

Agenda item: LD 69/22 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 5th December 2022

PURPOSE OF REPORT:

To consider **Application no:** 22/02731/CLUE

Proposal: Certificate of Lawfulness for the existing change of use of the property from a

dwellinghouse (Use Class C3) to an HMO (C4)

At: 64, Waterside, Peartree Bridge, Milton Keynes, MK6 3DG

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 N/A.

MAIN ISSUES AND CONSIDERATIONS:

This is a Certificate of Lawfulness request based upon the proposal that this has been used as an HMO for the past 20 years.

This is not a statutory consultation, but any comments can be noted by the authority.

This is another example of where a property has been used as an HMO and, with the new rules coming into force, is now registering as such.

This is a standard Waterside house, with kitchen on ground floor and then 1st and 2nd floors each with a bathroom / shower and two bedrooms.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKNUD8KWKT600>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 69/22 b)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 5th December 2022

PURPOSE OF REPORT:

To consider **Application no: 22/02872/HOU**

Proposal: The conversion of existing carport/converted storage into living accommodation, including associated alterations (or demolition). The demolition of existing conservatory and the erection of a rear single storey extension with roof lights.

At: 93, Waterside, Peartree Bridge, Milton Keynes, MK6 3DE.

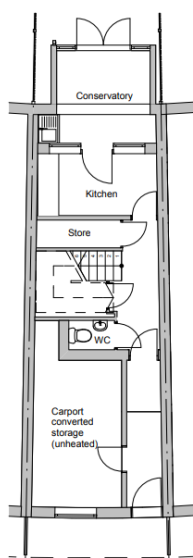
RECOMMENDATION:

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 19th December 2022.

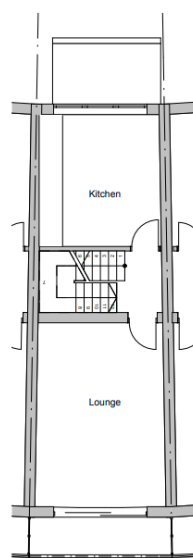
MAIN ISSUES AND CONSIDERATIONS:

This proposal is to convert a garage into an additional room and replace a conservatory with a more substantial extension.

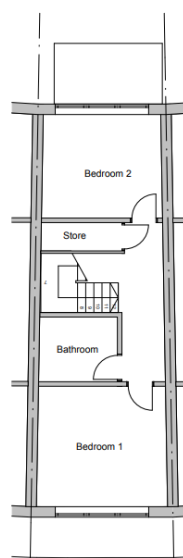
The current floor plan is:



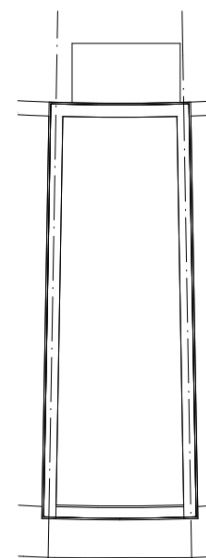
Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100

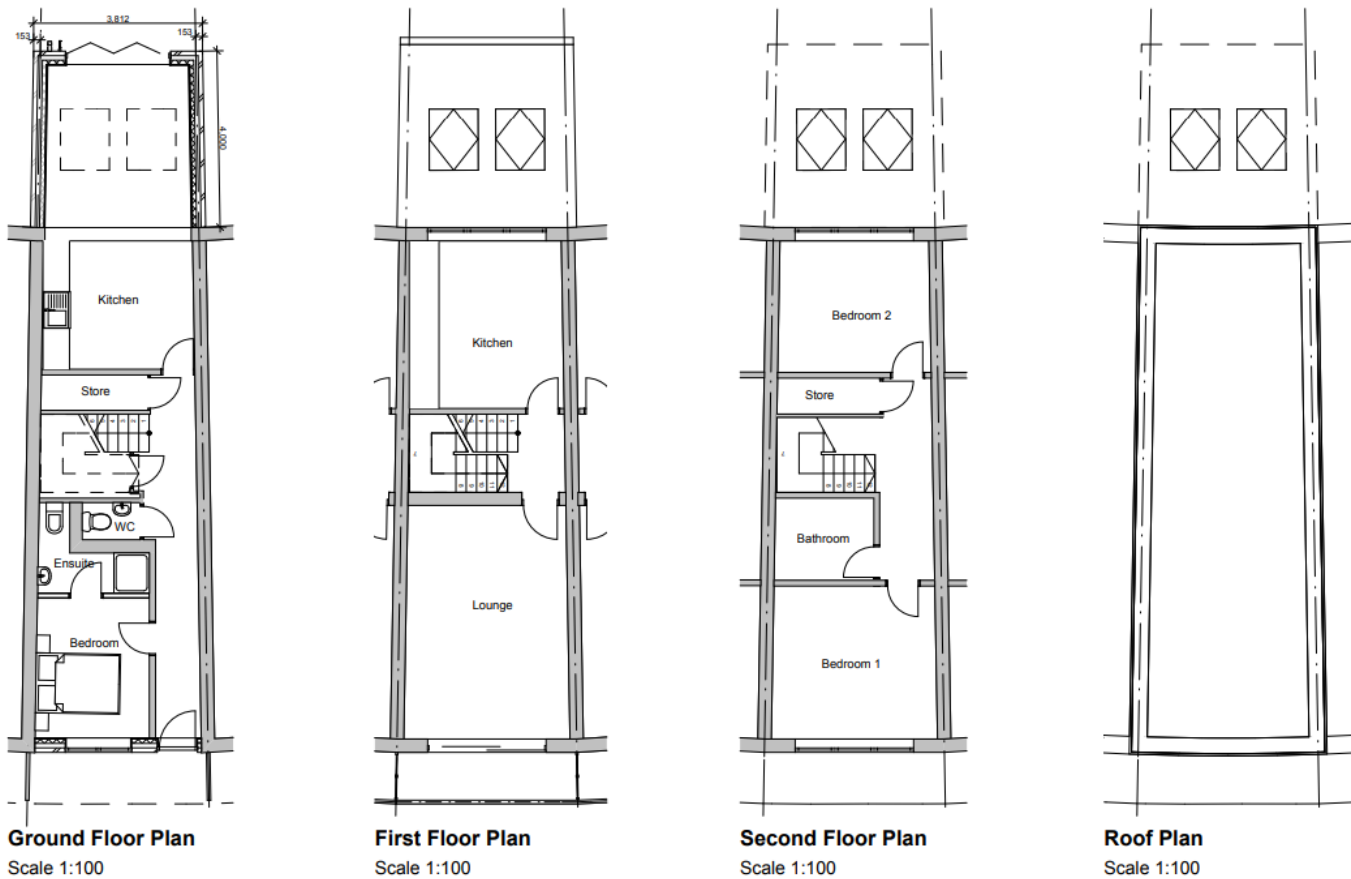


Second Floor Plan
Scale 1:100



Roof Plan
Scale 1:100

The proposed floorplan is:



As can be seen, it appears that nothing other than the two defined changes are intended. It does appear that there are currently kitchens (ground and first floors) and the ground floor extension is around 4 metres square – there are no measurements on the current conservatory, but the plans above appear to suggest that this is significantly smaller.

The side elevation currently / proposed is:



This is a common conversion within the Waterside houses, expanding the living space. This does, however, also remove a parking space (there is space within the

'car port' for a vehicle, but this has already been wooden walled off, preventing access. It is unclear as to whether there was planning permission needed or requested for this, but the current application would make permanent this change). It is unclear as to whether the new design would meet the Parking Standards SPD. The application form states that there will be no impact on current parking arrangements – this is correct, as no space currently and no space in the future.

The application form states that MKC has an interest in the property – it is unclear as to why this is.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RLFUOMKWL8400>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 69/22 c)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 5th December 2022

PURPOSE OF REPORT:

To consider **Application no:** 22/02574/CLUP

Proposal: Certificate of Lawfulness for the proposed new fenced area with access gate, including log cabin, poly tunnel, gazebo and composting toilet structures.

At: Coffee Hall Local Park, Rochfords, Coffee Hall, 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 N/A.

MAIN ISSUES AND CONSIDERATIONS:

This is an application from Woughton Community Council to obtain a certificate of lawfulness regarding the proposed development on the land identified as the 'Community Gardens'.

This development includes fencing, poly tunnels, etc. and is intended to provide growing spaces for community groups, a space for WCC to 'nursery' plants that can then be replanted across the parish (developing the landscaping offer), a cabin that can offer classes and workshops, composting toilets (ensuring 'off grid' living) and so on.

There is a Big Lottery bid that has been submitted and is awaiting planning permission to be granted to enable this to happen.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJOXF7KWKAFO0>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 70/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 5th December 2022

PURPOSE OF REPORT:

To consider licensing application(s) detailed below.

RECOMMENDATION:

1. That the committee notes this report and any associated documents.
2. That the committee offers any views on these applications, considering legislation and community concerns.
3. That if the committee considers there are any valid objections, that these are provided and passed to the licensing authority by the Council Manager before dates noted.

MAIN ISSUES AND CONSIDERATIONS:

Only one application:

‘Best Kebabs’.

Trading At Lammas, Beanhill – 132406

To sell: Hot takeaway food

Hours applied for

Monday to Saturday

16:30 – 22:00

There are no issues that the Council Manager is aware of in terms of renewing this licence.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 72/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 5th December 2022

PURPOSE OF REPORT:

To inform the committee of a New Town Heritage project and the potential to 'vote' to protect local assets.

RECOMMENDATION:

- 1. That the committee notes the report.**
- 2. That the committee considers whether they would like to print, laminate, and distribute the posters to the assets.**
- 3. That the committee considers any further publicity that they would like council to offer.**

MAIN ISSUES AND CONSIDERATIONS:

Via email from MKCC – Simon Peart:

“This week we will start an eight week period of engagement on the Milton Keynes New Town Heritage Register.

You may be aware that we've previously asked the public to nominate those parts of the city from the new-town era that they felt contributed to its story and unique identity. This resulted in over two hundred assets being nominated, ranging from buildings and designed places through to community artworks and landscapes. Some of these will be places that are familiar to you and residents and that might already be widely appreciated as locally important. Others might possess value or importance that is not so immediately obvious or well known. The register will bring these individual assets together to tell the development and evolution of the city in its first 25 years. Whilst this will help inform decisions about their future, it will also allow residents and visitors to learn more about the importance and history of the city in which they live, giving them the ability to explore it with a new appreciation and understanding.

We will be asking owners and the public to provide us with their views on the first 160 nominated assets to be considered. We'll ask that their views explain why they support or object to the inclusion of an asset in relation to the [adopted selection criteria](#). For individual assets we will write to owners directly, where the assets are a group of buildings we will be putting up posters linking back to our webpages where further information will be available. This is similar to what we do for statutory designations such as conservation areas and is open for owners and the public to respond. Once the engagement is complete, the feedback will form part of the considerations of the Selection Panel (comprised of local and national representatives) in January 2023 whose recommendations will inform a delegated

decision in March 2023. Following that, the remaining nominations will be brought forward in the same way.

The New Town Heritage Register is what is commonly known as a 'local list', its purpose is to identify places that are of local heritage significance. Those nominations added to it will be 'non-designated'

heritage assets. Unlike a listed building or conservation area, it brings no additional planning controls over what already exists. When planning permission is required its local heritage significance is a material consideration alongside all other planning considerations.

I have listed below the places that have been nominated within your parish, each nomination has a reference number to help us easily identify it, whilst the address in brackets is intended to help to locate the scheme.

- HR003 Beanhill 1 and Local Centre
- HR071 Eaglestone E2 (Fleming Drive)
- HR084 The Canal Broadwalk (Grafham Close, Giffard Park to Waterside, Peartree Bridge)
- HR136 Netherfield Housing and Local Centre
- HR149 Peartree Bridge 1 (Waterside)
- HR150 Triceratops (Waterside)
- HR222 Eaglestone (Harrier Drive)
- HR223 Peartree Wharf (Woodley Headland)
- HR231 Chaffron Way Grid Road (Between Marlborough St and Brickhill Street)
- HR235 Tin Man (Meadale Road)
- HR236 Griffin (Eaglestone Local Centre Park)
- HR237 Toadstools (Simmel)

If you have any questions regarding the register, the engagement or a specific place, please do not hesitate to let me know by reply to this email.”

Pictures of the various proposed sites are below – these were shared via the 'Friday Update' on 18th Nov.





Proposal is that we print, laminate and hang posters in these key destinations and continue to publicise this project.

STAFFING IMPLICATIONS:

Some staff time to print, laminate and distribute.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager