

# NOTICE OF A MEETING OF THE



Stony Stratford Town Council

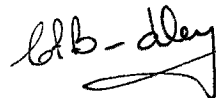
## PLANNING COMMITTEE at Russell St School, Russell St, Stony Stratford Tuesday 24th November 2009 at 7.00pm

### PUBLIC SPEAKING TIME

### AGENDA

- 1 To note any declarations of interest.
- 2 To receive any apologies for absence.
- 3 To approve minutes of the meeting dated 27<sup>th</sup> October 2009 *attached*
- 4 PLANNING APPLICATIONS:  
– to consider responses to the following  
09/01892/LBC 14 London Rd, SS *Plans can be viewed at the office or  
from 6.45pm on the evening of the  
meeting*
- 5 STRATFORD HOUSE AND OUSEBANK COTTAGE  
– to consider the letter received from Clayson Country Homes and agree  
the approach to be adopted at the meeting on 25 November *attached*
- 6 REPORTS/CORRESPONDENCE  
**Report on Design Coding Meeting 28 October 09:** to note the report *attached*  
**MKC Landscape and Highways Adoptions Database:** to note the correspondence *attached*  
**AVDC Submission of Core Strategy for Examination:** to note the correspondence *attached*

Dated 18 November 2009



Charles Brindley, Clerk



## PLANNING COMMITTEE MINUTES

held 27 October 2009 at 7.00pm at Russell St School, Russell St, Stony Stratford

Present: Cllrs Paul Bartlett, Adrian Dnes, Rosemary O'Sullivan (in the chair) and Joan Walker and clerk Charles Brindley in attendance. One member of the public was present.

- P090/09 DECLARATIONS OF INTEREST: Cllr Dnes declared a personal interest in application no 09/01682/FUL as the architect for the scheme is a tenant of Arnolds Charity of which Cllr Dnes is a trustee.
- P091/09 APOLOGIES FOR ABSENCE: Apologies for absence were received and accepted from Cllr Tucker.
- P092/09 MINUTES OF MEETING DATED 22 SEPTEMBER 2009: The minutes were considered a true record (AD/PB) and were duly signed by the chairman.
- P093/09 CLERKS REPORT: In addition to the report, the clerk advised that he had now received a response from Barratt Homes advising that they would be proceeding with the plans as approved with some minor alterations on the north east corner of the site and they expected to start work in 2010. The clerk also advised members of an exhibition at Stantonbury Campus to display the proposals for regeneration in that area. The report was NOTED.
- P094/09 CURRENT PLANNING APPLICATIONS: The following planning applications were considered and it was AGREED to comment as follows:
- 09/01628/FUL Units 9/10 Cofferridge Close, SS: The clerk updated members on recent conversations that he had with the MKC Planning Officer dealing with the application. The latest information indicated that, should the applicant not withdraw the application, the officer would be recommending refusal. Members considered the application and agreed to object to the application supporting the comments made by the Design and Conservation Officer. It was also agreed that the clerk should open a dialogue with the applicants
  - 09/01572/ADV 9 High St, SS: No comment
  - 09/01574/LBC 7 Market Sq, SS: To support the return of the property to a dwelling house
  - 09/01575/FUL 7 Market Sq, SS: To support the return of the property to a dwelling house
  - 09/01617/TCA 32 Wolverton Rd, SS: No comment
  - 09/00926/FUL 158 High St, SS: To object as the proposals are an overdevelopment of the site resulting in an insufficient provision of on site parking. Comments on the proposals to include vehicle entrance too high, hipped roof should be replaced with pitched roof on High St elevation, no landscaping proposals and no outdoor space provided for residents on the site.
  - 09/01727/FUL 18 Kingston Ave, SS: No comment
  - 09/01712/FUL 68a Wolverton Rd, SS: No comment
  - 09/01682/FUL 25-33 Vicarage Rd, SS: To support the application as it accords with the principles of the Design Guide
  - 09/01795/TCA 30 Wolverton Rd, SS: No comment
  - 09/01811/ADV 43 High St, SS: No comment

P095/09 PLANNING APPEAL - 87 WOLVERTON RD: The details of the planning appeal were NOTED

DATE OF NEXT MEETING: 24 November 2009

*There being no further advertised business, the chairman closed the meeting at 20.10*

01892 LBC

14 London Rd

Retrospective application for replacement of 7 windows and 1 door at rear of property

Seward

30/10/2009

*November Planning*

*Agenda item 4*

# clayson

COUNTRY HOMES LTD

447 WELLINGBOROUGH ROAD  
NORTHAMPTON NN1 4EZ

TELEPHONE (01604) 604033  
FACSIMILE (01604) 604762

Attn: Mr Charles Brindley  
Town Clerk  
Stony Stratford Town Council  
The Library  
5-7 Church Street  
Stony Stratford  
MK11 1BD

6 November 2009

Dear Mr Brindley

**Reference: Stratford House and OuseBank Cottage Stony Stratford**


For your information, I am the builder who is looking after the Stratford House site and have been for the last 12 months.

I would suggest it may be helpful to both the Council and myself to meet up and openly discuss any ideas and proposals regarding the above property, and at which point I could fully explain what progress has been made at the property to secure it and make it watertight. It may be helpful to show the Councillors around the property externally to see what has been achieved to date and also for me to listen to any concerns the Council may have which I can then address.

It would also be helpful to discuss proposals for the long term preservation of the property and how this can be achieved.

If it would help, Mr Simon Peart Head of Conservation at Milton Keynes Council has offered to attend any meeting if the Town Council so wish, or you may suggest he attends any later meetings.

My initial meeting onsite was this time last year with Mr Peart, when he explained to me his serious concerns over the poor condition of the building and also the lack of action from the owner's, their agents, or prospective purchasers. I immediately understood the gravity of the situation and without contract went ahead at my own expense and



completed the emergency repairs and weatherproofing the Council required both to Stratford House and Ousebank Cottage.

In addition to those works, I have completed the following works, on the request of Mr Peart to progress towards making the whole property secure and wind and water tight.

- 1) Cut and clear all of the ivy off Stratford House, Ousebank Cottage and the Chapel.
- 2) The three chimneys on Stratford house have either been rebuilt or repaired.
- 3) The west facing gable has been repaired by means of brick and stone replacement and repointing ready to receive the new section of roof on Ousebank Cottage.
- 4) The Slate section of roof on Stratford House has been repaired along with the lead hips and ridges.
- 5) On Stratford house the large 'L' shaped roof valley has been stripped out, new joists ends cut in, and complete new timber valley boards constructed and complete new valley in lead formed.
- 6) Secured all windows and doors by locks and boarding up where necessary.
- 7) Repaired Chapel Roof with slates to make weathertight.
- 8) Prop with scaffolding Ousebank Cottage front wall to stop it falling onto the path.

The property has been subject to constant vandalism, most of which seems to be children in the school holidays and weekends, but we are doing our best to keep this minimised to protect the building and for the safety of those children.

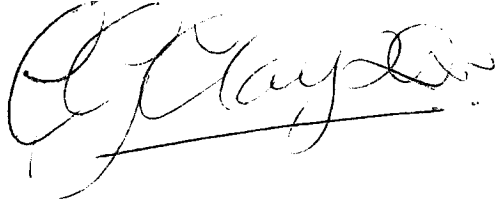
There is a planning and listed buildings application in with Milton Keynes Council at present to rebuild the bulging section of wall on Ousebank Cottage and put that section of roof back on to make the cottage weathertight. When this application is approved we will be getting on with this job immediately resulting in the cottage looking better on the street scene, and helping with the overall preservation of this part of the building.

My main intention from day one has been to preserve these buildings as best as I can, but we need to work on a long term solution and this we can discuss with yourselves. For your information my background is that I have been building in Northampton and a radius of about twenty miles for the last 38 years under my company name of Clayson Country Homes. I specialise in the restoration and conversion of old and listed buildings and have completed successfully many projects both large and small.

I look forward to hearing from you and if you would like to meet up I can make anytime to suit the Councillors either daytime or in the evening. My mobile number is 07802 847890 email [colinclayson@claysongroup.com](mailto:colinclayson@claysongroup.com) or office number as above.

Yours sincerely

Colin Clayson  
Managing Director

A handwritten signature in black ink, appearing to read 'Colin Clayson', written over a horizontal line.

**Charles Brindley**

**From:**  
**To:**  
**Cc:**

**Sent:**  
**Subject:**

Charles, I have noted the dates of the next two meetings, many thanks.

The meeting on the 28th October was a Resume on Design Coding. The presentation was given by Sue McGlynn whose speciality is Urban Design.

The 'Placemaking' term was manufactured in the 1970's by architects and planners and applied to the process of creating squares, plazas, parks, streets etc, the big idea is that once the Place is identified the next step is to make the Place exciting and interesting, landscaping and water play a big part in the process. The emphasis is on the design of places as opposed to buildings, the buildings come later.

Darren Farmer of Gallagher Estates whom we have already met gave us a presentation eg Area 10/11, took us through the nuts and bolts of what happens to the land once the Design Codes are in place. He explained that Gallaghers role was to parcel the land and sell the parcels off to individual developers. Although Darren is an Architect, I found his presentation to be dry and a bit underwhelming, no colourful or interesting slides to accompany his particular rendition, he told us it would not be too exciting and we were not disapointed.

Two sides of the triangle were covered in this presentation, the urban design of the Place (ie Area 10/11 etc), the nuts and bolts of how to package and sell it, that leaves the design of the housing yet to be discussed.....I am not holding my breath as the actual design of the houses is up to the individual developer and I have a fair idea of how that goes!!

Rosemary

**Charles Brindley**

**From:** "Community Liaison" <Parish.Liaison@Milton-keynes.gov.uk>  
**To:** <patnunn@btinternet.com>; <lisa.courtney@bfstc.co.uk>; <bowbrickhill.clerk@jdsommerfield.com>; <clerk@bradwell-pc.gov.uk>; <jenny.sharp7@tiscali.co.uk>; <clerk@broughtonandmkv-pc.gov.uk>; <smahadfield@googlemail.com>; <bill.dawson@campbell-park.gov.uk>; <khilpc.castle@btinternet.com>; <cmkparishcouncil@msn.com>; <Jo@Jo-Parker.co.uk>; <kanngoss@aol.com>; <Sue.furber@thamesvalley.pnn.police.uk>; <clerk@gayhurst.org>; <parish.manager@great-linford.gov.uk>; <Hanslopeparishcouncil@hotmail.com>; <Parishclerk@havershamvillage.co.uk>; <clerk@kentshill-monkston-pc.org.uk>; <chair@lathburyvillage.org.uk>; <lpc.clerk@btconnect.com>; <glynbailey@btinternet.com>; <Janet.north@lineone.net>; <Pbloomfield2@compuserve.com>; <newbradwell@parishcouncil01.orangehome.co.uk>; <TownClerk@newport-pagnell.org.uk>; <patnunn@btinternet.com>; <gill@olneytowncouncil.co.uk>; <ravenstoneclerk@gmail.com>; <clerk@shenleybrookend-pc.gov.uk>; <clerk@shenleychurchend-pc.co.uk>; <Wendy543@hotmail.com>; <simpsonparish@tesco.net>; <stantonburypc1@hotmail.com>; <jenny.sharp7@tiscali.co.uk>; <Office@stonysratford.gov.uk>; <clerk@waltonparishcouncil-nrk.gov.uk>; <alanj.kemp@btinternet.com>; <clerk@westbletchleycouncil.gov.uk>; <Gillian.nicol1@btinternet.com>; <l.stapleton@wstc.org.uk>; <office@wolvertonandgreenleystowncouncil.gov.uk>; <linda.carter@woughton-pc.gov.uk>; <Brian.barton@woughton-pc.gov.uk>; "All Councillors"  
**Sent:** 12 November 2009 13:28  
**Subject:** Landscape and Highways Adoptions database\_Nov 09

SENT ON BEHALF OF JAIME CHALMERS

Dear Councillors,

As you will be aware an internal audit review of the Landscape and Highway Adoption services was carried out by Milton Keynes Council's Internal Audit service. The report recommended that a single unified adoptions database containing information about current landscape and highway adoptions should be developed and published via the Milton Keynes Council website. Cllr Chris Williams has taken the lead on the project and views have been sought about the format and content of the database.

The database is now available to view on the link below. Updates will be made quarterly to reflect the progress made at each site and to add new adoptions to the list.  
<http://www.miltonkeynes.gov.uk/parks-and-open-space/displayarticle.asp?DocID=25875&ArchiveNumber>

A dedicated Adoptions website is under construction which will contain the searchable database, information about the Highway/ Landscape Adoptions process and technical information to aid developers. This will be completed in January 2010. As a temporary measure the Adoptions database has been published prior to the completion of the Adoptions website.

If you have any questions, do not hesitate to contact me.

Regards

**Jamie Chalmers**

Open Space/ Adoptions Officer  
 Landscape Strategy Unit  
 Milton Keynes Council  
 Synergy Park  
 Bleak Hall  
 Milton Keynes  
 MK6 1LY

Tel: 01908 252743



Visit the Milton Keynes Council web site at <http://www.milton-keynes.gov.uk>

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# AYLESBURY VALE DISTRICT COUNCIL

## Planning

Please ask for: Plans Team  
Direct Line: (01296) 585439  
Switchboard: (01296) 585858  
Minicom Line: (01296) 585055  
Email: [avldf@aylesburyvaledc.gov.uk](mailto:avldf@aylesburyvaledc.gov.uk)  
Our Ref: 03/04/LDF/CS/Subn  
Your Ref: Customer Reference: 00574



November 2009

Mr. Charles Brindley  
Stony Stratford Town Council  
The Library  
5 - 7 Church Street  
Stony Stratford  
MILTON KEYNES  
Bucks  
MK11 1BD

—Dear Mr. Brindley,

### Submission of Core Strategy for Examination

The Core Strategy for Aylesbury Vale district was submitted to the Secretary of State for independent examination on 30 October 2009, and thank you for any comments you may have made at publication stage. All comments received at that stage have also been submitted with the Core Strategy.

In accordance with the Regulations, please find enclosed:

- A paper copy of the Core Strategy
- A DVD with all publication material, including the Sustainability Appraisal
- A CD containing post-publication reports and other material submitted. This includes a statement that highlights the main issues raised at publication stage, and a schedule of proposed changes to the Core Strategy
- A Statement of Availability which includes information about where and when submission documents are available for inspection.

We are also taking this opportunity to provide you with contact details of the examination Programme Officer. The Programme Officer (who operates independently from the Planning Department and is responsible to the Inspector) will organise and administer the examination under the guidance of the Inspector, and should be the point of contact for all correspondence relating to the examination from now on.

Programme Officer: Mrs Sue Biswell  
Address: Customer Service Centre, 66 High Street, Aylesbury, Bucks, HP20 1SD  
Telephone: 01296 585999  
Mobile: 07843 311888  
Email: [programmeofficer@aylesburyvaledc.gov.uk](mailto:programmeofficer@aylesburyvaledc.gov.uk)

### Planning

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INVESTOR IN PEOPLE



Please ensure that you quote your customer reference number (above) in all correspondence.

The examination library consists of all submission material, and is located at the Customer Service Centre, 66 High Street, Aylesbury, Buckinghamshire, HP20 1SD.

The next stage in the process is the pre-hearing meeting. We anticipate this being held in December 2009 and if you made comments at the publication stage, the Programme Officer will be in touch to confirm details nearer the time. We then anticipate the examination hearings taking place in February 2010, however all dates are subject to confirmation by the Inspector.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Byrne', written in a cursive style.

John Byrne  
Head of Planning  
Enc.