

Minutes of a meeting of the Full Council of Buckingham Town Council held on **Monday 7th May 2013** in the Council Chamber, Cornwalls Meadow, Buckingham at 7:10pm.

Present:	Cllr. T. Bloomfield	
	Cllr. H. Cadd	
	Cllr. Mrs. G. Collins	
	Cllr. P. Hirons	
	Cllr. D. Isham	
	Cllr. R. Lehmann	
	Cllr. A. Mahi	
	Cllr. H. Mordue	
	Cllr. Ms. R. Newell	Town Mayor
	Cllr. Mrs. L. O'Donoghue	
	Cllr. M. Smith	
	Cllr. Mrs. C. Strain-Clark	
	Cllr. R. Stuchbury	
	Cllr. M. Try	
	Cllr. W. Whyte	
Invited Guests:	Mr. A. Fox	Turley Associates (planning consultants)
	Ms. J. Powell	Sainsbury's
	Mr. M. Savage	WSP (transport consultants)
	Mr. P. Vicary	GKA (public affairs consultants)
	Mr. W. Wood	GKA
In attendance:	Mr. C. P. Wayman	Town Clerk
	Mrs. K. McElligott	

The Mayor congratulated the two successful candidates in the recent County Council elections, Cllrs. Stuchbury and Whyte.

6/13 Apologies for Absence

RESOLVED to note that there were apologies for absence from Cllr. P. Collins and Cllr. J. Harvey, and Cllr. A. Mahi for late arrival.

7/13 Declarations of Interest

Cllr. Try declared an interest in Item 10. Cllr. G. Collins suggested that the Chairman of the Christmas Parade Committee should also declare an interest in this item; the Mayor pointed out that Cllr. Mordue had been appointed to the Parade Committee by the Council, so such a declaration was unnecessary. Cllr. Collins said that to be a member of a committee was not the same as an elected chairman of a committee. Cllr. Mordue declared the interest.

With the agreement of all Members present, item 9 was moved to be taken next for the convenience of the guests.

8/13 Presentation

A press release from Sainsbury's had been circulated with the agenda, for information.

Mr. Vicary outlined the extent of the community engagement exercise undertaken on behalf of Sainsbury's, and the reasons for seeking to build a store in Buckingham.

1. It would greatly increase the food shopping choice for the growing town;
2. it would bring an alternative petrol station;

3. the proposal included a health facility;
4. there would be employment opportunities for 200 people, supported by training.

The key elements were

- a store of c40,000sq.ft (for comparison, the current Tesco store is c32,000sq.ft, rising to 53,000sq.ft after its planned extension, and the CMK Sainsbury's is c60,000sq.ft). Approximately $\frac{2}{3}$ would be food and grocery ranges, and $\frac{1}{3}$ non-food items such as clothing, homewares and entertainment. There would be a service yard to the north of the store building, and additional landscaping between it and the bypass.
- a 4-pump petrol station on the opposite side of the main access road to the estate from the store
- the new health centre, which would have its own parking.

The natural slope of the site would be utilised so that ground level parking would extend under the store, which would be accessed via travelators, lifts and stairs. Off-site access would only be via the Needlepin Way entrance off the Tesco roundabout on London Road.

The bridleway across the centre of the site would be diverted along the existing field boundary hedgeline, and additional planting put in parallel to the hedge to make a safe passage.

The brochure and feedback form had been sent to 15,000 households (Buckingham + surrounding parishes as far as the county boundary) and response could be via the Freepost envelope provided, or on-line. Residents had been asked for their attitude to the enhanced food shopping opportunity/health centre/overall proposal and offered the chance to add further comments. Approximately 3000 forms had been returned so far: 92% 'supported' or 'tended to support', (80% and 12% resp.) Selecting only the two AVDC Buckingham wards, 1309 replies were received, split 81% support, 10% tend to support, blank/undecided 3%, tend to oppose 2%, oppose 4%. There would be a drop-in meeting on the Thursday which nearby residents had been invited to attend, at the Best Western. Additional comments had mainly been about employment, then the effect on the town centre, traffic volume, the health centre and residential amenities. This was considered a relatively low level for feedback.

Retail studies for AVDC (updated 2009) and Sainsbury's themselves indicated that Tesco dominated food shopping, to the extent that 80p of each £1 was spent at Tesco. Sainsbury's projection was that they would draw 68% of their clientele from Tesco's and 24% from those who shopped elsewhere – out of town, perhaps on their way back from work. Therefore Sainsbury's would have little effect on the town centre shops. The proposed ASDA would be about half the size of the existing Tesco, and could not therefore offer an attractive alternative as it would not be big enough to compete. The Sainsbury's Local proposed for the Chandos cinema site would only be for top-up shopping for the immediate locality.

The site has planning permission for B1 (office/light industrial) use which would generate peak time traffic. The store would have a more even distribution of traffic flow, and as it was assumed that the majority of customers would be drawn from the existing Tesco customer base, no significant increase would ensue – traffic would merely take the opposite road from the same roundabout. The existing s106 road improvements linked to the housing estate would provide sufficient forward capacity.

The health care facility was also listed in the s106 agreement; there appeared to be a need for it, and discussions were on-going with local operators. The plan was still evolving and there was flexibility in the facilities to be provided. The Council would be kept updated.

It was hoped to submit an outline planning application soon.

Members discussed the presentation with the visitors, the Mayor pointing out that Windsor Park was a marketing name not supported by the Town Council.

Concern was expressed that the new health centre could contain services that might endanger the viability of the hospital, which provides specialist clinics. It was not clear whether the centre would be NHS/GP based.

It was pointed out that the town had 5 petrol stations already which had not led to competitive pricing. Ms. Powell confirmed that Sainsbury's had a local, not national, fuel pricing policy.

Moving a bridleway was no small matter, involving time and legislation, and the position of bridleways was a matter of local history not to be put aside lightly. The consultants agreed they were aware of this, but that the proposed move would be to a hedgeline which emerged on to the bypass at the existing gap in the boundary. This would be safer and not involve a route parallel to the bypass to reach the gap. It was possible that B1 use of the site could have left the bridleway in position as smaller units could have been set out with this in mind, but it was not possible with a single large store building.

Feedback based on the town wards, rather than the AVDC wards, was requested; out of town residents were less likely to be concerned about the viability of the town centre. This was agreed.

It was felt that an informed judgement could not be made based on what was essentially an advertising brochure with little detailed information in it. The results of the survey were therefore not a good basis for further work.

It was hard to believe that the store would only take customers from Tesco. No consideration had been given to Waitrose, the many specialist shops in the town centre or the twice-weekly market.

The London Road roundabout had not been designed with supermarket/petrol station access in mind, there was no link to the A421 and there were no pedestrian/cycle connections to the town or the Lace Hill housing. The consultants pointed out that the housing developers were committed to improvements to the pedestrian and cycle networks. Furthermore there would be a traffic document including detailed analysis of volume by trip types submitted with the planning application.

B1 use of the site was more flexible – units could change ownership and use with circumstances. One large building was less flexible and could have been sited elsewhere.

There was the question of planning creep – the Tesco had started as a food store, but over the years had spread into homewares, flowers, pharmacy, all of which affected the town centre shops.

Doubt was expressed that the store would be viable on just customers taken from Tesco – it was half as big again and would be looking to have a proportionate number of customers. Where would they come from? and what extra traffic would be generated?

Criticism was also levelled at the lack of architectural inspiration in the design.

The Mayor thanked the visitors for coming and reminded them that the Interim policies for the developing Neighbourhood Plan were available on the website.

*The guests left the meeting.
Agenda order was resumed.*

9/13 Minutes

RESOLVED to receive the minutes and confirm the recommendations therein of the Full Council Meeting held on Monday 11th March 2013 (**BTC/09/12**).

10/13 Interim Minutes

RESOLVED to receive the minutes and confirm the recommendations therein of the Interim Council meeting held on Monday 8th April 2013 (**IM/05/12**).

11/13 Planning Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Planning Committee meetings held on Monday 18th March 2013 (**PL/14/12**) and Monday 8th April 2013 (**PL/15/12**).

12/13 Town Centre and Events Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Town Centre & Events Committee meeting held on Monday 25th March 2013 (**TCE/07/12**).

13/13 Environment and Property Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Environment and Property Committee meeting held on Tuesday 2nd April 2013 (**EPH/07/12**).

Cllr. Smith reminded Members that a visit to the Cemetery was scheduled for Saturday 11th May at 2.30 and one for Chandos Park on the 18th.

14/13 Finance, Administration and Personnel Committee

RESOLVED to receive the minutes and confirm the recommendations therein of the Finance, Administration and Personnel Committee meeting held on Monday 8th April 2013 (**FAP/07/12**).

Cllr. Mrs. Collins proposed that item 11 be moved up and taken next. Members voted 4 for the proposal and 9 against, so the proposal fell.

15/13 Motion - Cllrs. H. Mordue, D. Isham, R. Stuchbury, W. Whyte, M. Smith, Mrs. C. Strain-Clark

Reference - 666.1 (546/12; FA&P 7/1/13) Motion from Councillor Mrs. G. Collins:

*Proposed by Cllr. G. Collins, seconded by Cllr. Newell. and **RECOMMENDED** that the Town Council provide the budget to the Christmas Parade Committee only and leave them to run the event in its entirety; the event plan and road closure to be their responsibility.*

AGREED [at Full Council on 21st January 2013].

Members held a detailed discussion into the background to the Recommendation.

In the light of new developments with the Christmas Parade Committee, we the undersigned would like the forgoing decision discussed at the next Town Council meeting to be held on the 7th May.

H. J. Mordue, D. Isham, R. Stuchbury, W. Whyte, M. Smith, C. Strain-Clark.

Cllr. Mordue outlined the history of the dispute, and the changes to the Parade Committee. He asked that the situation therefore be put back to where it was before the dispute to enable the Parade to carry on. The committee did not have the time to do all the organisation required as they could only work in the evenings.

Cllr. Mrs. Collins said that any issues involving staff matters should be discussed in private session. Cllr. O'Donoghue supported this. Cllr. Stuchbury said that the problem had been building up for a number of years, and wasn't just a staff matter.

The Events staff were very busy at the back end of the year with events run direct from the office, and would not have the time to organise the Parade. Cllr. Bloomfield concurred. Other Members advocated a meeting involving the committee, Councillors and staff to resolve the problems, and that the time was running out – the longer it was left, the harder it would be to do the organisation.

The Town Clerk pointed out Events staff had a continuous run of events from September through to December involving much office time in the organisation; new events had been added, such as the Comedy Nights, and other organisation's events such as the Harvest Fair had required considerable support. The Parade Committee had never submitted a copy of their accounts or details of the insurance cover, though they had been requested several times, and cash and cheque payments were made by the Accounts Assistant. Those running the Parade needed the Streetworks qualification, which he and two outside staff had, which meant that they had to attend the setting up of the Parade and brief the marshalls. Members noted that marshalls had proved difficult to recruit, despite public appeals for volunteers.

It was suggested that the Chairs of Committees meet the Parade representatives, with Cllr. Mordue; this was modified to the Mayor, Chairs of FA&P and TC&E and Cllr. Mordue, and a report made to Interim on 3rd June.

All agreed that a way had to be found to keep a very popular event in existence; better communication with all concerned would help.

In future any matters involving staff would be listed as Private Session in the agenda.

ACTION TOWN CLERK

16/13 Motion – Cllr. Mrs. G. Collins

A report to be produced of all event-related staff time (including Town Clerk's time) required to cover existing event commitments in 2013/14. This report is required to ensure that we fully understand our staff's existing commitments, especially weekend and evening work, before agreeing to any additional event commitments.

Cllr. Lehmann seconded the motion, and Members agreed.

ACTION TOWN CLERK

17/13 Public Toilets and Proposed Recycling Facility

The Town Clerk reported that the suggested site for new toilets – on the Cornwalls Meadow verge beside 13 High Street adjacent to the existing electricity substation – had been turned down by AVDC, though he had produced photomontages with stone cladding and landscaping to show a more suitable aspect adjacent to a Listed Building. However, following a meeting with Cllr Roberts and Mr. Harding, tentative agreement had been obtained to a site where the current recycling skips were housed, as these may be reduced in number due to the success of domestic recycling collections, which would have the advantage of being beside the proposed path from the green bridge.

Many Members would have preferred the more visible site nearer the High Street and bus station. Cllr. Whyte pointed out that toilet buildings did not have to be ugly.

The Town Clerk was asked to get costs.

ACTION TOWN CLERK

Cllr. Lehmann left the meeting.

18/13 Correspondence

18.1 To receive a letter from Hybeam Ltd regarding high speed broadband and agree a response.

This letter had been forwarded to BCC; the remainder of the correspondence was noted.

18.2 Vale of Aylesbury Cornerstone's quarterly newsletter.

18.3 AVALC papers East/West Rail presentation.
18.4 Press Release from BCC on road repairs.

19/13 Moveable Vehicle Activated Signs Funding

The Town Clerk suggested suitable sites would be Brackley Road and Tingewick Road. The 50% funding would be sourced from unused EP&H budgets.

ACTION TOWN CLERK

20/13 Emergency Contacts

A member from the Flood Action Group was suggested, but it was pointed out that flooding was not the only cause of an emergency. Cllr. Stuchbury reported that he had been the point of contact in case of flooding for some time; he was happy to be the contact for the resilience team.

Cllr. Hirons had been contacted, as Churchwarden, for the last exercise, and found that the team did not know where the church was, were surprised at the lack of appropriate equipment available and appeared not to be aware of the FAG. Better co-ordination was needed between the various responsible bodies.

It was agreed that the Resilience Officer be invited to address the Council, and more information sought.

ACTION TOWN CLERK

21/13 Bucks Home Choice - consultation

A Town Council response was agreed to item 14 (zoning); the remainder was covered by Government legislation. Members were encouraged to make personal response as well.

ACTION TOWN CLERK

22/13 BALC Membership Renewal

Agreed

23/13 Buckingham Cemetery

A letter to Heritage's had been sent about the initial error, but no reply received as yet.

Members discussed the matter of residents who moved away but wished to be buried in the Cemetery, and how long the gap between move and burial should be for the deceased to be regarded as resident within the parish. It was acknowledged that there was flexibility in the Cemetery guidelines, to cover removal to a care or nursing home.

Members agreed, in this one case, to treat the deceased as resident due to his long-standing association with Buckingham, and exceptional contribution to the Town as a gifted footballer and captain of the winning Berks and Bucks junior cup team in 1949.

ACTION TOWN CLERK

24/13 Representatives on Outside Bodies 2013-14

The representatives on the list were agreed as for last year with the following changes:

Cllr. Mrs. Strain-Clark to replace Cllr. Whyte at AVALC with Cllr. Mordue as deputy;
Cllr. Smith to stand down from the LAF.

Members asked what had happened to the Buckingham Partnership; Cllr. Stuchbury to contact Mr. McGinty to find out, as it was felt to be a useful contact meeting, especially as it included the university.

Cllrs. Whyte and Stuchbury, now County Councillors, stood down from Town Council representation on the Partnership, to be replaced by Cllr. P. Collins and Cllr. Harvey.

The Mayor noted that, though an ex officio representative to the CAB, she had not received any invitation to a meeting. Cllr. Smith would look into this.

Cllr. Strain-Clark would like to be a representative to the Access for All Group, and this was agreed if it was acceptable to the group. Cllr. O'Donoghue would deputise. Members were asked to submit the names of any other organisations where Town Council membership would be appropriate.

ACTION TOWN CLERK

25/13 Attendance Figures 2012-2013

Noted.

26/13 Youth Council

Cllr. O'Donoghue gave a verbal update:

- The Skatepark Competition would take place on 22nd June
- The Open Mike Night had been arranged for 20th September.
- A meeting with AVDC re the Swan pool had been arranged for the following week.

27/13 Reports from Representatives on Outside Bodies

27.1 Minutes of the Buckingham Community Centre 25/10 & 22/11/12 + 24/01/13

27.2 Minutes of the Buckingham Economic Group 20/3/13

27.3 Minutes of the Buckingham Twinning Association 6/3/13

27.4 Minutes of AVALC meeting 21/3/13

27.5 Report from Destination Buckingham 2012/13 Activities

27.6 Minutes of the Buckingham & Maids Moreton NAG Group 24/4/13

Members noted the reports.

28/13 Parking

28.1 Resident's Question from ATM.

Cllr. Whyte offered to take up this question.

28.2 Notes of a meeting held with AVDC.

Noted.

29/13 Local Government Boundary Commission

It was felt important to respond; the previous answer to BCC would be used.

ACTION TOWN CLERK

30/13 (674/12) AVDC Parking Charge – Swan Pool

Members had asked for figures on the number of complaints about lack of parking space at the Swan Pool. AVDC had responded – there had been complaints in 5 of the last 12 months, totalling 9 for the calendar year 2012. Members found it incredible that this level of complaint could result in the installation of pay machines. Cllr. Stuchbury reported that the charge had not been waived on election day and people had been unwilling to pay £1 in order to vote. As the free first hour was to be removed at Cornwalls Meadow it would affect North Ward voters in future elections as well. Cllr. Isham had been in contact with Electoral Services and Parking to ensure that action was taken to allow free parking for voters.

Cllr. O'Donoghue reported that the pay parking was losing bookings at the Youth Centre; she estimated c£1000pa. Members felt that this should be made known to the Pool management, who might be able to come to some arrangement. They would also like to know who paid for the ticket machines.

ACTION TOWN CLERK

31/13 Reports from District & County Members

Cllr. Whyte: was proud to be the County member for Buckingham East; he was sure he and Cllr. Stuchbury would make Buckingham's voice heard at County Hall,

irrespective of their political standpoints. He drew attention to the recently circulated email about LAF funds.

For the avoidance of confusion, Buckingham East ≡ Buckingham north of the river. Cllr. Stuchbury said that AVDC were planning for a zero budget, so information was needed on the consequences. He commented on the new, unusual, composition of the County Council with 4 parties represented.

Cllr. Mordue reported that he had attended courses on changes in planning law and Vulnerable Adults – interested Members should contact him for further information.

Cllr. Isham had also attended the Vulnerable Adults course, and noted that all District Councillors had a duty of care for vulnerable people including children. He reminded Members to contribute comments on the Vale of Aylesbury Plan, and noted that he would be stepping down as AVDC Chairman shortly.

32/13 Mayoral & Deputy Mayoral Engagements

Members noted the information

33/13 News Releases

Moving forward on new toilets was agreed; Members also asked it be emphasised that the new early closing of Moreton Road toilets was a District Council decision.

34/13 Chair's Announcements

The Mayor reminded all that her Reception was on 24th May; any help with the event would be welcomed.

35/13 Dates of next meetings

Interim Council - Monday 3rd June 2013
Full Council - Monday 24th June 2013

Meeting closed at: 9.45pm

Signed Date

Town Mayor