

## Woughton Community Council

### Planning, Licensing & Development Committee

**Minutes of the meeting held on Monday 5<sup>th</sup> September 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), Janette Bobey (Vice-Chair), Luke Louis, Ruth McMillian, John Orr, Nick Scott, Alan Williamson.**

**Also present:**

Steve McNay (Council Manager).

Brian Barton (Committee & Member Services Officer).

**In attendance:**

Zulf Awan – Lead Officer on Estate Renewal (Milton Keynes Council).

**LD 23/22 Apologies:**

None received

**NOTED**

**LD 24/22 Declarations of Interest:**

There were no declarations of interest.

**NOTED**

**LD 25/22 Questions from the public (maximum 10 minutes):**

Cllr Nick Scott raised that trees were being removed near to the property of 64, Garraways on Coffee Hall, Milton Keynes Council's policy says residents can cut back trees and landscaping up to a metre from a property boundary. The Council Manager had contacted Milton Keynes Council regarding parking and contractor advertising hoardings near to the same property, and still has not had a response, but will chase up. The Chair of this committee will also speak to Milton Keynes Council regarding the trees being removed.

**NOTED**

**LD 26/22 Chairs announcements:**

The Chair informed the meeting that there is an online Planning Framework session which will be held on the Thursday 8<sup>th</sup> December 2022, members are requested to let the Committee & Member Services Officer know if they want to attend. .

**NOTED**

**LD 26/22 Minutes of previous meetings:**

The minutes of the meetings held on:

- Monday 4<sup>th</sup> July 2022

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

**LD 28/22 To agree submissions to Milton Keynes Council on the Planning application(s) received:**

- a) **Application no:** 22/02035/FUL **Proposal:** Installation of security fencing with pedestrian and vehicle access gates (Regulation 3 application) **At:** Hedge-rows Sure Start Childrens Centre, Netherfield Playzone, Langland Road, Netherfield, Milton Keynes, MK6 4NP.

**RESOLVED**

**That the committee has no objections to this application.**

- b) **Application no:** 22/02125/FUL

**Proposal:** New external ramp with new railings, new external walkway with new railings, new pergolas, new external front balconies with roof, new external rear balconies with roof, new props, new external staircase, new main roof tiles, new fascia boards, new external doors and windows (Regulation 3 application under the Town and Country Planning General Regulations 1992)  
**At:** 9, Harrier Court, Eaglestone, Milton Keynes, MK6 5BZ.

The Ward Councillor Liz Simpkins added her support to this application, it meets the Milton Keynes Heritage Officer's and residents views, the residents are fed up with the amount of time the scaffolding has been up, and they felt discussions with the Heritage Officer should have taken place before an application was submitted.

**RESOLVED**

**That the committee has no objections to this application.**

**LD 29/22 To agree submissions to Milton Keynes Council on the Licencing application(s) received:**

There are no new licensing applications for consideration at this meeting.

**NOTED**

**LD 30/22 To update the committee on applications received over the summer:**

**Application no:** 22/01635/HOU **Proposal:** The erection of a single storey front infill extension (re-submission of ref. 22/01240/HOU) **At:** 24, Marram Close, Beanhill, Milton Keynes, MK6 4LS

<https://publicaccess2.milton-keynes.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=REA4V3KWHERO0>

*A household extension, residential. Previously discussed at this committee with changes made to comply with planning department advice.*

**Application no:** 22/01650/FUL **Proposal:** The installation of a fuel tank **At:** Hertz Rent A Car, Chesney Wold, Bleak Hall, Milton Keynes MK6 1LS

<https://publicaccess2.milton-keynes.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=REC7VGKWHG500>

*Simple application on industrial estate for a fuel tank.*

**Application no:** 22/01900/ADV **Proposal:** 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 <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RFRU78KWI7S00>  
*Application for additional signage at the petrol station.*

**Application no:** 22/01899/FUL **Proposal:** 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. <https://publicaccess2.milton-keynes.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RFRU6UKWI7R00>

*Linked to above – electric charging points at the Shell petrol station.*

**Application no:** 22/01838/ADV **Proposal:** Advertisement consent for 2x internally illuminated fabricated 1.2mm stainless steel panel fascia signs **At:** Milton Keynes College, Woughton Campus, Chaffron Way V6 To V7, Milton Keynes, MK6 5LP. <https://publicaccess2.milton-keynes.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RFDHK0KWI0Y00>  
*Signage on the college, as part of the overall refurb.*

**Application no:** 22/01962/DISCON **Proposal:** Approval of details required by condition 12 (Bird & Bat boxes) of permission ref. 21/03437/FUL **At:** Former Arcadia Unit, Merton Drive, Redmoor, Milton Keynes, MK6 4AG <https://publicaccess2.milton-keynes.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=RG4T12KWIFK00>  
*Information relating to birds and bats on the industrial estate renewal of the Arcadia site.*

Links to the relevant plans and supporting documents are provided in these minutes as above.

#### **RESOLVED**

**That the committee notes the report.**

#### **LD 31/22 To update the committee on planning and licensing decisions issued:**

**Application No:** 22/01234/PRIOR. Prior approval for the installation of an 18 metre high monopole supporting 6 no. antennas and 2 no. transmission dishes, 4 no. equipment cabinets and development works ancillary thereto. **At:** Land At Barnfield Drive, Netherfield, Milton Keynes.

This was **REFUSED** due to the reasons stated in the Woughton Community Council objection such as siting, visual impact and proximity to residential properties.

**Application no:** 22/01447/FUL. 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.

And

**Application no:** 22/01448/ADV. Advertisement consent for the display of 4 x non-illuminated car park management system signs **At:** Waterside, Peartree Bridge, Milton Keynes, MK6 3BX.

These were both **PERMITTED**.

**Application no:** 22/01496/FUL. Replacement of an existing flat roof with a pitched tile roof. **At:** Peartree Centre, 1, Chadds Lane, Peartree Bridge, Milton Keynes, MK6 3EB.

This was **PERMITTED**.

**Application no:** 22/01307/FULM. Variation of condition 8 (Biodiversity Enhancement (Compliance) (attached to planning ref. 20/01433/FUL for the demolition of single storey prefabricated Ambulatory Emergency Care Unit and partial demolition of two storey Ambulance Service building and the erection of new 2 storey building to accommodate same day emergency care and short stay unit for adults.) **At:** Milton Keynes General Hospital, Standing Way, Eaglestone, Milton Keynes, MK6 5LD.

This was **PERMITTED**.

**Application no:** 22/01608/FULM. Variation of condition 1 (Approved Plans) seeking to omit all two-storey extensions and retain the existing landscaping to the rear of the property only (relating to permission ref. 20/01187/FUL Extensions and alterations to the existing building including the provision of 3 additional residential units and the erection of a combined bin and cycle storage area, the enlargement of the parking area and landscaping improvements) **At:** Hornbeam Court, Langland Road, Netherfield Milton Keynes.

This was **PERMITTED**.

**Application no:** 22/01635/HOU. The erection of a single storey front infill extension (re-submission of ref. 22/01240/HOU) **At:** 24, Marram Close, Beanhill, Milton Keynes MK6 4LS.

This was **PERMITTED**.

**RESOLVED**

**That the committee notes the report.**

**LD 32/22 Licensing variation feedback for the Netherfield Post Office, 23 Farthing Grove, Netherfield, Milton Keynes, MK6 4JH:**

The Council Manager had submitted the committee's objections, in the submission it was mentioned about allowing the purchase of alcohol early in the morning, the licensing directorate say that this is not the case, so an amended second objection has been submitted.

The licensing application has been agreed with conditions attached, due to incorrect paperwork, they could not tell the Council Manager what those conditions were, the Council Manager will inform the committee once he has more information.

**NOTED**

**LD 33/22 To propose support for the creation of Estate Renewal Forums, both for the parish and the four (4) 'renewal' estates (namely Coffee Hall, Beanhill, Netherfield and Tinkers Bridge):**

Milton Keynes Council are proposing the creation of Estate Renewal Forums, both for the parish and the four (4) 'renewal' estates (namely Coffee Hall, Beanhill, Netherfield and Tinkers Bridge).

There is a lack of clarity around what is up for discussion within these forums and no clear budget.

There are also diverse views with regard to the value of another forum with some feeling that Resident Associations already provide oversight.

The ERF's are planned to include Residents Association's, Woughton Community Council, Milton Keynes Council, businesses, schools, etc. depending on the estate, but this is to be confirmed, presumably as they are created.

Other concerns have been noted, including a flawed baseline of information, numerous previous projects that have started and been abandoned (e.g. roofs).

With these concerns in mind and with the limitations that are apparent taken into consideration, the recommendation is that Woughton Community Council supports the creation of and delivery of ERF's for the parish, playing a full and active role within these. This is based on the view that influence from within is better than being outside with no say.

The Milton Keynes Council Lead Officer Zulf Awan for the creation of the ERF's was also in attendance at this meeting.

The ERF remit is stronger, healthy communities. The Lakes Estate regeneration has recently started, contracts have been signed and work commences next year, it will be a community lead regeneration, and will subject to budget, and some compromise taken into account, of residents and stakeholders wishes.

ERFs will involve Parish & Town Councils, schools, businesses and resident associations, ERFs will be a vehicle for consultation and communications with regular emails and newsletters.

Each ERF can apply for up to £5,000 for funding for community projects to help engage residents and tackle local issues.

Updated census data can help focus on tackling needs decided by the ERF, there will be four (4) sub groups for each estate and one (1) ERF.

A bid has been submitted for a government levelling up grant the criteria of which is places and communities, skills and jobs, prosperity and business, the outcome will not be known until October 2022.

Fullers Slade regeneration proposals are being finalised with residents for development, such as setting up a youth club in consultation with Stony Stratford Town

Council, to help tackle anti-social behaviour, not just a bricks and mortar approach, neighbouring estates will not get turned down with help for similar grant applications.

The Chair thanked Mr Awan for his attendance and presentation and for answering Members questions.

#### **RESOLVED**

- 1. That the Committee notes the report and associated documents.**
- 2. That the Committee agrees to work with Milton Keynes Council to develop Estate Renewal Forums (ERFs) including estate specific and one overarching one for the parish.**
- 3. That the Committee understands the limitations of the ERF and accepts the imperfections of the current situation, whilst acknowledging the importance of involvement.**

#### **LD 34/22 To look into the Housing Policies of the Neighbourhood Plan Review:**

Continuing the initial review of the Neighbourhood Plan, this agenda item looks at the three (3) policies that fall under the 'Housing Policies' heading. This agenda item will continue in the same vein as the previous committee meeting, looking at each point individually and providing a starting point for further discussion.

#### WN9 – Housing Design

This is a key element of the plan and as it stands, details an approach that maintains the distinct design of the area – low level, low density, straight lines, terraced / semi-detached housing and flats only around the local centres. This is different from the applications that have recently been discussed (and in some cases agreed) by this committee (e.g. Cripps Lodge has flats, not next to a local centre).

With the changes over the past five years, do these priorities remain the same?

The meeting agreed to remove references to cul de sacs, and mentioned that existing trees are often of the wrong type situated in inappropriate locations, any future planting of trees should take this into consideration.

Any future developments should have bends and not just be in straight lines, with buildings being in formation of the road structure.

Flats should be pepper potted throughout estates not just situated at local centres.

#### WN10 Housing Mix in Regeneration Grid Squares.

Specifically around the estates that were originally selected for regeneration, now renewal estates (Netherfield, Tinkers Bridge, Beanhill and Coffee Hall). This details more fully the size, scope and approach to take within these estates:

- a) Details the size of homes for majority
- b) Details number of large homes
- c) Details number of smaller homes, including flats
- d) Details number of bungalows
- e) Details social housing aspirations

- f) Details affordable homes aspirations
- g) Details 5% of 'custom builders'
- h) Details supported, sheltered and older persons schemes.

The meeting proposed no changes to this policy.

WN11 – Houses in Multiple Occupation.

This policy details the level of HMO prevalence allowed within each grid square. This depends on Milton Keynes Council keeping accurate records and landlords registering their HMO's. There is a specific policy paper that was developed around this area.

The meeting proposed to add "That housing should be provided for young people and those on low incomes".

That Woughton Community Council should consider the level and type of support for tenants and homeowners, which could be considered at a future committee meeting.

**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. Housing Policies
    - i. Policy WN9 – Housing Design
    - ii. Policy WN10 – Housing Mix in Regeneration Grid Squares
    - iii. Policy WN11 – Houses in Multiple Occupation
3. That this process continues, considering different elements each meeting until the entire policy has been reviewed.
4. To add under policy WN11 "That housing should be provided for young people and those on low incomes".
5. That Woughton Community Council should consider the level and type of support for tenants and homeowners, which could be considered at a future committee meeting.

**LD 35/22 To provide information regarding the review of Neighbourhood Plans:**

As part of the preparation for the review, the Council Manager and Chair of Council attended two (2) sessions around reviewing Neighbourhood Plan's – one run online by NALC and one (1) 'in person' via B&MKALC which was facilitated by Mr Neil Horner, who was involved in the creation of the original Woughton Community Council Neighbourhood Plan. These sessions were very different, with the in person session being far more useful, the slides from this session have been circulated to Members.

The message from the sessions were:

- That this is still a very new situation and there are not clear rules / regulations, much of this is still being decided, mostly through trial and error.
- That there are four main options:

- Minor adjustments (likely to be changeable with discussions with Milton Keynes Council)
  - Material modifications that are relatively minor (likely to be examined, but no need for a referendum)
  - Material modifications that change significant elements (likely to be examined and a referendum required)
  - Full replacement with wholesale changes (examined and a referendum)
- Linking to the principal authority plan (Plan:MK in Milton Keynes) will help ensure that the process is smooth.
  - That there is funding available for reviewing, similar to that which was provided for the original creation of the Neighbourhood Plan (up to £18,000 plus additional technical support).
  - That consideration should be given to the nature of any review, ensuring that there isn't 'mission creep' and retaining the focus of the plan, the essential elements, etc.

This is a brief overview and, as mentioned, there remains much to consider. This is likely to become clearer once the internal review has been completed, as this will provide some clarity in terms of the depth and breadth of the changes that are felt necessary.

It is recommended that:

- This committee continue to review the existing plan, clarifying any changes that may be needed and therefore clarifying (or aiming to clarify) which option is most likely – minor, material (minor), material (significant) or full rewrite.
- That once this has been completed, if significant change is needed, that funding is applied for, and relevant steps taken to undertake the review. This is especially important if a referendum is likely.

The committee felt that Mr Neil Horner should be contacted with a view to advise on process and invited to a future committee meeting.

#### **RESOLVED**

- 1. That the committee notes the report.**
- 2. That the committee considers the information provided in the report and associated slides when reviewing the Neighbourhood Plan (NP).**
- 3. That the review process continues over the coming months, until the entire document has been reviewed.**
- 4. That the committee considers whether a full review, with associated funding bids and appointment of specialist officers should happen and if so, consideration of timescales.**
- 5. That Mr Neil Horner should be contacted with a view to advise on process and invited to a future committee meeting.**



**LD 36/22 To inform the committee of a current consultation regarding the Parking Standards linked to planning:**

The committee was informed of a current consultation by Milton Keynes Council regarding the Parking Standards linked to planning.

The Council Manager will collate all statements and opinions, and submit a written response to Milton Keynes Council.

Members can respond individually, but must make this clear if using their Council email.

If there is not a response then the Council Manager will write a submission from comments at this committee meeting.

The Council Manager will send the link for the consultation session planned for Wednesday 14<sup>th</sup> September 2022 to Members and on Facebook.

**RESOLVED:**

- 1. That the committee notes the report.**
- 2. That the committee considers any responses and send details for collation to the Council Manager to write a council response.**
- 3. That committee members, other councillors and members of the public also consider any individual responses, bearing in mind that these should be described as such.**

**Date of next meeting:**

Monday 3<sup>rd</sup> October 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 7:51PM**

Chair \_\_\_\_\_ Date \_\_\_\_\_