



Loughton Parish Council

Minutes of the extra ordinary meeting held on Monday 8th April 2013 8:00pm at the Loughton Memorial Hall, Bradwell Road, Loughton

Present: Cllrs Peter Todd (Chair), Peter Ballantyne (arrived late and left early), Barry Barrington, Hilary Dyer, Don Hoyle (arrived late)

In attendance:

Brian Barton (Parish Clerk)

Also in attendance:

About thirty (30) members of the public

01. Apologies:

Apologies were received from Cllrs Andy Dransfield and Andy Sargent

NOTED

The Chair reminded members that service of the summons for a meeting of the parish council required their attendance and failure to attend may lead to their disqualification from office.

02. Declarations of interest:

Cllr Don Hoyle declared a personal interest in agenda item 04 regarding the planning application, as he could be called upon to attend a meeting as a substitute of the Development Control Committee, which may make a decision on this planning application.

NOTED

03. Questions from Members of the Public:

The Chair invited members of the public present to ask questions regarding the planning application as on the agenda.

The following questions and statements were made:

01. A proper assessment should be made as regards adequate parking and suggested that the area of open space should be the opposite side of the site as proposed in the plans.
02. That the Parish Council should represent all of the residents views the last extra ordinary meetings minutes did not reflect this, all signatures on a petition were all against the proposed development, the Parish Council should support that this development is rejected.
03. The applicant should just extend their present premises there is enough land to do so, the Parks Trust should not be giving away their land.
04. Where are the amenities? Concerned about the additional strain on medical facilities and school places.
05. A resident had spoken to the Milton Keynes Citizen regarding the recent Badminton Centre article as he felt it was one sided, he also asked why is the Parks Trust gifting land? The development should be sympathetic to the local environment, who is making money from this development as there is no transparency.

06. A resident had spoken to the local MP who said that Milton Keynes Council's Cabinet would need to sign off the transfer of the land, also spoke to Cllr Edith Bald Cabinet Member of Finance who also said it would need to be agreed in a Cabinet meeting, the Milton Keynes Citizen Newspaper appear to think that it is a done deal, why would the Badminton Centre invest £450,000 - £500,000 if they thought the development would not take place?
07. Why is that the Badminton Centre feel that it is a done deal?
08. Milton Keynes Council will in the end do what they like, this development does not take into account the village feel of the area.
09. How much will the Parish Council be influenced in making their submission by being offered the Farmhouse for use as an office?
10. If the Badminton Centre need a bigger facility they should pay for it themselves as they are part of a large federation based in Singapore and play internationally.
11. This is being driven by Milton Keynes Council wanting the facility planned for the National Bowl, and that the Badminton Centre are being led to believe that they will get the development through.

NOTED

04. To consider and determine the Parish Council's submission on the planning application by the Badminton Centre following the submission made by Savills Chartered Surveyors to Milton Keynes Council:

Cllr Don Hoyle declared a personal interest in this agenda item regarding the planning application, as he could be called upon to attend a meeting as a substitute of the Development Control Committee, which may make a decision on this planning application. Cllr Hoyle took no part in the voting and left the room when any vote on this matter took place.

The Chair Cllr Peter Todd read out to the meeting a proposed draft letter from the Parish Council to Milton Keynes Council in response from a submission made by Savills Chartered Surveyors which covered the following aspects:

- Loughton Lodge Lake – the proposed development would destroy the outlook and environment of the lake and the benefit would be negligible, the local community do not support this.
- The planning application should have the support of the community and comply with all Milton Keynes Councils planning policies.

Suitability of the site, density and development design

- The proposed dwellings of 104 is too high for this site.
- The proposed development is purely driven by revenue rather than what is best for the area.
- The area will suffer from noise blight with the proximity to the A5 and the west coast main railway line (as recently extended by an additional track in each direction) and it is also located right next to the Daytona race track.
- There is inadequate provision for affordable housing and no section 136 payments in lieu.
- There is no provision for a suitably sized children's play area within the development.

- The height of the three (3) storey apartments will tower over the surrounding areas and ruin the views across the area.

Heritage assets

- The demotion of the ancient threshing barn would be unprecedented destruction of a valuable and beautiful heritage asset. It would leave the farmhouse isolated and damage it too. The farmhouse should not be contained in the proposed development where it would be disguised. It deserves a much more creative approach.
- The numbers of houses should be dramatically reduced, to no more than 30 in a wholly revised design which is more sympathetic to the setting and thereby sustainable.
- The development should be contained in the main to within the site of the existing Badminton centre site, preserving as much as possible of the park land and open space, trees, vegetation.
- The current proposed plan needs to be completely re-worked to make a more creative and interesting scheme with better gardens and access, and to create buildings more spaced apart.
- There must be much larger parking facilities and no access from Bradwell Road directly into properties fronting it.
- The junction of Bradwell Road and Danstead Way will need significant work to make it safer such as a roundabout. We are not convinced that the difficulties reported by residents of presently negotiating the junction have been understood.
- Bradwell Road should be narrowed to 5.5m and re-designed to avoid unacceptable safety hazards which will otherwise exist with significant traffic calming measures and more than one pedestrian crossing facility. The outline plan must be revised re the lack of a wide footway the length of Bradwell Road in front of the development as this will cause vulnerable road users to be forced into the road or close to it and present an unacceptable collision hazard. The redway should be extended along the front of the development. The comments by the Crime Prevention Adviser about other negative aspects of the design – the lack of defensible space, vulnerability of properties to access from an inactive cul-de sac, lack of secure parking for the apartments must be addressed through major design revision.
- The trees along Bradwell Road should be retained as part of a tree structure design – an adequate design should really be available before outline permission is granted.

Cllr Peter Ballantyne asked the members of the public present whether they supported the content of the letter and everyone on a show of hands agreed, Cllr Ballantyne requested that this is conveyed to Milton Keynes Council in a covering letter.

The Chair also opened up the meeting for members of the public to make comments on the draft letter which were as follows:

- To copy the letter to the local press and put up on the website.
- To mention local Schools could be oversubscribed and the effect on local surgeries.
- To ask for a full breakdown on costs for the proposed development.
- The effect on the present sewage and rain water drainage on Bradwell Road.

The Chair then ask for the Councillors present for their comments:

Cllr Hilary Dyer expressed her concern regarding the twenty (20) metre wildlife corridor that was highlighted in the Savills letter, which does not seem to agree with the pre meeting that they had with Milton Keynes Council.

The Chair responded that he will add this to the submission letter.

Cllr Dyer hoped that the representations made by residents will be listened to by Milton Keynes Council, and was concerned about the response from the local press and the lack of readers' letters published. There appears to be pressure coming from somewhere to quash opposing views on this development.

The Chair did ask that residents write with their views to the local press.

Cllr Dyer informed the meeting that the offer of the Farmhouse does not affect her views on the development proposal and besides would be too expensive to run and convert the building into a Parish Office.

Cllr Don Hoyle wondered if it was appropriate to use the words "a vanity and money making project" in the letter. As regards to the proposal for a roundabout on Bradwell Road this would be down to the Highways Agency to agree to and of which they may feel is not the ideal solution.

The Chair said that he will make clear in the letter that a roundabout would improve the safety of the junction

Cllr Hilary Dyer proposed and was seconded by Cllr Peter Ballantyne "That Loughton Parish Council is unhappy that the Milton Keynes Parks Trust is selling their land to enable this proposed development to take place and that they should be written to expressing the Parish Councils view on this matter" on being put to the vote the motion was carried.

The vote then took place on the content of the draft letter which was as follows:

For: 4 Against: 0 Abstentions: 0 the content of the draft letter with the suggested amendments was **AGREED** and it was directed that the Chair should arrange for this to be sent forthwith

THE CHAIR CLOSED THE MEETING AT 9:30PM

Signed _____ Chair Date _____