

Agenda item: LD 15/23 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th February 2023

PURPOSE OF REPORT:

To consider Application no: 23/00052/NMA

Proposal: Non-material amendment seeking changes to apartments including layouts and footprint, external detailing, removal of lift and wheelchair stores, replace spandrel panels and Juliet balconies with rendered panels, fenestration alterations, omit chimneys, alteration to ventilation including relocation of plant and louvres, alteration of cycle stores and addition of scooter store, removal of rear canopies, replacement of glazed balustrading with balustrading with vertical guards; changes to houses including brick detailing, reduction to porches, alteration of footprints and layouts, reduction rainwater pipes, omit spandrel panels and timber effect cladding; revision of boundary treatments and bin store (relating to permission ref. 20/02245/FUL 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: The Former Cripps Lodge Site. Broadlands, Netherfield. Milton Keynes, MK6 4JJ.

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.

MAIN ISSUES AND CONSIDERATIONS:

This application relates to the previously discussed application relating to 66 new homes on the former 'Cripps Lodge' site, on the edge of Netherfield.

These are described as 'non material' changes as, in law, that is their definition. In the opinion of the Council Manager, these changes are significant and change the overall feel of the scheme as a whole. The removal of the lift and wheelchair stores makes it less inclusive, the removal of the Juliet balconies and spandrel panels with plan rendered panels reduces the attractiveness of the appearance, as does the reduction of glazing in the staircase areas, removal of rear canopies changes the overall appearance – these, whilst potentially insignificant individually, collectively make the whole project less appealing. There are other changes that again, change the overall appearance but possibly have less impact – the removal of the chimneys changes the roof line, but they are decorative only, the move from panels below some windows to be replaced with brickwork may provide greater longevity, whilst changing the look.

There are also some significant changes in floor area, reducing the 'home working' area and moving to a different space. This reduces the overall floorplan of some units by what appears to be around 25%.

The boundary design has also been redesigned, with all walls replaced by fencing – the original plan was for small brick walls with trellis above – this is now suggested as plain fencing (wooden) in most places, with some metal fencing in other places.

The reasoning behind these changes is mostly financial – the document provided states this explicitly and, whilst this is undoubtedly an issue across the piece currently, balance between finance and ensuring quality is key. The statement within the proposed change document states:

‘During this process, budgetary challenges have required a review of the consented scheme to maintain its viability against the allocated funding. This has triggered the need to amend the consented scheme to reduce the costs which are being partly compounded by challenging market forces.’

There are also come changes that are as a result of the changes in legislation, best practice and so on – again, these are detailed in the main proposal document.

Committee is encouraged to consider the proposed changes but also to consider whether the new proposals, had they come as the original design, would have been acceptable. Whilst it is felt to be a reduction in the overall design and ‘quality’ feel, financial constraints and the impact of events since the original proposal was agreed mean that change is, in the opinion of the Council Manager, inevitable. Given this, committee may wish to consider where the ‘line’ is for agreement – if some changes are going to be needed to enable the project to happen, what are the most important aspects to maintain? What are the most important elements? Are there some changes that are potentially better than the original proposal?

The committee is advised to look at the change proposal document in full to assess the changes suggested – it is available on the planning portal, on the WCC drive and will be sent to committee members within the papers pack.

OTHER IMPLICATIONS:

This development is an important part of the revamping of the Cripps Lodge site. Whilst some of these changes may be considered to reduce the overall ‘quality’ of the development, it remains a site where 66 new homes, all of which will be affordable, will be provided.

BACKGROUND PAPERS:

Agenda item FC 200/20 Cripps Lodge planning application report.

AUTHOR

Steve McNay – Council Manager

Agenda item: FC 200/20

WOUGHTON COMMUNITY COUNCIL

Full Council

Monday 12th October 2020

PURPOSE OF REPORT:

To update the council on a major planning application.

RECOMMENDATION:

- 1. That Council notes the report.**
- 2. That Council details any concerns or queries.**
- 3. That the Council Manager responds to the application, based upon feedback from Council, either supporting or objecting to the application.**

MAIN ISSUES AND CONSIDERATIONS:

This application is to provide housing on a site of approximately 2 hectares, covering the old Cripps Lodge site and the site of what is known as the 'Monkey Sanctuary'. This application is for 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.

Our understanding is that all the properties will be built and owned by MKC and will be 'council housing'. However, there remain questions as to what this means in terms of tenancies.

The properties will be brick, with dark brick detailing, grey roofing, doors and windows.

For the 66 properties, there will be 143 parking spaces.

All dwellings will have access to internal bin storage (this suggests bin cupboards) with larger bin storage for flat accommodation.

The breakdown of properties is:

- 12 x 1 bedroom flats
- 12 x 2 bedroom flats
- 2 x 2 bedroom houses
- 28 x 3 bedroom houses
- 12 x 4 bedroom + houses

A total of 24 flats and 42 houses – 66 properties. 'Houses' includes bungalows (2 x 2 beds and 2 x 3 beds).

Access will be via a new road directly from Buckland Drive (where the old Monkey Sanctuary was) but there is also pedestrian (and emergency vehicle via removable bollards) access via Broadlands, enabling a joining up of the estate and access to local services.

There is a small play area.

It should be noted that the site design has changed since previous discussions where there was previously a large, green open space in the middle (due to gas pipe running under the site) – this is now mainly laid to car parking, with a much smaller green play area.

Plans, elevations and layouts can all be accessed via Sharepoint at <https://woughtoncc.sharepoint.com/:f/s/Data/Ep5NeT3BoEtHlstYn72YO3sBrHZ9abLfQpady1OcfdlcPQ?e=mGBIG5> or on the MKC Planning Portal.

This is a development that has been under discussions for some time, with a number of different plans provided. The new plans are compliant with the WCC Neighbourhood Plan, having reduced the height of the flatted accommodation.

The issues around levels of social housing have also been addressed, as mentioned, with the whole site being registered as 'social' housing' within the application form.

FINANCIAL IMPLICATIONS:

This is a significant development of 66 properties, bringing additional housing to the area. Whilst the full impact of any precept increase is unclear (variables including levels of council tax support, etc), assuming a similar level to our current council tax base, this equates to around an additional £6000 per annum in precept payments. There may also be a small increase in landscape grant, due to the additional works needed, but this is likely to be negligible.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

This is a positive step in terms of delivery of social rented accommodation for the parish. The development has been planned over a number of months, with updated plans provided following concerns and feedback from WCC.

BACKGROUND PAPERS:

All relevant papers are available online via Sharepoint or MKC Planning Portal.

AUTHOR:

Steve McNay – Council Manager.

Agenda item: LD 16/23

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th February 2023

PURPOSE OF REPORT:

To consider Notification of **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.

RECOMMENDATION:

- 1. That the committee notes this 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 10th February.**

MAIN ISSUES AND CONSIDERATIONS:

This appeal has been submitted, relating to the application noted above. This application was for a side extension, with rear dormer window, creating additional ancillary space and an additional loft room.

When discussed, this committee didn't have any direct objections, but did request consideration that this didn't set a precedent in terms of dormer windows and that building control ensured suitability of the upstairs space.

The application was rejected by MKCC Planning Department, with the rejection letter stating:

(1) The proposal, by reason of its two storey design and incorporating a front dormer window, would be out of keeping with the character and appearance of the surrounding area, and would not be in keeping with the straight building lines of terraced and semi-detached dwellings within proximity to the application site. The proposal would have a stark and jarring visual impact on the locality. Additionally, in the absence of evidence to indicate otherwise, the proposed side extension would likely sever the roots of the tall hedgerow that is owned by Milton Keynes Council, which currently contributes positively to the character of the area. Damage or loss of this important landscape feature would have a negative visual impact on the area.

Alternatively, if the canopy of the hedgerow were to survive, it would affect the side elevation and the roof of the proposal or cause shrinkage/subsidence, have an adverse impact on the amount of light received into to new habitable rooms created, and future pressure for its removal. Either scenario would have a negative impact on the character and appearance of the area. Therefore, the proposal is contrary to Policies D1, D2 and D3 of Plan:MK and Policies WN7 and WN9 (d) of Woughton Community Neighbourhood Plan.

(2) Notwithstanding the concerns raised within Reason for Refusal no. 1, if the canopy of the hedgerow were to survive, it would affect the side elevation of the extension, and have an adverse impact on the amount of light

received into to new habitable rooms created, to the detriment of the residential amenity expected for the future occupants of the development. The proposal is therefore contrary to Policy D5 of Plan:MK 2019.

WCC have been informed of the appeal, due to our 'interest' in this case and have been invited to provide any information to the appeal hearing, if so desired.

As no formal objection was made previously, the Council Manager does not consider there is any further action needed by this committee. However, committee may feel that there are issues for the appeal to hear – if so, these need to be provided to the appeal hearing as soon as possible.

Milton Keynes Council planning department will be 'defending' the decision at appeal, as their decision to refuse is the issue. As such, unless this committee feels otherwise, no further action by WCC is needed.

OTHER IMPLICATIONS:

None perceived.

BACKGROUND PAPERS:

Agenda item LD 73.22 (a) Planning application 2200361FUL report.

Appeal letter from Milton Keynes Council.

AUTHOR

Steve McNay – Council Manager

Steve McNayWoughton Community Council HubLocal
CentreGarrawaysCoffee HallMK6 5EG

Paul Thomas
Director, Planning, Strategic Transport and
Placemaking
Jon Palmer MRTPI
Head of Planning

10th January 2023

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY Mr Abdul Attia

AGAINST REFUSAL FOR

Erection of a side extension with rear facing dormer creating additional ancillary areas including a room within the loft space (annexe).

AT 134 Daniels Welch, Coffee Hall, Milton Keynes, MK6 5DX,

APPEAL START DATE: 10th January 2023

The Secretary of State is conducting the above appeal.

I enclose a copy of the letter being circulated to the relevant occupiers and others who have shown an interest.

Yours faithfully,

The Occupier
130 Daniels Welch, Coffee Hall, Milton Keynes, MK6 5DX

Paul Thomas
Director, Planning, Strategic Transport and
Placemaking
Jon Palmer MRTPI
Head of Planning

10th January 2023

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY Mr Abdul Attia

AGAINST REFUSAL FOR

Erection of a side extension with rear facing dormer creating additional ancillary areas including a room within the loft space (annexe).

AT 134 Daniels Welch, Coffee Hall, Milton Keynes, MK6 5DX,

APPEAL START DATE: 10th January 2023

We are writing to advise you that the Secretary of State is conducting the above appeal.

The Council's reason(s) for refusing the above application(s) are as follows:

The proposal, by reason of its two storey design and incorporating a front dormer window, would be out of keeping with the character and appearance of the surrounding area, and would not be in keeping with the straight building lines of terraced and semi-detached dwellings within proximity to the application site. The proposal would have a stark and jarring visual impact on the locality. Additionally, in the absence of evidence to indicate otherwise, the proposed side extension would likely sever the roots of the tall hedgerow that is owned by Milton Keynes Council, which currently contributes positively to the character of the area. Damage or loss of this important landscape feature would have a negative visual impact on the area. Alternatively, if the canopy of the hedgerow were to survive, it would affect the side elevation and the roof of the proposal or cause shrinkage/subsidence, have an adverse impact on the amount of light received into to new habitable rooms created, and future pressure for its removal. Either scenario would have a negative impact on the character and appearance of the area. Therefore, the proposal is contrary to Policies D1, D2 and D3 of Plan:MK and Policies WN7 and WN9 (d) of Woughton Community Neighbourhood Plan.

Notwithstanding the concerns raised within Reason for Refusal no. 1, if the canopy of the hedgerow were to survive, it would affect the side elevation of the extension, and have an adverse impact on the amount of light received into to new habitable rooms created, to the detriment of the residential amenity expected for the future occupants of the development. The proposal is therefore contrary to Policy D5 of Plan:MK 2019.

The Planning Inspector has asked me to notify you about this appeal as it is considered that you may be affected by the proposed development.

It has been decided that this appeal will be dealt with on the basis of Written Representations and a Local Public Inquiry will not be held.

Any comments made by you at the application stage will be sent to the Planning Inspectorate and if you want to make any additional comments, **3 no. copies** must be sent to **The Planning Inspectorate, 3/15 Eagle Wing, Temple Quay House, Temple Quay, Bristol BS1 6PN**, quoting reference .

These should be sent by **14th February 2023**. Any representations received after the deadline will not normally be seen by the Inspector and will be returned. I am obliged to point out that all representations will be disclosed to the appellant.

Representations can now be made on line at. <https://acp.planninginspectorate.gov.uk>

A copy of the Planning Inspectorate's booklet "Guide to taking part in planning appeals" may be obtained free of charge, on request from the Planning Department at the Civic Offices.

The appellants statement may be inspected at the Council's website at: <https://www.milton-keynes.gov.uk/planning-and-building/planning-apply-pay-view/view-and-comment-on-planning-applications/guidance-for-viewing-and-commenting-on-planning-applications>, using our reference 22/00361/FUL. The Council's statement is currently being prepared and you should check on its availability by visiting the website at the same location.

The Planning Inspectorate will send a copy of the decision to you provided you specifically ask for one.

If you are not the owner of this property to which this letter is addressed perhaps you would ensure that the owner is made aware of the contents of this letter.

Yours faithfully,

Lauren Bradwell
Planning Officer

On behalf of Head of Planning

Agenda item: LD 73/23 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 14th March 2022

PURPOSE OF REPORT:

To consider **Application no:** 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.

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 29th March 2022.

MAIN ISSUES AND CONSIDERATIONS:

This is a residential property application for a single storey extension, but with a dormer roof and a room in the loft. Before and after pictures below. End of terrace, so no impact on neighbours. Backs onto a park area. No reason for involvement from the council, in the view of the Council Manager.



OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

All at <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=R7CK6UKWLG200>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 17/23

WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee

Monday 6th February 2023

PURPOSE OF REPORT:

To provide details of decisions issued since the previous meeting.

RECOMMENDATION:

To note the report.

MAIN ISSUES AND CONSIDERATIONS:

The following decisions have been issued by MKCC Planning Department:

Milton Keynes 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 Council, under their powers provided by the above legislation, **Permit the 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 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 Council, under their powers provided by the above legislation, **Permit the External retrofit works to 302 properties owned by MKCC 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 Council, under their powers provided by the above legislation, **Permit the 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

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None perceived.

BACKGROUND PAPERS:

Previous papers relating to the above applications.

AUTHOR

Steve McNay – Council Manager

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th February 2023

PURPOSE OF REPORT:

To update committee on proposals made around the updated Neighbourhood Plan proposal, including ideas submitted by committee members and changes suggested during the consultations over previous meetings and next steps.

RECOMMENDATION:

1. That the committee notes the report and the discussions that have taken place during 2022/3 around the Neighbourhood Plan.
2. That a paper goes to Full Council to ensure all views are included in any review – this paper 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

MAIN ISSUES AND CONSIDERATIONS:

During 2022 and early 2023, this committee reviewed the specific elements of the Neighbourhood Plan, identifying some changes. These included some changes to areas that the committee considered should be protected, some adjustments due to changes since the original plan was 'made' and some additional elements for consideration (e.g. a part that defines communications mast installation within the parish).

At the last meeting, members were invited to consider anything further that may be wanted within any new plan. At time of writing, 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 paper 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.

STAFFING IMPLICATIONS:

There is not currently sufficient staffing resource 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, additional staffing resource is essential.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Planning, Licencing & Development Committee minutes – 2022.

AUTHOR

Steve McNay – Council Manager