will be given to other uses that are appropriate to this location.'

The Town Clerk, Cllr. Cole and Ms. Haim had met briefly to consider this, and they do not recommend that the landowner's amendment is made as the wording is too vague.

Ms. Coles arrived at 7:29pm.

Cllr. Cole Proposed we accept the table of recommendations and administrative amendments received from Ms. Haim tonight and vote en bloc. Cllr. Ralph Seconded.

Cllr. Stuchbury Proposed that each recommendation is voted on separately. Cllr. O'Donoghue Seconded.

Ms. Haim, for clarification, read the supporting text for the policy CLH3. It will now read: 'The delivery of the Lace Hill healthcare facility project has suffered a number of setbacks. Whilst the site did secure planning permission, funding could not initially be realised. The scheme therefore had to be revised to suit funding parameters delaying the completion date. In the meantime, land ownership changed and whilst all relevant parties are currently working in partnership to deliver the scheme, there is a need to add additional flexibility to the site should an alternative project be pursued. Given that the plan period runs until 2040, this kind of flexibility is common for projects such as these. The policy therefore identifies the Lace Hill healthcare facility site as a priority site, but it is recognised that such services may be delivered elsewhere. In that case Clause A of Policy CLH3 will no longer have effect and Policy HP1, and other relevant policies, will apply to the proposed site at Lace Hill. The current scheme for the Lace Hill healthcare facility includes consulting rooms for the Swan Practice, a dental practice with a dispensary for rural patients and residential accommodation for young adults. The Principle of this current scheme is supported by this Neighbourhood Plan.'

The Town Clerk requested further clarification of the above amendment. Ms. Haim explained that the first part covers the recommendations made by Ms. Stubbs of ONH and

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the final two sentences are what has been added as a result of the landowner's submission on Friday.

A vote was taken on Cllr. Cole's Proposal to accept the table of recommendations and administrative amendments received from Ms. Haim tonight en bloc, and the result was:

For: 11  
Against: 4  
Abstention: 1

Cllr. Stuchbury asked at what point will the Town Centre and Events Committee get to discuss, in any electoral meeting, the elements within the arts and leisure section?

The Town Clerk explained that the Neighbourhood Plan belongs to Full Council and that Full Council delegated, to the Working Group, the work on this and to bring back proposals to Full Council. This is the procedure that has been followed.

The Town Clerk stressed that tonight is the time to debate as time is limited.

The Chair gave an opportunity for any Member to speak on any of the recommendations or the recommendations as a whole.

Cllr. Stuchbury stressed the value of a cultural centre and the option of this in the Plan is positive.

The Chair reiterated that this Council has delegated the detailed work to the Working Group, and it has not been taken to any other Committee. This is the process that was set out two years ago and it has been followed throughout. She invited Members to make points on any of the substantive recommendations.

The Town Clerk read the proposed amendment to Part 1 (amendments in bold):

In granting permission for residential development in the town, the Local Authority agreed for healthcare provision to be relocated from the existing GP surgery sites in Verney Close and North End, to a site on the Lace Hill development to the southeast of the town. The Neighbourhood Plan cannot at this stage change this decision. The implementation of this relocation project is currently being pursued **but relies on a number of factors to fall into place, including funding streams being approved by NHS England.** Whilst the Town Council will continue to lobby relevant stakeholders for solutions to maintain accessibility to healthcare provision for the whole town and the GP Practice itself is currently pursuing several options, enabling the redevelopment of the existing surgeries' sites are required to contribute to the implementation of the scheme at Lace Hill, **or alternative provision.** This policy therefore seeks to update the current situation surrounding healthcare provision in Buckingham.

The Town Clerk and Ms. Haim then re-read Part 5 of the supporting text for the policy CLH3, read earlier by Ms. Haim.

The Town Clerk asked if Members are happy or would like this read again. Members said that they are happy; there were no requests to re-read the amendments.

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Cllr. Stuchbury asked if the wording of the letter from the Swan Practice is included. Ms. Haim confirmed that the points in the letter fully supported the policy, and that Clause C enables what the Swan Practice asked for, in the letter, to happen.

Cllr. H. Mordue noted that the outer catchment of the Swan Practice extends beyond Steeple Claydon which cannot be termed local. Ms. Haim clarified that Part A does make it clear that it is talking about healthcare sites in Buckingham.

The Chair asked if there are any other questions. There were none so a vote was taken on the Proposal to accept the recommendations en bloc.

Cllr. Stuchbury requested a recorded vote, and the result was:

For: Cllr. Ahmed, Cllr. Allen, Cllr. Cole, Cllr. Davies, Cllr. Draper, Cllr. Gateley, Cllr. Harvey, Cllr. Mahi, Cllr. H. Mordue, Cllr. J. Mordue, Cllr. O'Donoghue, Cllr. Osibogun, Cllr. Ralph, Cllr. Schaefer, Cllr. Stuchbury and Cllr. Try.  
Against: 0  
Abstentions: 0

The Town Clerk will circulate the amended document to Members.

**ACTION TOWN CLERK**

Ms. Haim, Mr. Hall and Ms. Coles left the meeting at 7:55pm.

**427/24 Charges at Western Avenue car park**

Members received and noted a report from the Committee Clerk.

**428/24 Chair's announcements – for information only**

The Chair reminded Members that the next meeting will be on Wednesday, 4<sup>th</sup> December 2024.

**429/24 Date of next meetings:** Full Council: Wednesday 4<sup>th</sup> December 2024  
Full Council: Monday 16<sup>th</sup> December 2024  
Interim Council: Monday 6<sup>th</sup> January 2025

Meeting closed at 7:59pm

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