

Minutes of an **Interim Council Meeting** of Buckingham Town Council held at 7pm.
on **Monday 3rd June 2013** in the Council Chamber, Cornwalls Meadow, Buckingham.

Present: Cllr. T. Bloomfield
Cllr. H. Cadd
Cllr. J. Harvey
Cllr. P. Hirons
Cllr. D. Isham
Cllr. R. Lehmann
Cllr. A. Mahi
Cllr. Ms. R. Newell (Mayor)
Cllr. L. O'Donoghue
Cllr. M. Smith
Cllr. Mrs. C. Strain-Clark
Cllr. R. Stuchbury
Cllr. W. Whyte

For the Town Clerk: Mrs. K. McElligott
Also present: Mrs C Bolton Committee Clerk
Mrs S McMurtrie Town Plan Officer

99/13 Apologies

Apologies were received and accepted from Councillors Mordue, P Collins and Cllr Mrs G Collins.

100/13 Declarations of Interest

Cllr Lehmann declared a personal interest in item 5, Planning Application.

Cllr Whyte arrived during the following item

101/13 Minutes

The Minutes of the meeting held on 8th April 2013 and ratified at Full Council on 7th May 2013 were received. There were no matters arising.

102/13 Christmas Parade

(15/13 Full Council) The Mayor informed Councillors that a preliminary meeting with the Christmas Parade Committee Chairman had taken place, and a full report would be given at Full Council on 24th June.

Cllrs Lehmann and Stuchbury arrived during the following item

103/13 Planning Application 13/01325/APP

OPPOSE

Land To the North of Park Manor Farm, Moreton Road

[Erection of No.80 dwellings with associated parking, landscaping and open space provision.](#)

Members remain opposed to an application for housing on this field for the following reasons:

- development of this site is contrary to the District's 'coalescence of settlements' policy in the Rural Areas Local Plan, and the applicants acknowledge this – the Local Character Study section of the Design and Access Statement avoids considering Maids Moreton as this could be construed as supporting coalescence.

- there is already a noticeable increase in traffic on the Moreton Road from the existing estate, but the effect of even more housing on the town centre roundabouts is dismissed as negligible in the Transport Assessment, contrary to the Highway Authority's own response. Members noted that the calculated figures for traffic flow were 2 – 3 years old and do not therefore take into consideration the real effect of the 200 new houses on the Moreton Road.
- the traffic through Maids Moreton village is ignored; not all traffic is northbound on the A413, and use of Mill Lane to access the A422 (for both MK and the bypass, avoiding the town centre) has considerably increased despite the width and surface of Mill Lane being barely adequate. A study of traffic queues at this junction should be incorporated in the Assessment.
- no account is taken of the distance to schools and other amenities, or the steep hill between the site and the town centre, which discourages walking and cycling; without foot and cycle way connection (the only route out of the estate is via the access road which debouches on to a continuous bend) mode transfer is less likely. (Buckingham Neighbourhood Plan Interim Policies 2.2 & 9.1)
- claims in the Design and Access Statement for local amenities are misleading, (for example the distance to the nearest supermarket (Tesco) is actually that to the Tesco minimart in Market Hill; the distance to the Tesco supermarket is more than double this, and the nearest supermarket to the site is Waitrose) and distances are taken as the crow flies instead of via actual travel routes.
- the Affordable Housing has off-street parking areas rather than garages or car ports, which is contrary to Buckingham Neighbourhood Plan Interim Policy 3.2: "Affordable housing must be visually indistinguishable from the market housing".
- the proximity of the rugby pitches and club house to the housing with related noise problems, floodlighting, evening events and nuisance from stray kicks.
- the Phase 1 playground as a source of noise nuisance and antisocial behaviour; the playground is edged by the off-street parking for the adjacent houses and there are also houses near the play space at the nursery school at Park Manor. At least one drawing submitted shows a play area on the northern boundary, but this does not appear on other drawings, and is not referred to in the text documents. This means that – apart from some small open space areas – the existing play area has to serve all 280 houses, and there is no indication that there is access from the 80-house estate as the play area pathways do not reach to the estate (red line) boundaries.
- it was noted that the access path to the playground is included in this application, though it was part of the s106 for the earlier estate and has been constructed. However there is no proposal to extend this path into the proposed housing areas, leaving no pedestrian access for the new residents along the Moreton Road frontage and hence access to the zebra crossing constructed for the earlier estate. A pedestrian crossing is postulated for the playground entrance but there is no guarantee that this would be endorsed by the Highway Authority.
- there is an acknowledged sports provision deficit in the town and this is an accessible field which could be used for pitches. Buckingham Neighbourhood Plan Interim Policy 12.1 states "The open spaces and Leisure/sports facilities identified in Figure 2 [*which includes this site*] will be protected and retained".

- Members would like to see evidence that retro-fitting a Travel Plan to an occupied estate to allow 'trip-crediting' is effective.

104/13 BCC Road works notification

Noted.

105/13 Chair's Announcements

The Mayor informed members of the upcoming Buckingham events supported by the Town Council for The Conservation Trust in the local area – 15th June at Maids Moreton Avenue and 22nd June Wildlife Photo exhibition.

106/13 Dates of next meetings

Full Council - Monday 24th June 2013
Interim Council - Monday 22nd July 2013

Meeting closed at 7.20pm

Signed **Date**