

Tuesday 30<sup>th</sup> January 2024

To: All members of the **Planning, Licensing & Development Committee**

**Cllrs Cllr Sue Smith (Chair), Ruth McMillan (Vice-Chair),** Janette Bobey, Donna Fuller, Penny Glasgow, Luke Louis, Deanna Norris, April Rennie, Alan Williamson

## **Notice of Meeting**

You are hereby summoned to attend a meeting of the **Planning, Licencing & Development Committee** to be held on **Monday 5<sup>th</sup> February 2024** commencing at **6:30pm** at the **Woughton Community Council Hub, The Local Centre, Council Chamber, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG**, when the business set out in the following agenda will be transacted.

**Members of the public can attend in person, submit questions in advance and or watch live via [www.facebook.com/woughtoncc](http://www.facebook.com/woughtoncc).**

**Please be aware that this meeting is being recorded and broadcast live. Microphones are live at all times – if you are not speaking formally within the meeting, please do keep any additional noise to a minimum and be aware that anything said within this meeting will be in the public domain’.**

**The full Calendar of Meetings can be accessed from the following link on the website:**

**<https://www.woughtoncommunitycouncil.gov.uk/council-meeting-calendar/>**

Steve McNay  
Council Manager

**Please ensure that your mobile phone and other electronic equipment is switched to silent or is switched off completely during the meeting.**

## AGENDA

### **LD 120/24 Apologies:**

To receive and accept apologies from members unable to attend the meeting.

### **LD 121/24 Declarations of Interest:**

Under the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, made under s30 (3) of the Localism Act, members must declare any disclosable pecuniary interest which they may have in any of the items under consideration at this meeting, and any additional interests not previously declared.

### **LD 122/24 Questions from the public (maximum 10 minutes):**

To receive questions and statements from members of the public.

### **LD 123/24 Chairs announcements:**

To receive announcements from the Chair.

### **LD 124/24 Minutes of previous meeting(s):**

To receive and approve as a correct record the minutes of the meeting held on:

- Monday 8<sup>th</sup> January 2023.

**(Attached)**

### **LD 125/24 To agree submissions to Milton Keynes City Council on the Planning Application(s) received:**

#### **a) Application no: 23/02738/CLUE**

Proposal: Certificate of Lawfulness for existing use of property as House in Multiple Occupation  
At: 55 Waterside Peartree Bridge Milton Keynes MK6 3DE

#### **b) Application no: 24/00079/COUM**

Proposal: Variation of condition 1 (approved plans) seeking to amend approved colour to cladding panels (relating to permission ref. 23/00242/COU for the 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 Core Milton Keynes Merton Drive Redmoor Milton Keynes

And

#### **Application no: 24/00081/ADV**

Proposal: Advertisement consent for the display of 1 face lit Tesla logo mounted to side of building, 1 face lit Tesla letters mounted to front of building, 1 face lit Tesla logo mounted to front of building  
At: Unit 3 Core Milton Keynes Merton Drive Redmoor Milton Keynes

#### **c) Application no: 24/00086/DISCON**

Proposal: Approval of details required by condition 4 (Landscaping), condition 6 (Lighting Plan), condition 7 (Landscape and Ecological Management Plan), condition 11 (Surface water drainage) of permission ref. 22/03184/FULM

At: Milton Keynes University Hospital Standing Way Eaglestone Milton Keynes MK6 5LD

#### **d) Application no: 24/00092/COU**

Proposal: Change of use from a dwellinghouse (Use Class C3) to a care facility for one young person (under the age of 18 but over the age of 16) (Use Class C2)  
At: 4 Blisworth Tinkers Bridge Milton Keynes MK6 3DH

#### **e) Application No: 24/00122/PRIOR**

Proposal: Prior Approval of single storey rear extension, with eaves of 2.7 metres and maximum height of 2.7 metres, extending 5.4 metres from the original rear wall

At: 33 Medale Road Beanhill Milton Keynes MK6 4NA

**(Reports by the Council Manager attached)**

**LD 126/24 To inform the committee of decisions issued by MKCC:  
(Report by the Council Manager attached)**

**LD 127/24 To consider licensing application(s), and to agree any submissions:  
(Report by the Council Manager attached)**

**LD 128/24 To inform the committee regarding the New City Plan publicity and proposed  
timeline for engagement and delivery.  
(Report by the Council Manager attached)**

**Date of next meeting:**

Monday 4<sup>th</sup> March 2024, 6:30pm at the Woughton Community Council Hub, The Local Centre,  
Council Chambers, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

## Woughton Community Council

### Planning, Licensing & Development Committee

**Minutes of the meeting held on Monday 8<sup>th</sup> January 2024, 6:30pm at the Woughton Community Council Hub, the Council Chamber, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.**

**Present: Cllrs Sue Smith (Chair), Donna Fuller, Deanne Norris, April Rennie, Alan Williamson.**

**Also present:**

Brian Barton (Committee & Member Services Officer).  
Steve McNay (Council Manager).

**In attendance:**

Cllr Michael Holland.

**Also in attendance:**

Two (2) members of the public.

**LD 107/24 Apologies:**

Cllr Eamonn Bobey (meeting)  
Cllr Janette Bobey (meeting)  
Cllr Penny Glasgow (unwell)  
Cllr Luke Louis (work commitment)  
Cllr Ruth McMillan (unwell)

**AGREED**

**LD 108/24 Declarations of Interest:**

There were no declarations of interest.

**NOTED**

**LD 109/24 Questions from the public (maximum 10 minutes):**

**Application no:** 23/01985/FUL

**Proposal:** Erection of five dwellings

**At:** 4, Holmfield Close, Tinkers Bridge, Milton Keynes, MK6 3AB

A member of the public spoke on the above planning application.

Access road is an unadopted highway even though the Highways Department at Milton Keynes City Council placed an objection, Milton Keynes City Council also claim access is not a material consideration as it is a private road. Emergency vehicles would not be able go down as the road is too narrow, refuse vehicles cannot

enter due to their size, and the top of the access road would be too far away for residents to leave their refuse. There is no pathway and street lighting for the safe use by pedestrians and so is a health and safety matter. The access road is too narrow with a turning circle, Milton Keynes City Council claim there will be enough parking spaces available according to their parking standards requirements. There is also a blind bend.

Milton Keynes City Council's Environmental Health Directorate have placed an objection regarding the noise survey undertaken, it needs to be brought to their attention that the survey was taken behind road way sound barriers.

Two (2) trees have tree preservation orders, which the applicant wants removing with all the trees on the canal side.

Milton Keynes City Council has indicated that the leylandii can be removed, even though there is evidence of bats there and makes a noise barrier. A tree shade plan has not been provided. There are concerns to the habitat with the proposed removal of the trees. The report provided by the applicant's environmental consultants highlights the loss of habitats and trees. Planning law dictates that any planning application should prove that there will be an improvement to the biodiversity, but will be in this case a net loss, even Milton Keynes City Council's ecologically officer suggests that the report is not fit for purpose and that the planning application should be withdrawn.

Anglian Water and the Rivers & Canal Trust have indicated that they will place an objection.

Residents of Marshworth and Holmfield Close feel this planning application is detrimental to the area.

**NOTED**

**LD 110/24 Chairs announcements:**

The craft club sessions have moved to Monday mornings.

This is the last meeting for the Committee & Member Services Officer, the Council Manager has already circulated an email inviting officers and councillors to a farewell event.

It is blue bins week; sacks are only provided to allocated residents.

**NOTED**

**LD 111/24 Minutes of previous meetings:**

The minutes of the meeting held on Monday 4<sup>th</sup> December 2023, were **AGREED** as a true and correct record and signed by the Chair.

**LD 112/24 To agree submissions to Milton Keynes City Council on the Planning Application(s) received:**

**a) Application no:** 23/01988/FUL

**Proposal:** Construction of a new self-contained classroom, located at the rear of the existing building.

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

**RESOLVED**

**That the committee has no objections to this planning application.**

**b) Application no:** 23/02683/DISCON

**Proposal:** Approval of details required by conditions 3 (Surface Water Drainage Scheme) and 11 (Biodiversity Enhancement Scheme) and part discharge of condition 9 (Lighting Plan) of permission ref. 22/01498/FUL

**At:** St Pauls Catholic School, Phoenix Drive, Leadenhall, Milton Keynes, MK6 5EN.

**RESOLVED**

**That the committee has no observations to make on these conditions to the planning application.**

**LD 113/24 To update the committee on any planning concerns:**

**Application no:** 23/02654/NMA

Milton Keynes City Council, under their powers provided by the above legislation, **Permit** the Non-material amendment seeking amendments to the Proposed Site Layout Plan and Landscape Masterplan approved via condition 1 and the Drainage General Layout Plan approved via condition 10 (relating to permission ref.

22/03184/FULM variation of condition 1 (approved plans) seeking minor amendments to permission ref. 22/00809/FUL - erection of a new radiotherapy centre)

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

**Application no:** 23/02515/DISCON

Milton Keynes City Council, under their powers provided by the above legislation, **approve** the Approval of details required by condition 7 (Bicycle Parking) of permission ref. 23/00242/COU

**At:** Unit 3, Merton Drive, Redmoor, Milton Keynes (Tesla)

**PLANNING ENFORCEMENT ENQUIRY**

12, Squires Close, Coffee Hall, Milton Keynes, MK6 5HE

Having investigated this matter and undertaken a site visit the planning enforcement officer can confirm that the property has permitted development rights.

Having assessed the carport which falls under the category of Part 1, Class E, Schedule 2 of the General Permitted Development Order, it was found that the carport is not on land forward of a wall forming the principal elevation and would not require planning permission as it is permitted development.

Accordingly no breach of planning control and this case has been closed.

Unit 1, Chesney Wold, Bleak Hall, Milton Keynes, MK6 1LA

Having investigated this matter the planning enforcement officer confirmed that the unauthorised scrap metal business has been in use since 2010 by Zimcraft at this location (for the requisite 4/10 years) and is immune from formal enforcement action.

Accordingly, in relation to S171 of the Town and Country Planning Act 1990, no enforcement action can be taken and this case has been closed.

**RESOLVED**

**That the committee notes the report.**

**LD 114/24 Responses to previous planning applications:**

**Application no:** 23/02549/FUL

**Proposal:** Proposed demolition of existing store and construction of a retail unit  
At: Former Milton Keynes City Council, Landscape Store, Chadds Lane, Peartree Bridge, Milton Keynes, MK6 3EB.

**Response letter has been submitted to Milton Keynes City Council's Development Control Directorate.**

**NOTED**

**LD 115/24 To update the committee on the following planning application:**

**Application no:** 23/01985/FUL

**Proposal:** Erection of five dwellings

**At:** 4, Holmfield Close, Tinkers Bridge, Milton Keynes, MK6 3AB

It was pointed out to the meeting that there now does appear to be a proposal for the provision for electric vehicle charging points.

The meeting supported the residents in requesting to call in this planning application.

**RESOLVED**

- 1. That the council notes the report and associated documents.**
- 2. That the council supports the residents in requesting to call in this planning application.**
- 3. That council supports the residents objections, which will be passed to the planning authority by the Council Manager by the 11<sup>th</sup> January 2024.**

**LD 116/24 To consider licensing application(s), and to agree any submissions:**

Street Trading Consent Renewal - Max Kebab - Trading At Barnfield Drive Netherfield – 132881.

**LOCAL GOVERNMENT (Miscellaneous Provisions) Act 1982**

**Street Trading Consent – Renewal**

Renewal application received on the 12/12/23

To sell: Hot takeaway food

**Monday – Sunday**

**Hours applied for**

**16:30 – 22:30**

Street Trading Consent New - Royal Taste of Pak, Woodley Head, Peartree Bridge, ref 168740

**LOCAL GOVERNMENT (Miscellaneous Provisions) Act 1982**

**Street Trading Consent – New**

Received an application on the 19 December 2023 from the above.

To sell: Hot takeaway food.

**Hours being applied for are**

**Monday - Sunday**

**17:00 – 20:00**

**RESOLVED**

- 1. That the committee notes the report.**
- 2. That the committee has no objections to the licencing applications.**
- 3. That the committee seeks assurances that the Royal Taste of Pak will not block access to the car park during trading hours on Peartree Bridge.**

**LD 117/24 To inform the committee relating to a consultation about Areas of Attractive Landscape (AAL's):**

As part of this study for the New City Plan, Land Use Consultants acting on behalf of Milton Keynes City Council are looking to arrange an online workshop to collect the views of key stakeholders around the aspects people value about Milton Keynes's local landscapes.

This workshop is provisionally set for the **evening of Thursday 29<sup>th</sup> February 2024**. Further information about this workshop and joining instructions will be circulated in the new year.

**RESOLVED**

**That councillors who may be interested in this event put a placeholder in calendars for the relevant date and time.**

**LD 118/24 To update the committee on the Neighbourhood Plan project, working group membership, and work stream proposals:**

Following the agreement to proceed with the Neighbourhood Plan renewal and the confirmation of both funding and access to technical support from the Locality programme, membership of the working group to progress this work was agreed at the recent Full Council meeting. Cllr Sue Smith will Chair the working group.

The meeting agreed to add Cllr Donna Fuller as a member onto the working group.

The Working group will meet for the first time at the end of January 2024.

The new group will need to look in the first meeting at developing Term of Reference for the group, alongside appointing suitable Chair / Vice Chair roles. It is advised that these roles include at least one (1) elected member. An annual meeting schedule should also be considered, working to develop a calendar that enables as many as possible to play a part within the group – this may include both daytime and evening sessions. It is also recommended that the group proposes any budgetary needs that they may have (e.g. travel support, refreshments, secretariat, resources, etc.) to enable this to be included in any budget creation within the council, prior to the start of the new financial year.

Looking at the information sheets from O'Neil Homer, there is a focus on both reviewing existing and creating new policies to sit within the new plan. Some existing



policies need little or no adjustment, with others needing some changes, following the review that took place earlier this year.

In terms of new policies, the suggested elements for inclusion are around communications infrastructure, and 'renewable energy' – this is an area that sits within a broader piece of work that is looking more broadly at the 'green' agenda – sustainability, environment, biodiversity and so on. Given this, it is recommended that this working group may be well placed to undertake some of the initial work around this element of the Neighbourhood Plan, returning to the Neighbourhood Plan working Group with findings.

The other issue is that of technical support. As noted in the supporting papers, Oneil Homer have encouraged the group to access the technical support elements for two (2) key issues - Design Coding and Housing Needs Assessment. The latter of these has already been applied for and agreed to.

As previously noted, there will be a demand for officer support, which has become more pressing following the resignation of the Committee & Member Services Officer. Whilst the Council Manager is eager to be involved and support where possible, it is essential that the group understands that they will be responsible for much of the day-to-day administration of the group, with support on an 'as and when' basis.

#### **RESOLVED**

- 1. That the committee notes the report and supporting papers.**
- 2. That the committee notes the current membership of the working group and the proposed days for meetings.**
- 3. That the working group agrees to a date to meet, where Terms of Reference, Lead Roles (Chair / Vice Chair) and a meeting schedule can be agreed.**
- 4. That the committee agree to a programme of works, including the 'technical support' programmes, as detailed in the attached papers from O'Neil Homer.**
- 5. To add Cllr Donna Fuller as a member onto the working group.**

#### **LD 119/24 To update the committee on the yellow line request process:**

From 1 January 2024 Milton Keynes City Council are changing how they accept requests for double yellow lines.

Before double yellow lines may be installed, a Traffic Regulation Order (TRO) must be enacted so that any enforcement may legally take place. The legal process to create a TRO can take several months, especially if there are objections to the proposals, and includes formal and informal consultation periods.

The proposals must also be publicised in the Public Notices section of the local newspaper which costs Milton Keynes City Council to advertise.

A significant number of proposals do not move past the initial informal consultation stage due to a lack of community support for a scheme.

Parish, community and town councils will have more input to the initial engagement process for their own areas.

Support and guidance will be provided by the Highways Liaison Team and a toolkit will be available on the Milton Keynes City Council website including draft text to use to communicate any potential scheme, and there are many online survey tools available for free.

Information about parking enforcement including obstructive parking, double yellow lines and commercial vehicles parked in a residential area, can be found on the Milton Keynes City Council website.

**RESOLVED**

**That the committee notes the report and supporting documents.**

**Date of next meeting:**

Monday 5<sup>th</sup> February 2024, 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 7:20PM**

Chair \_\_\_\_\_ Date \_\_\_\_\_

## **WOUGHTON COMMUNITY COUNCIL**

Planning, Licensing and Development Committee – 5<sup>th</sup> February 2024

Agenda Item: Agenda Item: LD 125/24(a)

**PURPOSE OF REPORT: To consider Application no: 23/02738/CLUE  
Proposal: Certificate of Lawfulness for existing use of property as House in Multiple Occupation  
At: 55 Waterside Peartree Bridge Milton Keynes MK6 3DE**

### **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 N/A – info only**

### **MAIN ISSUES AND CONSIDERATIONS:**

This is an 'information only' consultation, regarding formalising the status of a house on Waterside as an HMO.

There is considerable evidence to support that this has been operating as such for a sufficient length of time.

At this time, it does not appear that this application will be in breach of the percentage allowance for HMO's within the agreed radius.

### **OTHER IMPLICATIONS:**

### **BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=S4ZRYLKW0NW00>

### **AUTHOR**

Steve McNay – Council Manager

# WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee – 5<sup>th</sup> February 2024

Agenda Item: Agenda Item: LD 125/24(b)

**PURPOSE OF REPORT: To consider Application no: 24/00079/COUM**

**Proposal: Variation of condition 1 (approved plans) seeking to amend approved colour to cladding panels (relating to permission ref. 23/00242/COU for the 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 Core Milton Keynes Merton Drive Redmoor Milton Keynes**

**AND**

**Application no: 24/00081/ADV**

**Proposal: Advertisement consent for the display of 1 face lit Tesla logo mounted to side of building, 1 face lit Tesla letters mounted to front of building, 1 face lit Tesla logo mounted to front of building**

**At: Unit 3 Core Milton Keynes Merton Drive Redmoor Milton Keynes**

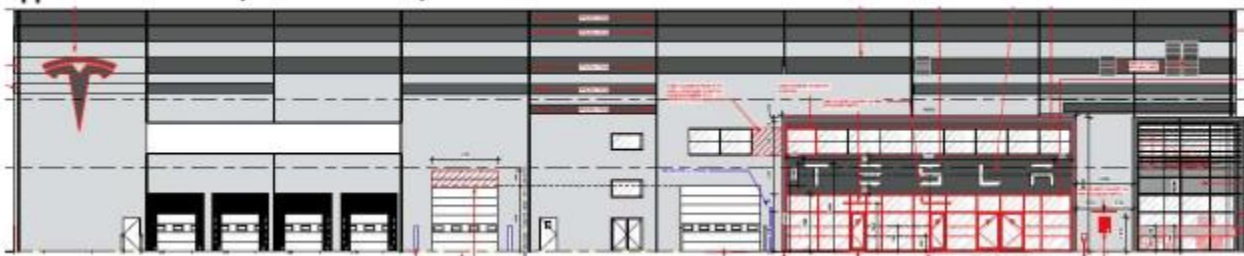
## **RECOMMENDATION:**

- 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 13<sup>th</sup> February 2024**

## **MAIN ISSUES AND CONSIDERATIONS:**

This is to make changes to the colour of the outside of the new TESLA showroom and garage on Redmoor.

**Approved Elevations (23/00242/COU):**



This was previously approved.

Proposed Changes:



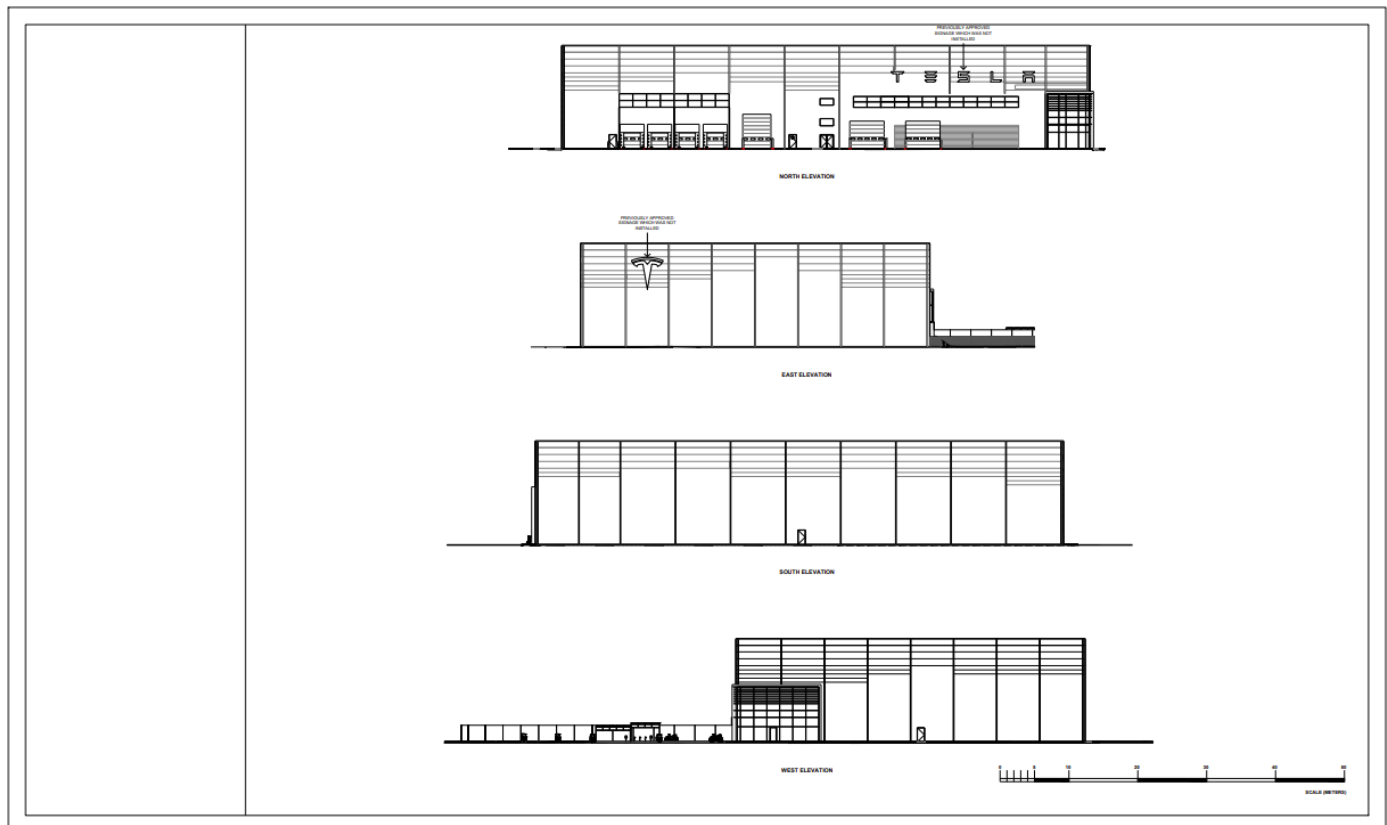
This is what they would like.

The Council Manager sees no reason to pass comment on this application at all and is slightly surprised that it is necessary at all.

The other application linked to this site is for some additional signage:

EMEA\_UK\_MILTON KEYNES  
Existing Elevations

CONFIDENTIAL



SCALE 1:500 @ A3

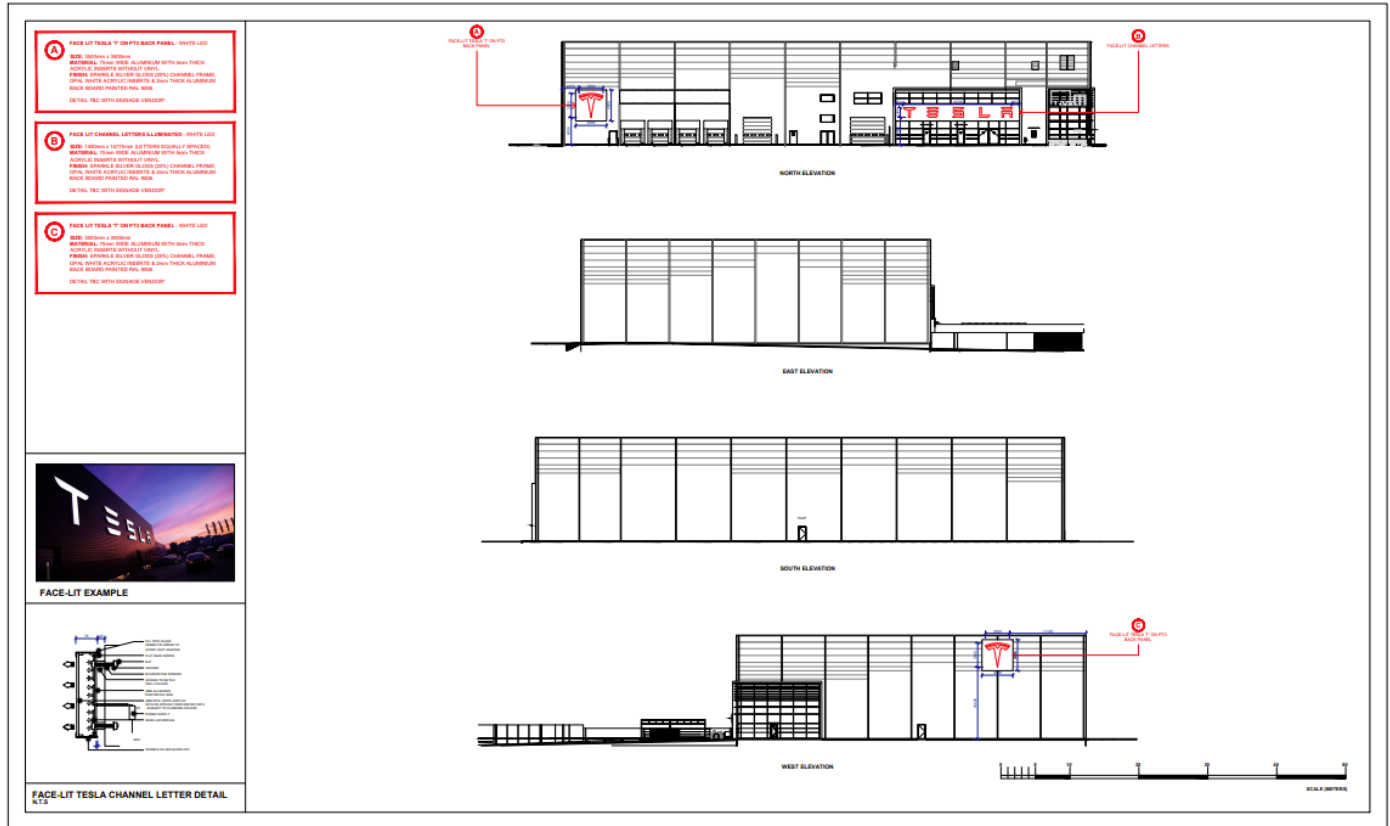


2024/01/09  
REVISION

Merton Drive | Milton Keynes | United Kingdom

\*PLEASE NOTE ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

This is the current, agreed elevation.



SCALE 1:500 @ A3



2023/12/20  
REVISION

Merton Drive | Milton Keynes | United Kingdom

\*PLEASE NOTE ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

This is the proposal.

As with the above, the Council Manager sees no reason to comment on this application.

**OTHER IMPLICATIONS:**

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=S75MG7KWGIY00>

**AUTHOR**

Steve McNay – Council Manager

# WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee – 5<sup>th</sup> February 2024

Agenda Item: Agenda Item: LD 125/24(c)

**PURPOSE OF REPORT: To consider Application no: 24/00086/DISCON**

**Proposal: Approval of details required by condition 4 (Landscaping), condition 6 (Lighting Plan), condition 7 (Landscape and Ecological Management Plan), condition 11 (Surface water drainage) 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 N/A info only**

## **MAIN ISSUES AND CONSIDERATIONS:**

This is an application regarding compliance with conditions attached to previously awarded permissions, clarifying landscaping, lighting, drainage and ecology.

These are technical decisions, so recommendation is to not comment and allow the planning department to assess suitability.

## **OTHER IMPLICATIONS:**

## **BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=S7ALJSKWGK100>

## **AUTHOR**

Steve McNay – Council Manager

# WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee – 5<sup>th</sup> February 2024

Agenda Item: Agenda Item: LD 125/24(d)

**PURPOSE OF REPORT:** To consider Application no: 24/00092/COU

**Proposal:** Change of use from a dwellinghouse (Use Class C3) to a care facility for one young person (under the age of 18 but over the age of 16) (Use Class C2)

**At:** 4 Blisworth Tinkers Bridge Milton Keynes MK6 3DH

## 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 20<sup>th</sup> February 2024

## MAIN ISSUES AND CONSIDERATIONS:

This application is to convert a house into a supported scheme for one (1) young person, on the edge of Tinkers Bridge.



This application details the proposed delivery, with one young person being supported 24 / 7 for up to a years placement at a time. The application does mention security, as well as qualified staff.

Whilst there may be some concerns about this application, due to possible noise / disruption, this type of facility is well needed and the building would provide a suitable venue from which to work.

## OTHER IMPLICATIONS:

## BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=S7AY3RKWGI00>



**AUTHOR**

Steve McNay – Council Manager

# WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee – 5<sup>th</sup> February 2024

Agenda Item: Agenda Item: LD 125/24(e)

**PURPOSE OF REPORT: To consider Application no: 24/00122/PRIOR**

**Proposal: Prior Approval of single storey rear extension, with eaves of 2.7 metres and maximum height of 2.7 metres, extending 5.4 metres from the original rear wall**

**At: 33 Medale Road Beanhill Milton Keynes MK6 4NA**

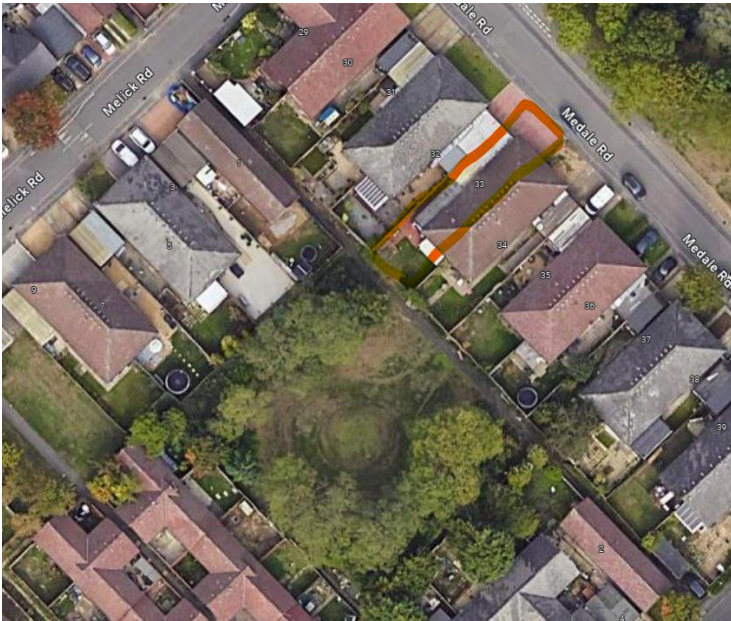
## RECOMMENDATION:

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 19<sup>th</sup> February 2024

## MAIN ISSUES AND CONSIDERATIONS:

This application is for a single storey rear extension, replacing an existing conservatory and extending the building.

The site is a bungalow on Beanhill. It has neighbours each side, but to the rear it backs onto some green space.



There is limited information or visuals regarding the proposal, but it will mean a larger footprint on the building and a reduction in garden space.

There are some drawings within the application (check via the link below) but these are not sufficient to judge the size differentials.

Despite these issues, there don't appear to be any material consideration concerns.

**OTHER IMPLICATIONS:**

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=S7G7M1KW0IQ00>

**AUTHOR**

Steve McNay – Council Manager

# WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee – 5<sup>th</sup> February 2024

Agenda Item LD 126/24

**PURPOSE OF REPORT:** To update the committee on decisions issued since the last meeting.

**RECOMMENDATION:**

1. That the committee notes the report

**MAIN ISSUES AND CONSIDERATIONS:**

Decisions issued by MKCC Planning since the last meeting:

**Application no: 23/02192/DISCON** - Milton Keynes City Council, under their powers provided by the above legislation, **approve** the

Approval of details required by condition 4 (Finished floor levels), condition 5 (Lighting) condition 9 (Tree survey) condition 11 (Street lighting) condition 22 (Biodiversity enhancement scheme and management plan) condition 24 (Ground investigation) of permission ref. 20/02245/FUL

At: Cripps Lodge Broadlands Netherfield Milton Keynes MK6 4JJ

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**Application no: 23/01985/FUL** - Milton Keynes City Council, under their powers provided by the above legislation, **Refuse Permission** for

Erection of five dwellings

At: 4 Holmfield Close Tinkers Bridge Milton Keynes MK6 3ABin accordance with your application, valid on 11th December 2023

WCC objection letter submission attached.

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**STAFFING IMPLICATIONS:**

**OTHER IMPLICATIONS:**

**BACKGROUND PAPERS:**

- Previous papers see by this committee.
- Holmfield Close objection letter

**AUTHOR**

Steve McNay – Council Manager

Lucy Baxter  
Via email to [lucy.baxter@milton-keynes.gov.uk](mailto:lucy.baxter@milton-keynes.gov.uk)

9<sup>th</sup> January 2024

Lucy

**Re: Application no: 23/01985/FUL**  
**Proposal: Erection of five dwellings**  
**At: 4 Holmfield Close Tinkers Bridge Milton Keynes MK6 3AB**

Following discussions at Full Council on 18<sup>th</sup> December and again at Planning Committee on 8<sup>th</sup> January, I am writing to submit an **objection and request for this to be referred to Planning Committee / Panel.**

The objections are, to some degree, representative of many of the comments already provided by other consultees. These include:

- Traffic, parking, highways concerns, access via private road (or lack of) and impact on said road. This road has been highlighted as insufficient for a development of this size, would not enable access by emergency services, refuse / waste collections / etc. and would be likely to lead to 'traffic conflicts'. It should also be noted that whilst the development meets the parking standards as laid out in the SPD, in the event that any property has more than two cars (likely, given the nature of the properties), parking becomes insufficient and then additional pressures are placed on an already challenged road. In addition, the road has no pavements, no street lighting and no pedestrian provision. This would mean that any access for non-vehicular traffic would be at additional risk.
- Draining, flooding and local impact. There is a statement within the application suggesting that the canal is used for 'outflow', but no permission has been sought or gained. The properties abutting the proposed development already have drainage issues, with another incident this week, where effluent was overflowing from the draining system and threatening to enter the watercourse. The use of a Kessel pump (believed to be one of only two within the city) aims to reduce this impact, but with two failures already this year and Anglian Water currently investigating, any additional demand on an already stretched system is unviable.
- Trees and the removal of a number of viable, healthy trees including those with TPO's attached. This is in addition to the removal of shrubbery and disturbance to the existing biodiverse space – the applicants own report states that there will be a net loss, in direct conflict with MKCC policy and further reports suggest that a full impact assessment is needed.
- There are protected species within the development footprint and the proposal removes the linkage between the wildlife corridor and the canal. This objection has been strengthened by the officer report recommending that the application is withdrawn until such time as the relevant documentation and evidence is provided.
- Noise. There has been an ongoing discussion around the impact of noise on any development, with an initial noise assessment taking place when the main dual carriageway was closed to traffic and a recommendation that a new one is undertaken. It should be noted that the dual carriageway in question (Grovelway), is again restricted, with a lane closure and a speed restriction in place, meaning that any assessment undertaken at this point would be equally invalid. The assessment would also, presumably, be undertaken prior to any works being undertaken and, given the removal of ALL trees abutting the canal (the main area when noise would enter the site), any assessment would need to work with the

assumption that noise levels will increase within the development with the removal of these noise dampening plantings. The current assessment (provided by the applicant) suggests that there is a medium risk – this is likely to increase when a realistic assessment is undertaken.

Concerns have also been noted around the suggested 'three bedroom' designation. The plans show that the additional room, stated as a 'study', meets the space standards for a bedroom and therefore these potentially become 4 bedroomed houses. This development therefore adds between 15 – 20 bedrooms, with the previous application (agreed against the recommendations of many objectees) was for one property with 4 bedrooms. This expansion on what is felt to be an unsuitable space, makes this proposal even more damaging than the previous.

And finally, the lack of engagement from the applicant with local residents is a concern. They have stated on a number of occasions that they have consulted, but none of the residents of the road have had any discussions and we, as the local council, have had no contact either. Given the nature of the development, the access issues, the additional pressure on infrastructure and the impact on local wildlife, a more consultative, collaborative approach may have been helpful.

The committee feels that this application breaches policy, fails to meet the necessary MKCC standards, places neighbouring properties at risk, threatens wildlife corridors, fails to account for protected species, doesn't comply with basic highways standards and places additional flood risks on the area. As such, the committee objects to the application.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Steve McNay', written in a cursive style.

Steve McNay  
Council Manager  
On behalf of Woughton Community Council



# WOUGHTON COMMUNITY COUNCIL

*Planning, Licensing and Development Committee – 5<sup>th</sup> February 2024*

*Agenda Item LD 128.24*

**PURPOSE OF REPORT: To update the committee on the New City Plan timeline.**

**RECOMMENDATION:**

1. That the committee notes the report and attached papers
2. That the committee agrees to WCC officers promoting engagement with this process
3. That the council manager informs the committee as soon as the 'parish engagement' session dates have been agreed.

**MAIN ISSUES AND CONSIDERATIONS:**

Milton Keynes City Council (MKCC) are continuing to work on the 'New City Plan', the city-wide plan for planning and development of the city over the coming years. Some information has already been shared and some publicity shared – the attached sheets offer further insight into the process and timescales that are proposed.

This is provided mainly for information for committee members.

**Proposal:**

*That WCC officers use the social media and other communication channels to help promote engagement in the New City Plan development to local residents.*

The other noteworthy element of the timeline is that there are 'Town and Parish Council sessions to discuss growth' that are noted for February. At time of writing, the Council Manager has not been informed of these dates but would encourage committee members to keep an eye out to enable effective engagement as and when these dates are issued.

**Proposal:**

*That the Council Manager provides details of any specific parish engagement sessions at the earliest opportunity, to enable as wide a level of engagement as possible.*

**BACKGROUND PAPERS:**

**New City Plan Timeline**

**Tell us about 'your' Milton Keynes Jan 24**

**AUTHOR**

Steve McNay – Council Manager



# New City Plan useful public dates

## JANUARY 2024

Public consultation: people-friendly and healthy places

Public consultation: design code continues until 19 Jan

Specialist workshops

Evidence preparation\*

## FEBRUARY

Continues until 23 Feb

Parish and Town Council sessions to discuss growth options (dates tbc)

Planning Cabinet Advisory Group 28 Feb

Policy development

## MARCH

Drafting the plan

Policy development

## APRIL

Drafting the plan

## MAY

Drafting the plan

## JUNE

Delegated decision to consult on draft New City Plan

Evidence preparation phase complete

## JULY

Public consultation: draft New City Plan\*\*

## AUGUST

## SEPTEMBER

Continues until Sept date tbc

## OCTOBER

Analyse consultation feedback

Update and finalise evidence

Refine the draft plan

## NOVEMBER

Complete consultation feedback analysis

## DECEMBER

Complete refinements to draft plan

\*The New City Plan will be based on up to date and relevant technical evidence

\*\*This is a formal public consultation carried out under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

# New City Plan useful public dates

## JANUARY 2025

Delegated decision to consult on redrafted New City Plan

Update and finalise evidence

## FEBRUARY

Public consultation: final draft New City Plan\*\*\*

Update and finalise evidence

## MARCH

Final New City Plan consultation concludes

Analyse and update consultation feedback

## APRIL

Prepare documents for Submission to Secretary of State

## MAY

Submit New City Plan and evidence to Secretary of State for examination by independent planning Inspector



# Tell us about your neighbourhood



## We're asking people to get involved in the Milton Keynes New City Plan

Through the New City Plan we're aiming to create the right environment for new jobs, affordable housing and sustainable growth.

We're asking for your thoughts and experiences to make sure the plan meets the needs and wants of local people.

One of the things we're asking people about is their local neighbourhood and facilities.

Can you easily access things like groceries, health care, open spaces, public transport and other essentials?

What would make it easier?

Visit <https://mknewcityplan.commonplace.is>  
Or scan the code to have your say

