

Woughton Community Council

Planning, Licensing & Development Committee

Minutes of the meeting held on Monday 3rd October 2022, 6:30pm at the Woughton Community Council Hub, the Council Chamber, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

Present: Cllrs Sue Smith (Chair), Penny Glasgow, Ruth McMillian, John Orr, Nick Scott, Alan Williamson.

Also present:

Steve McNay (Council Manager).

Brian Barton (Committee & Member Services Officer).

In attendance:

Cllr Elina Apse (Via Zoom Video Call).

LD 37/22 Apologies:

Cllr Janette Bobey (Holiday)

AGREED

LD 38/22 Declarations of Interest:

There were no declarations of interest.

NOTED

LD 39/22 Questions from the public (maximum 10 minutes):

There were no questions from the members of the public.

NOTED

LD 40/22 Chairs announcements:

The Chair informed the committee that there is a meeting on Peartree Bridge at 6:00pm on Wednesday 5th October 2022 to discuss the issues regarding the willow trees, the meeting will be streamed live on Facebook.

The Council Manager will provide on request Zoom Video Call log in details for anyone that does not have a Facebook account.

NOTED

LD 41/22 Minutes of previous meetings:

The minutes of the meeting held on:

- Monday 5th September 2022

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

LD 42/22 To agree submissions to Milton Keynes Council on the Planning application(s) received:

a) Application no: 22/02251/NMA

Proposal: Non-material amendment seeking amendments to the floor levels of Units 1 and 2 being lowered, re-allocation of proposed electrical vehicle charging facilities to accessible spaces, change in colour of paladin fence from moss green to black and amendments to parapet heights on all units relating to permission ref. 21/03437/FUL 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.

RESOLVED

- 1. That the committee notes the report and the associated documents.**
- 2. That the committee has no objections to this planning application.**

b) Application no: 22/02340/PRIOR

Proposal: Proposed telecommunications installation: Proposed 16.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

At: Eaglestone West Area, Chadwick Drive, Eaglestone West, Milton Keynes.

RESOLVED

- 1. That the committee notes the report and the associated documents.**
- 2. That the committee objects to the planning application on the grounds of the impact on the visual amenity and is against Milton Keynes City Council's Telecommunications Policy.**
- 3. That the Council Manager informs Milton Keynes Council's Development Control Directorate accordingly.**

c) Application no: 22/02392/PRIOR Prior notification/approval for the proposed telecommunications installation.

Proposal: 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.

At: V8, Marlborough Street, Netherfield, Milton Keynes, Woughton On The Green, Milton Keynes, MK6 3DQ.

RESOLVED

- 1. That the committee notes the report and the associated documents.**
- 2. That the committee objects to this planning application on the grounds of the impact on the visual amenity, and the high density due to the close proximity to other nearby masts.**
- 3. That the Council Manager informs Milton Keynes Council's Development Control Directorate accordingly.**
- 4. That the Council Manager to provide a map for the next meeting indicating the locations of masts approved by Milton Keynes City Council's Development Control Directorate, in the Woughton Community Council area.**

LD 43/22 To agree submissions to Milton Keynes Council on the Licencing application(s) received:

One (1) application received, which has a variation to reduce timings:

Coffee Blue Milton Keynes West (Reg HJ70 KNH) on 15/09/2022 for One (1) coffee van to trade Boroughwide for the following times:

Monday to Friday 13:30 – 15:30.

Hours have changed, previous timings were – 13:00 – 16:00

RESOLVED

- 1. That the committee notes the report.**
- 2. That the committee has no objections to this variation to this licence to reduce the hours of trading.**

LD 44/22 To update the committee on planning and licensing decisions issued:

The committee was updated on the planning decisions issued since the last meeting.

The following decisions have been issued by Milton Keynes City Council's Development Control Officers since the end of August 2022.

- **CERTIFICATE OF LAWFULNESS PROPOSED – APPROVED**
Application no: 22/01375/CLUP
This is the application for a variation of use to a children's supported living house. Not considered to be a material change of use.
- **Permit the Erection of a single storey outbuilding to be used ancillary to the existing dwelling (annexe) At: 95, St Dunstons, Coffee Hall, Milton Keynes, MK6 5DW**
This is a residential property where a prayer room was requested.
- **Permit the creation of an additional x4 parking spaces giving a new total of x12 parking spaces At: Land Off Perrydown, Beanhill, Milton Keynes, MK6 4NE**
This is at the supported living project in Beanhill.
- **Permit the Advertisement consent for the installation of 3no freestanding EVC metal signs At: Shell UK Ltd, Leadenhall, Grafton Street, H7 To H8, Milton Keynes, MK6 5LY**
- **Permit the installation of new electric vehicle chargers, equipment compound and substation with the demolition of car wash At: Shell UK Ltd, Leadenhall, Grafton Street H7 To H8, Milton Keynes, MK6 5LY**
These last two applications are linked and are based on replacement of a car wash with electric charging points.

A decision was also issued previously regarding a residential property on Coffee Hall, where permission was denied **Application no: 22/00361/FUL Proposal:** 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. The denial included a suggestion that the application was in breach of the Woughton Community Council Neighbourhood Plan (policy W9 – Housing design), as well as a series of other issues. This committee commented on this application in March 2022, with the following resolutions:

RESOLVED

- 1. That the committee notes the report and associated documents.**
- 2. That the committee requests that safety checks are made to ensure that the current roof void is managed sufficiently.**
- 3. That this is not precedent in terms of dormer window use on Coffee Hall and the right of privacy is maintained as a default.**
- 4. That the committee has no objection to this application.**

The applicant is unhappy with the decision and has included the Chair of Council and Council Manager in communications with the Development Control Directorate at Milton Keynes City Council.

RESOLVED

That the committee notes the report.

LD 45/22 Licensing variation feedback for the Netherfield Post Office, 23, Farthing Grove, Netherfield, Milton Keynes, MK6 4JH:

The committee was informed of the outcome of the Netherfield Post Office licensing application.

There were concerns noted regarding the application to extend the hours where alcohol could be sold on Netherfield, with a licensing application from the Post Office.

An objection was submitted on behalf of this committee.

Milton Keynes City Council's Licensing Directorate has allowed the licence, but with stringent conditions attached.

RESOLVED

- 1. That the committee notes the report.**
- 2. That the committee is reminded that any breaches of licensing conditions should be reported to the relevant authorities.**
- 3. That the committee agrees to a reminder of this being shared with residents, officers and other councillors.**

LD 46/22 To look into the Accessibility, Business and Retail Policies of the Neighbourhood Plan Review:

The committee looked at the Accessibility, Business and Retail policy elements of the Neighbourhood Plan (WN12 – WN16 inclusive), reviewing suitability and suggesting any changes.

Accessibility Policies

WN12 – Redways and other Footpaths.

This policy proposes that any reduction in pedestrian routes (redways or otherwise) will not be supported, with any extension to said routes seen as positive, protecting the redway network and pedestrian routes, whilst acknowledging that there may

need to be some changes if redevelopment takes place (with safety provisos built in there too).

The policy also states that any redevelopment will maintain the 'off street' footpaths.

WN13 – Bus routes and facilities.

The overarching policy statement is that any development should enable buses to travel through, providing transport links to the Centre:MK to the north and Stadium:MK to the south. In addition, support for creating a transport 'hub' between Netherfield and the Milton Keynes University Hospital would also be supported.

These two (2) policies support the Woughton Community Council aims around sustainable transport and encouraging people out of cars. However, the policy also acknowledges that these decisions will be made by those other than Woughton and that this policy remains focused on development being suitable to enable these aims.

Business and Retail Policies

WN14 - Competitive Grid Squares.

This policy focuses on the two (2) industrial estates, Bleak Hall and Redmoor, suggesting that they should remain 'employment areas', with a focus on further development where possible (e.g. small 'start up' units) and that any change of use would be resisted, especially anything that placed residential property within these areas.

The committee felt that consideration should be made for self employed residents working from home.

Provision should be made for small business start up units.

There should be a policy to provide advice and signposting.

WN15 – Grid Square Local Centres.

This policy focuses on local centres, not including Netherfield (see WN16), and encourages and supports expansion of local centres, within agreed parameters, whilst resisting provision of business that is considered unsuitable (hot food takeaway and betting shops). It also states that Woughton Community Council will object to new liquor licences, due to the links to anti-social behaviour.

Whether this continues to be the case is a discussion for the committee, are all hot food takeaway options intrinsically wrong? Is a blanket approach to any element appropriate, even with alcohol licensing?

WN16 – Netherfield Local Centre.

This policy acknowledges that Netherfield provides a 'step up' from other local centres in terms of the size of centre and range of provision. Policy is similar to that of

WN15 – expansion is supported, with some provisos and the option of redevelopment stands, on the understanding that the centre remains the centre for the parish-maintains size and floorspace, whilst potentially changing some of the provision.

RESOLVED:

1. That the committee notes the report and the relevant passages of the Neighbourhood Plan.
2. That the committee considers the suitability of:
 - a. Accessibility Policies
 - i. Policy WN12 – Redways and other Footpaths
 - ii. Policy WN13 – Bus Routes and Facilities
 - b. Business and Retail Policies
 - i. Policy WN14 – Competitive Grid Squares
 - ii. Policy WN15 - Grid Square Local Centres
 - iii. Policy WN16 – Netherfield Local Centre
3. To consider each fast food/takeaway outlet and or mobile outlet on its merits or otherwise.
4. To consider the definition of a fast food outlet and mobile outlet.
5. That the committee believes that the provision of access to healthier food options should be made available and included in the Neighbourhood Plan as part of the policy offer.
6. That this process continues, considering different elements each meeting until the entire policy has been reviewed.

LD 47/22 To consider the Milton Keynes City Council Scrap Metal Dealers policy updates, as part of a citywide consultation:

The committee considered the Milton Keynes City Council Scrap Metal Dealers policy updates, as part of a citywide consultation.

The Scrap Metal Dealers Policy was created in 2013 and there are some updates that have been suggested to reflect new legislation, best practice and to make clarifications to the approach taken in Milton Keynes.

This is out for consultation, with the document already been circulated to members of the committee, which details the changes being suggested, with the reason for them also highlighted.

The Council Manager will check if contractors who have a waste carriers license can also provide a scrap metal collection service, as having an additional license will obviously incur additional charges.

RESOLVED

1. That the committee notes the report and attached policy document.
2. That the committee considers any responses to the policy document.
3. That if the committee has any responses, then these should be provided to the Council Manager by Tuesday 11th October 2022, for submission to Milton Keynes City Council by Tuesday 18th October 2022.

Date of next meeting:

Monday 7th November 2022, 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 7:17PM

Chair _____ Date _____

DRAFT