



Minutes of the meeting of the LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP held on WEDNESDAY 6 SEPTEMBER 2006 at 7.30 PM

Present: Councillor Williams (Chair)
Councillors Ferrans, Holroyd, McCall and Tamagnini-Barbosa.

Officers: M Moore (Senior Planning Officer), B Wilson (Development Plans Manager), R Trowse (Principal Planning Officer), M Harris (Planning Officer) and J Sloan (Committee Manager)

Also Present: J Chalmers (Greenleys Town Council) and H Saunders (Wolverton Town Council)

LDF08 MINUTES

That the Minutes of the Local Development Framework Advisory Group held on 10 July 2006, be approved and signed by the Chair as a correct record.

LDF09 TERMS OF REFERENCE

The Chair requested that the Terms of Reference be discussed with particular regard to who occupied the Chair of the Group and the proportionality of the Group in light of the change in political balance of the Council following the May 2006 local elections.

The Group was informed that the Local Development Framework Advisory Group provided a forum for cross party discussion on local development issues.

The Group noted it was advisable for the Cabinet Member to continue as Chair.

The Group also discussed the proportional representation of the political parties in the group. It was noted that as an advisory Group, the LDFAG did not have to maintain proportional representation, and that the Chair would discuss, with Councillor McCall and Democratic Services, possible changes to the proportionality of the Group outside the meeting.

The Group noted that any changes to the Terms of Reference would have to be recommended to Cabinet.

RESOLVED

1. That the Cabinet Member remain as Chair of the Group.
2. That the proportionality of the Group be discussed with Democratic Services outside of the meeting.

LDF10

MILTON KEYNES WASTE DEVELOPMENT PLAN

The Group received an update from the Principal Planning Officer on the Preferred Options consultation and the work carried out to identify a site for a waste management site.

The Group noted that:

- (a) Preferred Options Consultations would continue until 28 September 2006 and that 200 responses had been received from members of the public.
- (b) The existing Materials Recycling Facility in Old Wolverton had been selected as the Preferred Site.
- (c) The timetable for the Waste Development Plan Document submission to Cabinet, Council and the Secretary of State was fixed.
- (d) An Independent Inspector would test the soundness of the plan and produce a binding report.

The Group was informed that a number of concerns had been raised by members of the public living in Wolverton including the number of vehicle movements, in particular with the number of new developments (housing sites, sand and gravel extractions), distance of site from residential properties and the technologies and processes which could be employed.

The Group emphasised the importance of keeping the public informed and noted the offer to use the Greenleys Parish Council newsletter to circulate information to residents around the Preferred Site at Old Wolverton.

LDF11

FUTURE OF ALSTON RAILWAY WORKS

RESOLVED –

That the item be deferred until the next meeting of the Group.

LDF12

LOCAL DEVELOPMENT SCHEME (LDS)

The Group received a report on the Milton Keynes Local Development Scheme 2006-09. The Group was informed that the LDS would provide the local communities and stakeholders a focus point to identify the details and timetable for the production of Local Development Documents by the Council. It was noted that the LDS 2006-09 contained amendments suggested by the Government

Office South East and would be submitted to Cabinet for consideration.

Officers responded to a number of questions and informed the Group that:

- (a) The LDS would be reviewed annually.
- (b) Discussions were held with Aylesbury Vale District Council about cross border Action Area Plans.
- (c) The Supplementary Planning Document was close to completion.

RESOLVED –

That the report be noted.

LDF13

WOLVERTON AREA ACTION PLAN: REDEVELOPMENT OF THE AGORA

The Group received a report on the issues and options for the redevelopment of the Agora site and adjoining car park in Wolverton. The Group was informed that the Wolverton Regeneration Strategy had identified widespread concern and criticism of the Agora's design and detrimental impact on the town.

The Group was also informed that work by Milton Keynes Partnerships (MKP) has identified that some form of subsidy or 'gap funding' will be required to facilitate the redevelopment of the existing Agora site. Officers had worked with MKP about how the funding gap could be narrowed. In the absence of an alternative viable means of delivery, discussions focused on whether the Council would be prepared to dispose of its car park in Church Street for development at nil cost with the remaining gap funding being obtained by MKP.

The Group noted the following issues:

- (a) Representatives from Greenleys Town Council and Wolverton Town Council supported the development of the Agora site.
- (b) There was little public support for the current Agora building.
- (c) Sufficient Car Parking should be provided in the area and linkages with other local parking schemes to provide additional parking should be investigated.
- (d) Comprehensive details of the funding options should be provided.
- (e) The need for a mix of residential and commercial developments for the Agora site.
- (f) Any new development should match the 'character' of the local buildings.

RECOMMENDED –

That the Council owned car park in Church Street should be disposed of to facilitate redevelopment of the Agora site.

LDF14

DRAFT PREFERRED OPTIONS FOR THE WOLVERTON AREA ACTION PLAN.

The Group received a draft of the Wolverton Area Action Plan.

The Group provided officers with the following suggestions for inclusion in the Area Action Plan:

- (a) Development of the 'backways' in Wolverton.
- (b) Development of office space.
- (c) Development of the canal side and other green spaces.
- (d) Maps and diagrams should be included in the final draft.
- (e) Town Councils should be consulted in pre-planning applications.

The Group also expressed concerned at any continued expansion of Tesco.

RESOLVED –

That Officers take into account Member's suggestions when preparing the draft of the Wolverton Area Action Plan.

THE CHAIR CLOSED THE MEETING AT 22.30 PM