

Minutes of an Extraordinary meeting of **The Full Council** of Buckingham Town Council held on Monday 29th July 2024 at 7pm in the Council Chamber, Cornwalls Meadow, Buckingham.

Present:

Cllr. R. Ahmed	
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. Ralph	
Cllr. A. Schaefer	Town Mayor
Cllr. R. Stuchbury	
Cllr. M. Try	
Cllr. R. Willett	

Also present:

Mr. S. Beech	Compliance and Projects Manager
Ms. P. Cahill	Committee Clerk
Ms. Z. Taylor	Deputy Town Clerk
Mrs. K. McElligott	Planning Clerk
Mrs. C. Cumming	Buckingham Society

Absent:

Cllr. G. Collins
Cllr. A. Osibogun

Public session

The Buckingham Society raised the following points regarding the Osier Way planning application on the agenda:

- Landscaping – positive points with native trees and hedging and wildflower meadows.
- There is an insufficient landscape buffer zone between Gawcott Fields and Phase III.
- There are two NEAPs in Phase II, but these are a long way from the top of Phase III where there should be some recreational facilities.
- The design is disappointing with no acknowledgement to the Buckingham Design Code. It is featureless and shows no sign of local detail.
- Chimneys should be used throughout; none of the affordable houses have chimneys and the use of fire-cut bricks will look cheap and be hard to maintain. Stock bricks with bond should be used.
- Windows and doors should have different colour frames.
- Mitigation for climate related issues: Does not appear to be zero carbon ready with no evidence of solar panels or rainwater collection.
- No self-build plots shown, and adaptable housing is reduced to five, 2-bedroom bungalows.
- Anglian Water have commented that they cannot discharge conditions at Maids Moreton as they do not have permission to build the necessary additions to Buckingham Water Recycling Centre; this must also therefore apply to Osier Way.

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185/24 Apologies for absence

Apologies from Cllr. Osibogun.

186/24 Declarations of interest

Cllr. Stuchbury and Cllr. H. Mordue noted that, as members of the North Buckinghamshire Area Planning Committee, they will not be voting on applications.

187/24 Planning applications (major site: Osier Way development)

Members considered a response to planning applications received from Buckinghamshire Council and whether to request a call-in.

(All three applications) :

**Land Off Osier Way East Of Gawcott Road And South Of Buckingham Ring Road
Buckingham**

Vistry Northern Counties

24/01927/ADP

OPPOSE

Submission of details of **road appearance**, landscaping, layout and scale to Outline Planning Application (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal play space); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation) and **two new accesses off Osier Way and one new access off Gawcott Road**. Includes demolition of the existing pigsty pursuant to outline planning permission 19/00148/AOP.

Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

Members opposed this application, reasoning that it would be redundant should the LPA refuse the related Reserved Matters applications for Phase 2 and Phase 3 and the eventual application for Phase 4.

However, should the LPA be minded to approve all three applications, Members would withdraw their opposition to this application, but ask that the road infrastructure be in place before building work is commenced on any part of this western section of the site, and in addition a 20mph speed limit be mandated through the whole area, pointing out that neither access is on a main road.

24/01965/ADP

OPPOSE

Submission of details reserved matters for **Phase 2** for the erection of 152 dwellings along with landscaping, garages, roads, and all ancillary works pursuant to outline planning permission 19/00148/AOP (Outline Planning Application (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal play space); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation) and two new accesses off Osier Way and one new access off Gawcott Road. Includes demolition of the existing pigsty) .

Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) have been posted, neighbours make comment and possibly

raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

- *Members regretted the reversion to pattern-book designs without any acknowledgement of distinctive Buckingham features as outlined in the Vision & Design Statement.*
- *Though many corner dwellings had a chimney, the unrelieved rooflines between, and the elevations generally, were variously described as ‘bland’ and ‘boring.’*
- *There was no indication on the Parking Strategy Plan of the placement of EV charging points, especially for mid-terrace dwellings without a driveway or garage, nor any indication of availability in visitor parking bays....*
- *...nor any indication of the how the banks of perpendicular parking bays in front of the Affordable Housing and separated from the houses by a public pathway are to be serviced.*
- *There is no indication of compliance with Buckingham Neighbourhood Plan Policies I2 Renewable Energy (solar panels), I3 Rainwater Collection (use of grey water).*
- *With reference to I5 Sewage Management (Capacity of Water Recycling Centre), Members noted the caveats in a recent Anglian Water response to applications 23/01636/ADP and 23/02826/ADP (Walnut Drive, Maids Moreton) and asked that the matter of sewage disposal be settled before any planning decision is made, as there is as yet no comment from Anglian Water on this Reserved Matters application. They also noted that 23/01545/DIS, the discharge of condition not yet been satisfied.*
- *Referring back to experience with Lace Hill, highspeed broadband connections to each plot must be ensured before occupation.*
- *Similarly the crossings, footways and other Highway Works listed in Appendix B of the s106 must be created before first occupation.*
- *Affordable Housing should be indistinguishable from Sale housing, but*
 - *None of the Affordable dwellings has a chimney;*
 - *None of the Affordable dwellings have a garage and few have driveway parking;*
 - *A lot of the grouped houses have banks of perpendicular parking bays in front which (a) identifies the tenure type, and (b) does not enhance the street scene in any way;*
 - *None of the Affordable house types are named, even though some are almost identical to the named house types, which indicates a negative attitude to those who cannot afford to buy....*
 - *.... Reinforced by the use of lower quality materials; every house should be of the same build quality and materials, including unseen items like insulation thickness.*
 - *There is no Social Rent housing proposed; people (e.g. many Key Workers) who cannot afford 80% market rent still need housing.*
- *Some tandem parking for Sale terrace housing is remote from the actual dwellings and therefore has no surveillance over the vehicle(s).*
- *Similarly the bays in the parking court for plots 367-372 are not easily visible from the owner’s house due to the angles involved.*
- *Some of the paths to rear access gates are very long, and that haul length does not appear to have been included in the measured length from the frontage to the Bin Collection Point, where applicable; this is likely to lead to bins being left at the front of the house in between collections, to the detriment of the street scene.*
- *There are 11 BCPs serving 29 dwellings – 5 are 25m or more, and the longest is 34m. 3 of the operative’s haul distances are 15m, the maximum.*
- *Wire-cut bricks look (and doubtless are) cheap; stock bricks should be specified throughout.*

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- *The restricted palette of bricks, roofing and render should be augmented by different coloured paint for doors and windows to provide more variety in the street scene and help visitors to navigate the estate.*

Members also noted that – once again – there is open air leisure provision for children, but no undercover places to meet or exercise for adults. Taking this estate together with St. Rumbold's Fields, diagonally across the Gawcott Road/bypass roundabout, that is over 800 houses with no facilities for social activities that might help build a community rather than an uninspiring dormitory.

Furthermore there is no Infants school within walking distance for a 5-year-old, which will increase traffic movements (the school in Gawcott only caters for Junior ages; the Infants section is in Tingewick).

Buckingham Town Council would also like the opportunity to maintain the Public Open Spaces and play areas.

24/01966/ADP

OPPOSE

Submission of details reserved matters for **Phase 3** for the erection of 134 dwellings along with landscaping, garages, roads, and all ancillary works pursuant to outline planning permission 19/00148/AOP (Outline Planning Application (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal play space); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation) and two new accesses off Osier Way and one new access off Gawcott Road. Includes demolition of the existing pigsty).

Members' response was agreed before a site notice was posted in the neighbourhood. If, after the statutory notice(s) have been posted, neighbours make comment and possibly raise valid planning reasons not obvious to Members viewing from the public domain, they reserve the right to amend their response.

- *Members regretted the reversion to pattern-book designs without any acknowledgement of distinctive Buckingham features as outlined in the Vision & Design Statement.*
- *Though many corner dwellings had a chimney, the unrelieved rooflines between, and the elevations generally, were variously described as 'bland' and 'boring.'*
- *There was no indication on the Parking Strategy Plan of the placement of EV charging points, especially for mid-terrace dwellings without a driveway or garage, nor any indication of availability in visitor parking bays....*
- *...nor any indication of the how the banks of perpendicular parking bays in front of the Affordable Housing and separated from the houses by a public pathway are to be serviced.*
- *There is no indication of compliance with Buckingham Neighbourhood Plan Policies I2 Renewable Energy (solar panels), I3 Rainwater Collection (use of grey water).*
- *With reference to I5 Sewage Management (Capacity of Water Recycling Centre),. Members noted the caveats in a recent Anglian Water response to applications 23/01636/ADP and 23/02826/ADP (Walnut Drive, Maids Moreton) and asked that the matter of sewage disposal be settled before any planning decision is made, as there is as yet no comment from Anglian Water on this Reserved Matters application. They also noted that 23/01545/DIS, the discharge of condition not yet been satisfied.*
- *Referring back to experience with Lace Hill, highspeed connections to each plot must be ensured before occupation.*

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- *Similarly the crossings, footways and other Highway Works listed in Appendix B of the s106 must be created before first occupation*
- *Affordable Housing should be indistinguishable from Sale housing, but*
 - *None of the Affordable dwellings has a chimney*
 - *None of the Affordable dwellings have a garage and few have driveway parking.*
 - *A lot of the grouped houses have banks of perpendicular parking bays in front (29 for Plots 207 and 178-189) which (a) identifies the tenure type, and (b) does not enhance the street scene in any way.*
 - *None of the Affordable house types are named, even though some are almost identical to a named house type, which indicates a negative attitude to those who cannot afford to buy....*
 - *.... Reinforced by the use of lower quality materials; every house should be of the same build quality and materials, including unseen items like insulation thickness.*
 - *There is no Social Rent housing proposed; people (e.g. many Key Workers) who cannot afford 80% market rent still need housing.*
- *Some tandem parking for Sale terrace housing is remote from the actual dwellings and therefore has no surveillance over the vehicle(s).*
- *Fewer of the paths to rear access gates are very long in this phase, though there are still some (e.g. plot 242), and the haul length does not appear to have been included in the measured length from the frontage to the Bin Collection Point, where applicable; this is likely to lead to bins being left at the front of the house in between collections, to the detriment of the street scene.*
- *There are 19 BCPs serving 51 dwellings – 3 are 25m or more, and the longest is 33m. 3 of the operative's haul distances are 15m, the maximum.*
- *There is no Play Area in this phase, and the distance from the easternmost and northernmost houses is a long way (c250m in each case) to expect a small child to walk to the nearest in Phase 3.*
- *Wire-cut bricks look (and doubtless are) cheap; stock bricks should be specified throughout.*
- *The restricted palette of bricks, roofing and render should be augmented by different coloured paint for doors and windows to provide more variety in the street scene and help visitors to navigate the estate.*

Members also noted that – once again – there is open air leisure provision for children, but no undercover places to meet or exercise for adults. Taking this estate together with St. Rumbold's Fields, diagonally across the Gawcott Road bypass roundabout, that is over 800 houses with no facilities for social activities that might build a community rather than an uninspiring dormitory, or a primary school within walking distance for a 5-year-old. Furthermore there is no Infants school within walking distance for a 5-year-old, which will increase traffic movements (the school in Gawcott only caters for Junior ages; the Infants' section is in Tingewick).

Buckingham Town Council would also like the opportunity to maintain the Public Open Spaces and play areas.

*Cllr. Cole Proposed that the applications are opposed. Seconded by Cllr. Ralph and **AGREED** by Members. Cllr. H. Mordue and Cllr. Stuchbury abstained.*

188/24 Bank and CCLA signatories

Members received a report from the Compliance and Projects Manager.

1.1 It is recommended that Members confirm that Cllrs. Anja Schaefer, Fran Davies, Mark Cole, Robin Stuchbury, and Lisa O'Donoghue are to remain as Bank Signatories.

1.2 It is recommended that Members confirm that:

1.2.1 Cllrs. Anja Schaefer and Fran Davies are to be signatories to the CCLA account.

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

1.2.3 Any other existing signatories are to be removed from the CCLA account.

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. Stuchbury Proposed, Cllr. Gateley Seconded and Members unanimously **AGREED**.

189/24 Chair's announcements

There were none.

190/24 Date of the next meetings:

Full Council: Monday 16th September 2024

Interim Council: Monday 14th October 2024

Meeting closed at 7:25pm

Signed Date