

Minutes of a meeting of **The Full Council** of Buckingham Town Council held on Monday 6th July 2026 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham.

Present:

Cllr. R. Ahmed	Deputy Mayor
Cllr. T. Allen	
Cllr. F. Davies	Town Mayor
Cllr. L. Draper	
Cllr. J. Harvey	
Cllr. H. Haydock	
Cllr. A. Mahi	
Cllr. H. Mordue	
Cllr. J. Mordue	
Cllr. Ruth Newell	
Cllr. R. Newall	
Cllr. L. O'Donoghue	
Cllr. R. Poppe	
Cllr. A. Schaefer	
Cllr. S. Singh	
Cllr. R. Stuchbury	

Also present:

Ms. C. Molyneux	Town Clerk
Mrs. A. Benoy	Committee Administrator
Mrs. K. McElligott	Planning Clerk
Cllr. A Osibogun	Buckinghamshire Ward Councillor
Mike Carr	Pegasus Architect, Bloor Homes
Darren Pratt	Design and Technical Officer, Bloor Homes
Alison Walker	Senior Land Manager, Croudace Homes
Andrew Somerville	Nexus Planning of behalf of Croudace Homes
Mrs. C. Cumming	The Buckingham Society
Mr. T. Cavender	Buckingham Canal Society

Absent: Cllr. M. Try

Public session

Mrs. Cumming attended to speak on behalf of The Buckingham Society and shared the following representations:

- Poor access and a rapid inflation of sewage and wastewater were a feature of all the planning proposals.
- The environment statement was extensively researched and evaluated by Buckingham Town Council and David Lock Associates for the Croudace site, and the Buckingham Society knew of no such research undertaken by Croudace as part of their proposal.
- Regarding the Tingewick Road site, the Toucan crossing should engage with the existing footpath through St. Rumbold's fields. This would be less likely to cause disruptions to the A421 than having the crossing so close and in such proximity to the Gawcott roundabout. This would mean five Toucan crossings within about half a mile, more when the canal site and Bourton Road developments seek to do something similar.
- It is time to think of a physical bridge to connect St. Rumbold's with this new site.

Date

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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.....

BTC/03/26

- The Gawcott gateway proposed is very close to a similar access point for Osier Way. Some use could be made of the existing footpath on the southern boundary to connect through the site to the centre.
- Regarding the Land at Foundry Drive application, the proposed access via Foundry Drive is unacceptable and the main access should be via the already existing road to the north of the site; there are no chimneys and other aspects of the design code have been ignored.
- Regarding Site Q, there are too many shared surface roads and again, there are no chimneys. More imaginative design is needed to create individuality.
- Affordable units seem to be bunched together in the northern urban areas.

Mr. Cavender attended on behalf of the Buckingham Canal Society and gave Members a Briefing note re flooding in Buckingham which read:

- Buckinghamshire Council are failing Buckingham by not understanding and addressing the persistent flooding.
- Buckinghamshire Council have stated that a bid for the A413 bridge is not possible in this funding round and they have already committed their single bid elsewhere.
- Cllr. Stuchbury has formally asked officers of Buckinghamshire Council to confirm which scheme was chosen, on what basis, and whether it is in the public domain. He has not yet received an answer.
- Buckingham Canal Society is about to take Buckinghamshire Council to the ombudsman on issues of gross misconduct for failure to address the flooding issues in Buckingham.
- The Town Council may wish to note the position of Buckinghamshire Council within its own community flood planning work and Flood Risk Coordination Network engagement and consider whether to support a request for transparency on the scheme prioritisation decision.

112/26 Apologies for absence

Members approved apologies from Cllr. Try, reason number 4, Proposed by Cllr. Stuchbury, Seconded by Cllr. O'Donoghue and all **AGREED**.

7.07pm Cllr. Osibogun entered the chamber.

113/26 Declarations of Interest

Cllr. Stuchbury noted that, as a member of the Central and North Buckinghamshire Area Planning Committee, he will not be voting on applications.

114/26 Bloor Homes

Members received a presentation from Bloor Homes regarding – Land south of Bourton Road: Reserved Matters (following 24/03426/AOP approved on appeal).

The presentation stated the following:

- Bloor has a clear instruction from the outline planning showing where the housing needs to go, where the watercourses are, where the listed building is and the established routes through the site. Open space is also laid out.
- The site is very green and much vegetation has been kept.
- There will be different phases of development with a variety of house designs and sizes in differing areas using a selection of brick, stone and render to match the buildings already in the town but the exact materials will be decided at a later stage.

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Initial.....

- Bloor Homes are very keen to hear what materials the council would like.

Members' questions and comments included the following:

- Why are there no chimneys on the designs?
- Will there be flats and maisonettes and electric vehicle charging points?
- Will there be provision for rainwater recycling?
- Where is the evidence for the need for another nursery?
- 15 car parking spaces for a 60 child nursery is nowhere near enough as the staff will also be parking their cars here. Nursery age children cannot be dropped off at the kerb outside.
- Buckingham is in need of a new secondary school.
- The play spaces are not well sited as they are not overlooked and next to busy roads.

Bloor Homes responded that there is no need for chimneys in their designs but they will look in further detail at the Design Code in the Neighbourhood Plan. They clarified that the development will include flats, maisonettes, electric vehicle charging points and that every property will be assigned at least 1 parking space. Building regulations do not include provision for rainwater recycling. There had been an engagement stage during the outline planning which initiated the desire for a nursery but it is possible to revisit this decision. Bloor Homes will also revisit the spaces allocated to play areas to look at siting.

7.34: Mike Carr and Darren Pratt from Bloor Homes left the meeting.

115/26 Croudace Homes

Members received a presentation from Croudace Homes regarding - Land South East of Buckingham. The proposal is for 1750 new homes on a site wrapping round the eastern edge of Lace Hill from the A421 to the A413 south of Benthill, bordering the Padbury Brook. It is not a designated site in the Neighbourhood Plan.

The presentation stated the following:

- The figures for housing needs locally and regionally were outlined and it was noted that the new Neighbourhood Plan did not provide fully for Government requirements and more homes would need to be provided.
- They have surveyed the landscape, connectivity, topography and flooding of the site.
- A primary school is planned, or an extension to Lace Hill Academy.
- A new road will link the A413 (London Road) through the site to the A421 (Bletchley Road).
- The scheme may include a neighbourhood centre, green infrastructure and planning fields and a community garden.
- They expect to submit an application before the end of the year.

Members' questions and comments included the following:

- Neither a primary school nor a nursery are needed, but there is an urgent need for a secondary school as 100 local children are having to go to an Aylesbury school this year because of the lack of spaces.
- The new Healthcare centre on Lace Hill will only meet current need, an estate of this size will need new provision.

- A neighbourhood hub to include a Convenience store was welcomed as it helps create a community.
- Will there be natural flood management?
- A request was made to revisit the Town Council to share plans as and when they develop.
- This is a lot of homes and the cumulative impact of all developments needs to be looked at as Buckingham has a small town centre and dormitory estates are not wanted.
- The Anglian Water treatment site is over capacity already, with both drinking and waste water issues on any site.
- Are you talking to other developers about the improvement of infrastructure? Please communicate together about the pooling of S106 funding for a secondary school as every development will be making S106 contributions.
- Much work went into the Buckingham Neighbourhood Development Plan. Why did you decide to develop to the East rather than the West?
- Will the homes have solar panels?
- Will there be a management company?
- A bypass is needed for the A421.

Croudace Homes responded that they would like to revisit the Council as and when their plans take detailed shape, also that natural flood management and cycle paths will be incorporated into their design. They confirmed they are in conversations with Anglian Water to find out the timing of any investment plans. Solar panels can now be integrated into roof tiles on some houses and there will be a requirement to put some in, depending on the orientation of the roof. They are aware that the Ring Road is congested but suggest that the new link will help to get people around safely. They can only work with the site it controls, which is to the East.

8.09pm: Alison Walker and Andrew Somerville from Croudace Homes left the meeting.

8.10pm: Mr. Cavender from the Buckingham Canal Society left the meeting.

116/26 Minutes

Cllr. Ahmed Proposed, Cllr. Draper Seconded and Members **AGREED** the minutes of the Full Council meeting on 11th May 2026.

117/26 Planning Committee

Cllr. J. Mordue Proposed, Cllr. Allen Seconded and Members **AGREED** to receive the minutes of the Planning Committee meetings held on 23rd March 2026, 20th April 2026 and 18th May 2026.

118/26 Town Centre and Events Committee

Cllr. Stuchbury Proposed, Cllr. Ahmed Seconded, and Members **AGREED** to receive the minutes of the Town Centre and Events Committee meeting held on 30th March 2026.

Cllr. Stuchbury noted that since the minutes, Celebrate Buckingham and Armed Forces Day had been held and officers had worked hard to put on these very successful events.

119/26 Environment Committee

Cllr. Haydock Proposed, Cllr. Draper Seconded, and Members **AGREED** to receive the minutes of the Environment Committee meeting held on 13th April 2026.

120/26 Resources Committee

Cllr. O'Donoghue Proposed, Cllr. Davies Seconded, and Members **AGREED** to receive the minutes of the Resources Committee meeting held on 27th April 2026.

121/26 Recommendation from Resources Committee (minute 105/26)

Cllr. Stuchbury Proposed, Cllr. Draper Seconded and Members **AGREED** the unchanged Freedom of Information Act, Publication Scheme, and Data Protection Act 2018 combined Policy document.

ACTION: COMPLIANCE AND PROJECTS MANAGER

122/26 Recommendation from ECDI Working Group

Cllr. Stuchbury Proposed, Cllr. Schaefer Seconded and Members **AGREED** the recommendation that up to £100 from the ECDI budget be put towards the costs of Black History Month displays in the Library and Council Chamber and refreshments.

ACTION: BUSINESS AND COMMUNITY ENGAGEMENT OFFICER

123/26 PL/26/04516/OA Land North and South of the A421, Tingewick Road

SUPPORT with provisos

Outline planning permission for up to 800 dwellings (Class C3 use); land for mixed use including local retail provision (Class C3 and Class E use); land for a 1 form entry primary school, and additional land safeguarded for potential future expansion of school to a 2 form entry; open space and landscaping to include areas of formal play, amenity areas, sustainable drainage and recreation routes; cycle and pedestrian routes; parking; and associated earthworks, paving, engineering works and infrastructure. All matters reserved except for the formation of two accesses: via the southern arm of the A421/Tingewick Road; and Gawcott Road

Members noted that this site and its facilities and infrastructure provision was detailed in the 2026 Buckingham Neighbourhood Plan (Ref: HP3).

The siting of the primary school was discussed as it would have to serve children from St Rumbold's Fields and the new Osier Way development – over 800 houses in total – as well as this estate as there is no primary school nearer than George Grenville Academy in Chandos Road. The siting of the school affects its parking provision (primary school children have to be handed over to a responsible adult on the school premises, not just 'dropped off') and experience has shown that a school on the edge of the housing area needs enough parking to cope at each end of the school day without affecting the amenity of the nearby residents. Access for children arriving on foot needs also to be considered, as well as older children walking/cycling to the secondary schools on the London Road, and it was considered that a bridge over the bypass carrying the public footpath No.36 would be safer and less disruptive to traffic flow along the bypass than yet another Toucan crossing – the sixth (existing and proposed) in a little over 2km. (Comment was made that if a 'bypass' required this many crossings to link new housing to the town, it was no longer a bypass).

A bridge would also be more suitable for those with mobility problems, or prams to push. The school parking space could also serve the proposed commercial area and community facilities between peak school times and this would aid viability of any local shopping centre.

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Initial.....

In light of other proposals described in the meeting, Members asked for evidence of need for nursery and primary school provision, when there was no matching recognition that secondary level places were also required – this year resident senior school pupils could not be accommodated in the town's schools and were required to travel to schools elsewhere.

Cllr. Schaefer Proposed Support with provisos, Cllr. J. Mordue Seconded and Members **AGREED**. There was 1 abstention.

124/26 PL/26/03245/FA Land at Foundry Drive, Tingewick Road OPPOSE
Land at Foundry Drive, Tingewick Road
Erection of 16 dwellings and associated junction/access, parking, amenity space and landscaping

Members noted that they had opposed the previous (Refused) application 22/02988/APP and some of their criticisms still applied:

- The access is still from Foundry Drive, which is narrow, and has houses on one side which give straight onto the street; it is totally unsuitable for construction traffic;*
- The entrance to the site itself is a right-angle turn constricted by an existing sewage pumping station, which neighbour comments in 2022 reported often failed leading to unpleasant odours and adding 16 more houses could exacerbate the situation; the shutdown of the planning system meant that if Anglian Water had provided comments on this aspect, they were not available to the meeting;*
- There is no evidence that an agreement for the use of the existing unadopted roads, and doubtless the play area in due course, by construction traffic and then the new residents has even been discussed, let alone resolved, which will not lead to amicable relations with the existing residents. Members suggested that given the different ownership of the two areas it would be simpler to have access to this site from the existing gate off the Industrial Estate access road and none from Foundry Drive; this entrance is wide enough to accommodate the delivery vehicles and plant during the construction phase and could well be kept as the residential access.*
- There is still an unlit passageway between high fences behind the terrace (plots 1-4) backing onto Treble Close and it involves a long haul distance to take the bins to their collection point near the access.*

In addition, the various designs of the houses did not comply with the Design Code in the Neighbourhood Plan, were not particularly attractive, and 16 was still too many for the site. The 'amenity space' in the description seems to be the existing wooded area at the southern end of the site behind the two pairs of semidetached houses; the rest of the unbuilt-on space is gardens, parking and roadway.

Houses with bin storage hardstanding at the bottom of the garden should be provided with a paved path connection; plots with no garage parking have no shed for cycle storage. Highways had noted that the road dimensions were not compliant with adoption by the Council, and some details of the transition from the existing road should be provided. While a pedestrian/cycle access via the parking court on Treble Close could be negotiated, Members considered the suggested route direct to Tingewick Road was more problematical, given the difference in height between the site and the street level (the height of the retaining wall is given as 3.5m) and the wooded area between the housing and the road.

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Initial.....

BTC/03/26

Members noted that there were some mature trees on the site, both in the wooded area and along the western boundary and asked if the LPA would consider making a TPO to protect them.

Cllr. Draper Proposed Opposing, Cllr. Allen Seconded and Members **AGREED**. There was 1 abstention.

125/26 PL/26/04558/DE Land West of London Road ("Site Q") **OPPOSE**

Land West Of London Road ("Site Q")

Reserved matters application for approval of appearance, landscaping, layout and scale relating to 300 dwellings and mobility hub following outline planning permission ref: 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)) (Appeal Ref: APP/J0405/W/24/3348499) including approval of details subject to condition 11 (noise impact assessment).

Members criticised the layout as unimaginative, the Character Areas as difficult to differentiate, and the housing on the 'rural edge' – particularly on the western boundary – was too dense for a transitional phase arrangement.

There was no reference to the Neighbourhood Plan Design Code, though it was apparent from the pre-application comments and the subsequent responses that the case officer had instigated some changes to the original proposal, particularly in the materials palette. The concentration of the majority of the Affordable Housing north of the spine road was felt to be against the principles of tenure blindness – the 'nicer' houses all faced south across the fields; and it was not clear how the accessible units were to be achieved without any ground floor flats or bungalows in the scheme.

The two unequipped play spaces were welcomed but felt to be too small; houses grouped around a green were suggested as more suitable for unstructured play – Linden Village was quoted as a successful scheme.

The green corridors were felt to be too rigidly linear; a softer more natural shape was more appropriate to green areas.

Though the employment area is not part of this application, Members felt that its access – which may involve movements of HGVs – should not be taken from the same road as serves the housing area.

They also queried the necessity of a docking area for electric scooters in the mobility hub, which are not allowed on public roads or cyclepaths. If the cycle parking is intended for those wishing to catch a bus (eg to the train station at Winslow when it has opened) then it should be covered.

Members are aware that there is an application (26/02363/FA), decision awaited, for a Care Home on the east side of the London Road not far south of this access which is also proposing road modifications involving a ghost island and re-siting of the 40mph limit. It was suggested that perhaps a 'no right turn' be substituted for the estate application, forcing traffic to go the short distance north to the roundabout and proceed south from there.

Cllr. Schaefer Proposed Opposing, Cllr. Ahmed Seconded and Members **AGREED**. There was 1 abstention.

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126/26 To receive and question reports from Buckinghamshire Council Councillors

Cllr. Osibogun:

Brought to the attention of Members the night-time road closure of the A421 around Meadway, from 20th to 23rd July, for repairs. He also informed Members that the consultation on the Local Neighbourhood Plan will be over the summer, and that Buckinghamshire Council are working with landowners giving away tree packs which encourage the proper planting of trees in the correct place.

Cllr. Schaefer:

The Local Neighbourhood Plan will be going to cabinet on 22 July and open for consultation on 23 July. The consultation will be open for 6 weeks over the summer holidays. She will be attending the Growth Infrastructure and Housing Committee meeting on Friday 10th July to put in a question on the local plan.

Cllr. Stuchbury:

Has received news that the Railway Walk is moving ahead after 10 years of work. He is a member of the Growth Infrastructure and Housing Committee and will be attending the meeting on Friday as well. He is having discussions with the education department of the County Council around future secondary school places. He also warned Members to read the detail of every S106 very carefully as the wording has now changed.

8.54pm: Mrs. Cumming from the Buckingham Society left the meeting.

127/26 Make Space for Girls

127/26.1 Members received a report on Make Space for Girls from the Senior Administrator.

Members are recommended to:

- 1.1. Note the Town Council's existing inclusive practices and progress to date.
- 1.2. Endorse the proposed actions set out in Section 8 of this report.
- 1.3. Agree to establish consultation with girls and gender diverse young people aged 10-18 to identify gaps in current play area, events and leisure provision and suggestions for improvement. To be fed back to the appropriate committee on events or park development as appropriate.

Cllr. Harvey Proposed, Cllr. Draper Seconded and Members **AGREED** the recommendations. **ACTION: SENIOR ADMINISTRATOR**

Thanks were noted to the Senior Administrator for the report.

128/26 Change of signatories to Lloyds and CCLA

128/26.1 Members received a report from the Finance Officer.

- 1.1 It is recommended that Members confirm that Cllrs Fran Davies, Jane Mordue, Robin Stuchbury, and Lisa O'Donoghue are to remain as Bank Signatories for the current account held with Lloyds.

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Initial.....

1.2 It is recommended that Members confirm that:

1.2.1 Cllr Lucy Draper be removed as a signatory from the Lloyds bank account as she is no longer chair of the Environment Committee.

1.2.2 Cllr Haydock be added as a signatory for the Lloyds bank account as she is now chair of Environment Committee.

1.2.3 Cllrs Fran Davies is to remain as a signatory to the CCLA account as she is Mayor.

1.2.4 The Town Clerk, Claire Molyneux, is to remain as a signatory to the CCLA account.

1.2.5 Cllr Robina Ahmed is to be added as a signatory to the CCLA account as she is Deputy Mayor.

1.3 It is recommended that Members confirm (for the purposes of the CCLA change of signatory form) that:

1.3.1 The authoriser in section 4 of the CCLA form, Ms Claire Molyneux, as the Town Clerk of Buckingham Town Council, is authorised to make the signatory amendments.

Cllr. Draper Proposed, Cllr. Ahmed Seconded, and Members **AGREED** the recommendations.

Thanks were noted to the author for the report.

ACTION: FINANCE OFFICER

129/26 Internal Audit update

Cllr Davies Proposed, Cllr Roger Newall Seconded and Members unanimously **AGREED** to note the updated annotations from the RFO to the Year End Internal Audit Observations.

130/26 Cemetery report

130/26.1 Councillors received a report from the Town Plan Officer.

1.1 It is recommended that members note the following:

The Town Council note that most of the delays were as a result of third party actions (or inactions).

That valuable lessons were learnt in relation to S106 agreements and developers holding charitable status.

That officers and councillors worked with great speed and diligence to advance the project whenever possible

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Initial.....

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

Thanks were noted to the Town Plan Officer and all other officers who worked on the report.

131/26 Committee Calendar 2027

It was noted that there are 3 meetings on 11th January 2027 to avoid officers working on 31st December 2026.

Cllr. Davies Proposed, with the proviso that the Annual Town Meeting be moved from the suggested 2027 date of Thursday 25th March as this is Maundy Thursday, Cllr. Stuchbury Seconded, and Members **AGREED** the Committee Calendar for 2027.

ACTION: OFFICE ADMINISTRATOR

132/26 Motion: Cllr. Davies

Fundraising by the Mayor for the Mayor's chosen charity or charities may include creating and operating an online fundraising page. Any such activity is wholly the responsibility of the Mayor and must be conducted in accordance with the terms and conditions of the platform used. Only platforms that remit donations directly to the chosen charity's bank account may be used, so that at no point do the funds form part of the funds of the council. For transparency, the Mayor will make available to the council, on request, all information relating to the online fundraising.

Councillor Davies spoke to the motion, explaining that Mayor's bank account had closed and had never had the capacity for taking card payments for donations to Mayor's charities. Investigation had found a platform where it is possible to collect for a couple of charities at the same time.

Councillor Ahmed seconded the motion and Members unanimously **AGREED** the Motion which was carried.

ACTION: TOWN CLERK

133/26 Motion: Cllr. Harvey

This Council resolves to write again to Buckinghamshire Council about the possible transfer of the Castle House Open Space to the Town Council so that we can better manage the ecology and amenity of this area of the town.

Councillor Harvey spoke to the motion, explaining that there been some action recently in a small copse that people used to walk through where contractors, working on behalf of Buckinghamshire Council had cut through and destroyed wildlife habitats. He suggested that Buckingham Town Council would look after the site better.

Councillor Schaeffer seconded the motion and Members unanimously **AGREED** the motion, which was carried. Councillor Schaeffer explained that she had written to Buckinghamshire Council about the work and been told it was not a designated wildlife area.

ACTION: TOWN CLERK

134/26 Action list

Members reviewed the action report.

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Initial.....

135/26 Mayoral engagements

Members received a list of events attended by the Mayor and Deputy Mayor.

Functions the Mayor has attended:

24/05/26: Buckingham Live
29/05/26: Aylesbury Mayor Making
01/06/26: Pride month flag raising
05/06/26: Mayor Making
20/06/26: Celebrate Buckingham
27/06/26: Armed Forces Day Flag and event
05/07/26: Beaconsfield Civic Service

Functions the Deputy Mayor has attended:

16/05/26: InterLync AI and Robotics Workshop, University of Buckingham
29/05/26: Mayor Making Ceremony, Aylesbury
05/06/26: Willen Hospice Opening
05/06/26: Pride Week displays in Buckingham town centre visits with MP
05/06/26: Pride Week, Lost Victorian Voices visit with MP, Buckingham Library
20/06/26: Celebrate Buckingham Day
27/06/26: Armed Forces Day

136/26 Chair's announcements – for information only

The Chair thanked Cllr Ahmed for her attendance at engagements.

137/26 Dates of the next meetings:

Interim Council: Monday 17th August 2026
Full Council: Monday 21st September 2026

Meeting closed at 9.21pm

Signed Date