

**Agenda item: FC 135/23**

**WOUGHTON COMMUNITY COUNCIL**

**Full Council**

**Monday 18<sup>th</sup> December 2023**

**PURPOSE OF REPORT:**

To update the council on activities and delegated decisions made by the Council Manager since the last meeting (Nov 27<sup>th</sup>).

**RECOMMENDATION:**

**That council notes the report.**

**MAIN ISSUES AND CONSIDERATIONS:**

The planning conference, organised by MKALC, took place and was well attended by people from WCC, including the Council Manager. This was a useful conference that covered a range of information about Neighbourhood Planning, statistics from the census, health impacts and touched upon the MKCC 'New City Plan'. One of the better conferences I have attended, with a truly local focus and subjects that were useful.

There was an excellent multi-agency event where trees were planted through the link between Two Halls Park and St Georges Playing Field. This will provide a lovely 'tree lined avenue' in the fullness of time, as well as some significant Oaks and a selection of other trees. Excellent work from all involved.

A few online events of varying usefulness

- Assets of Community Interest, looking at how assets that could be lost can be taken on by local councils,
- Neighbourhood Planning and 20 Minute Neighbourhoods, and
- An Introduction to AI for Local Councils, exploring how artificial intelligence can ~~replace~~-support Clerks in their work.

I have also had meetings with Diversity Marketplace, The Cloudy Foundation and attended the Clerks Christmas Do at Shenley Brook End.

We also had the Santa Sleigh events.

No delegated decisions of note.

It's been a month where officers are using up holiday entitlements, preparing for the festivities and the week long break (which will be welcomed!).

**AUTHOR**

Steve McNay – Council Manager

**Agenda item: FC 138/23**

**WOUGHTON COMMUNITY COUNCIL**

**Full Council**

**Monday 18<sup>th</sup> December 2023**

**PURPOSE OF REPORT:**

To inform councillors of upcoming sessions around the Environmental Services and Waste Contract.

**RECOMMENDATION:**

- 1. The council notes the report and the proposed dates.**
- 2. That councillors consider whether they would like to attend.**
- 3. That if sufficient demand, the 'Teams' session can be hosted in Chambers.**

**MAIN ISSUES AND CONSIDERATIONS:**

Good afternoon Councillors, Parish and Town Councils,

There has been a lot of change over the last few months with the introduction of the new Environmental Services and Waste contract. We know there has been a lot to absorb and that some areas will work differently. We worked within the Serco contract for a long time doing things the same way. The new contract has brought changes and the opportunity to review and improve some areas, including street cleansing and litter bins.

We have put in place two information sessions on **Thursday the 1 February** to share more information with you and answer any queries you may have. We will be joined by our portfolio lead Cllr Wilson-Marklew and senior representatives from Waste and Environment.

Council Chamber 10.30am – 11.45am in person Via Teams 2pm -3.15pm.

I will shortly send out calendar invites. If you can make it, please select one and decline the other as the same information will be shared at each event.

Kind regards

Penny

Penny Fletcher  
Community Engagement Manager

**BACKGROUND PAPERS:**

None.

**AUTHOR**

Steve McNay – Council Manager

**Agenda item: FC 139/23 a)**

**WOUGHTON COMMUNITY COUNCIL**

**Full Council**

**Monday 18<sup>th</sup> December 2023**

**PURPOSE OF REPORT:**

To consider **Application no:** 23/02549/FUL

**Proposal:** Proposed demolition of existing store and construction of a retail unit

**At:** Former Milton Keynes City Council, Landscape Store, Chadds Lane, Peartree Bridge, Milton Keynes, MK6 3EB.

**RECOMMENDATION:**

- 1. That the committee notes this report and associated documents.**
- 2. That the committee offers any views on this application, considering the rules around ‘material considerations’ only.**
- 3. That if the committee considers there are any valid objections, that these are provided and passed to the planning authority by the Council Manager before 29<sup>th</sup> December 2023.**

**MAIN ISSUES AND CONSIDERATIONS:**

The is an application that follows the sale of the former ‘landscape depot’ on Chadds Lane, Peartree Bridge. This is a run-down site that has been unused for many years, which was sold by auction earlier this year.

The application is to use the site for the creation of a shop, by demolishing the existing building and then erecting a new, two storey building – the lower as the shop and the upper for storage. This is a change to current provision – currently single storey.

The footprint of the site remains the same – it is around 32 square metres, with additional space in the front for a ‘forecourt’, cycle parking and bins.

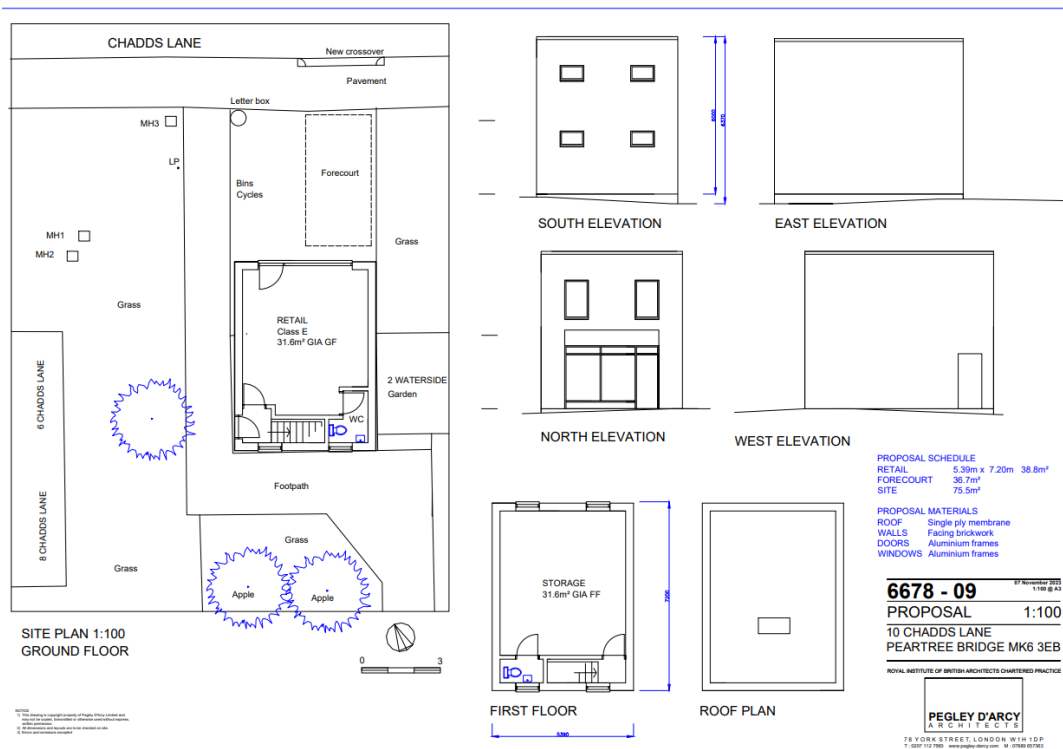
The visuals are unclear, but the pictures submitted within the application are below. As can be seen, the proposed development backs onto the garden of 2 Waterside and sits next to the front doors of 6 and 8 Waterside. It is worth noting that the walls that face those two properties do not have windows, so they would not be ‘overlooked’. However, with the increased height of the building, there is the possibility of a loss of visual amenity for 6/8 Waterside, who would potentially lose some of the view that they currently enjoy (NB loss of view is not considered a material consideration, but loss of light / overshadowing may be).

The application appears to suggest that the applicant has taken ‘pre application advice’ from MKCC, who have expressed concerns. The applicant has made some statements within the application that may be considered contradictory to the views of MKCC (as the planning authority):

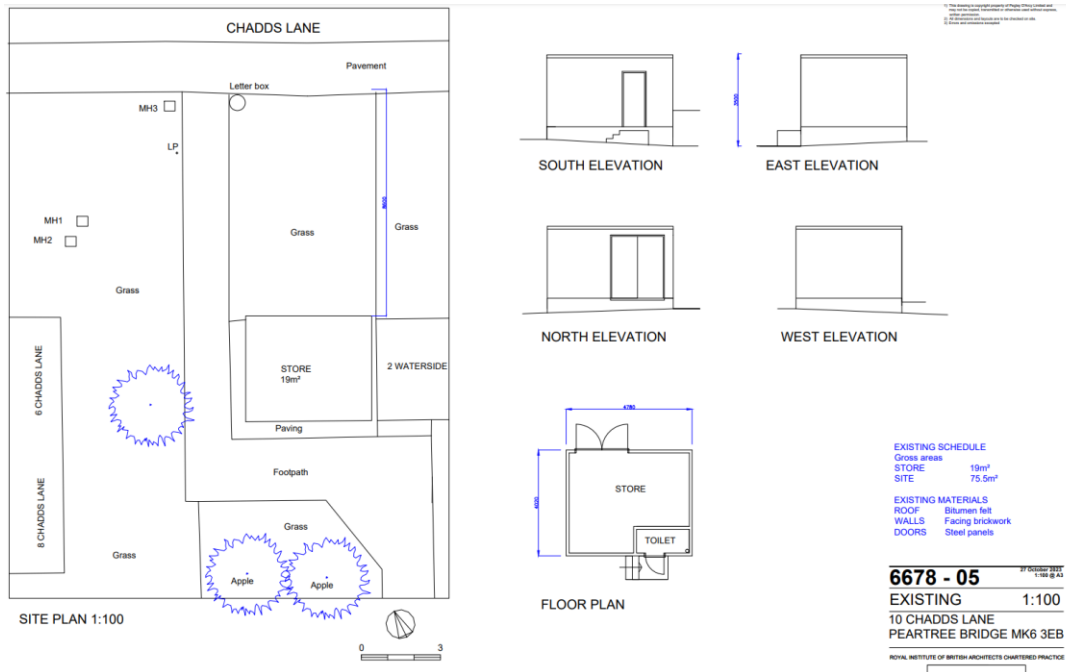
To attach a spurious value of “landscape” on this scrap of land is overwrought and an obstacle to any sensible use of a bit of left over land.

The LPA disputed the presumed Class Use of B8 “Storage or distribution” with use for storage or as a distribution centre, for no accountable reason. The LPA has not insisted on a “sui generis” categorisation in this assessment and has offered no other justification or alternative to describe the former storage unit.

These statements appear to suggest that MKCC are looking at this application with concerns about loss of habitat (great crested newts are also mentioned), similarity to existing buildings and the ‘class’ of provision that would be permitted.



Proposed Layout



## Existing Layout

There has been considerable discussion within the local social media pages around this application, with both positive and negative views posted. Much of that discussion has been around issues that cannot be considered within the application, but concerns relating to parking, potential noise, litter, traffic and similar are all elements that may be material to this application. Removal of tree(s) was also noted (although the Council Manager cannot see this contained within the 'before and after' plans).

There has been discussion for many years about the need for a shop on Peartree Bridge. This application offers a shop, opposite the Age UK MK building which is

## OTHER IMPLICATIONS:

None.

## BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=S3UTALKWMMF00>

## AUTHOR

Steve McNay – Council Manager

Agenda item: FC 139/23 b)

## WOUGHTON COMMUNITY COUNCIL

### Full Council

Monday 18<sup>th</sup> December 2023

#### PURPOSE OF REPORT:

To consider **Application no:** 23/01985/FUL

**Proposal:** Erection of five dwellings

**At:** 4, Holmfield Close, Tinkers Bridge, Milton Keynes, MK6 3AB

#### RECOMMENDATION:

1. That the council notes this report and associated documents.
2. That the council offers any views on this application, considering the rules around 'material considerations' only.
3. That if the council considers there are any valid objections, that these are provided and passed to the planning authority by the Council Manager before 11<sup>th</sup> January.

#### MAIN ISSUES AND CONSIDERATIONS:

This is a further application from Milton Holmfield, who previously was given permission for a single dwelling on this site (22/01877/FUL | Erection of one new dwelling). Permission for this was granted in September 2023.

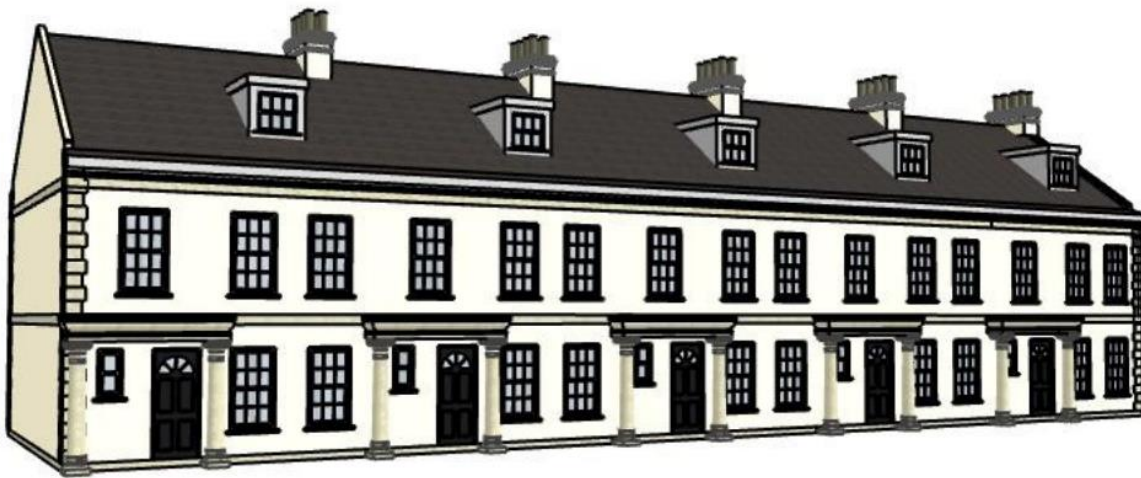
This new application takes a different approach, with a proposal for five (5) new dwellings, in a terrace, each property being two stories PLUS loft space usage, with rear balconies and a total of twelve (12) parking spaces.



Front



Rear



Concept Visual -

Front

Concept Visual -

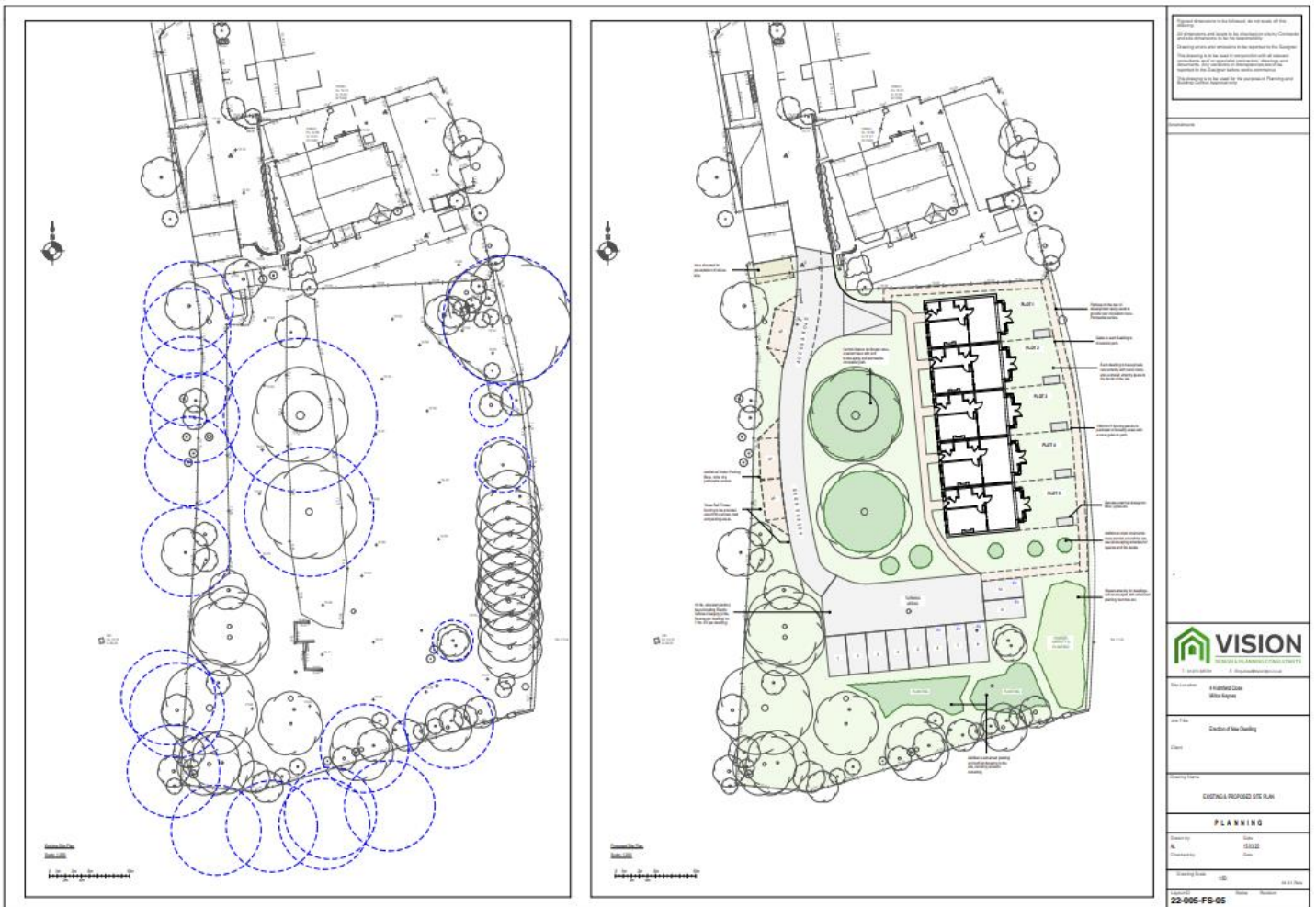
Rear



The internal layout has also been included in the papers (see Background Papers below).

Externally, the site has been changed significantly, with further removal of trees (to enable sufficient parking), rear access from properties to the canal and to enable parking in line with the standards laid out in MKCC policy (12 spaces in total).

Whilst the full discussion and further exploration will take place at the Planning Committee in January, given the significance of this application, it was felt appropriate to bring this for awareness at the earliest opportunity. Given the submission of the application in the run up to Christmas, it is also important that people have sufficient time to investigate and address any concerns.



**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?keyVal=RFMMQ0KWI4N00&activeTab=summary>

**AUTHOR**

Steve McNay – Council Manager



**Agenda item: FC 140/23**

Housing Consultations  
Milton Keynes City Council

Via email to: [rentservicechargereview@milton-keynes.gov.uk](mailto:rentservicechargereview@milton-keynes.gov.uk)

28<sup>th</sup> November 2023

**Re: Rent and Service Charge Consultation**

Dear MKCC

Following discussions in the Full Council meeting last night, I am writing regarding concerns regarding the consultation, the proposals and the impact on the parish of Woughton.

Woughton is a parish that has a high proportion of MKCC housing. Whilst all our estates are now mixed tenure, many started as entirely local authority housing. Some estates continue to have almost 50% MKCC housing. Given this, the contents of the consultation are important for the parish and impact a higher percentage of our residents than many other areas.

The first issue is that of the consultation process. It is principally online, with multiple layers of information and webpages to navigate. In addition, the understanding from the council is that a specific 'code number' was provided to residents in writing, but that many were unaware that they would need this to be able to complete the consultation documents online.

I am pleased to say that the council passed a resolution stating that councillors and officers would support residents in completing any online elements, utilising organisational IT resources. However, it was also suggested that MKCC should be more proactive in ensuring that ALL residents should be able to contribute to these essential discussions and by taking this 'online' approach, many feel excluded.

The second point I have been asked to make is the view that the proposals regarding service charges are deeply flawed. This is specifically around the proposals regarding the use of HRA monies to address city wide issues, such as fly-tipping. The understanding is that for many other local authorities, it is accepted that many of the issues noted are whole population concerns and as such, general funds have been used to address them. This consultation appears to suggest that MKCC will take the opposite approach, utilising rent and service charge monies from MKCC tenants / leaseholders only, to address issues that are very much the responsibility of the wider community.

One example of this is fly-tipping, with tenants expected to cover the cleanup costs, no matter who is responsible for the tipping if this occurs on HRA land. Similarly, open spaces and play parks that sit within these areas are also proposed to be managed and maintained only by MKCC tenants, despite being used by people of all tenures. Whilst there are lots of documents

and videos online, it is still difficult to understand exactly what is / isn't in scope for this consultation and what this means, in reality, for tenants and leaseholders.

WCC Full Council considers the proposal to use service charges to support whole estate issues to be unfair, placing the burden of maintenance and upkeep on MKCC tenants only. This is seen by some as 'double taxation' for tenants / leaseholders – the costs associated with many elements that are being considered as 'service charge' items are, in other areas, covered through council tax and the general fund. Council questions whether there can be any justification for the estates with higher proportions of MKCC housing paying more towards these services?

WCC understands that the consultation continues in various forms until March 2024. WCC would encourage this to consider the feedback offered and to work to ensure that:

- ALL that are likely to be affected are supported to contribute to the consultation, especially those that may find the online approach difficult.
- That the views relating to service charges and double taxation are included in the consultation and considerations for the future approach taken by MKCC.

If there are things that WCC can do to assist with this work, please get in touch with the Council Manager – WCC is eager to ensure the best outcomes possible. WCC is the council closest to the people in the parish and it is surprising to some that we haven't been more involved to this point.

Many thanks for your time in considering this feedback.

Yours sincerely,



Steve McNay  
Council Manager  
On behalf of Woughton Community Council

**Agenda item: FC 141/23**

Morrisons  
Elder Gate

Milton Keynes  
MK9 1DL

**4<sup>th</sup> December 2023**

Dear Morrisons

**Re: New bus service and support from retailers**

I am writing on behalf of Woughton Community Council to see if a proposal that has been suggested would be of interest to you.

Woughton Parish consists of 9 estates (list in footer below) and represents the oldest part of the 'new city', being built at the very start of the development of Milton Keynes. With a population of around 15,000, it is a largish parish that includes many older people and people with additional mobility needs. It also has the lowest levels of car ownership of any parish in the city.

With the current challenges around public transport and recent further changes to local bus routes, I have been asked to investigate the potential to develop a new bus service, supporting the people of the parish in accessing shops, such as yours. The major challenge, as you may imagine, is funding a service such as this.

Initial discussions have suggested that a circular route, running regularly, would be the preferred option. This initial route has been suggested to include a range of retailers stretching from MK Station to Bletchley (mainly along the Saxon Street / Marlborough Street routes), but at this early stage, we are simply gathering an idea as to whether this proposal would be supported by the retailers and, if so, whether any financial support would be possible.

We know that previously, especially when new supermarkets and large retailers open, there is often a bespoke bus provision offered as part of this. The idea here is that this service continues, enabling residents from the parish (and indeed, those neighbouring) to be able to enjoy the freedom that comes with access to a range of shops.

If this is something that you feel would be beneficial to you, I would appreciate a view on whether this is something that your company would consider supporting, via contributions, sponsorship or otherwise – a service such as this would need to be subsidised, especially in the early stages and, as a parish council, we are not in a position to fund this entirely.

We recognise that this is a somewhat unusual request and that this is perhaps not the quietest time of the year for you – I can only apologise. This is something that council have asked to have some clarity about prior to the start of the new financial year and as such, there is some time pressure.

You can contact me at [steve.mcnay@woughtoncommunitycouncil.gov.uk](mailto:steve.mcnay@woughtoncommunitycouncil.gov.uk) with any feedback, any view or any queries. In the meantime, good luck with the festive season and I look forward to hearing from you.

Many thanks for your attention in this matter.

Yours sincerely,

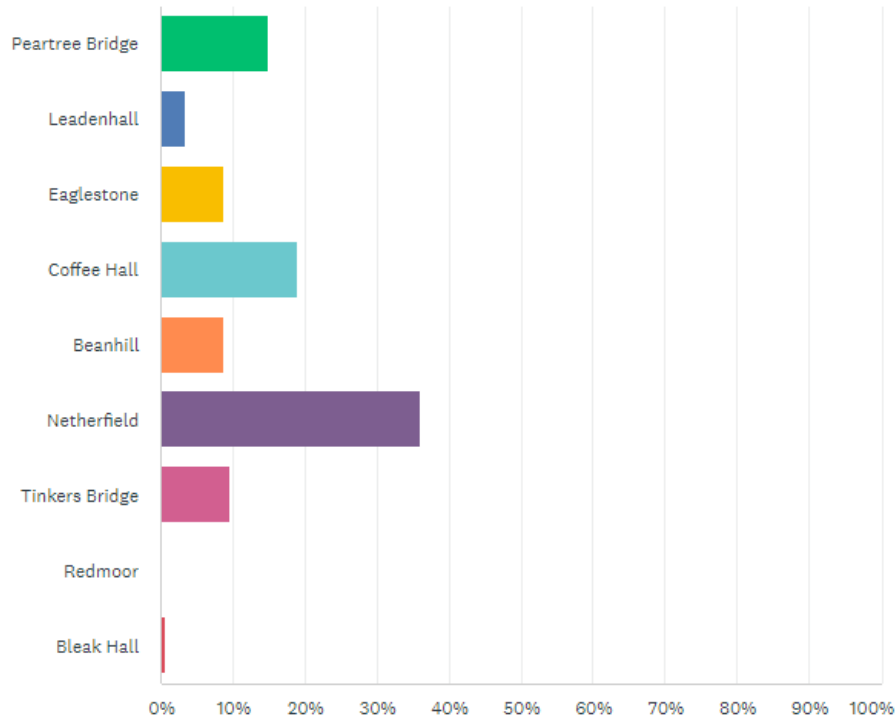
A handwritten signature in black ink, appearing to read 'Steve McNay', written in a cursive style.

Steve McNay  
Council Manager  
On behalf of Woughton Community Council

**Agenda item: FC 143/23**

Which estate do you live / work on?

Answered: 147 Skipped: 2

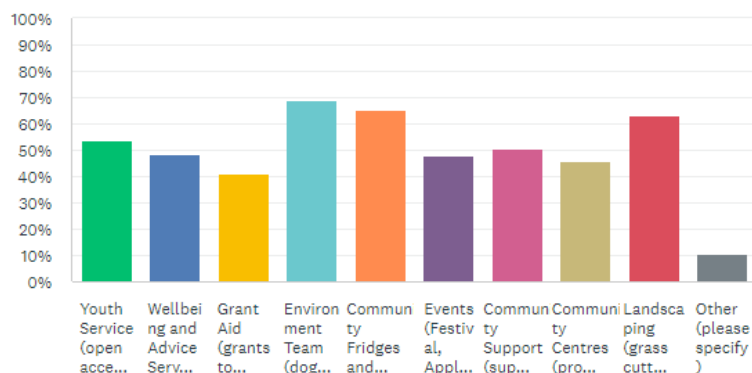


Netherfield highest (biggest estate).

Higher numbers on Tinkers and Pear tree, lower on Eaglestone and Beanhill.

Of our current services, which do you think are important? Tick all that apply

Answered: 149 Skipped: 0



Environment, landscaping and community fridges came top (60 – 70% support).

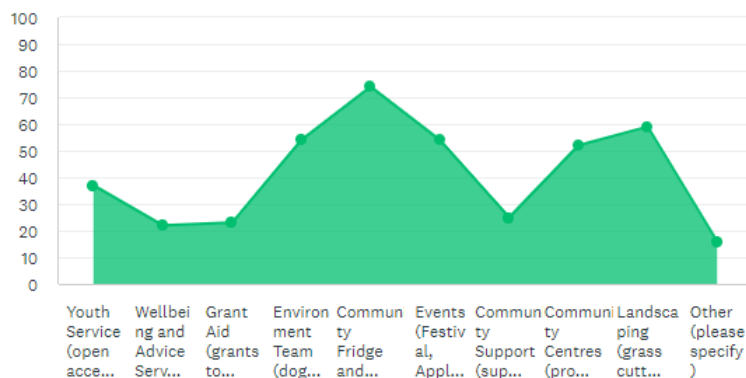
Grant Aid lowest (but still 40% support). Everything else between 45 – 55% support.

Other comments included:

- Autumn leaves on pathways not swept up. Overgrown trees blocking the light and pathways. Was cut on Eaglestone but not done properly there were still branches sticking out blocking the
- Services for young adults 18-25
- Garden maintenance and tool hire. Also community skips once or twice a year
- A city farm and space for children and adults to grow vegetables would be great in our area.
- Climate crisis related measures and self-sufficiency related measures such as allotments.
- Need the drains in the roads cleaning more often
- Larders
- We need more to do for teenagers - youth clubs, help keep them off the streets (disco, clubs, etc.)
- Equipment hire

And of those services, which have you used or benefited from over the past year? Tick all that apply

Answered: 142 Skipped: 7



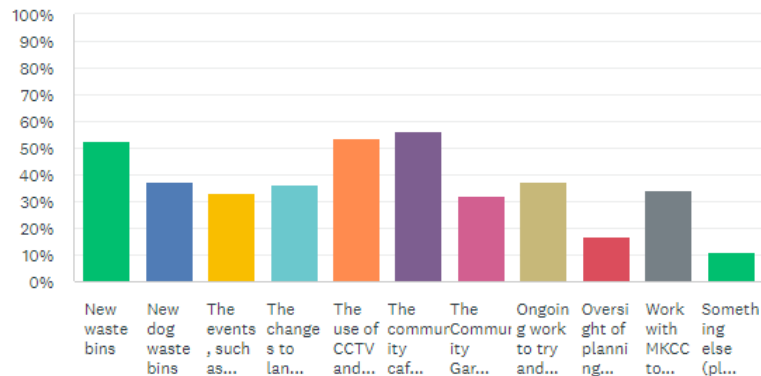
Varied answers here and perhaps reflects the places people are most likely to come – fridge is highest, with environment, events, community centres and landscaping all over 50% of respondents.

The 'limited' services (i.e. those that have a limited reach) score lower – youth, wellbeing and advice, grants, community support).

- used or benefited, but not done properly
- Leadenhall Landscape?
- Netherfield Resident Association, Details of the housing upgrade information. Trips to the seaside
- Not really. The bushes on the street had only been trimmed once this year. Though better than nothing compared to years before.
- Gardening
- Not a single person that I know in Peartree bridge has ever benefited from anything. Everything is offered on other estates.
- The fridge is important to me as I'm struggling
- None that can't be done by others
- None as all/most of the events etc are tailored around people that do not have jobs

## And of the projects and new initiatives over the past year, which do you support

Answered: 144 Skipped: 5

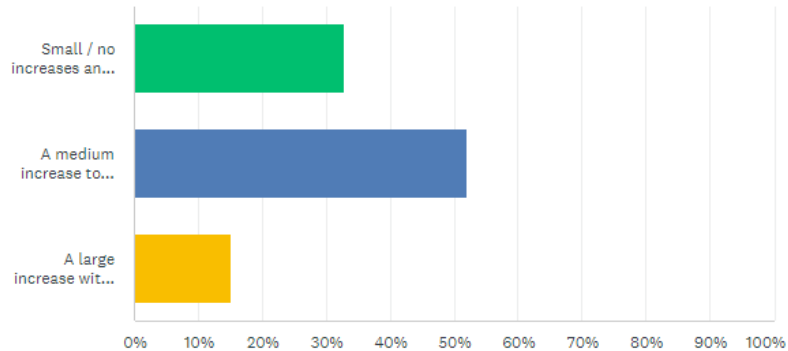


'Something else' saw the following responses:

- Safe places, fix swings & parks
- Forest School & Growing Garden
- Trips
- Trips
- Spraying Art under path and wall
- Astroturf pitch like power league and Basketball Court.
- Bins in the playground
- So you want to take away the only thing that Peartree Bridge has, which is poor landscaping..and reduce it to 100% neglect? Despicable.
- Box ticked, but no detail. Question mark next to 'community Garden', so may need some publicity,
- Need more dog bins. More CCTV cameras - 6 cars on Coffee Hall have been damaged
- Let Milton Keynes do it
- The regeneration of Beanhill needs to be quickened

Last year, we kept the precept increase as low as possible - inflation meant that our costs increased by around 12%, with the increase kept at 5% (about £1 a month for most in the parish). This compares to some other areas in the city where increases were as high as 33%. What is more important to you?

Answered: 146 Skipped: 3



33% a low or no increase

52% a medium increase

15% a large increase

This suggests that two thirds of respondents are supportive of an increase of around £2 a month to ensure that the council continues to deliver the essential services.

Are there other things that you would like to see Woughton Community Council provide? Please let us know your ideas, views or feelings below.

- Stop referring to rats as 'vermin'. That is an emotive and insulting description. Call them rodents. All rodents (I believe) have to constantly chew, making them undesirable around cables etc. As for being vermin, they are no more disease carriers than many other species, including humans. Concerning past plagues, latest research implicates the Asian gerbil or marmots, not rats as the source, and it was humans who spread the plague with their fleas and ticks, not rats. Look it up. Killing rats only encourages other rats to take their place. The important thing for rodent control is to make the area uninviting. That works permanently, unlike killing which works temporarily. Educate re this.
- Doesn't feel the street has been looked after. The green is left overgrown. The footpath is narrower due to overgrown and the soil at the footpath.
- clean this estate up, it gets worse as you take more money from us every year and then do less and less Coffee Hall has turned into a slum and its all W.P.Councils fault.
- Astro turf
- Somewhere good to play football & games
- Games Night for Young People
- Better street lighting
- Better lighting along the footpaths at night
- Allotments where we can grow our own food
- Road ramps stop cars flying down here
- Playground for kids (main), free splash zone, more kid's events, trips etc

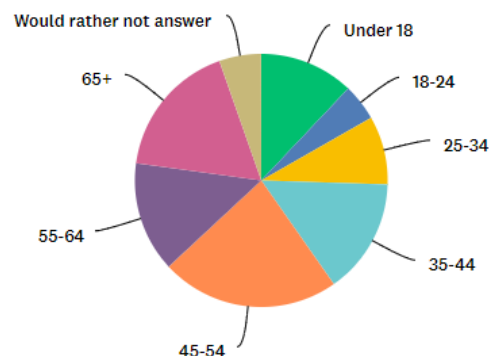


- More green spaces, improve existing green spaces in Eaglestone, ponds, allotments.
- Fencing / Barriers to prevent vehicles accessing and driving on fields and green areas in Beanhill (These barriers and fences should have gates to allow for maintenance and community use of the areas). This will help prevent fly tipping and help reduce illegal motorbike use around Beanhill.
- Maybe a few seats for the elderly to sit on.
- A local shop
- Dog park or fenced off area for dogs to be let to run
- Maintain the bushes and railing
- No as I feel that some of the things they provide are pointless and not a lot appears to get done
- Safe spaces for the children to play. Parks and open green spaces for them to play. Reducing the speed limit of the through roads of Eaglestone (Golden Drive and Harrier drive). Improve parking- provide lay-by around Harrier and Golden Drive to improve access to the houses and driving through.
- The trees and shrubs are lovely - but in many places they are overgrowing paths and blocking out street lights. The husbandry of these needs to be kept on top of.
- A Hall to hire that isn't run by people who can pick and choose if they like you or not , And who change the rules as and when they please
- out door quiet area's for both the older and younger generations for people that suffer with anxiety/Stress and also suitable for people with sensory needs
- Regular pruning of trees
- More education for households that fail to use the new bin system correctly. Then there is no excuse not to fine for no compliance. With the new CCTV some results for reducing Fly tipping, littering and crime. Feed back on the success of this would be nice ( not sure if this already happens at the meetings). Do you go into the local schools and youth clubs and talk about anti littering and taking pride in your surroundings.
- Myself and a couple of others have been hedge cutting and strimming areas that need to be clear ie pathways and line of sight areas. We have done a lot of work at tin man park and rainbow park where it should be safe for kids to play but the hedges are not being maintained, bramble unmanaged and nettles/weeds growing in the parks
- a voice against the insane speed limits that are tolerated in MK
- Road sweepers
- Updates/plans on regeneration/updates to/on council properties. I work and it's almost impossible to access meetings etc during working hours. Could there be an option for outside of these hours? Antisocial behaviour point of contact for the estate ... do we have one other than the police so that a local log can be compiled to show 'hot spots' for issues - but being aware of confidentiality.
- When the grass is cut clean up after and not leave it all over the place and cut down low branches down
- More equality in services to areas like Peartree that the council doesn't care about. Cracking down on illegal HMOs and not allowing people to use their gardens and driveways as rubbish dumps
- Updated play equipment/clean existing ones... our own community gathering place
- The playground in Peartree Bridge its so many kids here.
- Peartree Bridge looks rundown I just want it to look nice the bushes are always overgrown the drains are blocked and people don't look after the house

- Landscaping, landscaping, landscaping. What happened to the survey where residents wanted to have regular meetings at Age UK? What is the point of this survey? Nothing is ever done.
- Better control over bad /dangerous parking
- More for workers, apart from the occasional event, you focus on the elderly, sick, young or those who break the law. That is why we pay national insurance. Why should the law abiding hard workers pay even more in council tax.
- Get volunteers to do fridge and cafe without paid staff like other parish do and Milton Keynes council do landscape and environmental instead of duplicating services. residents can organise events Milton Keynes engagement staff can assist if needed
- cleared up and flatter walkways behind the houses - i struggle just to walk up there let alone pull a bin due to disability
- Keep hedges low and trimming trees,keeping estate cleaner with litter pickers.
- More events etc aimed for people that are aimed for people that have jobs (different timings etc)

If you are happy to do so, please let us know a little bit about you...This helps us make sure we are hearing from as many in our community as possible. What age bracket do you fit into?

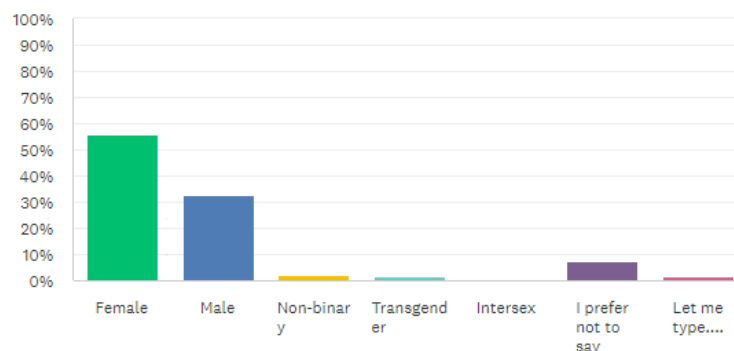
Answered: 149 Skipped: 0



Pretty good spread – perhaps a bit low at 18 – 34, but better than previously.

And which of the following most accurately describe(s) you?

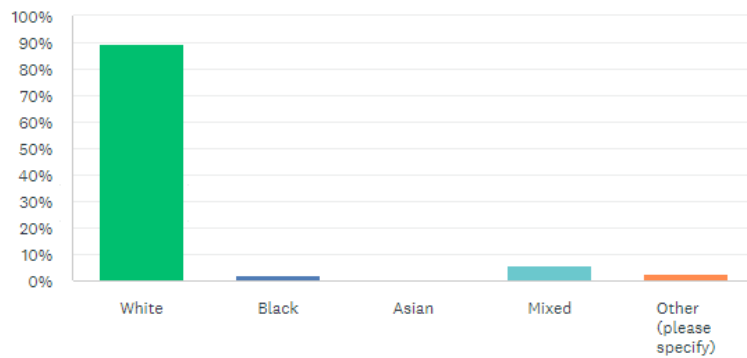
Answered: 145 Skipped: 4



There were two 'other' responses – one lesbian and one turtle.

## Which race or ethnicity best describes you?

Answered: 149 Skipped: 0



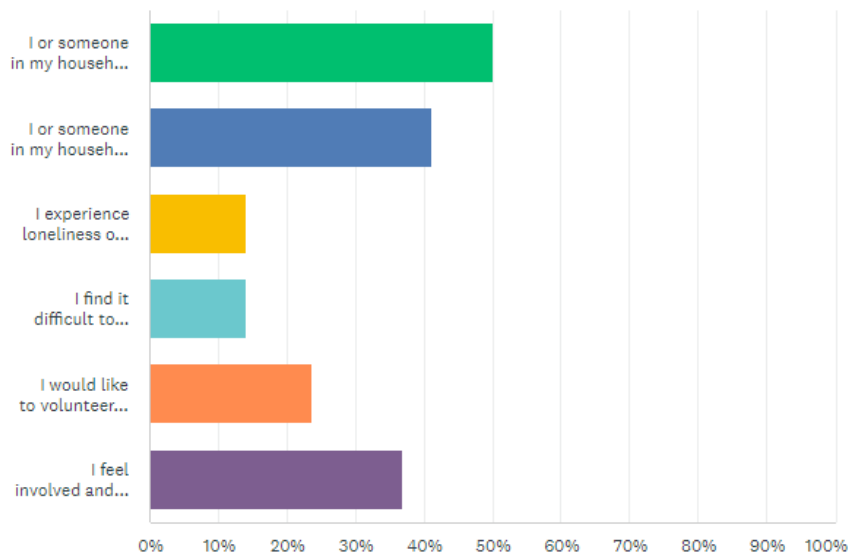
This is NOT reflective of the parish. Some other responses:

- Malaysian
- Chinese
- This question is racist.
- What's that to do with anything

The fact that we haven't reached many parts of the parish demographics is exactly what this has to do with anything.

## Would you consider that any of the following apply to you?

Answered: 114 Skipped: 35



ANSWER CHOICES	RESPONSES	
▼ I or someone in my household has a physical disability	50.00%	57
▼ I or someone in my household has a mental health issue	41.23%	47
▼ I experience loneliness or isolation	14.04%	16
▼ I find it difficult to access services or support	14.04%	16
▼ I would like to volunteer to help others / I already volunteer	23.68%	27
▼ I feel involved and connected with my community	36.84%	42
<b>Total Respondents: 114</b>		

This is the first time we have asked this question and quite interesting in terms of understanding the needs of our communities. Half of respondents say that they, or someone in their house, has a physical disability, with a further 41% stating the same with mental health issues.

Almost 37% of people said that they feel involved and connected within their communities – this is really positive.

Many thanks for completing this survey. We will use your views to help decide on how we deliver services and support in the future. If there is anything else you would like to tell us about, please pop it in the box below.

Answered: 15 Skipped: 134

- Please do some thing about the trees. I am getting older and it's getting harder fo me to keep brushing up conkers/leaves
- There's nothing in Peartree bridge for the Community like other areas
- Beanhill is a forgotten estate , maybe visit sometime and see for yourself that its not as friendly and inviting as it was years ago. Since the old Ra finished and the new one started there is nothing for kids/adults to do , we used to get messgaes .. Hey fancy a party in the park , Fancy helping me litter pick Free food if you can make a play date, coffee meets in the park ect ... What is going on ????? Who is the Ra now ? and moorlands centre all they do is bingo and table top sales ... im not interested in either of them coz my face dont fit and i feel uneasy there ....
- Don't really use community activities
- Keep up the good work, it is appreciated.
- I feel like more could be utilized, a lot that is offered i knew nothing about, for example the well being services and advice services, so maybe more advertisement across socials about how much you do offer.
- This is just another pointless tick box exercise and a waste of our time because nothing ever changes. Life in Peartree bridge goes from bad to worse.
- The submitter was eager to state that they are 92.
- love all the welcome have here since moved here
- 'A little bit' involved and connected.
- Stop doing what Milton Keynes can do, cab mind NHS police all do it so why are we expected to pay for others to do it as well