



Minutes of the meeting of the LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP held on MONDAY 10 JULY 2006 at 7.30 PM

Present: Councillor Williams (Chair)
Councillors Farrans, Holroyd, D McCall and Tamagnini-Barbosa

Officers: M Moore (Senior Planning Officer) and G Lane (Committee Manager)

Also Present: Councillor Exon, Councillor Chalmers (Wolverton and Greenleys Town Council) and A Pemberton (Wolverton Food Train)

LDF06 MINUTES

That the Minutes of the Local Development Framework Advisory Group held on 15 June 2006, be approved and signed by the Chair as a correct record.

LDF07 PUBLIC CONSULTATION RESPONSES ON THE WOLVERTON AREA ACTION PLAN ISSUES AND OPTIONS CONSULTATION

The Advisory Group considered a report by the Senior Planning Officer on the Public Consultation Responses for the Wolverton Area Action Plan Issues and Options Consultation.

The Senior Planning Officer received a letter submitted by Wolverton Food Train, to be considered as part of the consultation process.

The Advisory Group heard that the area designated under the Action Plan was subject to a web of different ownership arrangements, incorporating private land, Council property and lease agreements.

Members heard that the Environment Agency predicted a strong likelihood of ground contamination at the railway site and that technical studies were required in order to facilitate redevelopment.

Members heard that Tesco intended to redevelop its existing store on Stratford Road and was obliged to engage with the statutory planning process. Consultation would be undertaken with residents.

Individual Members and local representatives made the following comments on the proposed regeneration of Wolverton:

- That proposals for the demolition of the Agora were welcomed as integral to regeneration of the town.
- That Glyn Square was an important local feature and was not designated under the Area Action Plan.
- That the Regeneration Strategy should be incorporated into the Action Plan, including the provision of a Market Hall.
- That a sensitive programme of demolition would be required at the railway site in order to promote regeneration without undermining the historic character of the town.
- That regeneration should increase linkage and access to civic amenities, commercial districts and green areas, including a bridge to maximise access to the far side of the canal.
- That concern was expressed that high-rise, high density development would compromise the town's character, whilst acknowledging the need for further local development.
- That Tesco should be encouraged to redevelop its existing store in a sensitive manner that increases linkage with the rest of the town, including the removal of unsightly barriers.
- That regeneration should not undermine the commercial viability of local businesses and should actively promote the development of small enterprise within the town, in order to safeguard its unique and historic character.
- That plans for regeneration should be structured around areas of civic activity, and not the Tesco store, in order to safeguard and promote a vibrant community life.

RESOLVED –

That the report be noted.

THE CHAIR CLOSED THE MEETING AT 9.19 PM