

Agenda item: LD 06/22 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th June 2022

PURPOSE OF REPORT:

To consider **Application no: 22/01234/PRIOR**

Proposal: 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.

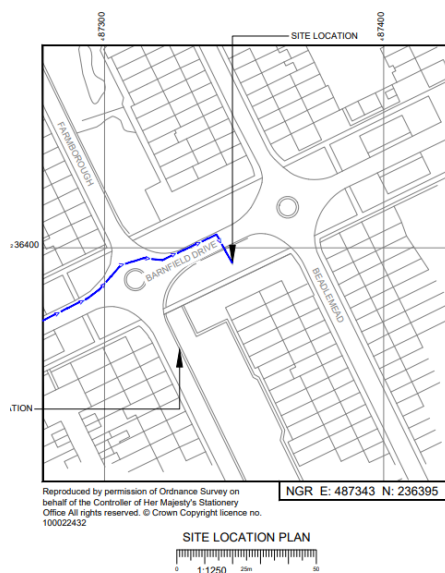
At: Land At Barnfield Drive Netherfield Milton Keynes

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 14th June 2022.

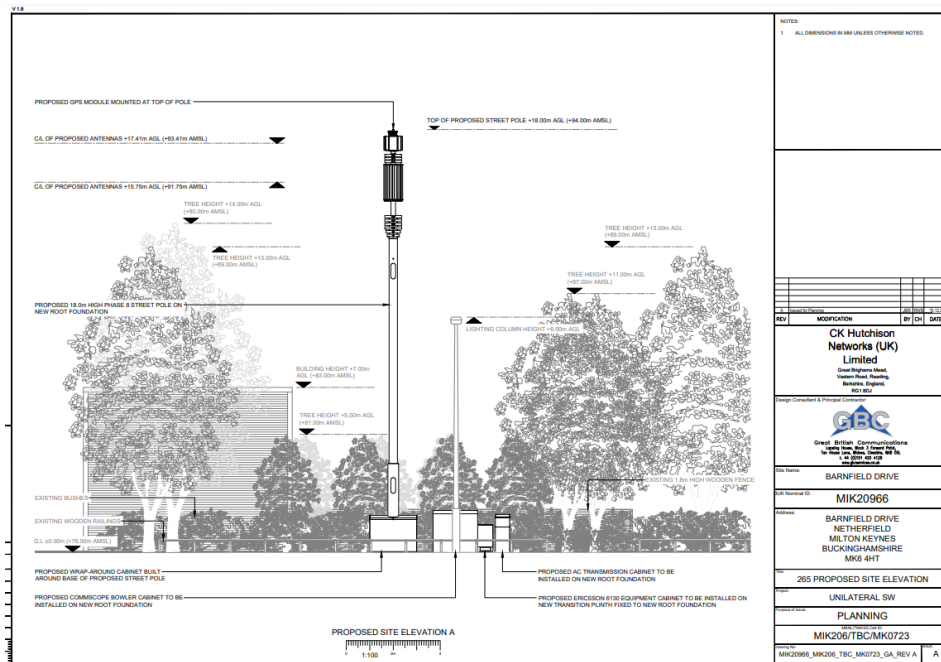
MAIN ISSUES AND CONSIDERATIONS:

This is yet another application for telecommunications equipment – this is a new site, rather than an upgrade and is based within the housing part of Barnfield Drive, being placed next to residential property.



There are several considerations regarding this application:

- The prevalence of masts that are being installed across the parish, despite the assurances that the 5G mast in 2020 was all that was needed
- The proximity to residential properties – as you can see from the picture above, this is 20 metres from the closest house which is in conflict with the policies of Milton Keynes Council*
- The size of the proposed mast and the impact on the local area (see picture below) – significantly higher than housing, street lighting or trees.



The MKC Policy ('TELECOMMUNICATIONS SYSTEMS POLICY') states 'The Council will, therefore, not allow transmitting telecommunications equipment to be sited on residential properties in its ownership or to be sited on land in its ownership'.

This application is in breach of this policy. Whilst there is some discussion around whether this policy is still applicable, the Council Manager was informed on 23rd May 2022 that 'the MK Council Telecoms Systems Policy from 2005 is still used in the assessment of applications.'

In the opinion of the Council Manager, there are also questions regarding the visual impact under the 'material consideration' rules – the size and overbearing nature of this development, especially given the proximity to properties is significant.

Milton Keynes Council have been unable to provide a map of current masts and the information that is available online is limited. However, it is noteworthy that this committee has seen several applications, despite only sitting for the past couple of years. This has included new sites and upgrades of existing sites.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 06/22 b)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th June 2022

PURPOSE OF REPORT:

To consider **Application no:** 22/00829/FUL

Proposal: Erection of a single storey outbuilding to be used ancillary to the existing dwelling

At: 95, St Dunstons, Coffee Hall, Milton Keynes, MK6 5DW.

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 9th June 2022.

MAIN ISSUES AND CONSIDERATIONS:

This application is for an external building, within the front garden of the house, to provide storage and a space to pray. This includes two separate rooms, with a solid wall between them, alongside a small cloakroom that includes a toilet / sink.

There is no impact on parking (parking is retained within the property) and the proposal is low level and about the same size as a garage.

This should not be considered a separate dwelling and this should be explicit in any permissions given.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=R9T0VAKWMR00> or

<https://woughtoncc.sharepoint.com/:f/s/Data/EoVNvdXMfdpDpK4OpW2cnfgBLklqe5g7cxWHThiJvu0Fgg?e=6990Yy>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 06/22 c)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th June 2022

PURPOSE OF REPORT:

To consider Application no: 22/01307/FULM

Proposal: 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

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 20th June 2022.

MAIN ISSUES AND CONSIDERATIONS:

This application is to vary a condition, following a change to the way in which the hospital intends to ensure the biodiversity expectations are met. This involves a change of the way in which mitigation for any loss will be managed, with a different site identified.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RC4L90KWGAN00>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 07/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th June 2022

PURPOSE OF REPORT:

To consider licensing application(s) detailed below.

RECOMMENDATION:

- 1. That the committee notes this 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.**

MAIN ISSUES AND CONSIDERATIONS:

Due to not meeting in May, there are some applications that are too late to comment on, and others that can be considered.

Those that came in late April/ early May are covered in a different paper presented to this committee but include three ice cream vans.:

And the newer one, where the committee can still respond are:

- Carlo's (Reg X837 TEV) on 10/05/2022 for 1 ice cream van to trade Boroughwide for the following times: **Monday to Sunday 16:00 to 19:00**

As with all applications for street trading, the following applies:

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

Please note that Street Trading is prohibited within 250 metres of any school's entrances and/or exits, during main school hours and 30 minutes following a school's normal closing time. Main school hours means the normal opening times for any particular school, whilst the students are being educated including lunch breaks but does not include times when the premises are open for after school activities. The prohibition applies to all school types such as; Infant, Junior, Primary, Secondary, Academy, Special, College and applies to static street traders (i.e. kebab vans) and Boroughwide street traders (i.e. ice cream vans). The effective date of the prohibition is from the 26th April 2019.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 08/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th June 2022

PURPOSE OF REPORT:

To look at the first three elements of the Neighbourhood Plan, reviewing suitability and suggesting any changes.

RECOMMENDATION:

- 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. Land Use Policies (Spatial Principles)**
 - i. Policy WN1 – Distinctive Grid Squares**
 - ii. Policy WN2 – Medical Facilities**
 - iii. Policy WN3 – Self Contained Grid Squares**
- 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.**

MAIN ISSUES AND CONSIDERATIONS:

In November 2017, the WCC Neighbourhood Plan was ‘made’ – agreed by the relevant parties as an official document that is considered within planning and development applications across the parish. This document was made in line with the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The plan covers the entirety of the parish.

The Neighbourhood Plan (NP) is now approaching 5 years old, and it is recommended that NP’s should be reviewed at this point. To this end, it has been agreed that this committee will review the plan over the next few meetings, looking at whether the plan continues to meet the needs of the parish and suggesting any changes that may be appropriate.

This is the first review session and covers the initial elements of the plan; Introduction and Purpose, Values and Objectives, and Land Use Policies (Spatial Principles).

Introduction and Purpose

Background

1.1 and 1.2 are simple information.

1.3 may benefit from a change of language to reflect that this is no longer a new plan, but remains an exemplar of a plan covering an urban area. It is noteworthy that this plan, created half a decade ago, makes note of being involved in regeneration – whilst little action has happened, again there may be some language changes to reflect the move towards ‘renewal’.

1.4 Rewrite, to reflect the review approach, rather than needing a referendum.

1.5 Fine, as is.

1.6 We may need to look again at this area, once other elements are agreed – if there are significant changes proposed, we may need to go again to referendum but most certainly will need to review with our communities and residents to ensure that we remain in line with their thinking.

1.7 It is unclear at this time as to whether this will need to be ‘re-examined’ or if changes will be sufficient small to simply sign off as a ‘review’.

The Submission Plan

1.8 Change to reflect the review element.

1.9 As previously, refers to the 15-year regeneration policy, so will need to be reconsidered. However, it feels very much that the basic premise of this paragraph remains the same.

Vision and Objectives

2.1 and 2.2 The vision is based upon the views for Woughton in 2031. This remains an aspirational statement and, whilst it may be considered optimistic, it may be worth revisiting in line with the Strategic Plan that is also being developed, so the policies sit comfortably together.

2.3 includes a range of key objectives:

- Housing – do these aspirations remain the same? Are they sufficiently challenging?
- Green Infrastructure – is this enough? Does this reflect current thinking, or should we push for more?
- Employment – This feels limited and perhaps should be linked to the ‘renewal’ agenda, to include communities, not just houses.
- Health – more detail needed? Encouraging healthy lifestyles? Dentistry? Wellbeing and mental health?
- Design – ‘classic MK’?
- Community Facilities – should we define ‘community facilities’? What are we including within this heading?

- Transport – should we reflect the need for electric infrastructure, scooters, etc.?

Whilst some of these issues are explored in more detail later in the document, this is a good opportunity to start considering the approach that is wanted.

Land Use Policies – Spatial Principles (WN1, WN2 and WN3)

3.1 – 3.4 – all ‘scene setting’ and whilst some minor rewording may be needed, this is an introduction to the 23 policy statements (the ‘WN1’ – ‘WN23’ policies).

Policy WN1 – Distinctive Grid Squares.

This details the ‘primary use’ of the 9 ‘squares’ of the parish – are these still useful and relevant? Does Coffee Hall still have potential for ‘medical facilities’? Is Peartree Bridge the only estate with ‘special heritage assets’? Some consideration 5 years on may be suitable.

3.5- 3.7 – more factual elements, but also considers the ‘stay with things the way they are’ approach, with limited flexibility within this. It supports expansion of some elements but insists on retaining the ‘New Town Architecture’ (unclear what this means). It also defines only the Old Rectory and the site this sits on as ‘heritage assets’, despite the recent changes in ownership and approach.

Policy WN2 – Medical Facilities

3.8 – 3.10 speak purely around expansion of the hospital and any ‘related industry’, suggesting that the land along Saxon Street could be utilised, alongside the wider Coffee Hall grid square.

Policy WN3 – Self-Contained Grid Squares

3.11 – 3.13 discuss the need for development within residential estates to be managed, looking at supporting the local populace, rather than becoming part of a wider, city wide approach. No loss of commercial, business or community use, unless it is replaced or becomes unviable, but encouragement to look at further development of all three elements. This may include encouragement to support new businesses, ‘start ups’, small business units, etc. – does this need to be made explicit?

This is the first look at this document and these areas seem relatively uncontroversial. It may be that there is no need to change anything, but a thorough look, review and consideration of the coming period would be wise, especially with the potential of renewal coming, plus the impact of recent events.

BACKGROUND PAPERS:

WOUGHTON COMMUNITY NEIGHBOURHOOD PLAN 2017 – 2031 FINAL PLAN

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 09/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th June 2022

PURPOSE OF REPORT:

To update the committee on decisions issued regarding previously considered applications.

RECOMMENDATION:

That the Council notes this report.

MAIN ISSUES AND CONSIDERATIONS:

The following applications have had decisions issued by MKC Planning Department, having previously been considered by this committee.

Application no: 22/00347/CLUE – Certificate of Lawfulness re: HMO usages since 2010 - Approved

Application no: 22/00423/FUL - Demolition of and rebuilding of a porch - Approved

Application no: 21/03437/FUL - Rebuilding of Arcadia site - Full Approval

Application no: 22/00263/FUL - Single storey rear extensions - Full approval

Application no: 22/00670/FUL - Loft conversion and balcony creation - Full approval

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Previous papers to this committee during early 2022.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 10/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 6th June 2022

PURPOSE OF REPORT:

To note applications that were sent during late April / early May 2022 and that did NOT get considered formally.

RECOMMENDATION:

That the committee notes this report.

MAIN ISSUES AND CONSIDERATIONS:

Due to there being no committee in May 2022, any applications that came in during that time were passed over to the relevant Councillors for consideration. Licencing applications were not, due to the non-controversial nature, but for information, the following were received.

- Mister Softee (Reg T402 POA) on 22/04/2022 for 1 ice cream van to trade Boroughwide for the following times: **Monday to Sunday 16:00 to 21:00**
- Mister Softee (Reg J192 NVV) on 27/04/2022 for 1 ice cream van to trade Boroughwide for the following times: **Monday to Sunday 16:00 to 20:00**
- Saverio's Ices (Mr Softee N191 ORP) on 27.04.22 for 1 ice cream van to trade Boroughwide for the following times: **Monday to Sunday 15:00 to 18:00**

There were also some planning applications received. These were:

- **Application no: 22/00673/FUL - Proposal: Installation of self-service car wash bay At: Shell Uk Ltd Bleak Hall Grafton Street H7 To H8 Milton Keynes MK6 1LJ**
It was not felt that this application was controversial and so was not responded to.
- **22/00953/FUL - 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) At: 62 Forest Rise Eaglestone Milton Keynes MK6 5EX**
This is an application that reflects previous similar applications that were suitable and would be managed through existing MKC planning policies. An additional meeting was not requested.
- **Application no: 22/00951/FUL - Proposal: Erection of garden studio At: 48 Golden Drive Eaglestone Milton Keynes MK6 5BJ**
It was not felt that this application was controversial and so was not responded to.
- **Application no: 22/01054/FUL - Proposal: Replacement external ramp with new railings, external walkway with new railings, external front and**

rear balconies with roof and guttering/rainwater pipes, replacement of external staircases, new main roof tiles, fascia boards, guttering, rainwater pipes, new external doors and windows At: 9-22 Harrier Court Eaglestone Milton Keynes MK6 5BZ

This is the application that has been in the pipeline for about 5 years. The Council Manager has consulted with the councillors from Eaglestone, who have also worked to gather views from local people, but this is a positive step to address the issues with the flats at Harrier Courts, having been neglected for many years. There has been no negative commentary and generally a very positive response to the proposal.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager