AT A MEETING OF THE PLANNING AND GENERAL WORKS COMMITTEE OF BRACKLEY TOWN COUNCIL HELD IN THE UPPER HALL, TOWN HALL, BRACKLEY ON MONDAY 2ND AUGUST 2010 at 7.26 pm

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Present: The Worshipful the Town Mayor (Councillor C J Blunden),
Councillors C S Billingham, P J Broomfield, K Dixon (Chairman),
T D Hayward, P Joyce, G Rhys & P M Titchener

Apologies: Councillors C O Cartmell, D Dunham and D Shaw

161. DECLARATION OF INTEREST

None

162. PUBLIC PARTICIPATION

Mr Finlayson, St Annes Close, commented that the car parking spaces around the Town are not wide enough.

163. DRAFT BRACKLEY MASTER PLAN (SPD) CONSULTATION DOCUMENT

Members views and observations were sought on the Draft Masterplan in order that these can be submitted to South Northants Council.

The Town Mayor said he was very concerned about the possibility of the redevelopment of the Magdalen College School St John's site for housing. He felt that if the school was to be moved perhaps consideration should be given to the Waynflete site moving to the St John's site. Councillor Broomfield agreed with the Mayor and said it would be unwise to move the school from the middle of the town as the pupils supported the local shops. He also commented that some of the information in the Masterplan was incorrect as it referred to the nearest private gym facility being at Whittlebury Hall when in fact there was one in the town. He was, however, supportive of the inclusion of a skatepark and also a walking/cycle route around the town. Councillor Broomfield felt that people should 'not hold their breaths' about anything happening apart from a lot of housing with no infrastructure. Councillor Titchener also felt that the school should remain in the centre of the town.

Councillor Billingham commented that the document was only at its consultative stage and that positive, as well as negative criticisms should be made. The suggestions for Magdalen College School were not 'set in stone'. She also remarked that it was important to remember that the only way to get money was through section 106 developer contributions and housing was required to achieve this. The Masterplan would be used as supplementary planning guidance and the current document was a steer put together by people who have no hidden agenda and who have looked at the town as a whole. She said she welcomed the document and it made people sit up and think, although she did not agree with everything in it. She also pointed out that it was important to remember that section 106 legislation was changing and town and parish councils would have more of an input.

Councillor Bromfield asked if South Northamptonshire Council knew whether any money was coming into the town from the Radstone Fields development. Councillor Stimpson commented that it was being used as a 'trade off' - housing versus town centre.

163. DRAFT BRACKLEY MASTERPLAN Cont'd.....

Councillor Stimpson said he liked the idea of Magdalen College School being in the middle of the town as this was part of the town's uniqueness. He also commented that if Waynflete Infants School was to join up with Brackley Junior School this would leave a large site available and this has not been addressed in the Masterplan.

Councillor Billingham said she thought there were useful statements in the Masterplan and referred to the Buckingham Road Industrial Estate and parking. She also commented that the Town Council should fight HS2 as much as it could.

She then referred to the re-alignment of the High Street with a proposed community building/library in the centre. She said that whilst there was space, Brackley was a beautiful market town which should not sacrifice its vista and avenue of trees to progress. Councillor Broomfield agreed and said that if the library needed to move there were other buildings in the town which could be used. He said he did not agree with the community building being sited where it was proposed in the Masterplan. Councillor Stimpson added that it was a unique and valuable town and Councillor Titchener agreed, saying that everything should be done to preserve the centre, although adequate parking should be provided if the town was to be regenerated. Councillor Stimpson suggested that Councillor Titchener write a small article on the history of the town centre.

Councillor Rhys suggested using the questionnaire in the Masterplan document as a framework for the Town Council's response.

Councillor Hayward also mentioned tourism and identified the need for this.

After much discussion it was

RESOLVED:

That the Town Mayor, Chairman and Town Clerk put together the comments of the Members to form the submission to South Northamptonshire Council and that a copy of the final draft letter be forwarded to Members. That Councillor Titchener's short history on the town centre be included with this.

164. HS2

A letter from Chetwode Parish Meeting, together with a questionnaire, concering HS2 was attached to the Agenda requesting the Town Council's support to form a united and bigger voice that would not be ignored.

Councillor Rhys questioned whether everyone was against HS2 and said that she was pro the scheme. Councillor Broomfield totally disagreed saying that it was of no benefit to the town and was badly thought out. Unless there was going to be a station he was vehemently against the proposal. Councillor Titchener commented that although a railway could be valuable to the country it was detrimental to this town and must be fought against.

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164. HS2 Cont'd.....

Councillor Billingham commented that out of a population of 15,000 there was around 800/1000 who would be affected. She felt that with a little adjustment the proposed line could be moved to minimise the effect it would have on the town. She also requested clarification on the questionnaire received from Chetwode Parish Meeting to ascertain if it was in conjunction with the Buckinghamshire organisation as there was no point 'reinventing the wheel'. She said the important thing is that everyone is working together to help communities which are most adversely affected.

It was therefore

RESOLVED:

That further clarification be sought from Chetwode Parish Meeting as to whether they were working together with SNAG.

165. ROAD CLOSURE B4525 WHITFIELD TO MIDDLETON CHENEY

Details of a proposed closure from 6th September to 2nd October 2010 was given in the report attached to the Agenda. Members noted.

166. ROAD CLOSURE – BRACKLEY FAIR

Members were informed that letters would be sent to residents of the High Street on 1st September to advise them of the above closure and signs would also be placed in the town nearer the time. Councillor Shaw will be undertaking the risk assessment prior to the event. Members noted.

167. TRAINING MEETING – PLANNING

A brief resume of the meeting held on 12th July 2010 was attached to the Agenda. Members were also advised that NALC is holding an East Midlands Planning Aid crash course on the planning system in October at Litchborough and anyone wishing to attend was asked to advise the office. Members noted.

168. MILL LANE RIVERBANK EROSION

Reference Minute 92/10, Members were updated with the situation regarding the erosion of the riverbank at Mill Lane. Due to a change in officer at the Environment Agency, a further visit is proposed, although no definite date has been decided. Any Members wishing to attend were asked to advise the office. The Chairman asked to be kept informed.

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169. PLANNING

APPN. NO.		
S10 0751ADV	Unit 4 Boundary Road, Buckingham Road Ind Estate	Replace existing sign with high level skyline sign (retrospective). **Decision:** No observations
S10 0790FUL	6 St Annes Close	Single storey rear extension, first storey side extension single storey front extension to create porch. **Decision**: No observations
S10 0797FUL	16 Walnut Close	First floor extension over existing garage and two storey side extension. **Decision**: No observations
S10 0802FUL	4 Dumas Cul de Sac	Two storey rear & side extension. **Decision:** No observations
S10 0810FUL	2 Pebble Lane	1st floor rear extension. **Decision:** No observations
S10 0822MAF	Land at Candleford Close	Proposed development of care home for the elderly, comprising 60 bedrooms, residents garden, car parking and associated works. **Decision:** No observations
S10 0832LBC **S10 0833FUL**	55 Burgess Square	Installation of split air-conditioning system (comprising one high wall mounted fan coil unit and one external condenser unit to be wall mounted & caged. **Decision:** An assurance is sought that there is adequate sound proofing to safeguard neighbouring properties.
S10 0858FUL	92 Manor Road	Replacement garage. **Decision:** No observations
S10 0870FUL	17 Swallow Close	Conversion of garage to habitable room. **Decision:** No observations
S10 0881FUL	47 Beaumont Crescent	Covered walkway to side to link outbuilding to house. **Decision:** No observations
S10 0926FUL	7 Flora Thompson Drive	Single storey front extensions. Decision: No observations

Members were advised that a plan for Radstone Road and a CD had been put out for Members to view. No formal application was in place at this stage although it had been indicated that there may be a reduction in the number of houses to 1,000.

As this is a major application Members were asked if they wished to have a meeting with Angela Whitfield on Monday 9th August 2010 at 6.30 pm to discuss this proposal in detail, especially with regard to highway matters, education, open spaces, hedgerows and Section 106 monies.

Reference a comment by the Town Clerk regarding the reduction in the number of houses to be provided, Councillor Billingham said she thought there still had to be a district bank of land over a period of time for housing and therefore the numbers may not diminish. She requested clarification on this point.

Comment was made that there was no mention of a relief road on the plan. The Town Mayor said he understood that the owners of the Sawmills site are considering the possibility of a ransom strip.

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169. PLANNING Cont'd....

RESOLVED:

That this meeting be arranged for Monday 9th August 2010 at 6.30 pm.

That clarification be sought on the number of houses to be built.

170. INFORMATION REPORT

Local Councils Conference

Following on from the recent Local Councils conference at Towcester Racecourse a email was forwarded to Members requesting a list of priorities for various highways matters.

Councillor Billingham mentioned the road marking in Pavillons Way, particularly at the zebra crossing and mini roundabout which does not have any white lining at all. The junction of Martial Daire Boulevard and Flora Thompson Drive with Pavillons Way are also diabolical and white lining generally is poor.

The Town Mayor said he had already suggested that highways be asked to install a hatched yellow box at the bottom of Stuart Road to alleviate the problem in this area.

After discussion it was

RESOLVED:

That Councillors complete the questionnaires individually and that these are returned to the office for forwarding on to Highways.

Meeting closed at 8.16 pm Chairman