

Woughton Community Council

Planning, Licensing & Development Committee

Minutes of the meeting held on Monday 4th July 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), Ruth McMillian, John Orr, Nick Scott, Alan Williamson.

Also present:

Steve McNay (Council Manager).

Brian Barton (Committee & Member Services Officer).

In attendance:

Cllrs Janette Bobey (Vice-Chair), Donna Fuller.

LD 11/22 Apologies:

Cllr Janette Bobey (unwell) (will be attending meeting via Zoom video call)

Cllr Luke Louis (personal commitment)

AGREED

LD 12/22 Declarations of Interest:

There were no declarations of interest.

NOTED

LD 13/22 Questions from the public (maximum 10 minutes):

There were no questions from the members of the public.

NOTED

LD 14/22 Chairs announcements:

The Chair informed the meeting that Full Council will be held on Monday 11th July 2022, 6:30pm at the Hub in the Council Chambers.

The Council Manager reminded Members to provide apologies with plenty of notice so that a substitute can attend in their place.

NOTED

LD 15/22 Minutes of previous meetings:

The minutes of the meetings held on:

- Monday 6th June 2022

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

LD 16/22 To agree submissions to Milton Keynes Council on the Planning application(s) received:

a) Application no: 22/01447/FUL

Proposal: Car park management system consisting of 1 x column mounted camera and 1 x column mounted cabinet

At: Waterside, Peartree Bridge, Milton Keynes, MK6 3BX

RESOLVED

That the committee has no objection to this planning application.

b) Application no: 22/01375/CLUP

Proposal: Certificate of Lawfulness for the Change of use from Class C3 (dwelling-house) to Class C2 (residential institution)

At: 6, Marshworth, Tinkers Bridge, Milton Keynes, MK6 3DA

RESOLVED

- 1. To look at recent OFSTED reports and company accounts to ensure that the applicants are fit and proper persons for running such an establishment.**
- 2. That the Tinkers Bridge Ward Member to check with residents to see whether it is the same property that there have been concerns about in the past.**
- 3. That the Tinkers Bridge Ward Member to write to the Council Manager if there any issues in regards planning terms.**

c) Application no: 22/01226/FUL

Proposal: The creation of an additional 4 x parking spaces giving a new total of 12 x parking spaces

At: Land Off Perrydown, Beanhill, Milton Keynes, MK6 4NE

RESOLVED

- 1. That the committee would like the applicant to plant fruit trees on land behind the present building, to replace the trees to be removed where the additional car parking spaces are being proposed.**
- 2. That the committee has no objections to this planning application.**

d) Application no: 22/01498/FUL

Proposal: The construction of a new SEND Unit for 24 students and associated external works and the provision of a new Multi-Use Games Area for the mainstream school (regulation 3 application)

At: St Paul's Catholic School, Phoenix Drive, Leadenhall, Milton Keynes, MK6 5EN

RESOLVED

- 1. That the committee requests that St Paul's Catholic School provides public access to the proposed Multi Use Games Area.**
- 2. That the committee has no objection to this planning application.**

e) Application no: 22/01496/FUL

Proposal: Replacement of an existing flat roof with a pitched tile roof.

At: Peartree Centre, 1, Chadds Lane, Peartree Bridge, Milton Keynes, MK6 3EB

RESOLVED

That the committee has no objection to this planning application.

LD 17/22 To agree submissions to Milton Keynes Council on the Licencing application(s) received:

NEW application: Nav's Ices on 07 June 2022 for 1 ice cream van to trade Boroughwide for the following times:

Monday to Sunday 15:00 to 18:00

Boroughwide consents allow for no more than 20 minutes trading in any 100 metre part of any one Consent Street on any one day.

RENEWAL application: Fero Kebab, Marshworth, Tinkers Bridge, Ref 135040
To sell: Hot takeaway food

Monday to Sunday 16:00 – 23:00

The renewal is for the kebab van that parks outside the Tinkers Bridge Meeting Place, the Council Manager has had a communication from Milton Keynes Council asking if this is their land (which it is) and whether they have previously refused use of this land (Council Manager is not aware that this is the case).

Netherfield Post Office, 23, Farthing Grove, Netherfield, Milton Keynes, MK6 4JH - Full Variation notification.

RESOLVED

- 1. That the committee has no objections to the Nav Ices licensing application.**
- 2. That the committee has no objections to the Fero Kebab licensing application.**
- 3. That the committee objects to the Netherfield Post Office variation of license on the following grounds:**
 - Noise disturbance if the two extra hours of trading alcohol is permitted.**
 - The increase in litter which is a problem at present in the alphabet park.**
 - The increase in anti social behavior, the lack of community policing is not helping to alleviate the problem.**
 - The application is not appropriate considering there is a drug and alcohol addiction recovery unit nearby.**
- 4. That the committee has concerns about potential planning breaches of converted shop units in that area.**
- 5. That the committee to work with Milton Keynes Council's Licencing Directorate to try and seek reduced hours of trading alcohol.**

LD 18/22 To discuss the Neighbourhood Plan review:

This agenda item concentrated on looking at the 'Green Infrastructure' elements of the Neighbourhood Plan (WN4 – WN8 inclusive), reviewing suitability and suggesting any changes.

WN4 Green Grid Squares

The opening paragraph for this area (page 12 of the Neighbourhood Plan), defines the issues for discussion, stating clearly that enhancement of the environmental, recreations and connectivity of the green network will be supported, with anything that obstructs, or harms not being supported. This is a clear statement of intent, defining in a paragraph the overarching aim.

3.14 – 3.15 defines the ‘network’ of green spaces as an asset, protected from development and the definitions of various parts of this network.

3.16 – explores the value of the road verges – no change needed.

3.17 – states that there are parts of the current green network that aren’t considered essential and that could be developed (paraphrased). Is this still the case? If so, are there other elements in policy WN6 (protected areas) that need to be included and currently aren’t?

3.18 – returns to the ‘new town’ view – grid squares, with green ‘corridors’ on the sides.

WN5 Play and Activity Areas

As with the above, an opening paragraph that states clearly that new play areas will be supported (some caveats) and any loss won’t be (again, some caveats).

3.19 – 3.20 – builds upon the opening paragraph – no change needed.

3.21 states that anything that isn’t on the Policies Map are not considered worthy of retention. Does this need to be reviewed and revisited? The lack of inclusion means that these areas can be developed without any come back from this plan.

WN6 Local Green Spaces

This policy defines the following areas that are protected under this plan:

- a. Open field area and play area, Tinkers Bridge
- b. Alphabet Park, Netherfield
- c. Educational land for Langland School, Netherfield
- d. ‘Tinman’ and ‘Rainbow’ parks, Beanhill
- e. Two Halls Park, Coffee Hall
- f. Barista play area, Coffee Hall
- g. Eaglestone Local Park
- h. Falconhurst School Playing Field, Eaglestone
- i. Old Rectory Farm area, Peartree Bridge
- j. New Chapter playing fields, Coffee Hall
- k. Grand Union Canal corridor, Peartree Bridge and Tinkers Bridge

Does this list the areas that remain important? Is the Old Rectory Farm area protectable anymore, given private ownership? With schools being passed to

Academies, can Woughton Community Council protect playing fields? Are there other areas of importance and / or any areas that matter less? The Neighbourhood Plan, whilst not explicitly excluding any development of these spaces, does state 'very exceptional circumstances' – is this sufficiently robust?

Members suggested the following amendments to policy WN6 Local Green Spaces of the areas that should be protected in the plan:

- To Delete Rectory Farm on Peartree Farm from the list.
- To define the Tinkers Bridge park boundary.
- To define the Eaglestone park boundary.
- To add the park on Daniels Welch, Coffee Hall.
- To add the skateboard park on Netherfield.
- To add the Owl and Pussycat park on Netherfield.
- To add the Village Green on Coffee Hall.
- To add all community gardens along with their locations.
- To add the Peartree Bridge Orchard.
- To add the orchard sited between Farthing Grove and Broadlands on Netherfield at the Ashlands end.

3.22 suggests that this designation protects in the same way as green belt land is protected.

3.23 details that in creating this plan, land that would meet the criteria for 'protection' has not been included, due to the development potential for these spaces. Does the committee continue to believe that this approach is the right one?

WN7 Trees in the Public Realm

Opening paragraph that states loss of existing trees will be resisted, unless replaced elsewhere, but nearby.

3.24 – 3.25 covers the importance of trees, whilst acknowledging that some will be a burden, in the wrong place, etc. Expectation is that if a tree is removed, it is replaced maintaining the 'street scene' – the same visual purpose but with a less damage / lesser burden in terms of maintenance.

WN8 Community Gardens, Allotments and Orchards

Opening paragraph is that these approaches will be supported, as long as the relevant infrastructure is in place (e.g. parking).

3.26 – 'encourages' proposals, if suitable and considered. Should the policy continue to see parking as an essential element of all delivery? Should more sustainable approaches be included and encouraged too?

The Council Manager was asked to investigate which meeting at Milton Keynes Council agreed for their land to be transferred to the Milton Keynes Academy.

The Council Manager was also asked to investigate which meeting at Milton Keynes Council agreed to the sale of Rectory Farm on Peartree Bridge.

The Council Manager was asked to arrange for a Milton Keynes Council Surveyor to attend a future meeting to discuss the planned tree survey.

RESOLVED

- 1. That the committee notes this report and the relevant passages of the Neighbourhood Plan.**
- 2. That the committee considers the suitability of:**
 - a. Introduction and Purpose**
 - b. Vision and Objectives**
 - c. Green Infrastructure Policies**
 - i. Policy WN4 – Green Grid Squares**
 - ii. Policy WN5 – Play and Activity Areas**
 - iii. Policy WN6 – Local Green Spaces**
 - iv. Policy WN7 – Trees in the Public Realm**
 - v. Policy WN8 – Community Gardens, Allotments and Orchards**
- 3. That any variation is re-written and returns to the committee next meeting for agreement.**
- 4. That this process continues, considering different elements each meeting until the entire policy has been reviewed.**
- 5. To agree the following amendments to policy WN6 Local Green Spaces of the areas that should be protected in the plan:**
 - To Delete Rectory Farm on Peartree Bridge from the list.**
 - To define the Tinkers Bridge park boundary.**
 - To define the Eaglestone park boundary.**
 - To add the park on Daniels Welch, Coffee Hall.**
 - To add the skateboard park on Netherfield.**
 - To add the Owl and Pussycat park on Netherfield.**
 - To add the Village Green on Coffee Hall.**
 - To add all community gardens along with their locations.**
 - To add the Peartree Bridge Orchard.**
 - To add the orchard sited between Farthing Grove and Broadlands on Netherfield at the Ashlands end.**
- 6. That the Council Manager to investigate which meeting at Milton Keynes Council agreed for their land to be transferred to the Milton Keynes Academy.**
- 7. That the Council Manager to investigate which meeting at Milton Keynes Council agreed to the sale of Rectory Farm on Peartree Bridge.**
- 8. That the Council Manager to arrange for a Milton Keynes Council Surveyor to attend a future meeting to discuss the planned tree survey.**

LD 19/22 To note the planning decisions issued by Milton Keynes Council:

The Council Manager informed the meeting that the following planning applications have been granted permission:

Application no: 22/00951/FUL

Address: 48, Golden Drive, Eaglestone, Milton Keynes, MK6 5BJ.

Proposal: Erection of a detached garden studio in the rear garden.

Application no: 22/00953/FUL

Address: 62, Forest Rise, Eaglestone, Milton Keynes, MK6 5EX.

Proposal: The erection of a single storey rear/side extension and realignment of existing side boundary fence including the change of use of open amenity space (resubmission of 21/02337/FUL).

RESOLVED

That the committee notes the report.

LD 20/22 Milton Keynes Council Enforcement Drop In reminder:

The Council Manager informed the meeting that there will be an Enforcement Drop in session run by Milton Keynes Council on Monday 7th July 2022 between 10.30am – 12:00pm.

NOTED

LD 21/22 To note the Peer Challenge Review of the Milton Keynes Council Planning Service:

The Council Manager informed the meeting that the paperwork had previously been circulated to Members.

Milton Keynes Council's Development Control Directorate had in partnership with the Local Government Association undertaken a Peer Challenge Review, which involves other councils reviewing Milton Keynes Council's planning systems, and a report is then compiled.

Milton Keynes Council has implemented some of the measures suggested, the report indicates that the Development Control Directorate is improving, but more needs to be accomplished.

NOTED

LD 22/22 To discuss and agree the level of support and involvement with the Residents of Renewal Estates (R.O.R.E):

After some discussion the committee agreed to continue supporting RORE with the use of the Council Chamber.

The Council Manager and the Committee & Member Services Officer are appointed advisors.

RESOLVED

To continue supporting RORE by hosting meetings in the Council Chamber.

Date of next meeting:

Monday 5th September 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 7:54PM

Chair _____ Date _____

DRAFT