

Agenda item: LD 57/23 a)

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 3<sup>rd</sup> July 2023**

**PURPOSE OF REPORT:**

To consider **Application no:** 23/00242/COU **Proposal:** Change of use of warehouse (use class B8) to a car servicing unit with ancillary car showroom and associated works (use class B2) **At:** Unit 3, Merton Drive, Redmoor, Milton Keynes.

**RECOMMENDATION:**

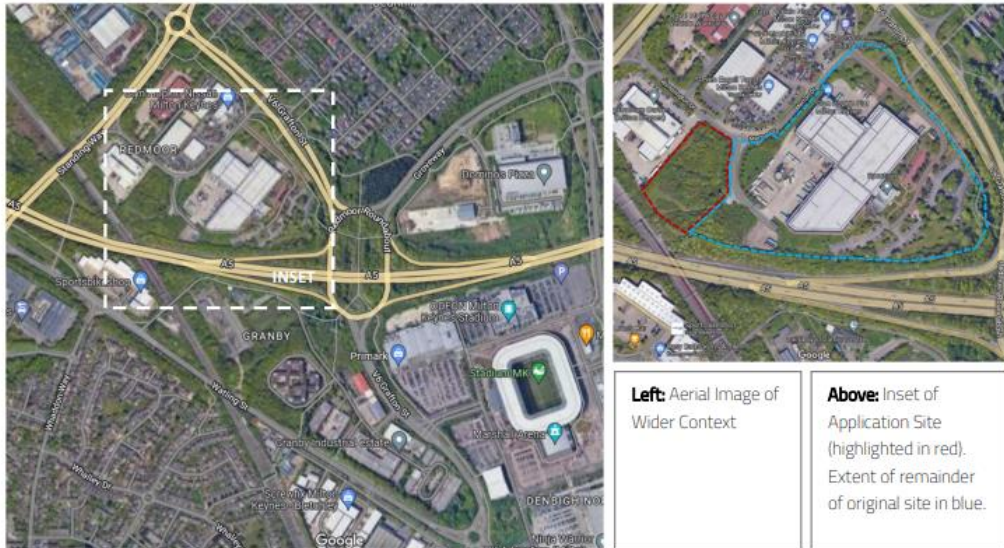
1. That the committee notes the report and any associated documents.
2. That the committee considers whether there are any 'material considerations' in line with planning rules, regulations and legislation that should be noted.
3. That any feedback is agreed and that the Council Manager responds to the planning department before the cut off date of 18<sup>th</sup> July 2023.

**MAIN ISSUES AND CONSIDERATIONS:**

This application is for a 'change of use' agreement, relating to a unit on the Redmoor industrial estate, changing from warehousing to a car showroom and 'associated works'. This application relates to a previous application where this committee agreed to signage for the applicant – Tesla.

Whilst it may be odd to have agreed to signage prior to agreeing to the change of use, this application should be considered on its own merits.

The site in question is part of the previously named 'Arcadia' site, which has been to this committee on a number of occasions:



This application uses one part of the site to provide a Tesla showroom and associated services – servicing, of vehicles, etc.

The major planning issues are as they were with the previous application, which has previously been agreed. The only major change is some external glazing and visuals (see attached paper) and the change of use. The landscaping, flood, ecology, etc. are all as was and can be found via the link below.

**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

[23/00242/COU | Change of use of warehouse \(use class B8\) to a car servicing unit with ancillary car showroom and associated works \(use class B2\) | Unit 3 Merton Drive Redmoor Milton Keynes \(milton-keynes.gov.uk\)](https://www.milton-keynes.gov.uk/23/00242/COU)

**AUTHOR**

Steve McNay – Council Manager



### Design and Access Statement Note

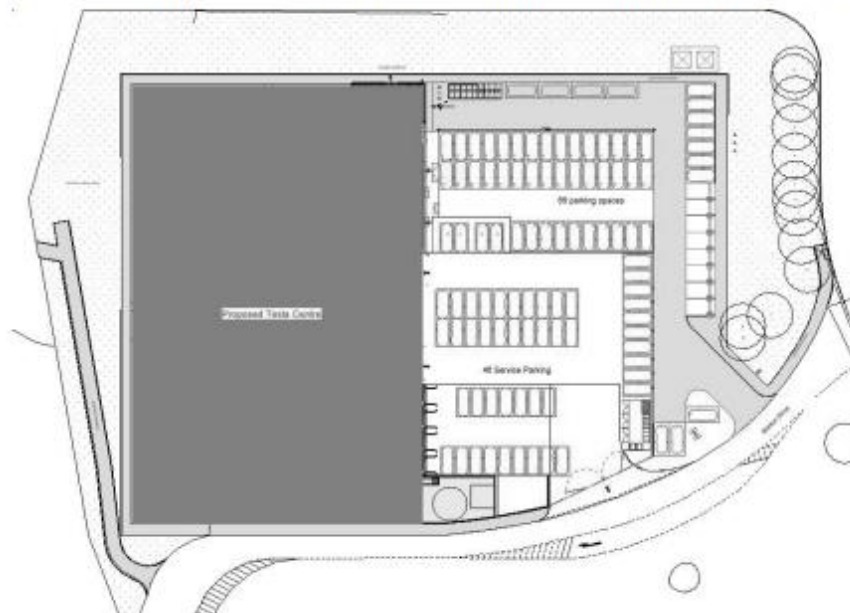
**Site:** Unit 3, Redmoor Drive, Milton Keynes, MK6 4AG

**Proposal:** Planning application for the change of use to a car servicing unit with ancillary car showroom and associated works

**Site:**

While the configuration of the site has changed the principal areas remain the same providing two clearly distinct areas, customer parking area and a secure service yard.

The perimeter landscaping remains largely the same with the same number of cycle parking anticipated.



**Ground floor:**

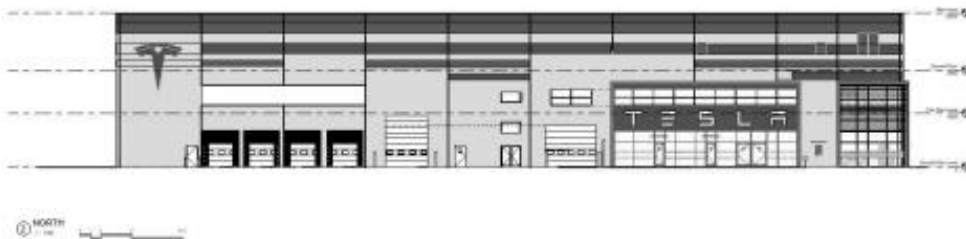
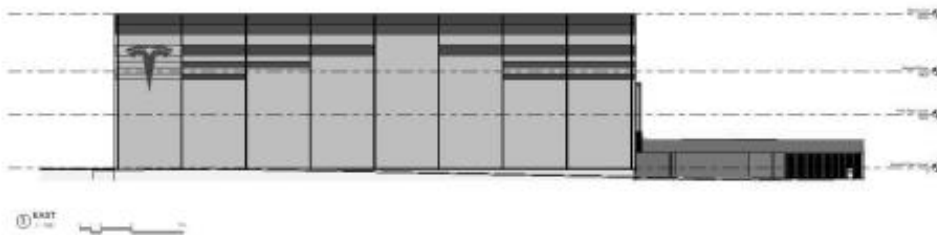
The proposal aims to utilise the existing floor space to provide a service centre for the repair of electric vehicles. This area will remain open plan. The addition of ancillary support rooms such as toilets, canteen, meeting room facilities have been configured to allow for the most efficient operational layout for the service centre as this is the main focus of the site. The ground floor also includes for the addition of a small ancillary showroom to support the service centre, providing space to display all 4 models of the car. Connected to this is a small lounge where customers can wait for their car to be repaired. This will also act as a support for the supercharging facility which will be available 24 hours a day for customers charging their cars. It is important to note customers will only have access to the lounge and toilet facilities out of operational hours and the rest of the building will be locked down.

**First floor:**

The first floor will stay as intended utilising this area for office administration. Additional changing facilities will be provided connected to the originally proposed toilets and shower rooms for consistency. An additional conference room is proposed to the corner of the footplate.

**Elevations:**

Elevationally the main alteration is the introduction of glazing for the showroom and lounge. This will use the same language as the originally proposed lobby glazing in order to maintain a consistent approach. The horizontal cladding strips originally consented in a blue cladding will be replaced with a dark grey as the blue is not in line with the tenant's brand identity and is something the tenant is keen to maintain throughout their portfolio.



**NOTES**

- DEL**
- NEW ELEMENTS
  - (1) FACE UP LETTERS TUBES
  - (2) FACE UP TUBES
  - (3) TOWER SIGN
  - (4) TOWER SIGN ON 6 METERS PLATE POLE
  - (5) POST INDICATED CHARGERS AT SERVICE COLLECTION
  - (6) SUPERCHARGERS
- ALL WORKS AND WORKING SUBJECT TO LOCAL AUTHORITY APPROVAL.**

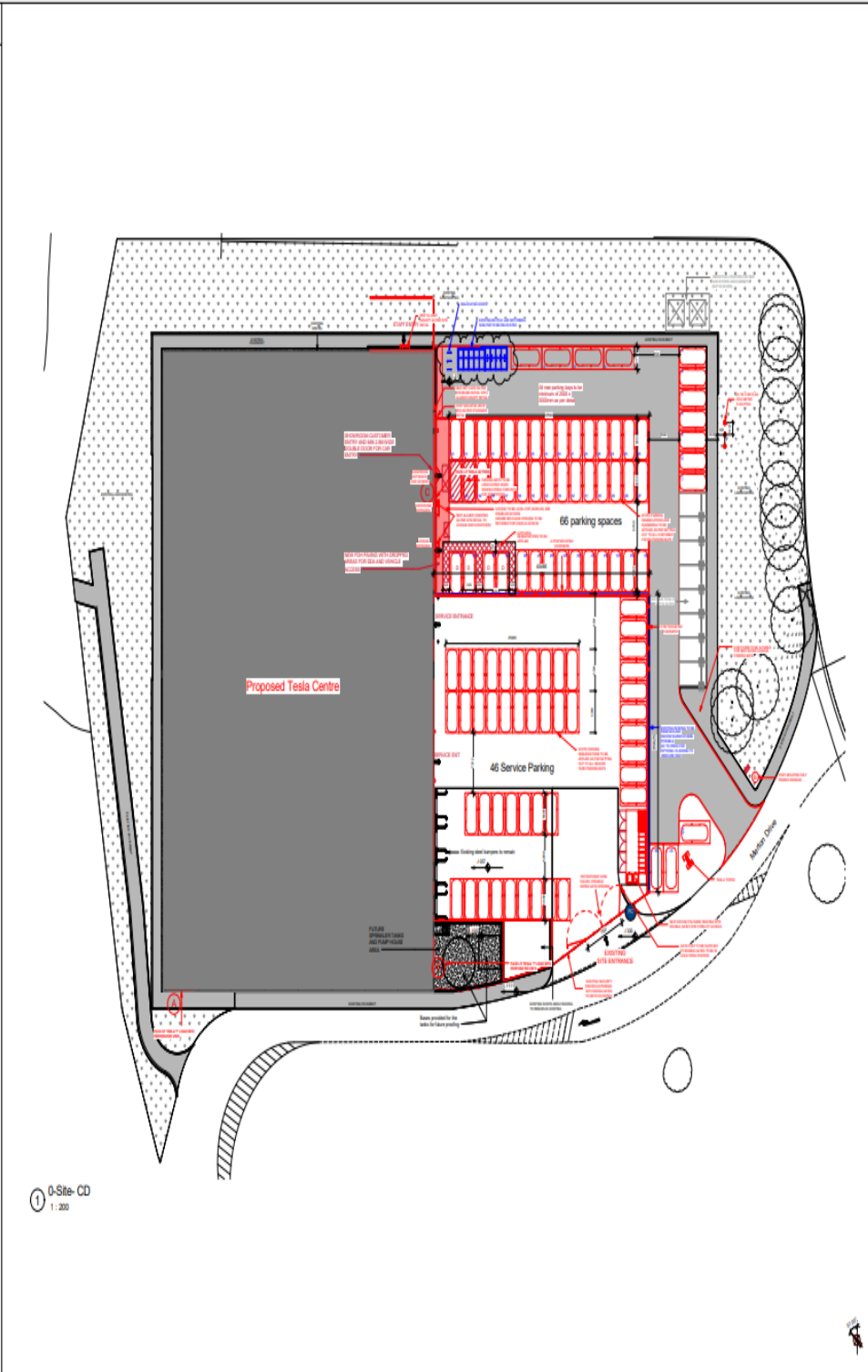
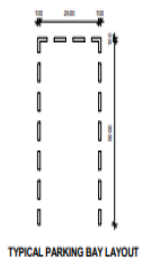
**PC** PROLOG AND OWN STATEMENT REFER TO SITE SPECIFICATION SECURITY NOTE FOR SPECIFICATION

1.1 TO CONFIRM LOCATION FOR EMERGENCY SERVICES POINT OF ENTRY OF SECURE AREA THEN ADEQUATE EMERGENCY ESCAPE ROUTES TO BE PROVIDED WITH SECURITY PROVISION

REVISION	DATE	DESCRIPTION
1	15/03/2024	ISSUE FOR COMMENT
2	15/03/2024	ISSUE FOR COMMENT
3	15/03/2024	ISSUE FOR COMMENT
4	15/03/2024	ISSUE FOR COMMENT
5	15/03/2024	ISSUE FOR COMMENT
6	15/03/2024	ISSUE FOR COMMENT
7	15/03/2024	ISSUE FOR COMMENT
8	15/03/2024	ISSUE FOR COMMENT
9	15/03/2024	ISSUE FOR COMMENT
10	15/03/2024	ISSUE FOR COMMENT

EXISTING SITE FENCING TO BE REVIEWED WITH TSLA PV. SC TO PROVIDE FOR REMAINING EXISTING FENCE AND RECONFIGURE TO NEW PROPOSED LAYOUT AND ADDITIONAL PARTS TO EXISTING FENCE REQUIRED.

SC TO PROVIDE OPTION FOR GLASSING EXISTING FENCE WITH TSLA PV PANELS ONLY TO PREVENT VIEW INTO SERVICE YARD.



**AREA CALCULATIONS**

SITE AREA INCLUDING BUILDING FOOTPRINT 8157 SQM

**PARKING CALCULATIONS**

46 PARKING SPACES - SECURE SERVICE YARD  
 20 INDOOR PARKING - SERVICE  
 19 PARKING SPACES FOR PUBLIC  
 8 SUPERCHARGING PARKING SPACES  
 8 ELECTRIC VEHICLE PARKING SPACES  
 107 TOTAL

**SPECIFICATIONS**

**JOINTING REQUIREMENTS FOR USE OF LOCAL MATERIALS FOR SUPERCHARGERS**  
 LOCAL MATERIALS TO BE PROVIDED FOR SUPERCHARGERS  
 LOCAL MATERIALS TO BE PROVIDED FOR THE SITE  
 LOCAL MATERIALS TO BE PROVIDED FOR THE SITE

**SECURITY**  
 SECURITY REQUIREMENTS TO BE PROVIDED WITH THE FOLLOWING CLAUSE  
 SECURITY REQUIREMENTS TO BE PROVIDED WITH THE FOLLOWING CLAUSE  
 SECURITY REQUIREMENTS TO BE PROVIDED WITH THE FOLLOWING CLAUSE



NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**Colour Reference**

P1	Indoor	Ref. 018
P2	Outdoor	Ref. 018
P3	Outdoor	Ref. 018
P4	Outdoor	Ref. 018
P5	Outdoor	Ref. 018
P6	Outdoor	Ref. 018
P7	Outdoor	Ref. 018
P8	Outdoor	Ref. 018
P9	Outdoor	Ref. 018
P10	Outdoor	Ref. 018

- (A) All walls facing to be supplied with... (Details see Ref. 018)
- (B) All walls facing to be supplied with... (Details see Ref. 018)
- (C) Concrete wall requirements... (Details see Ref. 018)
- (D) All walls facing to be supplied with... (Details see Ref. 018)
- (E) All walls facing to be supplied with... (Details see Ref. 018)
- (F) All walls facing to be supplied with... (Details see Ref. 018)
- (G) All walls facing to be supplied with... (Details see Ref. 018)
- (H) All walls facing to be supplied with... (Details see Ref. 018)
- (I) All walls facing to be supplied with... (Details see Ref. 018)
- (J) All walls facing to be supplied with... (Details see Ref. 018)
- (K) All walls facing to be supplied with... (Details see Ref. 018)
- (L) All walls facing to be supplied with... (Details see Ref. 018)
- (M) All walls facing to be supplied with... (Details see Ref. 018)
- (N) All walls facing to be supplied with... (Details see Ref. 018)

**MERTON DRIVE, REDMOOR, MILTON KEYNES, UK**

**Proposed Site Plan**

CD-1.00

Agenda item: LD 57/23 b)

## WOUGHTON COMMUNITY COUNCIL

### Planning, Licencing & Development Committee

Monday 3<sup>rd</sup> July 2023

#### PURPOSE OF REPORT:

To consider **Application no: 23/00772/CLUE Proposal:** Certificate of Lawfulness for the existing storage outbuilding **At:** 22, Combes Crescent, Leadenhall, Milton Keynes, MK6 5LX.

#### RECOMMENDATION:

1. That the committee notes the report and any associated documents.
2. That the committee considers whether there are any 'material considerations' in line with planning rules, regulations and legislation that should be noted.
3. That any feedback is agreed and that the Council Manager responds to the planning department before the cut off date of N/A – information only application.

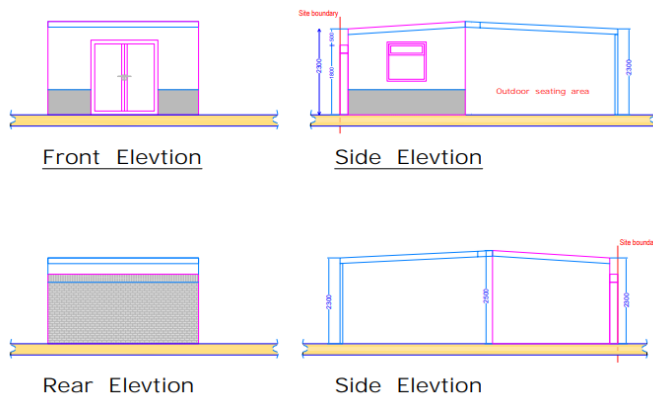
#### MAIN ISSUES AND CONSIDERATIONS:

This is an application similar to the one last meeting, for a Certificate of Lawfulness for an existing outbuilding.

The works have either started or been completed (unclear from the application) but state that:

*'Outbuilding which is within the thresholds of permitted development as follows. It is 2.5m high with a pitched roof. It occupies < 50% of the land around the existing property. It is not for habitable use. It has no water or toilet facilities. No antenas.'*

The design is:



The Council Manager sees no material issues with this application, other than the spelling of 'elevation' and 'antenas'.

**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

[23/00772/CLUE | Certificate of Lawfulness for the existing storage outbuilding | 22 Combes Crescent Leadenhall Milton Keynes MK6 5LX \(milton-keynes.gov.uk\)](#)

**AUTHOR**

Steve McNay – Council Manager

**Agenda item LD 57/23 c)**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 3<sup>rd</sup> July 2023**

**PURPOSE OF REPORT:**

To consider **Application no: 23/01040/CLUE Proposal:** Certificate of lawfulness for existing change of use of dwellinghouse (use Class C3) to house in multiple occupation (use class C4 or sui generis) **At:** 23, Marshworth, Tinkers Bridge, Milton Keynes, MK6 3DA.

**RECOMMENDATION:**

- 1. That the committee notes the report and any associated documents.**
- 2. That the committee considers whether there are any 'material considerations' in line with planning rules, regulations and legislation that should be noted.**
- 3. That any feedback is agreed and that the Council Manager responds to the planning department before the cut off date of (not applicable as an 'information only' consultation).**

**MAIN ISSUES AND CONSIDERATIONS:**

This is an 'information only' consultation but has been sent to us as per custom and practice.

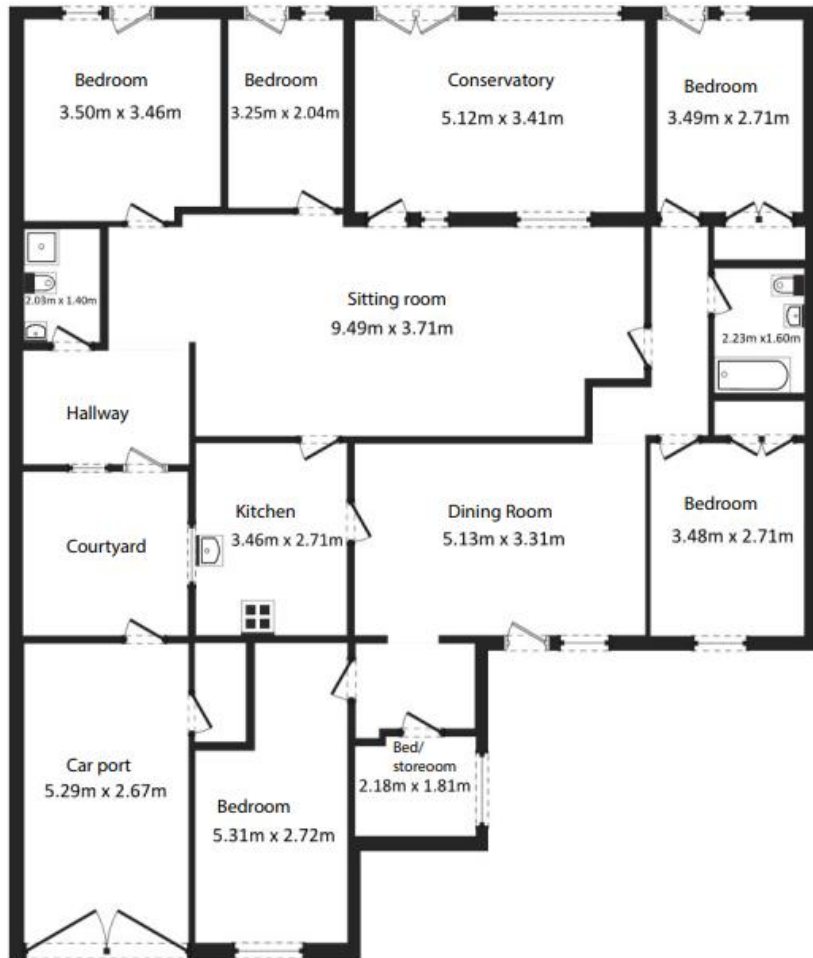
The application is for a certificate of lawfulness for the property to be considered an HMO, as opposed to a dwellinghouse.

The application states that the house has been in use as an HMO for over 20 years, that the MKCC private sector housing department are aware and have inspected (within the past 6 years) but following the death of the former owner, the descendants now wish for a Certificate of Lawfulness.

The applicant has included a variety of documents showing the layout (see below) plus the application form and location plans.

There is precedent for applications like this, where houses have been used in a way for a period of time. However, often there is supporting evidence (e.g. council tax bills, tenancy agreements, etc). This may be mitigated in this case via the link to the Private Sector Housing team.





# FLOOR PLAN

23 Marshworth Floor Plan 07.06.2023  
GetFloorPlan

23 Marshworth, Tinkers Bridge, Milton Keynes MK6 3DA

Scale 1:50



## STAFFING IMPLICATIONS:

None.

## OTHER IMPLICATIONS:

None.

## BACKGROUND PAPERS:

[23/01040/CLUE | Certificate of lawfulness for existing change of use of dwellinghouse \(use Class C3\) to house in multiple occupation \(use class C4 or sui generis\) | 23 Marshworth Tinkers Bridge Milton Keynes MK6 3DA \(milton-keynes.gov.uk\)](#)

## AUTHOR

Steve McNay – Council Manager

Agenda item: LD 57/23 d)

## WOUGHTON COMMUNITY COUNCIL

### Planning, Licencing & Development Committee

Monday 3<sup>rd</sup> July 2023

#### PURPOSE OF REPORT:

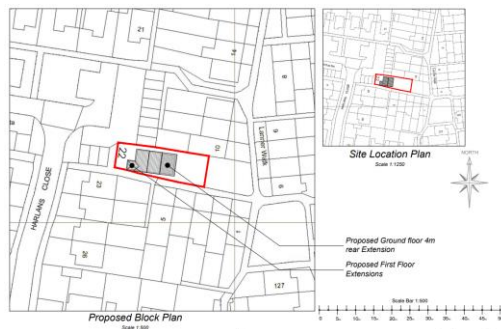
To consider **Application no: 23/01058/HOU Proposal:** Erection of a single storey rear and part first floor front extensions **At: 22, Harlans Close, Eaglestone, Milton Keynes, MK6 5BP.**

#### RECOMMENDATION:

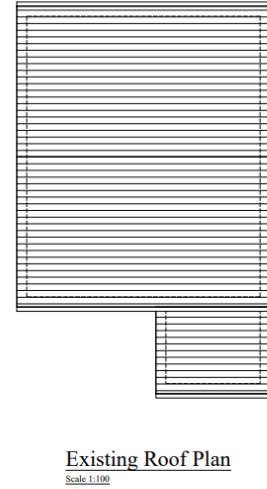
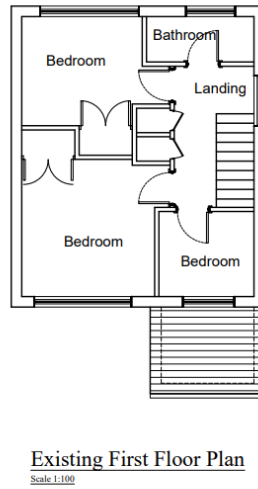
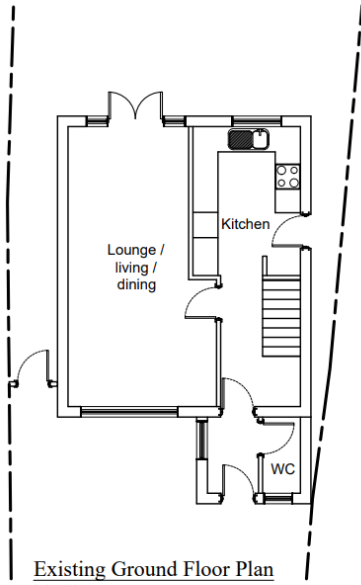
1. That the committee notes the report and any associated documents.
2. That the committee considers whether there are any 'material considerations' in line with planning rules, regulations and legislation that should be noted.
3. That any feedback is agreed and that the Council Manager responds to the planning department before the cut off date of 10<sup>th</sup> July 2023.

#### MAIN ISSUES AND CONSIDERATIONS:

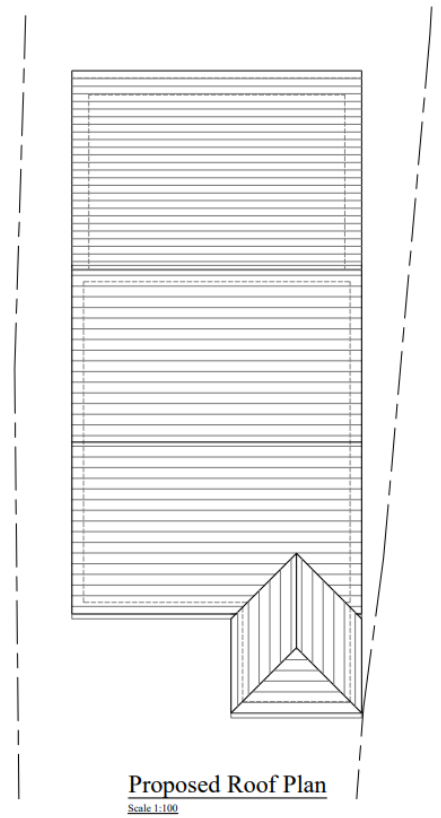
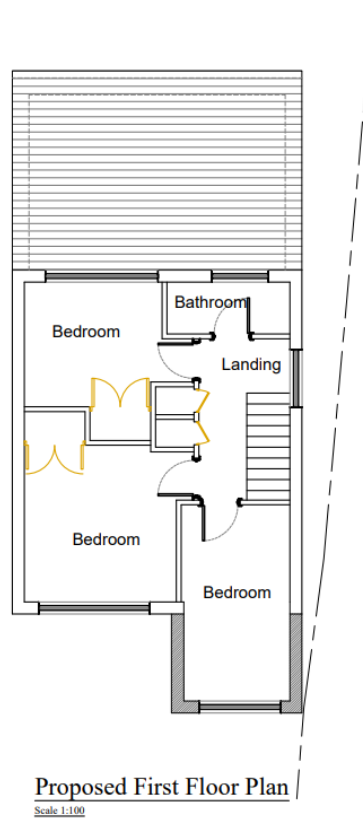
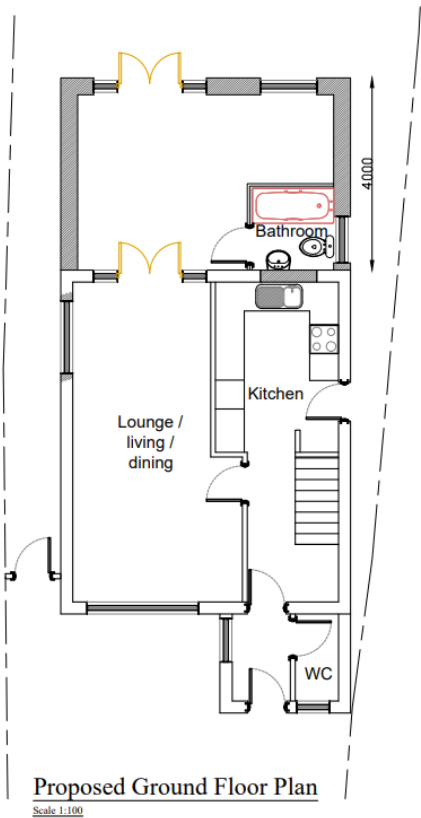
This is a relatively straightforward application for a ground floor rear extension and a raised 'porch' to full height at the front of the house, at a residential property on Eaglestone.



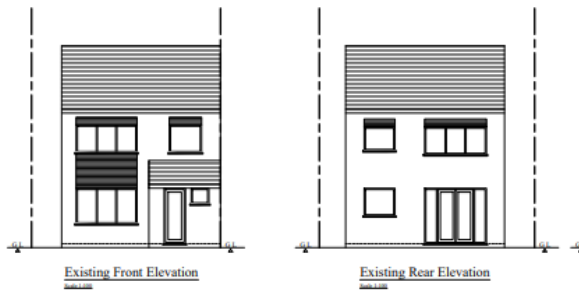
The current property looks layout is:



The proposed layout is:



The proposal will change the look to the front of the property, with a full height 'porch' add on and an additionally pitched roof.



The Council Manager does not see any material considerations with this application.

**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

[23/01058/HOU | Erection of a single storey rear and part first floor front extensions | 22 Harlans Close Eaglestone Milton Keynes MK6 5BP \(milton-keynes.gov.uk\)](#)

**AUTHOR**

Steve McNay – Council Manager

Agenda item: LD 57/23 e)

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 3<sup>rd</sup> July 2023**

**PURPOSE OF REPORT:**

To consider **Application no:** 23/01349/NMA **Proposal:** Non-material amendment to permission ref. 21/00241/FULTN seeking the change in 20m lattice tower from a Swann 5S lattice tower to a 20m Swann CS5S lattice tower relating to the erection of a replacement 20m lattice mast with antennas and dishes along with ground based equipment and ancillary development **At:** Telecommunication Station 6, Chesney Wold, Bleak Hall, Milton Keynes.

**RECOMMENDATION:**

1. That the committee notes the report and any associated documents.
2. That the committee considers whether there are any 'material considerations' in line with planning rules, regulations and legislation that should be noted.
3. That any feedback is agreed and that the Council Manager responds to the planning department before the cut off date of N/A as information only application.

**MAIN ISSUES AND CONSIDERATIONS:**

This is a 'consultation only' paper, regarding the communications station on Bleak Hall (Chesney Wold), with the request to change from one type of mast to another type of mast.

The mast is the same height as the existing mast.

The site is an industrial estate.

**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

## **BACKGROUND PAPERS:**

[23/01349/NMA | Non-material amendment to permission ref. 21/00241/FULTN seeking the change in 20m lattice tower from a Swann 5S lattice tower to a 20m Swann CS5S lattice tower relating to the erection of a replacement 20m lattice mast with antennas and dishes along with ground based equipment and ancillary development | Telecommunication Station 6 Chesney Wold Bleak Hall Milton Keynes \(milton-keynes.gov.uk\)](#)

## **AUTHOR**

Steve McNay – Council Manager

**Agenda item: LD 58/23**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 3<sup>rd</sup> July 2023**

**PURPOSE OF REPORT:**

To update committee on decisions issued by MKCC Planning Department since the last meeting.

**RECOMMENDATION:**

**That the committee notes this report.**

**MAIN ISSUES AND CONSIDERATIONS:**

Since the last meeting (5<sup>th</sup> June), the following decisions have been issued by Milton Keynes Council's planning department:

Milton Keynes City Council, under their powers provided by the above legislation, **Permit** the erection of a single storey rear extension, new ground floor front elevation window and internal alterations At: 133 Waterside Peartree Bridge Milton Keynes MK6 3DF

---

---

**MILTON KEYNES COUNCIL AS THE LOCAL PLANNING AUTHORITY  
DETERMINE THAT THE PRIOR APPROVAL OF THE AUTHORITY IS  
REQUIRED AND REFUSED**

Application no: 23/00901/PRIOR

Prior approval for the installation of a 15.0m Phase 8 Monopole and associated works.

At: Telecommunications Box Saxon Street H8 to H9 Milton Keynes.

---

---

Application no: 23/00991/DISCON

Milton Keynes City Council, under their powers provided by the above legislation, approve the Approval of details required by conditions 3 (Surface water drainage) and 11 (Biodiversity) of permission ref. 22/01498/FUL At: St Pauls Catholic School Phoenix Drive Leadenhall Milton Keynes MK6 5EN

**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

Previously submitted planning papers.

**AUTHOR**

Steve McNay – Council Manager



**Agenda item: LD 59/23**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 3<sup>rd</sup> July 2023**

**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:**

Applications the month from:

Street Trading Consent Renewal - Fero Kebabs, Marshworth, Tinkers Bridge, ref 135040

We have received a renewal application on the 13 June 2023

To sell: Hot takeaway food

Hours applied for

Monday – Sunday

16:00 – 23:00

If you have any observations to make then would you please advise in writing by the 10 July 2023.

This is the Kebab van that operates outside the Tinkers Bridge Meeting Place. The Council Manager has received communications from residents supporting this application.



---

---

**From: Licensing Team**  
**Ref: 143664**  
**Subject: Renewal Application for a Site Licence under Scrap Metal Dealers Act 2013**

We have received an application for a Renewal Site Licence under the Scrap Metal Dealers Act 2013 on **21/06/2023** concerning:

**Site1**

**Picton Recovery and Recycling, AM Storage, Chesney Wold, Bleak Hall, Milton Keynes, MK6 1LS**

**Site 2**

**Picton Recovery and Recycling, Yard At Steel Box City, Bow Brickhill, Milton Keynes, MK17 9RD**

Under the Scrap Metal Dealers Act 2013 to carry on a business as a scrap metal dealer a licence needs to be held. A site licence permits the licensee to carry on business at a site which is identified in the Licence. A Licence can only be issued if the Authority are satisfied that the applicant is a suitable person. The Licence also permits the licensee to transport scrap metal to and from those sites from any local authority area.

Please feel free to contact the Licensing Team should you require any further information.

You have 28 days from the date of the application to make any comments. If we receive no reply within this time we will assume that you have no comments to make and will issue the licence.

---

---

**Boroughwide Street Trading Consent – Renewal**

We have received an application from Eat Gelato, (REG R99 FLK) on 23 June 2023 for 1 ice cream van to trade Boroughwide for the following times:

**Monday to Sunday 16:00 to 19:00**

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

---

---

**AUTHOR**

Steve McNay – Council Manager

**Agenda item: LD 60/23**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 3<sup>rd</sup> July 2023**

**PURPOSE OF REPORT:**

To update the committee on additional planning considerations and concerns.

**RECOMMENDATION:**

- 1. That the committee notes this report.**
- 2. That the committee considers any response to the pre-application consultation regarding the Telecoms proposal.**

**MAIN ISSUES AND CONSIDERATIONS:**

23/00177/ENF 121 Rochfords

The Council, in its capacity as the local planning authority, has received a complaint alleging a breach of planning control at the above address. The alleged breach is:

Description of alleged breach Extension at the front of the property extending over neighbours land by about 3 inches and a garden building at rear extending over a foot of neighbours land

---

---

**Planning Summit  
5 July**

Those wanting to attend (currently have three) please let the Council Manager know so they can make suitable arrangements.

---

---

PLANNING ENFORCEMENT ENQUIRY 45 Broad Dean Eaglestone Milton Keynes MK6 5AL Thank you for contacting the Planning Enforcement Team.

Having investigated case ref shown above, I can confirm that no breach of planning control has occurred. Private Sector Housing inspected the property on 23/02/23 and it confirmed the property is being rented by a group of family members under one tenancy.

There was nothing within the property to suggest it was being used as a HMO.

---

---

*Dear Milton Keynes Council, Woughton & Fishermead Ward Councillors and Old Woughton Parish Council,*

*Subject: Proposed 5G Telecommunications Installation for Signal Infrastructure UK Limited*

*Site Name/Address: Marlborough Street*

*Netherfield, Woughton on the Green, Milton Keynes, MK6 5BU*

*NGR: E: 486935, N: 237625*

*Type of Installation: Proposed 15.0m Phase 8 monopole and associated ancillary works.*

It should be noted that this isn't in Netherfield, or Woughton on the Green, but adjacent to Hawkmoor Close on Eaglestone. The site placement is around 45 metres from the nearest housing, but is nicely screened by the tree line and, as a slightly shorter mast (15 metres), this is less visible than some. Still remains non-compliant with the policies of the council and appears to be slightly above the existing mast on Peartree Bridge, but the opposite side of the road.

**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

None.

**AUTHOR**

Steve McNay – Council Manager

# Agenda item: LD 61/23

