

Woughton Community Council

Planning, Licensing & Development Committee

Minutes of the meeting held on Monday 6th February 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, Luke Louis, Ruth McMillan, John Orr, Nick Scott, Alan Williamson.

Also present:

Steve McNay (Council Manager).

Brian Barton (Committee & Member Services Officer).

In attendance:

Cllr Janette Bobey (Via Zoom Video Call).

LD 10/23 Apologies:

Cllr Jeanette Bobey (unwell)

Cllr Penny Glasgow (personal)

AGREED

LD 11/23 Declarations of Interest:

There were no declarations of interest.

NOTED

LD 12/23 Questions from the public (maximum 10 minutes):

There were no questions from the members of the public.

NOTED

LD 13/23 Chairs announcements:

The Chair said that the last meeting of the Services & Communities Committee was cancelled with a new meeting date to be arranged, the scheduled meeting to be held on Wednesday 22nd February 2023 will now not take place.

NOTED

LD 05/23 Minutes of previous meetings:

The minutes of the meeting held on:

- Monday 9th January 2023.

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

LD 15/23 To agree submissions to Milton Keynes Council on the Planning application(s) received:

Application no:

a) 20/02245/FUL

Proposal: Full planning permission for the erection of 66 residential dwellings including a mix of 2 and 3 bedroom bungalows, 3, 4 and 5 bedroom houses and 1 and 2 bedroom apartments with associated access, driveways/parking, garden amenity, open space, soft landscaped areas and associated works in connection with the development.

At: Cripps Lodge, Broadlands, Netherfield, Milton Keynes, MK6 4JJ.

RESOLVED

1. That the committee notes the 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.
4. That the committee objects to this planning application.
5. That the committee objects to the proposed removal of a lift which will create a lack of accessibility for disabled people.
6. That the committee objects to the removal of a window to the stairwell which has the potential for antisocial behaviour with the area not being overlooked by adjacent properties.
7. That the committee objects to the reduction of the footprint to the proposed properties.
8. That the committee objects to the removal of the Juliet balconies and replaced with brickwork.
9. That the committee objects to the removal of the proposed glass panels to the balconies and replacing them with metal panels.
10. That the committee objects to the reduction in drainage/downpipes especially where flooding has occurred in the area.
11. That the committee objects to the reduced footprint to the bin storage area, which will create pressure on capacity for household waste.
12. That the committee objects to the proposed close panelled boundary fencing panels and metal railings that will create the impression of a closed community.
13. That the committee requests that the Development Control committee considers the revised planning application, rather than a planning officer under delegated powers.

LD 16/23 To note the following appeal:

Appeal: 22/00361/FUL

Proposal: Erection of single storey side extension with rear facing dormer creating additional ancillary areas including a room within the loft space.

At: 134, Daniels Welch, Coffee Hall, Milton Keynes, MK6 5DX.

RESOLVED

1. That the committee notes the report and associated documents.
2. That the committee offers any views on this appeal, 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 Friday 10th February 2023.
4. That the committee has concerns about the continuity of planning decisions due to similar applications in the area.

LD 17/23 To update the committee on decisions issued by the Milton Keynes City Council Development Control Directorate, relating to developments in the Woughton Community Council area:

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

Milton Keynes City Council, under their powers provided by the above legislation, **Permit** the 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.

Milton Keynes City Council, under their powers provided by the above legislation, **Permit** The construction of a new SEND Unit for 24 students and associated external works (regulation 3 application).
At: St Pauls Catholic School, Phoenix Drive, Leadenhall, Milton Keynes, MK6 5EN.

Milton Keynes City Council, under their powers provided by the above legislation, **Permit** 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.

Milton Keynes City Council, under their powers provided by the above legislation, **Permit** the External retrofit works to 302 properties owned by Milton Keynes City Council by upgrading the thermal performance of walls, roofs, perimeter of the ground floor, windows, doors, improving air tightness, improving means of controlled ventilation and reducing summertime overheating by window changes and added shading (Regulation 3 application under the Town and Country Planning General Regulations 1992).
At: The Netherfield Estate, Milton Keynes.

Milton Keynes City Council, under their powers provided by the above legislation, **Permit** The erection of a rear dormer window, loft conversion and installation of new window to the side elevation (retrospective).
At: 36, Forest Rise, Eaglestone, Milton Keynes, MK6 5EU.

RESOLVED

That the committee notes the report.

LD 18/23 To consider licensing application(s), and to agree any submissions:

An application from Howe and Co Fish and Chips on 09/01/2023 for thirteen (13) vans to trade boroughwide for the following times:

Monday to Sunday

12:00 – 14:30

16:00 – 21:00

The existing conditions on the consent are:

1. A bin will be made available for customer use.

RESOLVED

1. That the committee notes the 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.
4. That the committee has no objection(s) to this licencing application.

LD 19/23 To begin considerations regarding any additional elements for potential inclusion in any updated Neighbourhood Plan:

At the last meeting, members were invited to consider anything further that may be wanted within any new plan. No further submissions have been received. The Council Manager believes that it is likely that there are further additions that would benefit the plan and to this end, recommends that a report is taken to Full Council to invite further consideration across the whole council.

It is clear from the changes that are already proposed that a new plan is wanted. How many changes and how 'material' they are will determine the next steps (examination, referendum, etc.). Given this, it is also recommended that further funding be sought, via the Locality funding stream, and used to resource additional specialist staffing to manage this process.

There is not currently sufficient staffing resources to manage the recreation of a Neighbourhood Plan, especially if a referendum is likely (which, based upon work to this point, appears likely). Given this, an additional staffing resource is essential.

RESOLVED

1. That the committee notes the report and the discussions that have taken place during the 2022/2023 council year around the Neighbourhood Plan.
2. That a report goes to Full Council to ensure all views are included in any review the report to request any further additions or addendums.
3. That, following this process:
 - a. To recommend that the committee agrees to a further funding bid for a renewal of the Neighbourhood Plan with, if necessary, a review and potentially another referendum.
 - b. That, if successful, the bid be used to engage additional staffing resources to manage this project

LD 20/23 To update the committee following on from the stakeholder meeting for Application no: 22/01877/FUL, Erection of one new dwelling at 4, Holmfield Close, Tinkers Bridge, Milton Keynes, MK6 3AB:

A meeting had taken place with interested parties/residents of Tinkers Bridge.

Various agencies had submitted objections.

The planning application had been approved under planning officer delegated powers, there can be no appeal on the merits of the application only on the process.

Conditions are placed on access to the proposed property via private land and the maintenance due to the tree preservation orders (TPO's).

The committee was concerned about the decision and a lack of submitting an appeal.

The cost to go to a judicial review is prohibitive as the applicant can simply keep submitting further planning applications.

It was proposed that the Council Manager writes to Milton Keynes City Council's Development Control Directorate about the failings of a consistency of approach.

RESOLVED

That the Council Manager writes to Milton Keynes City Council's Development Control Directorate about the failings of a consistency of approach.

Date of next meeting:

Monday 6th March 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 7:31PM

Chair _____ Date _____