

Agenda item: FC 176/23 a)

Woughton Community Council

Planning, Licensing & Development Committee

Minutes of the meeting held on Monday 9th January 2023, 6:30pm at the Woughton Community Council Hub, the Council Chamber, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

Present: Cllrs Sue Smith (Chair), Donna Fuller, Penny Glasgow, Luke Louis, John Orr, Alan Williamson.

Also present:

Steve McNay (Council Manager).

Brian Barton (Committee & Member Services Officer).

In attendance:

Cllr Elena Apse (Via Zoom Video Call).

Cllr Janette Bobey (Via Zoom Video Call).

LD 01/23 Apologies:

Cllr Jeanette Bobey (unwell)

Cllr Ruth McMillan (unwell)

AGREED

LD 02/23 Declarations of Interest:

There were no declarations of interest.

NOTED

LD 03/23 Questions from the public (maximum 10 minutes):

There were no questions from the members of the public.

NOTED

LD 04/23 Chairs announcements:

The Chair said that the Community Café was not going to be postponed due to more works on the community centre that are required and which would take a longer time to complete.

Starting from Monday 23rd January between 2:30pm-4:30pm there will be a warm spaces provision on Netherfield.

Cookery classes will soon be taking place.

Games Night on Coffee Hall to be held on Wednesday 18th January.

NOTED

LD 05/23 Minutes of previous meetings:

The minutes of the meeting held on:

- Monday 5th December 2022

Were **AGREED** as a true and correct record and signed by the Chair.

LD 06/23 To agree submissions to Milton Keynes City Council on the Planning application(s) received:

- a) Application number: 22/03069/DISCON Proposal: Approval of details required by conditions 16 (Lighting) and 19 (Landscape management) of permission ref. 21/03437/FUL At: Former Arcadia Unit, Merton Drive, Redmoor, Milton Keynes, MK6 4AG and: 22/03080/NMA Proposal: Non-material amendment seeking to amend approved plan for landscaping bordering Unit 3 (relating to permission ref. 21/03437/FUL for demolition of existing buildings, land reprofiling and development of 3 no. Class B8 storage and distribution units with associated access, servicing, parking and landscaping detail) At: Former Arcadia Unit, Merton Drive, Redmoor, Milton Keynes, MK6 4AG.

RESOLVED

That the committee has no objections to these planning applications.

- b) 22/02949/FUL Proposal: The erection of a detached seclusion suite to service adjacent wards (Use Class C2) At: Eaglestone View, Chadwick Drive, Eaglestone West, Milton Keynes, MK6 5LS.

RESOLVED

That the committee has no objections to this planning application.

- c) 22/03109/CLUE Proposal: Certificate of Lawfulness for the existing use as an HIMO (Use Class C4) At: 106, St Dunstons, Coffee Hall, Milton Keynes, MK6 5DZ.

RESOLVED

- 1. To attempt to compile a list of houses in multiple occupation in the Woughton Community Council area, taking this proposal to Full Council to ensure all councillors are aware.**
- 2. To assess whether it is possible to undertake a survey of the houses in the Woughton Community Council area so as to include in the list the different tenures such as private, Council, Housing Association.**
- 3. To ensure that the list will be used in compliance with all data protection legislation.**
- 4. That the Council Manager to write to Milton Keynes City Council's Development Control Directorate expressing the committee's concern about the number of retrospective planning applications that are being considered and approved.**
- 5. That the Council Manager to write to Milton Keynes City Council's Development Control Directorate to ask for the procedure(s) in considering a retrospective planning application, and the planning law for approving a planning application, especially in cases of houses in multiple occupation.**

LD 07/23 To update the committee on planning applications submitted by Woughton Community Council:

The Council Manager informed the committee that the planning process is in place for two (2) applications submitted by Woughton Community Council:

- Application no: 22/03061/CLUP Proposal: Certificate of Lawfulness for the proposed creation of a depot for Woughton Community Council with storage facilities and site office and to replace existing fence and addition of new storage units and site office. At: Land Adjacent To 23, Rochfords, Coffee Hall, Milton Keynes, the above application can be viewed via the Council's Public Access system using the link: <https://publicaccess2.milton-keynes.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RMO2ATKWLWA00>
- Application no: 22/03060/FUL Proposal: Erection of a garage type storage structure At: 95-97, Jonathans, Coffee Hall, Milton Keynes, MK6 5DR, the above application can be viewed via the Council's Public Access system using the link: <https://publicaccess2.milton-keynes.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RMO2ANKWLW900>

The first planning application as listed is for the depot, covering landscaping, environment, tool library, etc.

The second planning application as listed is for a garage to replace the existing shed at the front of the Youth Centre at No 95, Jonathans on Coffee Hall to provide more secure and dry storage.

RESOLVED

1. That the committee notes the report and associated documents.
2. That the committee has no objections to these planning applications.

LD 08/23 To update the committee on decisions issued by the Milton Keynes City Council's Development Control Directorate, relating to developments in the Woughton Community Council area:

The following decisions have been issued by the Milton Keynes City Council's Development Control Directorate:

22/02392/PRIOR – Required and approved. This is for the communications station on Marlborough Street. This means that the development has been allowed.

22/02685/DISCON – Approved. Conditions relating to surface water drainage at the Milton Keynes University Hospital.

22/02606/HOU – Permitted. Erection of a shed / cabin on Langland Road, Netherfield (retrospective planning permission).

22/02540/DISCON – Approved. Landscaping conditions at Hornbeam Court, Netherfield.

22/02731/CLUE – Certificate of Lawfulness Approved. Move from dwelling house to HIMO on Waterside, Peartree Bridge (considered to have been operating for over 10 years).

RESOLVED

That the committee notes the report.

LD 09/23 To begin considerations regarding any additional elements for potential inclusion in any updated Neighbourhood Plan:

The committee raised the telecommunication masts as there had been a number of planning applications in the area, and that a list should be compiled of the number of masts and their location, that they should be in keeping with the area, and be assessed on their own merits.

As mentioned previously in the meeting a list of Houses in Multiple Occupation should be compiled and regularly updated.

Members were encouraged to email the Council Manager if they have any further ideas/comments.

NOTED

Date of next meeting:

Monday 6th February 2023, 6:30pm at the Woughton Community Council Hub, The Local Centre, Council Chambers, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

THE CHAIR CLOSED THE MEETING AT 7:03PM

Chair _____ Date _____

Agenda item: FC 178/23

WOUGHTON COMMUNITY COUNCIL

Full Council

Monday 13th February 2023

PURPOSE OF REPORT:

To inform the council of the urgent electrical works needed and agree to these being prioritised.

RECOMMENDATION:

- 1. That council notes the report and costs associated.**
- 2. That council agreed to the works being undertaken to ensure compliance and safety.**
- 3. That WCC will continue to liaise with MKCC around a contribution towards these costs, especially for the buildings that they own.**
- 4. That the works will aim to minimise disruption to any bookings, whilst accepting that there may be some impact.**

MAIN ISSUES AND CONSIDERATIONS:

Electrical Installation Condition Report (EICR)

Clarkes & Son Electrical Services Ltd checked all our fixed electrical installations in all our buildings we either own or rent from MKCC. These are done as part of our statutory/regulatory requirements under the Health and Safety at Work Act 1974, Management of Health and Safety at Work Regulations 1999, Electricity at Work Regulations 1989, Workplace (Health and Safety and Welfare) Regulations 1992 and the I.E.E Code of Practice for Service Inspection and Testing of Fixed Installations.

We have now received all the quotes back and this is the work required.

The Hub Office

To supply and install
25mm² tails and 16mm² earth from main block and existing distribution board.

95 Jonathan's

To supply and install
1x new 16mm² earth from the main incomer to new distribution board.
1 x new 10mm² earth bonding to the incoming water and gas pipe.
1 x new 10-way 18th edition distribution board with Main RCD switch and SPD.
To transpose the existing local single phase to the new distribution board.
The new DB will be installed with the following type B MCB devices: 5 x 32A S/P, 1 x 6A S/P, 2 x 16A S/P.

To investigate:

Broken ring main on CCT 7 and provide quotation to carry out repairs/improvements if required.

Netherfield Meeting Place

To supply and install

1 x new 63A single phase fuse unit.

1 x new RCD module for D.B.3.

Eaglestone Meeting place

To supply and install

1 x new white PVC socket to replace broken rocker.

1 x new 63A single phase fuse unit to replace current failed unit.

To investigate:

No earth in distribution board C and provide quotation to carry out repairs/improvements if required.

No earth in Main Hall sockets and provide quotation to carry out repairs/improvements if required.

High reading on heating circuit and provide quotation to carry out repairs/improvements if required.

Landscape Depot

To supply and install.

New PVC trunking to exposed cables in small store and J501s over all bare terminal blocks.

1 x new 1 x gangs light switch in the main corridor.

1 x new 1 x gang light switch in far storeroom containing the distribution board.

1 x new MCB to down rate the cabling supplied from the cooker circuit 3 x sockets wired off circuit.

Coffee Hall Community Centre

To supply and install.

4 x new distribution board screws in DB2.

1 x new double surface pattress on the Cooker isolator.

1 x new switch fuse unit and pattress located in the kitchen storeroom.

1 x new double service pattress on the small meeting room socket.

To investigate:

No earth in socket next to kitchen sink and provide quotation to carry out repairs/improvements if required.

No live continuity on TP4 – Phase L3 and provide quotation to carry out repairs/improvement if required.

Unknown circuits (DB2 – CTT 1,2,5) 3 hours has been allowed to find these circuits.

If nothing can be found circuit will be left off.

Tinkers Bridge Meeting Place

To supply and install
1 x new 16A 3871 MCB in the existing distribution board.

Total cost for these works is £5705.22 inc VAT.

This may have an affect some booking sessions as the electricity supply will need to be isolated for these works to be carried out.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager / Ian Tegerdine – H+S Manager

Agenda item: FC 179/23

WOUGHTON COMMUNITY COUNCIL

Full Council

Monday 13th February 2023

PURPOSE OF REPORT:

To propose working with MKCC and others to celebrate the 50th anniversary of Netherfield.

RECOMMENDATION:

- 1. That council agrees to officers and councillors working with MKCC around events and plans to commemorate the 50th anniversary of Netherfield.**
- 2. That the proposed ‘festival’ for 2023 includes links to the half century achievement.**
- 3. That ideas around what could happen to mark the occasion are shared to enable as wide a programme of events as possible.**
- 4. That all the above are based upon feedback from residents, past and current, of the estate.**

MAIN ISSUES AND CONSIDERATIONS:

Officers from MKCC have been in contact with WCC around the 50th anniversary of Netherfield, suggesting that this takes place in 2023. To mark this event, MKCC are submitting a funding bid for this and some other MK estates, to enable activities to take place within the locale.

There are already several activities planned for Netherfield over the coming year – festival was proposed to take place on the estate, the start of the ‘decarbonisation’ housing improvement scheme, potential for the new Cripps Lodge site development to start, creation of the ERF for Netherfield and ongoing works around some heritage assets (e.g. Owl and Pussycat, ABC park, Jed’s Trail, etc.).

In addition to this, MK Arts Centre are also looking to continue working on parish which may include projects on or around Netherfield.

These projects have come from various places and are based upon either funding that is available or from feedback from residents. With an opportunity to really celebrate Netherfield, it is proposed that WCC works with residents, the partners noted, plus any others who may come along, to develop and deliver a programme of events during 2023.

STAFFING IMPLICATIONS:

There will be a demand on staff time, but this will be within current staffing roles and levels, increasing where funding allows for anything additional.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

WOUGHTON COMMUNITY COUNCIL

Full Council

Monday 13th February 2023

PURPOSE OF REPORT:

To update council on grants processes, grants accessed and propose councillor inclusion on a grants panel for the coming year.

RECOMMENDATION:

- 1. That council notes this report and the attached 'flow chart.'**
- 2. That council notes the grants that have been awarded and those that are 'in process'.**
- 3. That council considers membership of any 'grants panel' to ensure oversight.**

MAIN ISSUES AND CONSIDERATIONS:

Alongside precept, contracts and 'additional income' (rentals, etc.), WCC also uses grant funding to support activities within the council. Most of these grants are for specific items and / or projects and cover a wide range of issues.

Over the past year or so, the following grants have been awarded to WCC:

- Holiday Activity Fund (HAF) – towards the costs of Youth activities and food over the school holiday periods.
- LEAP grants to fund physical activity within the youth service.
- Community Infrastructure Funding (CIF)* – two applications agreed.
 - o Fencing for the community garden
 - o Storage and equipment for flooding (pumps, PPE, brooms, barriers, etc.)
- Warm Rooms funding via MKCC – towards the costs of providing food and warm spaces during this winter period.
- One Stop funding towards the cost of a coffee machine
- Other small bits to buy trees, shrubs and similar.

WCC also have bids submitted, which are awaiting decisions on:

- Big Lottery Fund towards the costs associated with the Community Gardens
- CIF* funding towards solar power at TBMP, toilet improvements at CHMP and a bike store at the offices
- Further HAF bids in for Easter and summer.

*It should be noted that the CIF funding is to 'match fund' contributions made by WCC – there is a budget allocated for the elements noted above, which can then be subsidised further by the CIF monies.

Attached is an appendix to this paper that details the 'flow' that is used to agree grant funding, with authorisation levels and agreements. This includes the regular meetings - it is proposed that councillor(s) agreed to attend these meetings to offer additional views, either on a standing basis or,

where there is a grant available for a specific project, on an invitation basis linked to either estate or area of interest (e.g. a proposal for a project on X estate would mean inviting councillors from that estate to contribute and advise, if wanted).

This approach would ensure that regular meetings took place, identification of potential funding took place with the involvement of councillors, that any opportunities are maximised and that income is sought to enhance the activities already provided (and, in some cases, to continue to deliver existing services).

STAFFING IMPLICATIONS:

The grants panel includes officers who have received training around grant applications, financial oversight (RFO) and, where appropriate, officers covering specific service areas (i.e. grants covering community events would include the Community Development and Events Coordinator).

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

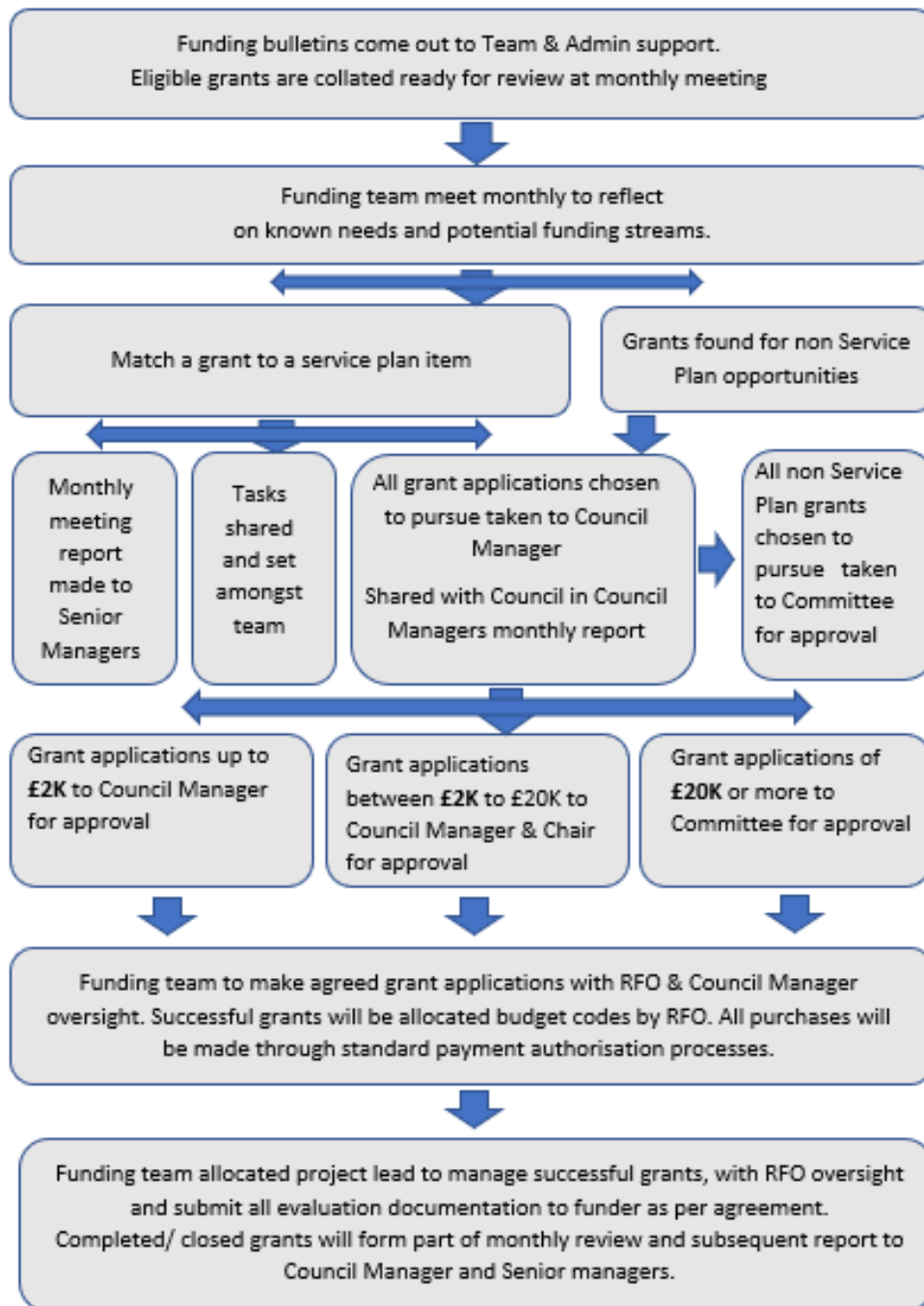
Funding Process Flow

AUTHOR

Steve McNay – Council Manager

Funding Team Process Flow

Objective- to create a collaborative and considered approach to funding applications. Ensuring all open & potential funding streams and funding needs are shared with the Senior Managers team (and SLT / Committees as appropriate). All grants are processed and applied for with full knowledge and oversight of all relevant parties and outcomes reported to committee as appropriate.



Agenda item: FC 182/23

WOUGHTON COMMUNITY COUNCIL

Full Council

Monday 13th February 2023

PURPOSE OF REPORT:

To consider a consultation with residents regarding the community centres, covering what people would like to see, whether residents would support investment in the centres and how this might work.

RECOMMENDATION:

- 1. That council notes this report and the papers that have been presented regarding the improvements that are felt necessary across the centres.**
- 2. That following discussions at previous meetings and requests from councillors, council now considers whether a consultation with residents around the use of, investment in and long term value of the community centres.**
- 3. That if a consultation is felt appropriate, that council considers;**
 - a. the type of consultation wanted,**
 - b. the costs that should be allocated towards any consultation,**
 - c. the questions and queries that they would like to be included, and**
 - d. any other considerations that council would like included.**

MAIN ISSUES AND CONSIDERATIONS:

WCC has a stake in four community centres, alongside No 95 and the Hub offices (including the Chambers). Tinkers Bridge Meeting Place is owned by WCC, with Netherfield, Coffee Hall and Eaglestone being managed by WCC on a 'long term' basis.

The RFO / Operations Manager created a 'tender' document, covering the major works that needed to be done. Some of the quotes for this work have now been received and costs are around £40 - £50k for each of Tinkers Bridge and Coffee Hall*, with similar costs expected for Netherfield and larger costs likely at Eaglestone – it is expected that in total, somewhere in the region of £200k is needed to bring the centres up to a reasonable standard.

*There is an additional amount that is needed immediately to resolve electrical safety issues – a separate paper has been tabled for this meeting to inform council of this.

There is the possibility of funding coming from other places for some of this work – as noted on another paper tabled, grants may cover some of the costs associated (e.g. the CIF bid that is in for the toilets at Coffee Hall) and further grant funding may be possible for other key areas (such as 'changing places' bathrooms, if any suitable spaces are available). There is also a small possibility that MKCC will be able to support some of the works, given their interest in the properties.

Even if grant funding can be found for some aspects of the works, it is likely that around £100k will be needed from WCC (this is based upon the 'match fund' principle). With the community centres currently being supported financially through income from other places (budgeted costs for centres

are around £120,000, with income around £70,000**), there is a decision to make with regard to ongoing funding, usage and investment. With financial pressures already clear, this places additional strain on already pushed budgets.

**This amount doesn't include any costs allocated for WCC delivery – the community cafes and larders, youth delivery, cinema nights, warm room events, etc – if these were being 'charged' at usual rates, there would be additional income of around £33,000 a year, based on 49 hours per week for 45 weeks a year. Whilst this doesn't cover the deficit, it does make it significantly smaller).

This purely financial viewpoint doesn't take into account the 'added value' that comes from the community centres – so much of the delivery and support that is provided by WCC is able to be there due to the community venues being available. As noted above, around 50 hours per week of regular WCC activity takes place within the venues, as well as frequent 'one off' events that are not covered above.

With this background in mind and following discussions at committees, councillors suggested that a consultation with residents around the community centres should happen, especially if any significant investment is going to take place. Whilst it is currently unclear as to what level of investment may be needed, it is clear that it will be needed.

To enable any progress, the following will need to be agreed by council:

- Whether a consultation should take place or whether this should be delayed until such time as any further funding agreements are clarified (this is specific to the investment element of any consultation). If around investment, what questions are felt appropriate? For example:
 - - o Do you feel that local taxpayers should subsidise the community centres?
 - o If yes, how much is a reasonable subsidy?
 - o If investment is needed in the centres, how should this be funded?
 - Increase in council tax for one year.
 - Increase in council tax over 5 years.
 - Investment up front and then increased charges from rental.
 - Grant funding only – if no grants, no work is undertaken other than that needed due to health and safety
 - A combination of the above
- What other aspects do council feel it is appropriate to consult on? For example:
 - o Should nursery or other 'every day' provision be allowed?
 - o What should rate for rental be?
 - o Are opening times acceptable?
 - o Should residents have priority over others?

- What is most important to hirers? Kitchen? Smaller rooms? Larger spaces? Outdoor space? Equipment? Wifi? Storage?
 - What aspects of the centres do people value? Location? Value for money?
 - Should WCC continue to subsidise the centres?
 - Should resident associations have 'free' use of the centres?
 - Should WCC appoint an external group or create a charity / management committees to manage the centre(s)?
- Any other considerations that are felt appropriate.
 - If the consultation is agreed, when should this happen, how long should it be open for and who should be consulted?

STAFFING IMPLICATIONS:

As with all consultations, there is considerable work that sits behind this in terms of officer time – creation of the consultation, publicising and engaging, collecting and collating responses, report writing and sharing of the outcomes and then further decision making processes within the council as a whole. This area of work would usually sit within the Operations Manager remit, so in the absence of that officer currently, clarity around who would lead on this would be essential.

OTHER IMPLICATIONS:

This consultation is around one specific area of WCC delivery and will sit alongside the more general consultation that is planned for May / June. Consideration around purdah, too many consultations at one time and the specificity of this approach – if we consult on this issue, should we then do in depth consultations on other services / projects, especially those that may need investment?

BACKGROUND PAPERS:

OC 92.23 Community Centre Improvement Plan update report.

AUTHOR

Steve McNay – Council Manager

Agenda item: FC 182/23 (OC 92/23)

WOUGHTON COMMUNITY COUNCIL

Operations & Resources Committee

Monday 23rd January 2023

PURPOSE OF REPORT:

To update the committee on the potential costs of the 'community centres upgrades', following previous papers.

RECOMMENDATION:

- 1. That the committee note this report and attached quotes.**
- 2. That further quotes are sought on a 'like for like' basis, given the level of expenditure expected.**
- 3. That the committee considers whether, given the costs likely, that this is a programme to continue to work towards.**
- 4. That other funding opportunities are investigated, including those that may contribute towards overall costs (e.g. the courts at Netherfield, the changing rooms at Eaglestone, creation of 'changing places' facilities where possible).**
- 5. That a further paper comes to this committee once a fuller picture of total costs is in place.**

MAIN ISSUES AND CONSIDERATIONS:

Prior to maternity leave, the Operations Manager had started a process around community centre improvements, with a breakdown of the works that were needed, which was sent to some companies for quotes to be provided. No quotes were forthcoming so further investigation into possible options was undertaken, alongside a broader review of maintenance provision.

Since this, some partial quotes have come in, as well as some additional work being undertaken (due to the urgency of this). These quotes include some aspects of remedial works needed following the electrical assessments (e.g. new lights, boards, switches, etc.) as well as the works requested by the Ops Manager.

The quotes received at the time of writing this paper were for:

- CHMP
 - Replace all floors,
 - Replace all bathroom facilities,
 - Replacement of the ceiling tiles
 - Replacement of the unsafe boarding in the kitchen
 - Removal and disposal of the bench and radiator by the fire doors
 - Replacement of all door furniture to provide safe, secure storage facilities,
 - Prepare and decorate all walls, ceilings and paintwork,

- Supply and fit lockable storage for coffee machine
- Full cost = just under £35,000 plus VAT
 - There is a further £6,000 plus VAT for electrical works, including replacing all light fittings for LEDs, making safe trunking and switching, sockets and panels.

A total of approx. £41,000 plus VAT for the works requested at one of the four meeting places.

This is likely to be a mid range centre – it is anticipated that TBMP will be slightly cheaper and NFMP will be of a similar cost for internal works. Due to the specialist nature of some of the work at EAC, costs for this are unclear until such time as a formal quote is in place. Assuming the costs associated with CHMP are an average, this means around £160 - £200,000 in total for the meeting places to be brought up to standard, with a presumed annual cost of £5,000 per centre per year to maintain.

Funding to enable this work to be undertaken would need to be sought from outside sources, as the situation with reserves is insufficient to fund this. A previous discussion has taken place regarding the possibility of a further Public Works Loan Board (PWL) loan, but exploration of grant funding should also be considered as part of any long term plan. This may, for example, include works to the courts at Netherfield, applications to 'village hall' funders, discussions with MKCC around improvements to their assets and any other funding that may be suitable / relevant. It is recommended that a small group is created to explore grant funding for these purposes (as well as highlighting any other funds that may be helpful).

STAFFING IMPLICATIONS:

None perceived.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Agenda item OC 65.22 Tender August 2022 - Final draft_

AUTHOR

Steve McNay – Council Manager

Agenda item: FC 183/22

WOUGHTON COMMUNITY COUNCIL

Full Council

Monday 13th February 2023

PURPOSE OF REPORT:

To consider the best approach regarding permissions / provision of white 'H box' markings outside houses on Coffee Hall.

RECOMMENDATION:

1. That council notes the report.
2. That council considers their preferred approach, if any, to a consultation with individual households on Coffee Hall.
3. That council considers where any such consultation should focus geographically.
4. That council considers whether any additional funding should be spent on this issue.

MAIN ISSUES AND CONSIDERATIONS:

The issue of parking on Coffee Hall, specifically to the north of the estate (Lloyds end), has been discussed at council and committee meetings for several years. Negotiations with the principal authority, Highways, stakeholders and householders have taken place, with limited action.

There is now an agreement to commence some remedial works that may help the situation. These include removal of the 'narrows' on Lloyds, installation of yellow lines along the length of Lloyds and around the junctions of the 5 roads and further works along Chapter again, to protect the junctions and promote the smooth and safe flow of traffic (including the bus service).

As part of these discussions, agreement has also been made to provide white 'H box' markings along the residential roads to protect access to driveways / houses.



This is something that is current and pressing for action and, given the time taken to get to this point, it is recommended that agreement is reached and action taken quickly.

STAFFING IMPLICATIONS:

This will take some time for an officer to undertake, but once the letter is agreed it can be managed relatively quickly. There is sufficient resource for this to happen.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: FC 184/23

WOUGHTON COMMUNITY COUNCIL

Full Council

Monday 13th February 2023

PURPOSE OF REPORT:

To update council on the review of the Neighbourhood Plan and request any additional elements for consideration, prior to decision regarding progressing a full review, inspection and, potentially, new referendum.

RECOMMENDATION:

- 1. That council notes this report, the attached review document and the neighbourhood plans within the city wide listing noted.**
- 2. That council considers whether there are other elements that they feel would be appropriate to include in any revised Neighbourhood Plan.**
- 3. That following this, additional elements are included in the review document and advice is then sought with regard to the best way to progress – funding application, full review, referendum, etc.**
- 4. That council considers the review to be as part of the development of a plan that is suitable for a further 5 year period (and possibly longer), reflecting the changes to the parish (and more widely) since 2017.**

MAIN ISSUES AND CONSIDERATIONS:

Since June 2022, the Planning Committee has reviewed the policies that make up the Neighbourhood Plan (NP) that was agreed in 2017. Whilst the plan remains an excellent document, the world and the parish has undergone significant change since 2017 and this review has shown that there is work that can be done to further improve the plan.

The attached document details the discussions that have taken place, the recommendation made and some ideas that have been suggested for additional elements – something covering communication infrastructure, higher standards around housing development, etc.

It is likely that the changes that have been proposed mean that any new plan will be a significant piece of work and one proposal is that further grant funding is applied for to appoint an officer to undertake this work. If changes are significant, a further referendum may also be necessary.

Councillors are encouraged to review the attached document, the NP as a whole and to look at other plans that have been made since 2017, to see if there are additional elements that they feel would benefit the parish for any new NP. These should be passed to the Council Manager for inclusion in the Planning meeting for April 2023 (by 20th March 2023).

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Neighbourhood Plan review document.

AUTHOR

Steve McNay – Council Manager

Review of the Neighbourhood Plan – Update for Council – February 2023

Since June 2022, the Planning Committee has reviewed the policies that sit within the Woughton Neighbourhood Plan (NP), offering some variations, updates and changes that reflect the difference between 2017 and the current situation within the parish.

This review acknowledges that the world as a whole has changed significantly over the past 5 years, with technology, home working, changes to transport and developments in the field of neighbourhood planning all meaning that whilst the NP remains an excellent example of an urban plan, changes are needed to ensure the plan responds to these changes.

This paper should be read alongside the Neighbourhood Plan, to fully understand the proposals and changes that have been suggested.

1. Introduction and Purpose

1.1 & 1.2 Keep paragraph as is.

1.3 To change the paragraph to reflect this is no longer a new plan and remains an exemplar of a plan covering a large urban area, to replace any reference to “regeneration” with “renewal”.

1.4 A referendum will not be held if the details have not changed significantly, legal advice would need to be sought to clarify this matter.

1.5 Keep paragraph as is.

1.6 May need to consult residents if any major changes are proposed to this document.

1.7 It is unclear at this stage if there is a need to consult or go to a referendum.

1.8 Need to reflect and review the mechanisms to consult and undertake a referendum.

1.9 Need to reconsider a 15 year regeneration strategy along with policies but paragraph pretty much to stay the same.

2. Vision and Objectives

2.1 & 2.2 May need to review the 2031 regeneration target in light of the Strategic Plan and Neighbourhood Plan reviews.

2.3 Are the key objectives still relevant and up to date perhaps they need better definitions and links with other policies and more broader objectives. Housing Are the objectives for more social rented housing the right amount, what is meant by high housing standards? Green Infrastructure Are the objectives enough does it reflect current thinking, such as solar panels, ecological heating systems, to possibly include in the paragraph all homes must be built to high green standards? Employment Are the objectives too limited, look at linking with the renewal agenda. Health Need to look at wellbeing, mental health, dentistry, other suggestions as listed are fine. Design What is meant by classic Milton Keynes appearance, sympathetic to present street furniture and housing? Community Facilities Need to define what a community facility is and where they would be located, especially if a building becomes vacant. Transport Need to update as no mention of electric vehicles, scooters, charging points, amount and location, parking challenges, general infrastructure additions and refurbishment need to be considered.

Land Use Policies

3.1-3.4 Scene setting, better definition of social and affordable housing and more investment needed once right to buy is taken into consideration, all forms of housing tenure should be available, including a range of housing providers.

WN1 – Distinctive Grid Squares

3.5, 3.6 & 3.7 Factual statements in paragraphs, more detail is needed, extend list of heritage assets, update ownership of the Old Rectory on Peartree Bridge, keep present road layouts.

WN2 – Medical Facilities

3.8-3.10 Need to look into medical facilities and whether they meet the present needs of residents, ensure services are not withdrawn and provided elsewhere, services should be enhanced.

WN3 – Self Contained Grid Squares

3.11- 3.13 Keep grid square policy as is, look at supporting local business start ups, concerned at loss of some businesses on estates, refurbish community facilities, look at land use to enhance facilities, need to find out what does the neighbourhood require.

Green Infrastructure Policies

Recommendations made by committee were:

- To agree the following amendments to policy WN6 Local Green Spaces of the areas that should be protected in the plan:
 - To Delete Rectory Farm on Peartree Bridge from the list.
 - To define the Tinkers Bridge park boundary.
 - To define the Eaglestone park boundary.
 - To add the park on Daniels Welch, Coffee Hall.
 - To add the skateboard park on Netherfield.
 - To add the Owl and Pussycat park on Netherfield.
 - To add the Village Green on Coffee Hall.
 - To add all community gardens along with their locations.
 - To add the Peartree Bridge Orchard.
 - To add the orchard sited between Farthing Grove and Broadlands on Netherfield at the Ashlands end.

WN4 Green Grid Squares

The opening paragraph for this area (page 12 of the Neighbourhood Plan), defines the issues for discussion, stating clearly that enhancement of the environmental, recreations and connectivity of the green network will be supported, with anything that obstructs, or harms not being supported. This is a clear statement of intent, defining in a paragraph the overarching aim.

3.14 – 3.15 defines the ‘network’ of green spaces as an asset, protected from development and the definitions of various parts of this network.

3.16 – explores the value of the road verges – no change needed.

3.17 – states that there are parts of the current green network that aren't considered essential and that could be developed (paraphrased). Is this still the case? If so, are there other elements in policy WN6 (protected areas) that need to be included and currently aren't?

3.18 – returns to the 'new town' view – grid squares, with green 'corridors' on the sides.

WN5 Play and Activity Areas

As with the above, an opening paragraph that states clearly that new play areas will be supported (some caveats) and any loss won't be (again, some caveats).

3.19 – 3.20 – builds upon the opening paragraph – no change needed.

3.21 states that anything that isn't on the Policies Map are not considered worthy of retention. Does this need to be reviewed and revisited? The lack of inclusion means that these areas can be developed without any come back from this plan.

WN6 Local Green Spaces

This policy defines the following areas that are protected under this plan:

- a. Open field area and play area, Tinkers Bridge
- b. Alphabet Park, Netherfield
- c. Educational land for Langland School, Netherfield
- d. 'Tinman' and 'Rainbow' parks, Beanhill
- e. Two Halls Park, Coffee Hall
- f. Barista play area, Coffee Hall
- g. Eaglestone Local Park
- h. Falconhurst School Playing Field, Eaglestone
- i. Old Rectory Farm area, Peartree Bridge
- j. New Chapter playing fields, Coffee Hall
- k. Grand Union Canal corridor, Peartree Bridge and Tinkers Bridge

Does this list the areas that remain important? Is the Old Rectory Farm area protectable anymore, given private ownership? With schools being passed to Academies, can Woughton Community Council protect playing fields? Are there other areas of importance and / or any areas that matter less? The Neighbourhood Plan, whilst not explicitly excluding any development of these spaces, does state 'very exceptional circumstances' – is this sufficiently robust?

3.22 suggests that this designation protects in the same way as green belt land is protected.

3.23 details that in creating this plan, land that would meet the criteria for 'protection' has not been included, due to the development potential for these spaces. Does the committee continue to believe that this approach is the right one?

WN7 Trees in the Public Realm

Opening paragraph that states loss of existing trees will be resisted, unless replaced elsewhere, but nearby.

3.24 – 3.25 covers the importance of trees, whilst acknowledging that some will be a burden, in the wrong place, etc. Expectation is that if a tree is removed, it is replaced maintaining the 'street scene' – the same visual purpose but with a less damage / lesser burden in terms of maintenance.

WN8 Community Gardens, Allotments and Orchards

Opening paragraph is that these approaches will be supported, as long as the relevant infrastructure is in place (e.g. parking).

3.26 – ‘encourages’ proposals, if suitable and considered. Should the policy continue to see parking as an essential element of all delivery? Should more sustainable approaches be included and encouraged too?

Housing Policies

Recommendation made by committee were:

- To add under policy WN11 “That housing should be provided for young people and those on low incomes”.
- That Woughton Community Council should consider the level and type of support for tenants and homeowners, which could be considered at a future committee meeting.

WN9 – Housing Design

This is a key element of the plan and as it stands, details an approach that maintains the distinct design of the area – low level, low density, straight lines, terraced / semidetached housing and flats only around the local centres. This is different from the applications that have recently been discussed (and in some cases agreed) by this committee (e.g. Cripps Lodge has flats, not next to a local centre).

With the changes over the past five years, do these priorities remain the same? The meeting agreed to remove references to cul de sacs, and mentioned that existing trees are often of the wrong type situated in inappropriate locations, any future planting of trees should take this into consideration. Any future developments should have bends and not just be in straight lines, with buildings being in formation of the road structure. Flats should be pepper potted throughout estates not just situated at local centres.

WN10 Housing Mix in Regeneration Grid Squares.

Specifically around the estates that were originally selected for regeneration, now renewal estates (Netherfield, Tinkers Bridge, Beanhill and Coffee Hall). This details more fully the size, scope and approach to take within these estates:

- a) Details the size of homes for majority
- b) Details number of large homes
- c) Details number of smaller homes, including flats
- d) Details number of bungalows
- e) Details social housing aspirations
- f) Details affordable homes aspirations
- g) Details 5% of ‘custom builders’
- h) Details supported, sheltered and older persons schemes. The meeting proposed no changes to this policy.

WN11 – Houses in Multiple Occupation.

This policy details the level of HMO prevalence allowed within each grid square. This depends on Milton Keynes Council keeping accurate records and landlords registering their HMO’s. There is a

specific policy paper that was developed around this area. The meeting proposed to add “That housing should be provided for young people and those on low incomes”.

Movement Policies

WN12 – Redways and other Footpaths.

This policy proposes that any reduction in pedestrian routes (redways or otherwise) will not be supported, with any extension to said routes seen as positive, protecting the redway network and pedestrian routes, whilst acknowledging that there may need to be some changes if redevelopment takes place (with safety provisos built in there too). The policy also states that any redevelopment will maintain the ‘off street’ footpaths.

WN13 – Bus routes and facilities.

The overarching policy statement is that any development should enable buses to travel through, providing transport links to the Centre:MK to the north and Stadium:MK to the south. In addition, support for creating a transport ‘hub’ between Netherfield and the Milton Keynes University Hospital would also be supported. These two (2) policies support the Woughton Community Council aims around sustainable transport and encouraging people out of cars. However, the policy also acknowledges that these decisions will be made by those other than Woughton and that this policy remains focused on development being suitable to enable these aims.

Business and Retail Policies

Recommendations made by committee were:

- To consider each fast food/takeaway outlet and or mobile outlet on its merits or otherwise.
- To consider the definition of a fast food outlet and mobile outlet.
- That the committee believes that the provision of access to healthier food options should be made available and included in the Neighbourhood Plan as part of the policy offer.

WN14 - Competitive Grid Squares.

This policy focuses on the two (2) industrial estates, Bleak Hall and Redmoor, suggesting that they should remain ‘employment areas’, with a focus on further development where possible (e.g. small ‘start up’ units) and that any change of use would be resisted, especially anything that placed residential property within these areas. The committee felt that consideration should be made for self employed residents working from home. Provision should be made for small business start up units. There should be a policy to provide advice and signposting.

WN15 – Grid Square Local Centres.

This policy focuses on local centres, not including Netherfield (see WN16), and encourages and supports expansion of local centres, within agreed parameters, whilst resisting provision of business that is considered unsuitable (hot food takeaway and betting shops). It also states that Woughton Community Council will object to new liquor licences, due to the links to anti-social behaviour. Whether this continues to be the case is a discussion for the committee, are all hot food takeaway options intrinsically wrong? Is a blanket approach to any element appropriate, even with alcohol licensing?

WN16 – Netherfield Local Centre.

This policy acknowledges that Netherfield provides a ‘step up’ from other local centres in terms of the size of centre and range of provision. Policy is similar to that of Page 6 of 7 WN15 – expansion is supported, with some provisos and the option of redevelopment stands, on the understanding that the centre remains the centre for the parish maintains size and floorspace, whilst potentially changing some of the provision.

Social Infrastructure Policies

WN17 – Education Facilities in Leadenhall

This policy suggests that Leadenhall should be enabled to expand and increase the provision of educational facilities with some provisos around improved bus services, traffic management, increased parking and with no detriment to the ‘amenity’ of residential properties. The policy suggests that Milton Keynes College will relocate (no longer likely) and that this, alongside the remaining unused land could form additional educational capacity.

WN18 – Community facilities.

Expansion and improvement of community facilities (noted in the appendix 18 of the plan) are supported if parking is suitable. Any redevelopment would need to be of equal ‘footprint’ and on the same grid square. A new community building on Peartree Bridge would be supported, as would one (1) on Leadenhall (although this is linked to the delivery of housing on the college site, which is now unlikely).

WN 19 – Primary Schools

As above, expansion and increased capacity is welcomed and supported if parking is provided. It acknowledges that there is sufficient capacity within local schools and therefore any additional provision in terms of a new school is unlikely to be necessary or supported.

Regeneration Policies

WN20 – Regeneration: Refurbished Housing.

This policy lays out the initial approach to regeneration and feels now very dated. It is recommended that this whole area is revisited and re-written. However, the overarching vision is that refurbishment will be supported and small scale, ‘infill’ housing is also supported, with provisos around green infrastructure, no loss of ‘protected’ green spaces and general protection of biodiversity.

It should be noted that this review focused on the policies that are included within the NP – there is considerable work that would be needed to update the appendices too – these again reflect the parish at a set moment in time and the updated census information, as well as the changing face of support agencies and the wider city context will all impact on the plan as a whole.

It should also be noted that further work may be needed to include other elements within the plan – since this plan was ‘made’, there have been hundreds more plans developed across the city and beyond, which offer a range of ideas and options to protect and support the parish. These ideas include:

- A policy that incorporates details of where and how communications infrastructure may be installed
- Expectations on the type of housing that can be provided – whilst there are some aspects of this included within the Housing policies section, further standards around efficiency, design and sustainability have also been suggested.

Councillors are encouraged to review other plans – the full list and access to the Milton Keynes plans can be found at <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/neighbourhood-plans-milton-keynes>