

Woughton Community Council

Planning, Licensing & Development Committee

Minutes of the meeting held on Monday 7th November 2022, 6:30pm at the Woughton Community Council Hub, the Council Chamber, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

Present: Cllrs Jeanette Bobey (Vice-Chair), Penny Glasgow, Luke Louis, John Orr, Nick Scott, Alan Williamson.

Also present:
Steve McNay (Council Manager).

In attendance:
Cllr Sue Smith (Via Zoom Video Call).

Also in attendance:
Brian Barton (Committee & Member Services Officer) (Via Zoom Video Call).

LD 53/22 Apologies:
Cllr Donna Fuller (meeting)
Cllr Ruth McMillan (unwell)
Cllr Sue Smith (unwell)

AGREED

LD 54/22 Declarations of Interest:
There were no declarations of interest.
NOTED

LD 55/22 Questions from the public (maximum 10 minutes):
The Council Manager informed the meeting that a question had been raised regarding the planning application for Netherfield, the committee agreed that the question from the member of the public will be read out when the agenda item is considered.

NOTED

LD 56/22 Chairs announcements:
The Vice-Chair said that there is an application on the proposed decarbonisation of 302 Council homes on Netherfield, which is very welcomed and good to see, the Vice-Chair felt it was a good piece of work and asked that residents make their views known.

Residents on Beanhill, Coffee Hall, Netherfield, Peartree Bridge and Tinkers Bridge would have received a leaflet from Milton Keynes Council working in partnership with Woughton Community Council, on meetings coming up, for those estates on the setting up of Estate Renewal Forums (E.R.F) for each estate which will be resident lead, they will consist of other public bodies like the police and the health service and so it is important that residents attend these meetings, Netherfield has already had their first meeting, Coffee Hall will be held on Saturday 12th November 10:00am – 1:30pm, at the Community Centre, Beanhill Friday 18th November 10:00am-1:30pm at the Moorlands Centre, Tinkers Bridge Saturday 19th November 10:00am-1:30pm at the Meeting Place, any resident can attend any meeting they are not estate specific, and are about setting up the forums, so it is not crucial if a resident cannot attend a meeting on their estate.

NOTED

LD 57/22 Minutes of previous meetings:

The minutes of the meeting held on:

- Monday 3rd October 2022

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

LD 58/22 To agree submissions to Milton Keynes Council on the Planning application(s) received:

- a) **Application no:** 22/02540/DISCON **Proposal:** Approval of details required by conditions 5 (Hard and Soft Landscaping) and 8 (Arboricultural Method Statement) of permission ref. 20/01187/FUL **At:** Hornbeam Court, Langland Road, Netherfield, Milton Keynes

RESOLVED

That the committee notes the report and associated documents.

- b) **Application no:** 22/02579/FUL **Proposal:** External retrofit works to 302 properties owned by Milton Keynes City Council 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

A question from a resident living on Netherfield said that on the planning portal it says there are two (2) properties associated with the planning application, that are included with the 302 other council properties and are Hornbeam Court and the Meeting Place which has nothing to do with the application, the Council Manager made enquiries and was told it was a mistake as it would appear a line on the plan was drawn around the Netherfield boundary, which refers in the application to “the estate” it is only for the residential properties.

The committee wanted to know if Milton Keynes City Council can provide details of who is managing the project, what quality systems are there,

who is the named person overseeing the works and the chain of authority, who can be contacted in the event that there are any issues.

RESOLVED

1. That the committee notes the report and associated documents.
2. That the committee has no objection to this planning application.
3. That the Council Manager to find out from Milton Keynes City Council the details of who is managing the project, what quality systems are there, who is the named person overseeing the works and the chain of authority, who can be contacted in the event that there are any issues.

- c) **Application no: 22/02635/FUL Proposal:** The creation of a charging zone, erection of EV chargers, erection of canopy, sub-station enclosure and associated forecourt works. **At:** Shell UK Ltd, Bleak Hall, Grafton Street H7 To H8, Milton Keynes, MK6 1LJ

RESOLVED

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

- d) **Application no: 22/02685/DISCON Proposal:** Approval of details required by conditions 12 (Surface Water Drainage Scheme) & 14 (Surface Water Run-off) of permission ref. 22/00809/FUL **at:** Milton Keynes General Hospital, Standing Way, Eaglestone, Milton Keynes, MK6 5LD

RESOLVED

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

LD 59/22 To agree submissions to Milton Keynes Council on the Licensing application(s) received:

There are no licensing applications for consideration.

NOTED

LD 60/22 To update the committee on planning and licensing decisions issued:

The following decisions have been issued by Milton Keynes Council Planning Officers since the last meeting.

Advertisement Consent Granted

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

Condition Details – Approved- Application no: 22/01962/DISCON

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

Non Material Amendment Approved - Application no: 22/02251/NMA

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

Full Planning Permission Granted – Application no: 22/00809/FUL

The erection of a new radiotherapy centre.

At: Milton Keynes General Hospital, Standing Way, Eaglestone, Milton Keynes, MK6 5LD

RESOLVED

That the committee notes the report.

LD 61/22 To look into the Social Infrastructure Policies of the Neighbourhood Plan Review:

The committee looked at the Social Infrastructure policies (WN17, 18 and 19) plus the Regeneration Programme policy (WN20), reviewing suitability and suggesting any changes.

Continuing the initial review of the Neighbourhood Plan, this meeting looked at the three (3) policies that fall under the 'Social Infrastructure' heading and the one (1) that comes within the 'Regeneration Programme' policies.

The meeting looked at each point individually as a starting point for further discussion.

Social Infrastructure Policies

WN17 – Education Facilities in Leadenhall

This policy suggests that Leadenhall should be enabled to expand and increase the provision of educational facilities with some provisos around improved bus services, traffic management, increased parking and with no detriment to the 'amenity' of residential properties.

The policy suggests that Milton Keynes College will relocate (no longer likely) and that this, alongside the remaining unused land could form additional educational capacity.

WN18 – Community facilities.

Expansion and improvement of community facilities (noted in the appendix 18 of the plan) are supported if parking is suitable. Any redevelopment would need to be of equal 'footprint' and on the same grid square.

A new community building on Peartree Bridge would be supported, as would one (1) on Leadenhall (although this is linked to the delivery of housing on the college site, which is now unlikely).

WN 19 – Primary Schools

As above, expansion and increased capacity is welcomed and supported if parking is provided. It acknowledges that there is sufficient capacity within local schools and therefore any additional provision in terms of a new school is unlikely to be necessary or supported.

Regeneration Programme Policies

WN20 – Regeneration: Refurbished Housing.

This policy lays out the initial approach to regeneration and feels now very dated. It is recommended that this whole area is revisited and re-written. However, the overarching vision is that refurbishment will be supported and small scale, 'infill' housing is also supported, with provisos around green infrastructure, no loss of 'protected' green spaces and general protection of biodiversity.

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. Social Infrastructure Policies**
 - i. Policy WN17 – Education Facilities in Leadenhall**
 - ii. Policy WN18 – Community Facilities**
 - iii. Policy WN19 – Primary Schools**
 - b. Regeneration Programme policies**
 - i. Policy WN14 – Regeneration: Refurbished Housing**
- 3. That this process continues, considering different elements each meeting until the entire policy has been reviewed.**

LD 62/22 To update the committee on Planning Enforcement issues:

The committee was updated on Planning Enforcement issues.

Over the past few weeks, the Council Manager has received Enforcement Notice updates from the planning directorate. This is not something that has happened previously. The details are:

PLANNING ENFORCEMENT ENQUIRY

192, Farthing Grove, Netherfield, Milton Keynes, MK6 4HW

There is no breach of planning control that has occurred as the shed is in accordance with permitted development rights, accordingly, this case has been closed.

PLANNING ENFORCEMENT ENQUIRY

56, Langland Road, Netherfield, Milton Keynes, MK6 4HE

After having investigated the matter, a breach of planning control has occurred. Central Government Guidance contained within paragraph 58 of the National Planning Policy Framework ((NPPF) 2019) states that:

“Effective enforcement is important to maintain public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. They should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate”.

In line with the NPPF and the Council’s Enforcement Plan (2020), the degree of harm that arises due to the above unauthorised development is considered to be of a limited and minor nature and as such, formal enforcement action is not considered expedient. Accordingly, this case has been closed.

These two (2) responses appear to suggest that even if there is a breach, unless considered serious, any enforcement action is unlikely.

RESOLVED

That the committee notes the enforcement notices.

LD 63/22 To note the objection letter to Milton Keynes Council for Application no: 22/01877/FUL. Erection of one (1) new dwelling at 4, Holmfield Close, Tinkers Bridge, Milton Keynes, MK6 3AB:

The Council Manager said that an additional meeting was held due to the response deadline, with members of this committee, along with residents who were in attendance and made a very strong case against the application, highlighting that there is no benefit to the area only for the applicant, a letter had been sent addressing all the concerns, residents had come back to say they appreciated the support from the committee.

The letter also tackled items raised by the Secretary of State when the original application went to appeal.

NOTED

Date of next meeting:

Monday 5th December 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 7:00PM

Chair _____ Date _____

DRAFT