

Agenda item: LD 58/22 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licensing & Development Committee

Monday 7th November 2022

PURPOSE OF REPORT:

To consider **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.

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.

MAIN ISSUES AND CONSIDERATIONS:

This is a 'we're informing, more than consulting' papers, as this is compliance with existing permission, rather than a new application.

These papers confirm how the applicant intends to manage landscaping and tree work on the Hornbeam Court site.

There is nothing that is controversial in the opinion of the Council Manager.

OTHER IMPLICATIONS:

None perceived.

STAFFING IMPLICATIONS:

None perceived.

BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RJFBJQKWK6600>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 58/22 b)

WOUGHTON COMMUNITY COUNCIL

Planning, Licensing & Development Committee

Monday 7th November 2022

PURPOSE OF REPORT:

To consider **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.

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 21st November 2022.

MAIN ISSUES AND CONSIDERATIONS:

This is a large and complex application with several pages of papers associated with this proposal (see link below). This paper aims to give an overview

This is a large application, covering 302 properties (likely to be more in future – this is considered the 'first phase'), with a view to making improvements around insulation, utilising 'de carbonisation' funding (essentially, money to make homes more energy efficient to reduce carbon footprints). To quote the Planning Application 'Design and Access Statement':

'Milton Keynes City Council have secured government funding for retrofit works for the council (sic) owned properties, from Social Housing Decarbonisation Fund (SHDF). Out of the 1043 properties on the Netherfield Estate, 302 properties fall within Wave 1 of the funding, all located within the red boundaries in the aerial view on the left. It is worth noting that Milton Keynes City Council have applied for funding for a further 382 homes on the estate under Wave 2 of the SHDF.'

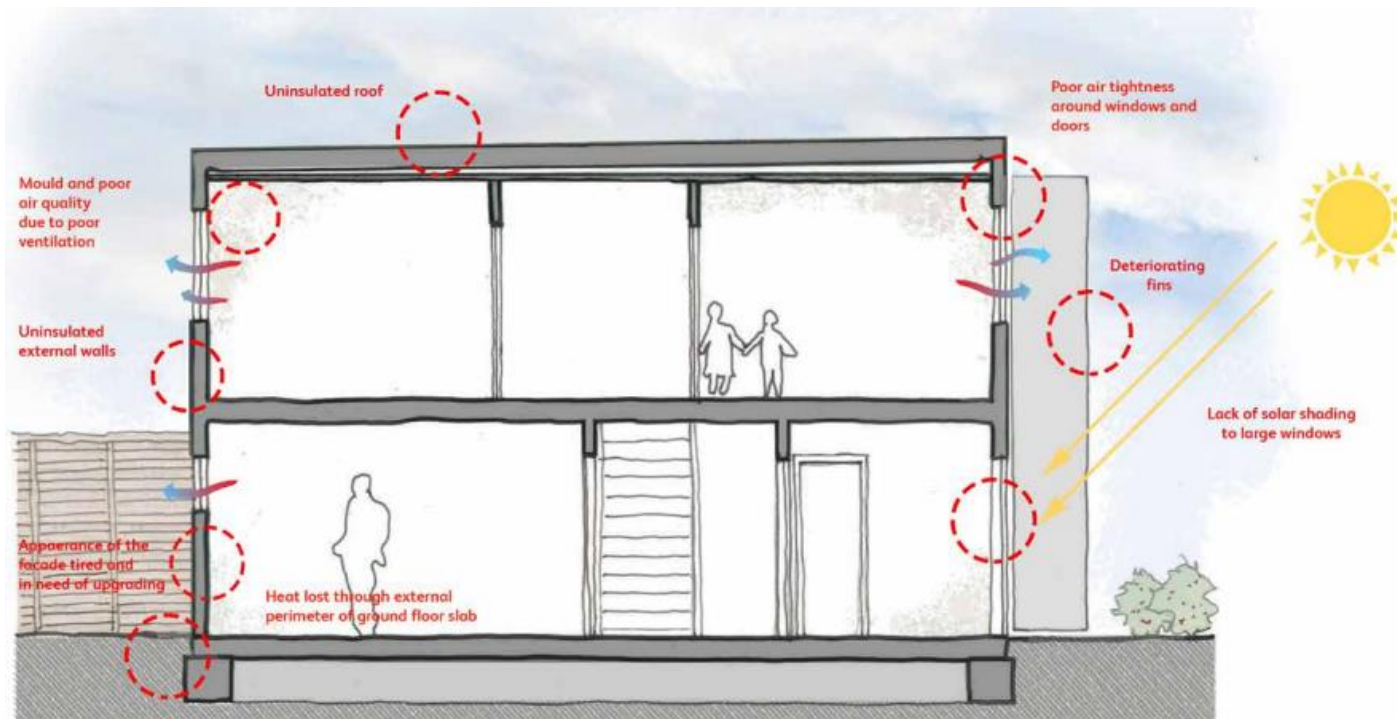
The paper goes on to say that:

62% of all the properties within Landland (sic) Road, Beadlemead and Farmborough are included in the Wave 1 retrofit scope, allowing a good level of consistency to be achieved through these works. For example there are 8 terraces where at least 14 of

the 18 properties in the terrace are within the Wave 1 scope. The proposals will bring about greater consistency than is visible currently, reinstating a more unified appearance of the estate as a whole.

Spelling mistakes notwithstanding, the overall aims of the project are to provide a consistent 'streetscape' visual appearance, whilst also improving the energy efficiency of the MKCC owned properties within these areas, aiming to move from a rating of D to a rating of B.

The starting point noted in the application is:



To address these issues, the following is included in each property improvement proposal:

For each dwelling, the proposed works include the following:

- ① External wall insulation, render & weatherboarding
- ② Perimeter insulation to reduce heat loss from the floor slab.
- ③ Warm flat roof installation over existing structure.
- ④ Eaves, gutter and downpipe replacement
- ⑤ Draft-proofing and air-tightness improvement
- ⑥ External door replacement
- ⑦ Window replacement, including reduction in glazed area.
- ⑧ Upgrades to the internal garage partitions and ceiling
- ⑨ Removing the GRP fins to allow continuity of wall insulation.
- ⑩ Replacement with vertical louvred fins.
- ⑪ Extract ventilation upgrade, with added heat recovery.
- ⑫ Replacement boiler flues to suit thicker wall / roof build-up.

There are elevation proposals for each dwelling type and each terrace within the papers provided, as well as significantly more detailed planning proposals.

In the view of the Council Manager, this proposal will improve the street scene, go some way to addressing the historic issues of the house design and type within Netherfield and make the properties considerably more energy efficient and, therefore, reduce fuel costs and fuel poverty within the parish. This proposal should also be seen within the wider approach, with phase 2 already planned and a suggestion that this could (and should) be rolled out across the MKCC portfolio, where properties are of an age / design where there is clear benefit.

OTHER IMPLICATIONS:

None perceived.

STAFFING IMPLICATIONS:

None perceived.

BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=RJQFLC KWKB300>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 58/22 c)

WOUGHTON COMMUNITY COUNCIL

Planning, Licensing & Development Committee

Monday 7th November 2022

PURPOSE OF REPORT:

To consider **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.

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 21.11.22.

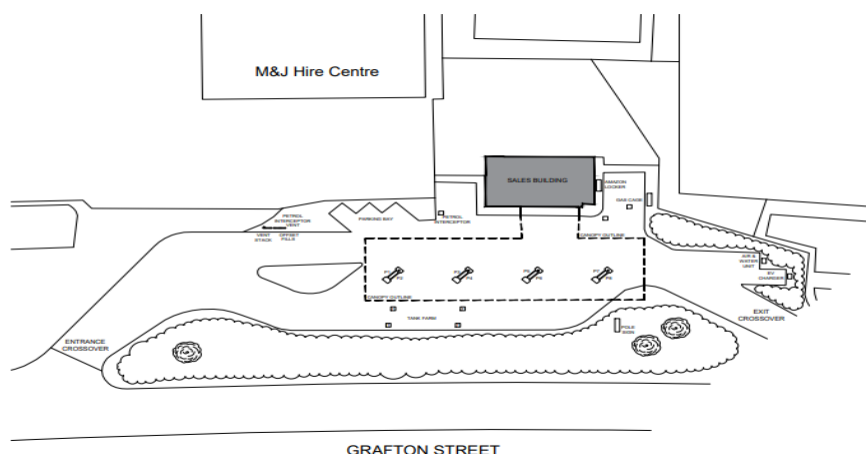
MAIN ISSUES AND CONSIDERATIONS:

This application follows previous applications seen by this committee around changes to the fuel station(s) to make them more modern.

This application is around provision of electric charging points, alongside the infrastructure needed to support them. This includes a 'sub station' – a shed sized building with electrical installations included within.

The proposal includes the removal of one cherry tree, described as 'unremarkable'. This will be replaced with a similar tree, on site.

Current site layout:



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WOUGHTON COMMUNITY COUNCIL

Planning, Licensing & Development Committee

Monday 7th November 2022

PURPOSE OF REPORT:

To consider **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.

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.

MAIN ISSUES AND CONSIDERATIONS:

This is a 'consideration only' application, where we are informed but no response is expected.

This application details the steps taken within the previous application to address drainage issues at the new Radiotherapy unit at the general hospital.

The application details the proposals for how the conditions attached to the previous application will be discharged. The Council Manager has no specialist skills or knowledge in this area and suggests that the Flood and Drainage team is better placed to make any representations than WCC.

OTHER IMPLICATIONS:

None perceived.

STAFFING IMPLICATIONS:

None perceived.

BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKCNM1KWKNT00>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 60/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 7th November 2022

PURPOSE OF REPORT:

To update the committee on decisions issued since the last meeting.

RECOMMENDATION:

That the committee notes the report.

MAIN ISSUES AND CONSIDERATIONS:

The following decisions have been issued by MKC Planning Officers since last meeting (Oct 2022).

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

OTHER IMPLICATIONS:

None perceived.

STAFFING IMPLICATIONS:

None perceived.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 61/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 7th November 2022

PURPOSE OF REPORT:

To look at the Social Infrastructure policies (WN17, 18 and 19) plus the Regeneration Programme policy (WN20), 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. 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.

MAIN ISSUES AND CONSIDERATIONS:

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

This paper will continue in the same vein as the previous meeting, looking at each point individually and providing 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 MK 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 would be supported, as would one 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 regen 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.

OTHER IMPLICATIONS:

None perceived.

STAFFING IMPLICATIONS:

None perceived.

BACKGROUND PAPERS:

WOUGHTON COMMUNITY NEIGHBOURHOOD PLAN 2017 – 2031 FINAL PLAN.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 62/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 7th November 2022

PURPOSE OF REPORT:

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OTHER IMPLICATIONS:

None perceived.

STAFFING IMPLICATIONS:

None perceived.

BACKGROUND PAPERS:

WOUGHTON COMMUNITY NEIGHBOURHOOD PLAN 2017 – 2031 FINAL PLAN.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 63/22



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The Local Centre
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Milton Keynes
MK6 5EG
TEL: 01908 395681

E-mail: reception@woughtoncommunitycouncil.gov.uk
Website: www.woughtoncommunitycouncil.gov.uk

FAO – Rachel Lerner
MK Planning Department

Via email

27th October 2022

Re: Application no: 22/01877/FUL. Erection of one new dwelling at 4 Holmfield Close Tinkers Bridge Milton Keynes MK6 3AB

Following discussions at a specially convened meeting of the Planning, Licensing and Development Committee that took place on Monday 24th October 2022, I am writing to share the committees' **objections** to the above application with a more detailed response as to the reasons.

This application was extremely similar to the previous application for development on this land, namely application **20/01597/FUL**. The applicant has stated explicitly that this application was in direct response to the refusal of this previous application which was examined locally and by appeal to the Secretary of State. When this original application was submitted and discussed by this committee, the response at that time was:

'The committee considers this application to be in breach of the fundamental underpinning duty to protect biodiversity. This duty sits at all levels of local government, including Town, Parish and Community Councils and supporting this development would be in breach of this duty. The impact on important and protected species is clear and the benefits of such a development are limited to such an extent as to make their value insignificant when compared to the negatives. We recommend that this application is refused and that any future applications to develop on this land are treated similarly.'

Sadly, the applicant hasn't listened to this and has submitted a further application. This is equally unsuitable.

Whilst some changes have been made, the overarching approach remains to build a dwelling on a site that is unsuitable, leading to significant and permanent damage to the biodiversity and natural infrastructure offered by the site currently. This is in direct contravention of local planning policies, specifically NE3 and NE4 as well as the statements made by the Inspectorate in the appeal report (Appeal Ref:

APP/Y0435/W/20/3264504). The report stated, amongst many other comments suggesting this application was unsuitable, that:

'...there is no clear evidence before me to demonstrate that tree protection methods would be capable of being implemented nor that they would adequately prevent adverse harm to the health of any tree.'

The site includes a number of trees with Tree Protection Orders (TPO's) attached, and the Inspectorate Report also states that:

'..many of these trees would be expected to live for many more years, and their premature loss would therefore be particularly regrettable. Their loss would significantly erode the visual contribution of this wooded area to the sylvan and verdant setting of the locality.'

In addition to these concerns, the 'Urban Design' response noted that:

'It is evident that the existing trees will play an important role in terms of retaining the character of the area. It's important that the development will receive adequate light, whilst ensuring the ongoing retention of the trees.'

The current application is impossible to deliver without significant pressure on, damage to and the inevitable loss of these mature, important trees. This, in itself, should be sufficient to deny this and any future applications for development of this site. However, there are many, many other reasons for refusal, many of which have been more fully detailed by other respondents to this application.

Access to the site is not possible, as the only route is via a private road which is unsuitable for access by anything larger than a domestic vehicle. The neighbours to the land in question have previously checked access with a refuse lorry, which has been unable to traverse the curve at the start of this road – damage to infrastructure and existing properties for any large vehicular access using that road is inevitable (it should be noted that the properties are, we believe, without significant foundation due to their age, which increases the risk further). This is further evidenced by the objection from the Fire Service, stating that this development would fall foul of Building Regulations. This is in addition to the Highways concerns also noted.

Drainage, a concern noted in the previous application, remains a significant concern. The existing drainage system that serves Holmfield Close is often at, or over, capacity with frequent visits from Anglian Water to address issues. Any further pressure on the system is likely to exacerbate this issue and lead to further impacts on neighbours and potential spillages into the Grand Union Canal, alongside the nature corridor this sits within. Again, this issue is further evidenced through objections from the local flood authority and the Canals and Rivers Trust. It is noted that Anglian Water, a major stakeholder in the impact of this application (and the company that will be paying the (further) fines when likely spillages occur) have declined to comment, due to the view that this development is too small for them to bother. This is considered by the committee to be unhelpful and given the specific concerns noted around this application, further efforts should be made to gain Anglian Waters views.

The wider impact on biodiversity is also a concern that was noted regarding the previous application and remain valid with this 'new' approach. There is a rich diversity of species within the piece of land which include a number of protected groups (bats, potentially great crested newts, etc.). This application has no paperwork relating to these issues and the proposal is in contravention of several policies (Plan: MK Policy NE2 – Protected Species and Priority Species & Habitats. National Planning Policy Framework (2021) Section 15 Conserving and enhancing the natural environment amongst many, many others).

Other concerns include

- the suitability of the site in terms of quality of life (shade and light being specific issues),
- noise assessments being undertaken at a time where the main thoroughfare that was of previous concern was closed to through traffic (therefore meaning this is inaccurate at best and misleading at worst)
- visual amenity as the development cannot but destroy the tree line and therefore impact upon the visuals both from the estate and the canal side
- lack of consultation with neighbours, other stakeholders (e.g. CRT) and a perception of failings within the delivery of site notices and direct neighbour letters
- lack of clarity with regard to the actual address (garden of, land adjacent to, etc.) and indeed ownership of the land surrounding and included within the application
- plans and proposals that fail to include sufficient detail around design, layout, buffer zones, finishes, etc. which make it nigh on impossible to accurately assess the impact of the proposal

This is, in the view of the committee, an application that fails on many levels. It fails to meet expectations of national, city and local policies and the possible, limited benefits of one additional dwelling are outweighed significantly by the negative impacts on the neighbours, wider community, natural world and specifically the biodiversity of the site and neighbouring nature corridor. The applicant has failed to engage in any meaningful way with others, has failed to sufficiently address the reasons for the previous application being declined and failed to overcome the serious concerns noted by the Planning Inspectorate, the MKCC Planning Authority or a range of other consultees.

It is expected that the applicant will continue to submit applications for developing this site. Woughton Community Council would welcome a direction that specifically states that this site is unsuitable for this purpose, due to the issues noted above. This includes the view of the specialists AND the planning inspectorate, that development cannot take place without seriously damaging the natural infrastructure, especially the mature trees, many of which are protected. These trees form an essential part of not only the nature corridor and wider natural world, but also are part of the existing aesthetic, removal of which would cause significant damage to the visual amenity.

The committee, on behalf of Woughton Community Council, therefore **objects** to this application and would welcome its refusal.

Yours sincerely,

Steve McNay
Council Manager
On behalf of Woughton Community Council