

Agenda item: LD 54/21 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th November 2021

PURPOSE OF REPORT:

To consider Application no: 21/03250/CLUP **Proposal:** Certificate of Lawfulness for the proposed construction of a single-storey side extension

At: 27, Trubys Garden, Coffee Hall, Milton Keynes, MK6 5HA.

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. However, it is not expected that we provide a response, due to the nature of the application.

MAIN ISSUES AND CONSIDERATIONS:

This is a submission for a 'Certificate of Lawfulness' – essentially an agreement from the planning authority that no planning permission is necessary.

The project proposal is for a single storey side extension. This would usually be 'permitted development' (due to low height, limited size and scope, etc..). The property is on a largeish plot and the new extensions would be sufficiently far from the border to be unlikely to infringe on any neighbours.

There is no material reason to object, in the view of the Council Manager.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=21/03250/CLUP

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 54/21 b)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th November 2021

PURPOSE OF REPORT:

To consider **Application no:** 21/03264/PNHSE

Proposal: Prior Approval of single storey rear extension, with eaves of 2.5 metres and maximum height of 2.8 metres, extending 5.4 metres from the existing rear wall.

At: 8, Medale Road, Beanhill, Milton Keynes, MK6 4LY.

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 25th November 2021.

MAIN ISSUES AND CONSIDERATIONS:

This is a pre-application submission regarding an extension to a property on Beanhill – this is similar to the 'certificate of lawfulness' application that we will also be discussing.

Whilst there is nothing in the application that would be of concern to this council, the proposal is significant in terms of the amount of garden that would be taken by the extension. This will be an issue for the neighbours, especially No7, who will have been informed of this application and may choose to object, if light / access becomes an issue.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=21/03264/PNHSE

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 54/21 c)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th November 2021

PURPOSE OF REPORT:

To consider **Application no:** 21/03119/FUL

Proposal: Refurbishment works to Milton Keynes College Chaffron Way campus building

At: Milton Keynes College, Woughton Campus, Chaffron Way, V6 To V7, Milton Keynes, MK6 5LP.

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 2nd December 2021.**

MAIN ISSUES AND CONSIDERATIONS:

The application is for significant refurbishment works to the college buildings. There is no new development as such, but the following is highlighted as the main considerations (taken from the 'Planning Statement') :

The proposed development involves refurbishment works to the main college building on site.

The proposed works include removal of the existing glazed roof and replacement with new standing seam powder coated aluminium roof covering with suitable roof build-up, the existing glazed curtain walling will also be removed, and a new insulated wall build-up interspersed with vertical double glazed flow windows built in its place

All existing external doors and windows are due to be replaced. Replacement doors and windows will be powder coated aluminium framed with a dark grey frame finish instead of the current red.

First floor windows are proposed to have sufficient openable vents in order to ventilate rooms and spaces without the need for mechanical back-up. The rooms on the ground floor will require mechanical assistance and will be mechanically ventilated utilising existing ceiling voids to contain ventilation units. Ducting from which will terminate at extract and intake vents located within the renewed soffits of the roof overhang.

With the loss of the red framed window frames it is intended to replace the existing rainwater goods and fascias with new powder coated metal versions finished to match the new window frames. This will maintain the continuity of the elevations. The current soffits will be transformed with new powder coated metal replacement which will be installed will integrated intake and extract vents for the upper floor ventilation system

Existing rooflights are proposed to be replaced to suit existing openings and comply with current building regulations.



Existing and Proposed Part Elevation of front entrance to 1992 extension

As can be seen from the 'before and after' pictures, the visual impact is limited. Some changes are apparent (changes to colour scheme, reduction in high level glazing, etc.).

This proposal provides improvements to the site without impact on others and as such, there is nothing in the paperwork that would suggest any objection, in the view of the Council Manager

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=21/03119/FUL

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 54/21 d)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th November 2021

PURPOSE OF REPORT:

To consider **Application no:** 21/03242/FULTN.

Proposal: The replacement and relocation of the existing 15-metre streetpole with a new 20-metre streetpole accommodating 6 antennas and RRH's; the replacement of meter pillar with a new meter cabinet and minor ancillary works.

At: Telecom Station North of Netherfield Roundabout, Marlborough Street H8, West To H8 East Milton Keynes.

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 23rd November 2021.

MAIN ISSUES AND CONSIDERATIONS:

This is a further submission for an upgrade on a communications station – a higher mast and associated cabinets, etc.

This is a 'straight line' mast (see picture) and is next to a main road (the Netherfield roundabout – Standing Way). The closest properties are the flats on Woodley Headland, Peartree Bridge.



There is no material reason to object, in the view of the Council Manager, other than the ongoing queries regarding the number of applications that this committee

receives. It appears that most, if not all, existing stations will be upgraded over the coming months to enable 5G capacity.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=21/03242/FULTN

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 55/21

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th November 2021

PURPOSE OF REPORT:

To update the committee on decisions issued since previous meeting.

RECOMMENDATION:

That the committee notes this report.

MAIN ISSUES AND CONSIDERATIONS:

The following decisions have been issued since the meeting in October 2021.

Application no: 21/02509/FUL - Permit the Construction of front porch At: 162 Langland Road Netherfield Milton Keynes MK6 4HX

Application no: 21/02155/FUL - Permit the Erection of a new first floor mezzanine to accommodate the Innovation and Technology Centre and associated fenestration changes. At: Cottisloe Building Milton Keynes College Woughton Campus Chaffron Way V6 To V7 Milton Keynes MK6 5LP

Application no: 21/02707/FULTN - Permit the Removal of 17.4m high monopole mast and 6No. antennas and all ancillary equipment. Installation of 20m high lattice mast incorporating headframe, 12No. antennas and 2No. 300mm dish, 3No. cabinets/ racks and the erection of a 2.5m high mesh fencing with all ancillary equipment (Resubmission of 21/01990/FULTN) At: Telecommunication Station Rainbow Drive Leadenhall Milton Keynes

These decisions are in line with the discussions and agreements made by this committee.

BACKGROUND PAPERS:

Previous papers for discussion, relating to the application numbers above.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 56/21

Licensing Department
Milton Keynes Council
Via Email

26th October 2021

Re: Netherfield Wine and Spirits, 21, Farthing Grove, Netherfield.

Dear Sir / Madam,

I am writing on behalf of Woughton Community Council, who discussed this licencing application earlier this month. There are concerns that the information relating to this application is hard to access online, making it difficult for councillors to fully assess (it should be noted that this includes trying on different browsers, clearing cookies – having a register online only works if it is accessible). It is impossible to fully inform committees and councillors where information is unavailable, and it is requested that steps are taken to resolve this issue.

The council agreed to support the views of the Netherfield representatives who have expressed the following views.

The discussion has been muddied by online discussions suggesting that this application was only for Christmas this year. We understand that this isn't the case and that this alteration to existing licences will be a permanent change. This links to the issues noted above about access to information.

This letter should be considered as an objection to the application, based upon

- crime and disorder,
- public nuisance and potentially,
- public safety.

Significant work has been undertaken to address the issue of problem drinking, especially street drinking, within the Netherfield Local Centre. This includes use of an Alcohol Public Space Protection Order that covers the area in question. This followed discussions with Thames Valley Police (TVP) alongside representatives from resident associations, MKC, WCC and others. Whilst the applicant has suggested that there are safeguards in place (not selling individual cans, use of CCTV and employees 'moving on' people drinking outside), these steps do not resolve the issues – these steps are already used, and yet issues remain. This application seeks to extend the period where the issues arise.

The applicant already has a license and whilst the details of this current license cannot be accessed, it is suspected that they allow sale of alcohol, but for slightly fewer hours. This application means sales start earlier and remove any restrictions for holiday periods. This does not remove the concerns about selling alcohol at 8am, the plethora of licenses already in place or address the issues relating to disorder and nuisance.

The issue of problem drinking remains. We, as the local council, get contacted frequently about issues relating to the sale and use of alcohol within the Netherfield Local Centre which this application will potentially exacerbate. We would encourage the licensing department to decline this application and to help reduce the issues associated with the sale and use of alcohol within this locale.

Yours sincerely,

Steve McNay
Council Manager
On behalf of Woughton Community Council

Agenda item: LD 57/21

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th November 2021

PURPOSE OF REPORT:

To inform the committee about the review by Milton Keynes Council on the Open Spaces Assessment survey.

RECOMMENDATION:

- 1. That the committee notes this report.**
- 2. That the committee considers a council response to the survey.**
- 3. That, once agreed, the Council Manager submits this response.**
- 4. That the committee agrees to publicise the PUBLIC survey (due to close 29th November) to try and get residents views.**

MAIN ISSUES AND CONSIDERATIONS:

MK Council are reviewing the Open Space Assessment that aims to '*review and update*' the assessment undertaken in 2018. This new assessment aims to '*...provide a robust assessment of a current and future need for the open spaces within the borough of MK and a policy recommendation for future plan policies...*'

This paper discussed two elements of this: the parish / town / community council survey and the public survey. The council survey is attached as a 'background paper' and this committee is invited to offer a view on these questions so that the online survey can be completed and submitted.

The second element is the public survey – there has been very limited publicity around this (the council manager hasn't seen anything in terms of press releases, online publicity or otherwise) and it would be good to get as much feedback as possible from local people. There are 16 questions on the public survey and the second tranche of these relates to a *specific* green space (this means that if people want to comment on several green spaces, they need to complete several surveys).

It is recommended that the council survey is completed and submitted on behalf of WCC, with input decided by this committee.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Open Spaces Assessment invite and survey.

AUTHOR

Steve McNay – Council Manager