

Minutes of a meeting of **The Full Council** of Buckingham Town Council held on Monday 16th September 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. A. Mahi	
	Cllr. H. Mordue	
	Cllr. J. Mordue	
	Cllr. L. O'Donoghue	
	Cllr. A. Osibogun	
	Cllr. A. Ralph	
	Cllr. A. Schaefer	Town Mayor
	Cllr. R. Stuchbury	
	Cllr. M. Try	
Also present:	Ms. C. Molyneux	Town Clerk
	Ms. P. Cahill	Committee Clerk
	Chair & Deputy Chair	Buckingham Twinning Association
	Three representatives	Bloor Homes
	Ms. A. Ciesielska	Montpelier Estates
	Dr. G. Gavriel	Swan Practice
	Mrs. C. Cumming	Buckingham Society
Absent:	Cllr. G. Collins	
	Cllr. J. Harvey	

Public session

The Chair and Deputy Chair of the Buckingham Twinning Association attended to emphasise that full Twinning status with Valmadrera would mean that the Italian twin town will have access to recognition and some funding; this will benefit young people in both towns. Links have already been made with local clubs and full status will give more power to develop this further.

Mrs. Cumming attended from the Buckingham Society to stress that this is an ideal opportunity, when looking at the planning application for land adjacent to 73 Moreton Road, to revisit the need for safe pedestrian access on the flatter part of Moreton Road.

236/24 Apologies for absence

Members received apologies for absence from Cllr. Harvey.

237/24 Declarations of interest

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

Cllr. H. Mordue, Cllr. J. Mordue, Cllr. A. Schaefer and Cllr. M. Gateley are all members of the Buckingham Twinning Association.

238/24 Minutes

Cllr. Cole noted an error on page one of the Extraordinary Full Council meeting minutes: Buckingham Water Recycling Centre, not Buckingham Waste and Recycling.

ACTION COMMITTEE CLERK

Members agreed, with the above amendment, as a correct record the minutes of the meeting of the Full Council meetings held on 8th July 2024 and the Extraordinary Full Council meeting held on 29th July.

239/24 Interim minutes

Members agreed as a correct record the minutes of the Interim Council meeting held on 17th June 2024.

240/24 Planning Committee

Members received the minutes of the Planning Committee meetings held on 17th June 2024 and 15th July 2024.

241/24 Town Centre and Events Committee

Members received the minutes of the Town Centre and Events Committee meeting held on 3rd June 2024.

Members thanked the Town Centre and External Services Manager for her excellent work, noting that this is over and above what is expected.

Fire of Buckingham - Members noted that the Town Centre and Events Committee agreed the report recommendations (59/24).

242/24 Environment Committee

Members received the minutes of the Environment Committee meeting held on 10th June 2024.

243/24 Resources Committee

Members received the minutes of the Resources Committee meeting held on 29th April 2024 and 24th June 2024.

244/24 Recommendations from the Resources Committee

Recommended from Resources Committee (225/24) to agree the following dates:

- Annual Town Meeting – Thursday, 6th March 2025
- Mayor Making – Friday 6th June 2025

Recommended from Resources Committee (226/24) to agree the 2025 meeting calendar.

Members unanimously **AGREED**.

245/24 Presentation from Bloor Homes re Manor Farm development

The Chair reminded Members that this is a presentation, and we may ask factual questions but must be minded not to pre-determine any discussions of the planning application if and when it comes to this Council or to the Planning Committee.

Members received a presentation from Bloor Homes with briefing slides explained by Mr. Hall, Planning Director at WSP:

- Importance of engaging with Neighbourhood Planners and the local community.
- The site is close to a wide range of services.
- This is at the early stages, but a lot of technical work has been undertaken on flooding and ecology and a transport assessment has been completed.
- 200-220 houses with 25%-35% affordable housing.
- Nursery provision for 60 places.
- 4 hectares of open space with retention of the existing hedges and planned tree planting.
- Connections: Toucan crossing on the A413 planned, new connections to Lace Hill with improved lighting, new cycle links and widening of footpaths.
- Design code – mindful of comments made by the Town Council on other applications.
- Potentially securing access to additional land, not to develop but to increase the biodiversity gain to more than 30%. The aim is to maintain the rural feel of Bourton Road and to increase public access.

The Chair of Buckingham Twinning Association left the meeting at 7:17pm.

Members raised the following points:

- The Buckingham Neighbourhood Plan requires 35% affordable housing.
Mr. Hall is aware of the Plan and explained that it would be rare if this was challenged.
- Look at the traffic congestion issues at Bourton Meadow at 3:30pm.
Mr. Hall agreed and explained that this is the reason for the Toucan crossing and the cycle paths.
- Public transport.
Mr. Hall agreed the importance.
- This development is very close to the road.
The development would be stepped back enough from the road to meet the required standards.
- Lighting design to be considered: no uplighting.
- Increased traffic on the Bourton Road roundabout that is already congested at peak times.
Mr. Hall explained that the transport assessment has been quite robust.
- Sewage and drainage – Anglian Water is already under pressure.
Mr. Hall responded that a utilities study has been undertaken and they have been informed that there are currently connection points and receiving capacity. This is correct at this point but may change in the future.

246/24 Presentation from Montpelier Estates regarding the Lace Hill Medical Centre.

The Chair reminded Members that this is a Town Council engagement matter and not a part of the Neighbourhood plan Regulation 14 consultation process. Members should be mindful that any comments made must not pre-determine any comments we may want to have around the planning application.

Members received a presentation from Ms. A. Ciesielska, Montpelier Estates and Dr. G. Gavriel, Swan Practice:

- The grant expires at the end of March 2025, and it must be demonstrated that the money has been spent on the site.
- The business case was submitted in 2022 and only commented on in January 2024.
- They are working on a business case to be submitted by the end of this month and need to submit a new planning application.
- Hospital and renal services with not be included in the application. This will be a GP practice.
- The deadlines are very tight, and this is the last chance for the Health Centre at Lace Hill.
- They must demonstrate that there is support for the scheme and are engaging with all relevant parties to ensure that the application is not slowed down and the NHS grant lost.
- Working with manufacturers to ensure that we will be ready to start building as soon as planning permission is granted.
- Parking may be a challenge at the site.

Members raised the following points:

- Are there any hospital services planned?
Dr. Gavriel had hoped for an amazing health service for the town. Instead, this will be an amazing GP service.
- There is local recognition that this is needed for the current and growing population.
Dr. Gavriel acknowledged this and recognised that currently there is a disjointed service in outdated buildings that are not fully accessible.
- Does the NHS fund current places, not future places?
Dr. Gavriel explained that this is complex: they are reimbursed for buildings that they occupy to deliver services. The new centre would mean extra costs as funding is paid per square metre and the cost of a new building per square metre is more expensive.
- Buckinghamshire will have to take a 42% increase in housing by 2045.
Dr. Gavriel explained that without the new building it would be impossible.

Dr. Gavriel thanked Buckingham Town Council for their support.

The Bloor Homes representatives, Mrs. Cumming, Dr. Gavriel and Ms. Ciesielska left the meeting at 7:56pm.

247/24 Annual Governance & Accountability Return (AGAR)

Members noted the external auditor's report raised no issues and thanked the officers for their work on this.

248/24 To note the decision of the Community Governance Review of Buckingham Town Council Wards.

Members noted that the following changes will come into effect for the 1st May 2025 local elections:

- The Highlands and Watchcroft ward is merged into the Buckingham North ward (this will increase the number of councillors for this ward from 7 to 8).

- The Fisher's Field ward is merged into the Buckingham South ward (this will increase the number of councillors for this ward from 8 to 9).

The Chair thanked the officers for their work on this.

249/24 Planning applications - Land adjacent to 73 Moreton Road

Members received a report from the Planning Clerk.

At the meeting of the Full Council held on Monday 16th September 2024, Members of Buckingham Town Council **OPPOSED** the following applications:

Land adj. to 73 Moreton Road, Buckingham

M A Healy Ltd

24/02614/VRC Variation of condition 4, 6, 7, 8, 10, 11, 12, 13, 17, and 20 attached to 24/01069/VRC (Variation of condition 16 (access) attached to 15/04106/AOP (Outline application with access to be considered and all other matters reserved for the erection of up to thirteen dwellinghouses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road) To enable development to be commenced more expeditiously).

24/02615/VRC Variation of condition 4, 6, 7, 8, 10, 11, 12, 13, 17, and 20 attached to 24/01069/VRC (Variation of condition 16 (access) attached to 15/04106/AOP (Outline application with access to be considered and all other matters reserved for the erection of up to thirteen dwellinghouses with associated parking and amenity space provision. Construction of new vehicular access and closure of existing access from Moreton Road) To enable development to be commenced more expeditiously).

24/02616/VRC Variation of condition 1, 2, 3, 4, 5, 8 attached to 19/00902/ADP (Approval of Reserved Matters pursuant to outline permission (15/04106/AOP) for appearance, landscaping, layout and scale of a residential development of 12 dwellings).

24/02617/VRC Variation of condition 1, 2, 3, 4, 5, 8 attached to 19/00902/ADP (Approval of Reserved Matters pursuant to outline permission (15/04106/AOP) for appearance, landscaping, layout and scale of a residential development of 12 dwellings).

**Applications 02615 & 02617 assume the retention of protected trees
Applications 02614 & 02616 assume the removal of protected trees, and substitute planting.**

It seems that the Tree Officer has concerns about the protected and retained trees, leading to these requests for variations to enable work to start before the permission expires.

Members queried –

1. Why there was no reference to Affordable Housing in the variations, as VALP is now made, and the site is for over 11 dwellings;
2. Why the difficult and – in Members' opinion – dangerous access from Moreton Road, which requires the loss of three TPO'd trees (24/02248/ATP) has not been resolved. Members have pointed in numerous responses that the derelict garage court on Western Avenue is across the Roxwell access road, on the same level as the housing, and allows access to the Moreton Road via Western Avenue where the hill has levelled out and there is good vision each way.
3. Why there is not adequate provision for pedestrians, including a safe crossing point in the absence of a continuous footway on the west side of Moreton Road. The access is to be cut through the bank and therefore concealed, and just above permitted on-road parking for six vehicles opposite a house which comes almost to the road edge creating a single carriageway road.

and a majority of the Council voted to continue to oppose the application and the variations to permit work to start on site until these concerns were resolved.

Cllr. Cole thanked the Planning Clerk for her work. Applicants want to get the work underway as planning runs out in November. No mention of affordable housing content – need to ask where these are. Why does the entrance need to be on Moreton Road? How are lorries to get access? Safety of the protected trees?

Cllr. Osibogun declared an interest as a member of the North Buckinghamshire Area Planning Committee.

Cllr. Cole Proposed opposing, Cllr. Draper Seconded and Members **AGREED**. There were 4 abstentions. **ACTION PLANNING CLERK**

250/24 Twinning

Members received information and a request from Buckingham Twinning Association to seek agreement for Buckingham to move to full twinning status with Valmadrera, Italy.

Cllr. Gately Proposed full twinning with Valmadrera, Cllr. H. Mordue Seconded

Cllr. Davies asked about inclusivity and costs. Cllr. H. Mordue explained that there are no costs at all to the Town Council unless the signs are changed. This process simply makes the friendship agreement official. Cllr. J. Mordue explained that the initial twinning vision was peace in Europe, and it will be inclusive with the aim of getting young people together.

Cllr. Stuchbury Proposed an amendment to the agreement to state that it will not cost Buckingham Town Council any money and that the Mayor's allowance is changed to cover the cost of a visit.

Cllr. Osibogun noted that there will be printing costs and maybe sign costs so 'any money' will not be accurate. Mayor visiting is not compulsory and there is no special provision for the other twinning towns; an exception should not be made.

The Chair explained that there is no expectation of a civic event. The Town Clerk confirmed that Buckingham Twinning Association have not asked for any money and Members are not being asked to agree a budget. It is an agreement for Twinning only and the Twinning Association have not requested any officer time.

Members unanimously **AGREED** the full twinning status.

251/24 Motion: Cllr Cole

"That this Council thanks our former Member for Parliament Greg Smith for the support he has given to Buckingham during his five-year term of office. As well as regularly engaging with the community, he has also successfully called in planning decisions on our behalf, and has strongly supported our Neighbourhood Plan and its successor."

The Deputy Chair of Buckingham Twinning Association left the meeting at 8:18pm

Cllr. Osibogun Seconded. A vote was taken, and the result was:

For: 8
Against: 0
Abstained: 6

The Motion was carried.

ACTION TOWN CLERK

252/24 Motion: Cllr Cole

"This Council asks how the BC Cabinet, having agreed to new paid parking charges and hours across the county, equates that with its statement in its residential parking regulations zoning that 'it would be unrealistic to create one set of standards for the whole county'?"

"The guidance states 'that the county is made up of four districts, each with their own characteristics and population make-up, ranging from densely populated towns such as Aylesbury and Wycombe, to small, rural communities. Within each district there is further variation in the character and make-up of the population. There is also significant variation in the accessibility of public transport in different areas. As a result, it would be unrealistic to create one set of standards for the whole county'."

Source:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans-and-guidance/local-planning-guidance/parking-guidance-for-new-developments/zoning/>

Cllr. Cole informed Members that the changes will be implemented from Wednesday 18th September 2024.

Cllr. Davies Seconded the Motion and Members unanimously **AGREED**.

ACTION TOWN CLERK

In addition to the planned response to the Ministry of Housing, Communities and Local Government consultation on the draft National Planning Policy Framework scheduled to close on 24 September, Buckingham Town Council write to our local Member of Parliament expressing our firm objection to:

- The restoration of the 5-year housing land supply and the concept of tilted balance.
- Any increase in mandatory housing targets, increased density in urban areas, and introduction of deadlines for local plans.

These changes will adversely affect Buckingham residents and our essential infrastructure such as roads, sewage, GPs surgeries, and school; and it is necessary to have planned, advance funding commitment.

Cllr. Osibogun commended Officers and Members for their work on the consultancy.

Cllr. Ahmed Seconded the Motion.

Cllr. Stuchbury Proposed an amendment:

In addition to the planned response to the Ministry of Housing, Communities and Local Government consultation on the draft National Planning Policy Framework scheduled to close on 24 September, Buckingham Town Council consider writing to our local Member of Parliament, once the results of the consultation are published, expressing our firm opinion on:

- The restoration of the 5-year housing land supply and the concept of tilted balance.
- Any increase in mandatory housing targets, increased density in urban areas, and introduction of deadlines for local plans.
- What effect there may be on Buckingham residents and our essential infrastructure such as roads, sewage, GP surgeries and schools.

~~These changes will adversely affect Buckingham residents and our essential infrastructure such as roads, sewage, GPs surgeries, and school; and it is necessary to have planned, advance funding commitment.~~

Cllr. Draper Seconded the amendment. Cllr. Davies requested a recorded vote.

Members voted on the amendment, and the result was:

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

A vote on the amended Motion was taken, and the result was:

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

BTC/05/24

254/24 To receive and question reports from Buckinghamshire Council Councillors

Cllr. Stuchbury:

- Key worker houses and social housing – has been questioning the Cabinet Member on this.
- Fire Authority – note that inspections are ongoing and are on the public website.
- Fire service manifesto – it is hoped that some of the substantial parts of this will be implemented.

Cllr. Osibogun

- Ongoing consultation reminders: Planning Reforms; Budget Priorities - closes 13th October; Local Cycle and Walking - ends 13th October.

Cllr. H. Mordue:

- Has attended numerous meetings and the Community Board have opened the new youth hangout café in Buckingham.
- Attended a meeting of the Winslow Trading Association regarding car parking charges.
- Took part in the first accessibility testing day in Buckingham.

Cllr. Schaefer:

- Has sent a written question to Cabinet Member requesting specific information on Buckingham Library.
- Took part in the accessibility testing.
- Reported that the collapsed drain in Nelson Street will be fixed in October.

255/24 Reports from representatives on outside bodies

Members noted the following report:
Buckingham Youth Club accounts.

256/24 Climate Emergency Action Plan

Members noted there are no updates to the climate emergency action plan.

257/24 Remembrance Wreath

Members received a report from the Town Clerk.

It is recommended that Members agree that the Mayor will lay the part-plastic Royal British Legion wreath on Remembrance Sunday 2024 but Buckingham Town Council will continue to encourage the RBL to adopt a non-plastic alternative.

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

258/24 Action list

Members noted the action report.

259/24 Mayoral engagements

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

Functions the Mayor has attended:

06/07/24 Buckingham Rugby Club Beer and Music Festival
13/07/24 Buckingham Primary School Fete

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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/05/24

- 02/09/24 Buckingham in Bloom Prize given for first place large business and runner up small business
- 03/09/24 Merchant Navy Day flag raising
- 04/09/24 Open House event sponsored by BTC grant
- 07/09/24 Buckingham dog show
- 07/09/24 High Sheriff of Buckingham Justice Service

Functions the Deputy Mayor has attended:

- 01/08/24 Bowls Club open evening
- 09/08/24 Home Instead opening
- 18/08/24 Brackley Classic Car Show
- 25/08/24 BandJam

Members thanked the Mayor and Deputy Mayor for attending these important events.

260/24 Chair’s announcements

No announcements.

261/24 Date of the next meeting:

- Interim Council: Monday 14th October 2024
- Full Council: Monday 4th November 2024

COMMITTEE IN PRIVATE SESSION

Exclusion of public and press

RECOMMENDED In terms of Schedule 12A, Local Government Act 1972, the following items will be likely to disclose exempt information relating to establishment and contractual matters and it is, therefore, **RECOMMENDED** that pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act 1960 the public and press be excluded. Members unanimously **AGREED**.

262/24 Adoption of open spaces for Moreton Road phase 3

Members received a report from the Town Clerk.

It is recommended that Members agree in principle to adopt the open space land in the Moreton Road phase 3 development. Subject to satisfactory negotiations with the developer and due diligence. The finalised arrangements will require the agreement of a future Full Council.

Cllr. Stuchbury Proposed accepting the recommendation Cllr. Davies Seconded. Cllr. Stuchbury requested a recorded vote, and the result was:

For: Cllr. O’Donoghue, Cllr. Cole, Cllr. Gateley, Cllr. Davies, Cllr. J. Mordue, Cllr. Draper, Cllr. Ahmed, Cllr. Osibogun, Cllr. Ralph, Cllr. Mahi, Cllr. Stuchbury, Cllr. H. Mordue, Cllr. Try and Cllr. Schaefer.

Against: 0
Abstentions: 0

Meeting closed at 9:17pm

Signed Date

16th September 2024