

PLANNING, LICENSING AND DEVELOPMENT COMMITTEE

Minutes of the meeting held on Monday 6th October 2025, 6:00pm at the Woughton Community Council Hub, the Council Chamber, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

Present: Cllrs Sue Smith (Chair), Deanna Norris (Vice Chair), Penny Glasgow, Michael Holland, April Rennie, Alan Williamson and Charlie Marsh (non voting – BH second).

Also present:

Steve McNay (Council Manager).
Five (5) members of the public.

LD 38/25 Apologies:

Apologies were received from:

- Cllrs Eamonn Bobey (NF) Ruth McMillan. Also received from Stacey Munkley (NF 'second') and Donna Fuller.

RESOLVED - noted

LD 39/25 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.

No declarations were made.

RESOLVED – noted

LD 40/25 Questions from the public (maximum 10 minutes):

To receive questions and statements from members of the public.

There were no questions from the public, but the Chair agreed that statement and questions would be allowed as part of LD 43/25, due to the nature of these applications.

RESOLVED - noted

LD 41/25 Chairs announcements:

To receive announcements from the Chair.

- The Chair congratulated the people who had worked on the Lloyds car park earlier, clearing the site and creating additional spaces.
- The Chair also noted upcoming events:
 - o Tinkers Bridge Café will change times from 1st November, opening between 9.30 – 11.30am
 - o 11th November is the Children's Remembrance Parade, starting at 10.30am from Lloyds
 - o Bing is happening on the evenings of 18th October (Coffee Hall) and 25th October (Tinkers Bridge), raising money for local cause.

RESOLVED - noted

LD 42/25 Minutes of previous meeting(s):

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

- Monday 1st September 2025.



Cllr Smith proposed that the minutes were a true and accurate representation of the meeting. This was seconded by Cllr Rennie.

RESOLVED by way of unanimous vote.

LD 43/25 To consider and respond to the following planning applications:

- a) PLN/2025/1703 - Proposed erection of two dwellings at 4 HOLMFIELD CLOSE, TINKERS BRIDGE, MILTON KEYNES, MK6 3AB

An application for additional properties to be built in the garden of the existing property.

Current planning permission for one (1) property and recent application for five (5) properties was declined. Full papers on the planning portal and further information contained within the paper provided to committee.

The committee considered the paper presented and heard representations from residents of Tinkers Bridge who expressed concerns regarding the application. These included issues regarding:

- Highways, the private access road to the site, the challenges of any use by large vehicles and the dangers relating to lack of pavement / lighting
- Noise and impact of tree removal increasing noise to other residents, plus the danger of further erosion of the trees if permission is given and residents take priority over the trees in situ
- Ecology and impact on biodiversity, including protected species and the impact on the wildlife corridor that abuts the property.
- Drainage and sewerage, with no effective proposals within the application for management of these issues, in the view of the residents from the locale.

In addition to the issues noted above, there has been a failure to provide neighbouring properties with any formal notification, concerns about the accuracy of the information contained with the application form, concerns about the potential 'splitting' of the site and / or plots for further development at a later date, lack of up to date noise or ecology surveys and other issues. It was also noted that some of the already submitted comments were in contravention of previous concerns noted, specifically highways who have previously noted the issues with the road and objected have, on the occasion, not repeated those concerns of the objection.

A number of other issues were noted.

Proposal:

That the committee requests that any decision regarding this application is decided at MKCC committee level, not a delegated decision

Proposed by: Cllr Smith. Seconded by: Cllr Glasgow

RESOLVED by way of unanimous vote.

Proposal:

That the committee objects to this application, based upon the discussions that have taken place, the content of the paper provided to the committee and the feedback from residents received and tasks the Council Manager with responding via the planning portal.

Proposed by: Cllr Rennie. Seconded by: Cllr Norris

RESOLVED by way of unanimous vote.



- b) PLN/2025/1911 - The erection of a surgical hub and ancillary office accommodation at MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD

An application for a further building within the existing hospital 'footprint', utilising space currently considered 'utility'. To provide additional surgical and administrative space. Full papers on the planning portal.

The committee received the paper provided by the Council Manager outlining the application and linking to the wider suite of documents available. There were no objections to the application, but some queries relating to whether the 'containers' (temporary surgeries) being replaced or is this replacing them? Another query was around linking any building work to highways and other council departments, to avoid overloading the area with work.

Proposal:

The committee has no objections to this application, and asks that information is requested regarding the future of the containers.

Proposed by: Cllr Holland. Seconded by: Cllr Rennie

RESOLVED by way of unanimous vote.

LD 44/25 To consider and respond to the following licensing applications:

- a) Street Trading Consent Boroughwide Renewal - MK Ices, KC19 KPP, Ref 167347

A concern was raised regarding an alleged breach of licence earlier this year, which was reported to the licensing authority. Queries were raised regarding 'term time' restrictions – could trading hours be varied to reflect school closing times, etc? The Council Manager agreed to ask the question.

RESOLVED – no further action

- b) Peartree Bridge Service Station, Waterside, Peartree Bridge, Milton Keynes, MK6 3BX. Ref: 175761

The Council Manager spoke to the paper, explaining that the car wash on Peartree Bridge has submitted an application for music (live and recorded), alcohol and late-night refreshment. This linked to a new website for a Greek and Italian website on the site.

Concerns were noted by the committee and a member of the public who was in attendance regarding parking and traffic management, noise and impact on neighbours / frequency of music, the potential for 'off sales' and people going there for alcohol late at night.

Proposal

That the committee tasks the council manager with responding to the licensing department, expressing the concerns expressed by the committee, namely noise (frequency of music), alcohol (especially off sales) and public safety, as a result of traffic and parking issues.

Proposed by: Cllr Rennie. Seconded by: Cllr Smith.

RESOLVED by way of unanimous vote.

LD 45/25 To review decisions issues by MKCC Planning Authority

The committee received details of the planning authority decisions made regarding applications from within the parish since the last update.

RESOLVED - information only

LD 46/25 To update the committee on speed limit changes on Chaffron Way



Following the consultation over the summer, confirmation of the changes relating to speed limits on the Chaffron Way road between Leadenhall and Oldbrook

RESOLVED - information only

LD 47/25 To inform the committee of an informal consultation regarding the proposed upgrading of telecoms infrastructure at Netherfield roundabout

Following an initial contact from the applicant with regard to making changes to the telecoms infrastructure that is already in place on Netherfield roundabout, the committee considered the changes proposed and expressed no issues.

The Council Manager also shared the overarching document for comms development for information for the future.

RESOLVED - information only

LD 48/25 To review the Neighbourhood Plan following updates recently completed

Following the working group undertaking a review at the end of September, the committee reviewed the work undertaken and agreed to further work from the Steering Group and submission to the consultants for next steps.

Committee members

Proposal:

The Chair proposed that the committee recognised that the group had done excellent work at the session and that the two hour session had achieved what was needed.

Proposed by: Cllr Smith, Seconded by: Cllr Norris.

RESOLVED by way of majority vote.

Whilst this motion was proposed and seconded within the meeting and went to a vote, it was later stated that the seconder was seconding the motion as stated on the agenda. Despite this, this motion was made in compliance with the Standing Orders and as such, was passed.

The formal proposal was then made:

Proposal:

That the reviewed document is agreed and will be submitted to the NP Consultants for next steps.

Proposed by: Cllr Smith. Seconded by: Cllr Norris

RESOLVED by way of unanimous vote.

Date of next meeting:

Monday 3rd November 2025 @ 6.00pm

Woughton Community Council Hub, The Local Centre, Council Chambers, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

THE CHAIR CLOSED THE MEETING AT 7:18PM

Chair _____ Date _____

