

**Agenda item: LD 67/23 (a)**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 4<sup>th</sup> September 2023**

**PURPOSE OF REPORT:**

**To consider Application no:** 23/01156/HOU **Proposal:** The erection of single storey front and rear extensions **At:** 126, Golden Drive, Eaglestone, Milton Keynes, MK6 5BN.

**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 7<sup>th</sup> September 2023.**

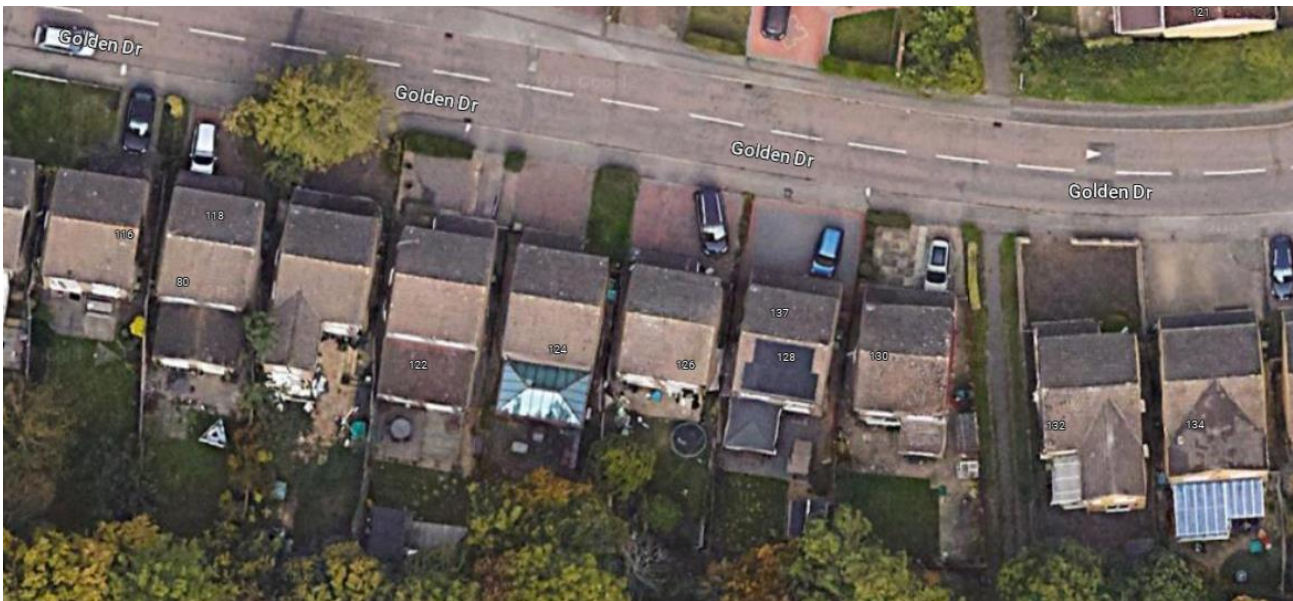
**MAIN ISSUES AND CONSIDERATIONS:**

This is an application for a domestic dwelling, with a small front and larger rear extension.

The application itself is minimal and with drawings that are somewhat chaotic in appearance and have little bearing on each other. Given this, it has not been possible to place a 'before and after' comparison on this paper – please do check the 'background papers' link if more visual information is wanted.

Despite the difficulties, the application itself appears straightforward – adding around 3 square metres to the front of the property, to provide a flattened front vista, with a full width, 6 metre long extension to the rear (the rear garden is approximately 16 metres long, and backs onto the 'Peartree Lane') redway.

Looking at aerial maps, it would appear that all neighbouring properties (at least three each way) have already extended to the rear at varying levels, so unlikely to cause any major impact visually.



**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUSMS4KW0KP00>

**AUTHOR**

Steve McNay – Council Manager

**Agenda item: LD 67/23 (b)**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 4<sup>th</sup> September 2023**

**PURPOSE OF REPORT:**

**To consider Application no:** 23/01676/FULM **Proposal:** Variation of condition 2 (operating hours) attached to planning permission 20/01683/FULMMA. Extension of operating hours on Bank and Public Holidays. **At:** Biffa Waste Services Ltd. Chesney Wold Bleak Hall Milton Keynes MK6 1NE.

**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 6<sup>th</sup> September 2023**

**MAIN ISSUES AND CONSIDERATIONS:**

This application requests an extension to opening hours on bank holidays only – currently only able to operate until 13:00hrs (1pm) and the application requests extending this to 15:00hrs (3pm).

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RYGAK7KWJTZ00>

**AUTHOR**

Steve McNay – Council Manager

Agenda item: LD 67/23 (c)

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 4<sup>th</sup> September 2023**

**PURPOSE OF REPORT:**

**To consider Application no:** 23/01786/FUL **Proposal:** Replacement of dual fuel oil/gas fired heating system with 7 No. Air Source Heat Pumps (ASHP's) and 5 No. Water Source Heat Pumps (WSHP's). Removal and replacement of the existing windows and external cladding to Blocks 24, 25, 26, 27 and 37. **At:** Milton Keynes University 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 7<sup>th</sup> September.

**MAIN ISSUES AND CONSIDERATIONS:**

This application is highlighted as 'decarbonisation' – reducing the carbon emissions of the hospital through the retrofitting of cladding, doors, windows and improved hearing systems.

The proposal visually is that there will be no new apertures and that the doors and windows will be replaced with "*thermally broken aluminium frames with sealed double glazed units Colour to be RAL 7005 Mouse Grey*"

There are lots of drawings available at the link below. This is an application that should not have any impact on residents, will reduce carbon emissions and the concerns around noise are covered in the assessment provided (principally that noise reduction provisions will be included – this would need to be confirmed by MKCC Environmental Health who should be a consultee on this application).

**OTHER IMPLICATIONS:**

It is advised that expressing concerns around the increased noise levels and confirmation from an independent third party that the mitigation is sufficient may be wanted by the committee.

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZ0NV1KWK4Z00>

**AUTHOR**

Steve McNay – Council Manager

**Agenda item: LD 67/23 (d)**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 4<sup>th</sup> September 2023**

**PURPOSE OF REPORT:**

**To consider Application no:** 23/01905/DISCON **Proposal:** Approval of details required by condition 4 (Hard and soft landscaping), condition 7 (Landscape and ecology management plan), condition 8 (Travel plan) of permission ref. 22/03184/FULM **At:** Milton Keynes University 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 STAT NOTICE ONLY.**

**MAIN ISSUES AND CONSIDERATIONS:**

This application is an ‘information only’ paper that covers some conditions that we attached to a previous application (22/0184/FULM), linked to the development of the new radiotherapy centre at the hospital.

It covers some of the side issues, specifically the landscaping and travel plans, both of which can be found at the ‘supporting documents’ link below.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZU28BKWKJ400>

**AUTHOR**

Steve McNay – Council Manager

Agenda item: LD 68/23

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 4<sup>th</sup> September 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 (3<sup>rd</sup> July), the following decisions have been issued by Milton Keynes Council's planning department:

**Application no: 23/01058/HOU**

Milton Keynes City Council, under their powers provided by the above legislation,

**Permit the Erection of a single storey rear and part first floor front extensions**

**At: 22, Harlans Close, Eaglestone, Milton Keynes, MK6 5BP**

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**Application no: 23/00919/FULM**

Milton Keynes City Council, under their powers provided by the above legislation,

**Permit the Variation of condition 1 (approved plans) seeking changes to third floor space and fenestration changes to allow the scheme to function more sustainably (relating to permission ref. 21/03119/FUL Refurbishment works to Milton Keynes College, Chaffron Way, campus building)**

**At: Milton Keynes College, Woughton Campus, Chaffron Way V6 To V7, Milton Keynes, MK6 5LP**

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**Application no: 23/01349**

Milton Keynes City Council, under their powers provided by the above legislation,

**Permit the 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.**

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**Application no:** 23/00772/CLUE

**CERTIFICATE OF LAWFULNESS EXISTING - APPROVED**

Certificate of Lawfulness for the existing storage outbuilding  
22, Combes Crescent, Leadenhall, Milton Keynes, MK6 5LX

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**Application no:** 23/00381/HOU

Milton Keynes City Council, under their powers provided by the above legislation,  
**Permit the erection of 3m x 3.5m Garden office (retrospective)**

**At: 51, Coles Avenue, Leadenhall, Milton Keynes, MK6 5LE**

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**Application no:** 23/00813/TPO

Milton Keynes City Council, under their powers provided by the above legislation,  
**Approve Consent to The 2m reduction on side of trees adjacent to fence to provide clearance from the fence of 5 Maple trees (group T1) currently 50 to 60ft in height protected by Milton Keynes Council Tree Preservation Order no. PS/540/15/19**

**PS/540/15/19**

**At: Southern Gas Networks, Peartree Bridge, Milton Keynes**

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**ADVERTISEMENT CONSENT GRANTED**

**Application no:** 23/01049/ADV

Milton Keynes City Council, under their powers provided by the above legislation,  
Permit the **Advertisement consent for the installation of 1 illuminated 'MG' fascia (sign A), 1 non illuminated 'blank' fascia (sign B), 1 non illuminated 'blank' fascia (sign C) and 1 non illuminated wall mounted 'Welcome' sign (sign D)** **At: MG Motor, 2, Merton Drive, Redmoor, Milton Keynes, MK6 4AG**

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**CERTIFICATE OF LAWFULNESS EXISTING – REFUSED**

**Application no:** 23/01040/CLUE

23, Marshworth, Tinkers Bridge, Milton Keynes, MK6 3DA

The applicant has failed to demonstrate, on the balance of probability, that the property has been used as a House in Multiple Occupation (Class C4) for up to 6 people for a period of over 10 years, and is now lawful and beyond enforcement under Section 171B of the Town and Country Planning Act 1990 (as amended). A Certificate of Lawful Development cannot be issued on that basis.

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

**Application No:** 23/01454/PRIOR

**Prior Notification for proposed 15.0m phase 8 monopole and associated ancillary works**

**At: Land At Marlborough Street H7 To H8, Milton Keynes.**



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Milton Keynes City Council, under their powers provided by the above legislation,  
Permit the

**Advertisement consent for the display of x3 internally illuminated fascia signs, x1 internally illuminated façade screen, x1 internally illuminated pylon, x1 non-illuminated post mounted parking sign, x1 non-illuminated directional sign and x2 internally illuminated archway signs**

**At:** 4, Merton Drive, Redmoor, Milton Keynes, MK6 4AG.

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**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

Previously submitted planning papers.

**AUTHOR**

Steve McNay – Council Manager

Agenda item: LD 70/23

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 4<sup>th</sup> September 2023**

**PURPOSE OF REPORT:**

To update the committee on additional planning considerations and concerns.

**RECOMMENDATION:**

**That the committee notes this report.**

**MAIN ISSUES AND CONSIDERATIONS:**

23/00258/ENF Unit 1 Chesney Wold Bleak Hall MK6 1LA

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:

- Unauthorised scrap metal (sui generis) use

The matter has been registered under the above reference number.

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**PLANNING ENFORCEMENT ENQUIRY**

**65, Garraways, Coffee Hall, Milton Keynes, MK6 5DU**

Thank you for bringing this matter to our attention. Having investigated this matter, it is considered that this is not a planning matter.

As the land is owned by the Council the case has been referred to the Housing Team to investigate and enforce.

Accordingly, this case has been closed and referred to a more appropriate service provider/external organisation.

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**PLANNING ENFORCEMENT ENQUIRY**

**121, Rochfords, Coffee Hall, Milton Keynes, MK6 5DN**

Thank you for bringing this matter to our attention.

The development that has taken place is on land owned by the Council and will need to be enforced by the appropriate service, as we are unable to take formal action against another Council department.

Accordingly the case has been closed and referred to the Housing Department who are a more appropriate service to pursue the matter.

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**23/00307/ENF 7, Palace Square, Leadenhall**

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 Erection of outbuilding/shed 10ft x8ft high at the front by the driveway

The matter has been registered under the above reference number.

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**23/00323/ENF 12, Squires Close, Coffee Hall**

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 Lean to at built at the front of the property taking extra parking space

The matter has been registered under the above reference number.

**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

Saxon Street mast letter August 2023.

**AUTHOR**

Steve McNay – Council Manager

FAO : Natalie Shafiroff  
MKCC Planning  
Via Email to: [natalie.shafiroff@milton-keynes.gov.uk](mailto:natalie.shafiroff@milton-keynes.gov.uk)

21<sup>st</sup> August 2023

**Re: Application no: 23/01720/PRIOR**  
**Proposal: Prior notification for a proposed 20.0m Phase 8 Monopole and associated ancillary works.**  
**At: Communication Mast Saxon Street H8 To H9 Milton Keynes**

Following discussions at the 'pre application' stage of this application and a response to the applicant at that time (notably not recorded within the application), I am writing on behalf of Woughton Community Council (WCC) to submit **objections** to this application.

The application is in breach of MKCC Planning guidance, specifically the Telecommunications Systems Policy, which 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 which is within 50m of any school, residential property or medical facility".*

This application sits within a 50-metre radius of the Ashfield Medical Centre on Perrydown.

Additionally, the application site is approximately 400 metres from existing telecoms structures, with two existing masts and associated cabinets sitting on the opposite side of Saxon Street. The OFCOM EEC Code of Practice states that sites should be shared – given the existing infrastructure, sharing this site would be more in line with compliant development.

The mast itself is 8 metres above the tree line, overlooking residential properties as well as the GP surgery, dentists and pharmacy, sitting 20 metres in front of the trees with nothing that helps this mast blend into its surroundings – this is a material consideration in terms of 'visual amenity'. It is not a pleasing sight. Whilst this could be mitigated by use of better design (such as 'tree shaped' masts), the placement of this site doesn't lend itself to this approach either. The mast is also around 8 metres above the existing 'street furniture' (i.e. street lighting). Whilst this is on the outside of the housing estate, it will undoubtedly impact local residents.

It is stated that this application responds to the issues raised by the refusal of 23/00675/PRIOR – this was an application that, due to its timing, was unable to be overseen by committee (due to elections) and as such, objections from WCC at that time, including the request for committee oversight, were withdrawn. These objections remain. It should be noted that at that time (and indeed, for this application too) there were issues with the address being used for applications, which includes ‘Woughton on the Green’ and ‘Fenny Stratford’ – neither of these are correct, and some may consider this to be misleading in terms of local residents having any real clue as to where the application actually refers to without significant investigation.

The placement of the installation is on a corner of a busy junction, reducing visibility and placed such that would prevent any widening of either the road (Saxon Street) or the redway (a well-used route for many travelling towards MK1, Bletchley and local schools). Highway safety is a material consideration and, given the level of traffic along that road and around that junction, anything that makes visibility harder, or the outlook more confused will have a negative impact.

This appears to be another attempt to site a mast inappropriately, without consideration or consultation with stakeholders (as was noted with the previous application, 7 working days to gain informed local views is insufficient and, when those views ARE provided, the applicant makes no mention within the application). The Telecommunications Systems Policy is clear – nothing on MKCC land within 50 metres of residential, education or medical facilities. We trust that this will mean that this application is, once again, declined as being in contravention of this agreement.

Yours sincerely,

Steve McNay  
Council Manager  
On behalf of Woughton Community Council

**Agenda item: LD 71/23**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 4<sup>th</sup> September 2023**

**PURPOSE OF REPORT:**

To inform the committee of upcoming consultation.

**RECOMMENDATION:**

- 1. To note this report.**
- 2. To consider any membership or involvement in upcoming discussions around the Local Plan.**

**MAIN ISSUES AND CONSIDERATIONS:**

Good afternoon,

As you may know, at Milton Keynes City Council we are currently preparing a new Local Plan, which will be called the New City Plan, with the aim to submit it for Public Examination by the end of June 2025. As part of this work, our goal is to ensure that we get the thoughts and feedback of the people this plan will impact, and as a resident, business owner or community member within Milton Keynes, that includes you.

Given the complexity and importance of the New City Plan, there are many moving parts, so we are getting in touch to inform you that, you or your organisation will be contacted in the coming days and weeks to participate in various consultation activities to be held throughout Autumn and Winter 2023, to contribute your ideas about how to ensure Milton Keynes keeps getting better. Your feedback will be requested from various teams relating to carbon and climate change, infrastructure investment, and more as part of our work on the New City Plan. This email is intended to make you aware of this beforehand and let you know how much we will value your participation.

We look forward to working with you to deliver our New City Plan.

Thanks,

Andrew

**Andrew Turner**

Planning Policy Manager

To speak to me use Microsoft Teams or 01908 254892

Milton Keynes City Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ

[www.milton-keynes.gov.uk](http://www.milton-keynes.gov.uk)

**BACKGROUND PAPERS:**

None.

**AUTHOR**

Steve McNay – Council Manager

**Agenda item: LD 72/23**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 4<sup>th</sup> September 2023**

**PURPOSE OF REPORT:**

To update the committee on the proposals around the renewal of the Neighbourhood plan.

**RECOMMENDATION:**

1. That the committee notes the report and the attached proposal from Oneill Homer.
2. That the committee considers an application to Locality for the additional funding that is available to support this work.
3. That if successful with the funding bid, that Oneill Homer are appointed to undertake the work detailed in the proposal.
4. That if in agreement with these proposals, that the committee creates a task and finish group to work with the consultants to progress the renewal process, between October 23 – March 24.

**MAIN ISSUES AND CONSIDERATIONS:**

The need to review the Neighbourhood Plan has been agreed by this committee and the council as a whole.

There is now greater clarity around funding, with a view that £18,000 can be accessed.

The new proposal from the consultants is costed at slightly under this amount, so, with the exception of staff time, this should be a relatively cost neutral project\*.

**STAFFING IMPLICATIONS:**

This will, no doubt, take considerable time for officers (Council Manager) and councillors to undertake, especially if further referendum is needed.

**OTHER IMPLICATIONS:**

Without the funding via Locality, there is no budget allocated for this project and as such, this would need significant consideration before agreeing to this level of funding.

**BACKGROUND PAPERS:**

Proposal from Oneill Homer



**AUTHOR**

Steve McNay – Council Manager