

AT A MEETING OF THE PLANNING AND GENERAL WORKS COMMITTEE  
OF BRACKLEY TOWN COUNCIL HELD IN THE UPPER HALL, TOWN HALL,  
BRACKLEY ON MONDAY 5<sup>TH</sup> MARCH 2007 at 7.56 pm

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Present: The Worshipful the Town Mayor (Councillor P Joyce)  
Councillors C S Billingham, S C Dancer, K Dixon,  
T J Gregory, T D Hayward, P M Titchener and G C Wilkins

Apologies: Councillors C J Blunden(holiday) K D Bonner-Dunham (family commitments) and P J Broomfield (Pecuniary interest in planning application S070203P)

In attendance: Councillor W B Stimpson.

#### **453. DECLARATION OF INTEREST**

There were no declarations of interest.

#### **454. HIGHWAYS STREET PARKING**

Members were advised that Mr K Parrott had agreed to meet with four representatives from the Town Council on 15<sup>th</sup> March 2007 at 4 pm to discuss car parking. Mr J Trimble would also be in attendance. It was

##### **RESOLVED:**

That the Town Mayor, Councillors Billingham, Dixon and Titchener would be the Town Council's representatives.

Councillor Billingham, on behalf of Councillor Land, suggested that the Council ought to be talking to local businesses to ascertain their requirements for long term parking around the town centre. Although it was agreed that movement in the town centre was needed to encourage people to use the shops, some long term parking was also required, even if it was a five minute walk away. It was suggested that Mr Bob Carter could be asked to undertake this survey. Councillor Billingham said she would be happy to support the cost for a 2 day consultancy exercise. This was seconded by Councillor Gregory. It was

##### **RESOLVED:**

That Mr Bob Carter be asked to undertake a survey on the parking needs for the Town.

#### **455. ROAD CLOSURES**

An application had been received for the closure of the Market Place car park for a French and Continental Market on Sunday 25<sup>th</sup> March from 6.30 am to 6 pm. Members noted.

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#### **456. COLLEGE PLACE**

Demolition work is due to commence on the Market Place and Old Brewery Walk from 12<sup>th</sup> March 2007. The current application to impose a temporary Prohibition of Waiting on these roads was initially to last three weeks but is to be extended for a possible further 6 weeks to allow for ground works which will start in April.

Councillor Dancer commented on the vehicles entering and leaving this site and the effect this may have on the new block paving. Councillor Wilkins said that a request had been made to South Northamptonshire Council that traffic from this site be kept off the Market Place as much as possible but this appears to have been totally ignored. He also commented on the amount of mud which was being deposited on the footpaths and surrounding areas. It was

#### **RESOLVED:**

That a letter be sent to South Northamptonshire Council and Northamptonshire County Council Highways about the Councils concerns. That a copy of this letter be sent to BHM Construction.

#### **457. POTHOLES**

Reference Minute 326/07 requesting the criterion of a pothole, County Council advise that this is 50mm deep and 6inch wide on the carriageway. Depending on the area of the town this criterion could be narrower or smaller depending on the opinion of the Inspector. Members noted

Councillor Gregory commented that 70% of the High Street therefore required work.

#### **458. PLANNING APPLICATIONS**

Planning applications were discussed and it was

#### **RESOLVED:**

- |                 |                     |  |
|-----------------|---------------------|--|
| <b>S070136P</b> | 15 John Clare Close | Part conversion of integral garage into habitable room (retrospective). <b>Decision:</b> No observations |
| <b>S070140P</b> | 1 Somerville Road   | Two storey extension to side, conservatory to rear. <b>Decision:</b> No observations                     |

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**458. PLANNING APPLICATIONS Cont'd.....**

<b>S070149P</b>	61 Valley Road	Two storey side extension. <b>Decision:</b> No observations
<b>S070183P</b>	17 Farmers Drive	First floor extension above garage. <b>Decision:</b> No observations
<b>S070189P</b>	3 Burwell Hill	1.5 storey side extension and two storey and single storey rear extension. <b>Decision:</b> No observations
<b>S070191P</b>	26 Oriel Way	Single storey extensions to front and rear <b>Decision:</b> No observations
<b>S070193P</b>	28 Oriel Way	Single storey extension to front <b>Decision:</b> No observations
<b>S070194P</b>	Land adj 19 New Road	Detached dwelling. <b>Decision:</b> OBJECTION on the grounds of infilling. Overdevelopment of small site, egress on to Manor Road and inadequate access.
<b>S070203P</b>	Co-op Manor Road, Halls Lane, Banbury Road	50 new flats, 4 terraced houses, community facility building, extension to existing supermarket and refurbishment of existing ground floor and first floor basement car park. <b>Decision:</b> Request for deferment of decision until further consultation has taken place. The following objections were made: Overdevelopment of site and the geographical location precludes it from development. Too much social housing polarised in one area and it was felt that saturation point had been reached and this was not conducive to quality of life in town centre. This development would be detrimental to the town centre and would take away parking. It was also felt that the entrance off Banbury Road could be dangerous as it was on a bend. Questionable about safety of underground parking at night.

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**458. PLANNING APPLICATIONS Cont'd....**

- S070203P** Cont'd..... A request was made for representatives from the Co-op, Highways and the Planning Department at South Northamptonshire Council to meet with Councillors and members of the public.
- S070204CA** Co-op Manor Road Halls Lane, Banbury Road Partial demolition of warehouse, building of community facilities on its footprint, demolition of supermarket entrance lobbies, opening of new windows to supermarket on the car park, metal cladding of ground floor external wall of supermarket, refurbishment of existing ground floor and first basement car park. **Decision:** As S070203P
- S070208P** The Acorns, Brackley Fields Barns, Halse Road Demolition and rebuilding of single storey rear conservatory with associated internal and external works. **Decision:** No observations
- S070232P** The Mill House, Oxford Rd Redevelopment of site including demolition of existing building providing 6 residential flats and construction of new building to provide 14 residential flats. **Decision:** No observations
- S070237P** Unit 1A Borough Road Relocation of central heating oil tank from adjacent Unit 2A to land adj unit A1 and Riding Road. **Decision:** No observations
- Amendments**
- S060757P** 24 Church Road Demolition of cottage and erection of four flats. Nature of amendment: Further information showing elevations resultant from re-sited building previously consulted. **Decision:** No observations

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**458. PLANNING APPLICATIONS Cont'd.....**

<b>S061712P</b>	12 Valley Road	First floor extension at side. Nature of Amendment: Minor enlargement of front section of proposed extension; front elevation also changed from timber to hanging tiles so as to match existing house. <b>Decision:</b> No observations
<b>S070031P</b>	Brackley MOT & Service Centre, Oxford Road	Single storey vehicle repair workshop. Nature of amendment: Amended plans showing correct dimension and layout. <b>Decision:</b> No observations
<b>S070057P</b>	Hawkins Salmon Ltd Mill Lane	Change of use to fabrication and storage of fencing and timber supplies plus ancillary trade counter sales (retrospective) Amendment: Application withdrawn
<b>S070077P</b>	Chorley House, Fairhill, Freshfield Lyndlea, Buckingham	65 assisted living apartments for the frail elderly with associated communal facilities, car parking and access. Nature of Amendment: Reduction in number of apartments to 62, increased parking to 31 and hipped roofs to flank elevations to front and rear; revised description <b>Decision:</b> OBJECTION on the grounds of overdevelopment of site, inadequate parking and vehicular access, high density development is out of keeping with the area and would have an adverse effect on surrounding properties. Comment was made that further parking is required for staff and carers. It is hoped that the capacity of the sewers/draining which runs through the back and the accessibility to the sewer is not jeopardised by the development. If planning consent is granted would the amount of planning gain increase proportionately.

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**458. PLANNING APPLICATIONS Cont'd....**

- S070101A** Land at Chorley House, Fairhill, Freshfields, Lyndlea, Hoarding signage (non illuminated) x 1 free standing 'D' board (non illuminated) x 1 freestanding 'V' board (non illuminated)  
Nature of amendment: Omitted information from the signs; revised description.  
**Decision:** No observations
- S070149P** 61 Valley Road Two storey side extension. Nature of Amendment: Side extension set 1200mm back from front of existing dwelling  
**Decision:** No objections

**459. INFORMATION REPORTS**

An Information Report was attached to the Agenda which covered the following items:

- a) Environment Agency
- b) Buckinghamshire County Council
- c) South East England Regional Assembly
- d) Northamptonshire Minerals and Waste Development Framework

**460 EXCLUSION OF PRESS AND PUBLIC**

It was

**RESOLVED:**

That the press and public be excluded from this Meeting during discussion on matters relating to planning matters as publicity would be prejudicial to the public by nature of the business to be transacted.

**461. PLANNING MATTERS**

A report was circulated to Members updating on two sites which are at present in the process of development. Members noted.

Meeting closed at 8.51 pm

Chairman

Councillor Broomfield declared a personal interest in the Committee's consideration of each of the applications on the agenda by virtue of his membership of South Northamptonshire Council's Development Control Committee and stated that any views expressed by him would not be his final views on the merits of an application. He further stated that he would come to a final view on the merits of an application in the event that he was asked to determine it at SNC's Development Control Committee at which stage he would be in possession of the officer's report and have details of all relevant representations and material planning considerations.