

Agenda item: LD 48/23 a)

## WOUGHTON COMMUNITY COUNCIL

### Planning, Licencing & Development Committee

Monday 5<sup>th</sup> June 2023

#### PURPOSE OF REPORT:

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

**Proposal:** The erection of 3m x 3.5m Garden office (retrospective)

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

#### 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> June 2023

#### MAIN ISSUES AND CONSIDERATIONS:

This is a retrospective application for a garden office in the rear garden of a residential property, adjacent to the St Paul's School playing fields.

The building is as below:



This is a prefabricated building that is set on a concrete footing. It is 3.5 x 3 metres (about the size of a small gazebo).

There is no application form on the link below. This would usually be 'permitted development', but it is thought that due to the pre-existing conservatory, this

additional building would reduce the non-developed garden space beyond the 'permitted' level.

Based on the information available, there appears to be limited impact on any neighbours, with the exception of those directly behind the office, where the high level window does overlook their garden.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RQ5ZNEKWFUL00>

**AUTHOR**

Steve McNay – Council Manager

Agenda item: LD 48/23 b)

## WOUGHTON COMMUNITY COUNCIL

### Planning, Licencing & Development Committee

Monday 5<sup>th</sup> June 2023

#### PURPOSE OF REPORT:

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

**Proposal:** The crown lift to 2m on side of trees adjacent to 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

**At:** Southern Gas Networks, Peartree Bridge, 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 8<sup>th</sup> June 2023.

#### MAIN ISSUES AND CONSIDERATIONS:

This application relates to five (5) trees where there are existing tree protection orders (TPO's) in place – this means that any works need permission prior to undertaking.

The request is that these trees have 'crown lifts' to 2 metres – basically cutting lower branches to make the 'canopy' higher.

The trees are opposite Jeeves Close, adjacent to the triceratops field.



The reason for the works is that the branches are currently overhanging the depot site (Southern Gas Networks) and they will undertake the works using extendable pole saws from ground level.

**OTHER IMPLICATIONS:**

This doesn't appear to be a controversial application – simply raising the canopy of some trees.

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RSKY83KWH2Y00>

**AUTHOR**

Steve McNay – Council Manager

Agenda item: LD 48/23 c)

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 5<sup>th</sup> June 2023**

**PURPOSE OF REPORT:**

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

**Proposal:** 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

**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 9<sup>th</sup> June 2023.

**MAIN ISSUES AND CONSIDERATIONS:**

This is an application from the Glyn Hopkins site to change the signage as they are moving to become an MG dealer.

This is an industrial estate, and any light will not impact on any residential spaces.

**OTHER IMPLICATIONS:**

The Council Manager can see no issues with this application that are cause for concern.

**BACKGROUND PAPERS:**

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=RU19NIKWHTF00>

**AUTHOR**

Steve McNay – Council Manager

**Agenda item: LD 49/23**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 5<sup>th</sup> June 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 (2<sup>nd</sup> May), the following decisions have been issued by Milton Keynes Council's planning department:

**Application no: 23/00784/NMA - NON MATERIAL AMENDMENT APPROVED**

**Proposal:** Non-material amendment seeking to use an alternative more slender mast with a slight orientation (relating to permission ref. 21/02707/FULTN for Removal of 17.4m high monopole mast and 6No. antennas and all ancillary equipment. Installation of 20m high lattice mast incorporating headframe, 12No. antennas and 2No. 300mm dish, 3No. cabinets/racks and the erection of a 2.5m high mesh fencing with all ancillary equipment)

**At:** Telecommunication Station, Rainbow Drive, Leadenhall, Milton Keynes

**Application no: 23/00052/NMA - NON MATERIAL AMENDMENT APPROVED**

**Proposal:** Non-material amendment seeking changes to apartments including layouts and footprint, external detailing, removal of lift and wheelchair stores, replace spandrel panels and Juliet balconies with rendered panels, fenestration alterations, omit chimneys, alteration to ventilation including relocation of plant and louvres, alteration of cycle stores and addition of scooter store, removal of rear canopies, replacement of glazed balustrading with balustrading with vertical guards; changes to houses including brick detailing, reduction to porches, alteration of footprints and layouts, reduction rainwater pipes, omit spandrel panels and timber effect cladding; revision of boundary treatments and bin store (relating to permission ref.

20/02245/FUL for the erection of 66 residential dwellings including a mix of 2 and 3 bedroom bungalows, 3, 4 and 5 bedroom houses and 1 and 2 bedroom apartments with associated access, driveways/parking, garden amenity, open space, soft landscaped areas and associated works in connection with the development.

**At:** The Former Cripps Lodge Site, Broadlands, Netherfield, Milton Keynes, MK6 4JJ

**Application no: 23/00676/ADV - ADVERTISEMENT CONSENT GRANTED**

**Proposal:** Advertisement consent for x1 face internally lit Tesla letters mounted to front of building, x1 face internally lit Tesla logo mounted to side of building, x1

internally lit totem sign to define entrance, x1 post mounted wayfinding sign and x3 banner flags on flag poles along site boundary

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

**Application no:** 23/00765/PRIOR – **PRIOR APPROVAL IS NOT REQUIRED**

**Proposal:** Prior approval for the erection of a single storey extension extending beyond the rear wall of the original dwellinghouse by 4.50 metres, the maximum height of the extension measuring 3.45 metres, and height at the eaves of the extension measuring 2.45 metres.

**At:** 152, Waterside, Peartree Bridge, Milton Keynes, MK6 3DQ

**Application no:** 23/00675/PRIOR - **MILTON KEYNES CITY COUNCIL AS THE LOCAL PLANNING AUTHORITY DETERMINE THAT THE PRIOR APPROVAL OF THE AUTHORITY IS REQUIRED AND REFUSED**

**Proposal:** Prior approval for the installation of the proposed 20.0m Phase 8 Monopole and associated ancillary works.

**At:** Communication Mast Saxon Street, H8 To H9, Milton Keynes

**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

Previously submitted planning papers.

**AUTHOR**

Steve McNay – Council Manager

**Agenda item LD 50/23**

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 5<sup>th</sup> June 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:**

There are two (2) applications submitted since the last meeting:

**Boroughwide Street Trading Consent – New**

We have received application from **Maya’s Kitchen** on **10 May 2023** for **1** Korean Street Food van to trade Boroughwide for the following times:

**Tuesday to Sunday 17:00 to 20:00**

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

Respond by 7<sup>th</sup> June

**Boroughwide Street Trading Consent – Renewal**

We have received an application from Giovanni Scrocca (Reg T402 POA) on 19/05/2022 for 1 ice cream van to trade Boroughwide for the following times:

**Monday to Sunday 16:00 to 21:00**

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

Respond by 16<sup>th</sup> June



Please note that Street Trading is prohibited within 250 metres of any school's entrances and/or exits, during main school hours and 30 minutes following a school's normal closing time. Main school hours means the normal opening times for any particular school, whilst the students are being educated including lunch breaks but does not include times when the premises are open for after school activities. The prohibition applies to all school types such as; Infant, Junior, Primary, Secondary, Academy, Special, College and applies to static street traders (i.e. kebab vans) and Boroughwide street traders (i.e. ice cream vans). The effective date of the prohibition is from the 26<sup>th</sup> April 2019.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

None.

**AUTHOR**

Steve McNay – Council Manager

Agenda item: LD 51/23

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licencing & Development Committee**

**Monday 5<sup>th</sup> June 2023**

**PURPOSE OF REPORT:**

To update the committee on additional planning considerations and concerns.

**RECOMMENDATION:**

1. That committee notes the appeal regarding the mast on Chadwick Drive.
2. That committee members consider attendance at the Planning Summit.
3. That committee notes the planning breach resolution.
4. That committee considers whether any waste development sites exist within the parish and if so, to consider submission to MKCC.

**MAIN ISSUES AND CONSIDERATIONS:**

*FOR INFORMATION ONLY*

Following objections from the committee, alongside others (including the planning authority), the application for the communications mast on Chadwick Drive was refused. The applicant has now appealed that decision:

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**APPEAL BY CK Hutchison Networks (UK) Ltd  
AGAINST REFUSAL FOR**

**Proposed telecommunications installation: Proposed 16.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.**

**AT Telecommunications Mast, Chadwick Drive, Eaglestone - West, Milton Keynes,**

**APPEAL START DATE: 4th May 2023**

The Secretary of State is conducting the above appeal.

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*FOR CONSIDERATION FOR COMMITTEE MEMBERS*

**Planning Summit  
5 July**

Dear Steve,

**Does your council need current planning advice?**

If so, join this one-day, virtual summit to engage with the latest advice relating to planning advice including town planning, planning for local renewables, government reforms, neighbourhood plans and more.

Taking place virtually on **Wednesday 5 July, 9:45am - 4:10pm.**

**£60** + VAT for members

**£120** + VAT for non-members

Join us to discover how to:

- Interpret the “radical” and “far-reaching” reforms to the planning system in England
- Use the community toolkit to create neighbourhood planning policies to decarbonise travel choices
- Ensure meaningful community participation to put your community at the heart of renewable energy planning
- Examine recent changes in planning legislation and practice and discover how to make effective representations on behalf of your communities

Discover why ‘digital community engagement’ should be a vital ingredient of your community engagement strategy

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*FOR INFORMATION ONLY*

**PLANNING ENFORCEMENT ENQUIRY**

**6, Neapland, Beanhill, Milton Keynes, MK6 4LD**

Thank you for bringing this matter to our attention.

During the course of the investigation, a site visit was conducted, and a Planning Contravention Notice was served on the registered Landowner, which resulted in the voluntary remediation of the planning breach.

The total height of the fence has been reduced to 1.0m and therefore would now be considered permitted development.

Accordingly the case has been closed

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*FOR CONSIDERATION AND DECISION*

As part of preparing a new Waste Local Plan for Milton Keynes – which will form part of the *New City Plan* – we are currently undertaking work to prepare a range of key evidence base documents/studies to inform the new plan. One such technical, evidence-based document is the Land Availability Assessment (LAA).

The key objectives of the LAA, and the reasons for this email, are to:

- Identify sites and broad locations with potential for waste development.
- Assess their development potential (for providing waste management facilities); and
- Assess their suitability for development and the likelihood of waste management development coming forward.

As part of the process of preparing the LAA and the New City Plan, I'm emailing to make you aware that we have an ongoing **Call for Sites** to be submitted for consideration of their potential to be selected for future development of a range of land uses. As mentioned, at this stage we are interested in the submission of sites for the purposes of waste management, transfer, treatment, and disposal.

*Notes from Council Manager: Woughton already has the Bleak Hall site(s) which process considerable amounts of waste. In the opinion of the Council Manager, this is sufficient for the parish and any further development of waste management and processing would be excessive. However, it may be that further expansion within the Bleak Hall sites is possible.*

**STAFFING IMPLICATIONS:**

None.

**OTHER IMPLICATIONS:**

None.

**BACKGROUND PAPERS:**

None.

**AUTHOR**

Steve McNay – Council Manager