

Woughton Community Council

Planning, Licensing & Development Committee

Minutes of the meeting held on Monday 8th 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 no 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 4th 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 11th 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 29th 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 5th 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 _____