

## PLANNING, LICENSING AND DEVELOPMENT COMMITTEE

Monday 22<sup>nd</sup> December 2025

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

**Cllrs Cllr Sue Smith (Chair)**, Deanna Norris (Vice Chair), Eamon Bobey, Penny Glasgow, Michael Holland, Ruth McMillan, April Rennie, Alan Williamson and Donna Fuller.

(Cllrs Charlie Marsh, D'Anne Mordecai, Stacey Munkley and Liz Simpkins as deputies)

### 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> January 2026** commencing at **6:00pm** 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.

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.**

**PLEASE DO NOT ATTEND THIS MEETING IF YOU ARE EXPERIENCING SYMPTOMS OF A CONTAGIOUS ILLNESS OR FEEL YOU MAY HAVE BEEN EXPOSED TO SIMILAR.**

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/calendars/>



## AGENDA

### **LD 70/25 Apologies:**

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

### **LD 71/25 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.

### **LD 72/25 Questions from the public (maximum 10 minutes):**

To receive questions and statements from members of the public.

### **LD 73/25 Chairs announcements:**

To receive announcements from the Chair.

### **LD 74/25 Minutes of previous meeting(s):**

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

- Monday 3<sup>rd</sup> November 2025.

**(Attached)**

### **LD 75/25 To consider the following planning applications:**

- a) PLN/2025/2636 Conversion and extension of existing depot into a 1-bed dwellinghouse at MKC Landscape Store, Chadds Lane, Peartree Bridge, Milton Keynes, MK6 3EB

**(Papers and links to planning portal attached)**

### **LD 76/25 To note decisions issued by MKCC Planning Authority**

To receive updates on planning decisions issued by MKCC regarding previous considerations by this committee.

**(Paper attached)**

### **LD 77/25 Grand Union Canal Transfer update**

To receive the most recent community update issued by the Grand Union Canal transfer project

**(Newsletter attached)**

### **LD 78/25 To provide details or mandatory parking zones for electric bikes / scooters**

Following some initial conversations, details of the proposed new mandatory parking zones

**(Initial document from MKCC attached).**

### **LD 79/25 To provide details of submission regarding previous application and discussion**

Following agreement at the previous meeting, details of the submission made to MKCC regarding the application at Holmfield Close.

**(Paper attached)**

### **Date of next meeting:**

**Monday 2<sup>nd</sup> February 2026 @ 6.00pm**

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



## PLANNING, LICENSING AND DEVELOPMENT COMMITTEE

**Minutes of the meeting held on Monday 1<sup>st</sup> December 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), Penny Glasgow, Michael Holland, April Rennie, Charlie Marsh (non voting second from Beanhill), Ruth McMillan and Alan Williamson.**

**Also present:**

Steve McNay (Council Manager)  
Two (2) members of the public.

**LD 58/25 Apologies:**

Apologies were received from:

- Cllr Deanna Norris.

**RESOLVED - noted**

**LD 59/25 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 60/25 Questions from the public (maximum 10 minutes):**

Although no questions from the public, members of the public from Tinkers Bridge made a statement regarding the application that is currently being considered for Holmfield Close (LD67/25).

**RESOLVED - noted**

**LD 61/25 Chairs announcements:**

The Chair provided details of upcoming events and other news about council provision and local activities.

**RESOLVED – noted.**

**LD 62/25 Minutes of previous meeting(s):**

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

- Monday 3<sup>rd</sup> November 2025.

**Cllr Smith proposed that the minutes were a true and accurate record of the meeting. This was seconded by Cllr Glasgow.**

**RESOLVED by was of majority vote.**

**LD 63/25 To consider and respond to the following planning applications:**

- PLN/2025/2282 - Approval of details required by conditions 3 (hard & soft landscaping), 8 (tree protection) and 10 (replacement tree planting) of permission ref. 20/02245/FUL at The Former Cripps Lodge Site, Broadlands, Netherfield, Milton Keynes MK6 4JJ**



- b) **PLN/2025/2284** - Approval of details required by condition 23 (external materials) of permission ref. 20/02245/FUL at The Former Cripps Lodge Site, Broadlands, Netherfield, Milton Keynes MK6 4JJ
- c) **PLN/2025/2283** - Approval of details required by condition 21 (noise mitigation) of permission ref. 20/02245/FUL at The Former Cripps Lodge Site, Broadlands, Netherfield, Milton Keynes MK6 4JJ
- d) **PLN/2025/2285** - Approval of details required by condition 19 (EV charging points) of permission ref. 20/02245/FUL at The Former Cripps Lodge Site, Broadlands, Netherfield, Milton Keynes MK6 4JJ
- e) **PLN/2025/2286** - Approval of details required by condition 6 (surface water drainage) and 7 (maintenance of surface water drainage system) of permission ref. 20/02245/FUL at The Former Cripps Lodge Site, Broadlands, Netherfield, Milton Keynes MK6 4JJ

These five applications were considered as one item, as all relate to the development of the specific site on Netherfield. They were all considered to be more specialist in their needs (relating to conditions attached to the permission awarded). There was some discussion around (b) (External materials), but the view of the committee was that these were all positive steps towards getting this project up and moving and as such, were supportive of these applications. Queries were also raised around the contractors that have been appointed – these are confirmed as Higgins Partnership, with details of the approach that they are planning to take.

**Proposal:**

*That the committee is in support of the applications and encourages a swift start to the project.*

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

**RESOLVED by way of unanimous vote.**

- f) **PLN/2025/2093** - Construction of micro energy storage facility at Land at Langland Road and Barnfield Road Junction, Netherfield, MK6 4HY

The Council Manager spoke to the paper, explaining the application. It was noted that the land had previously been suggested for housing development, which this development may mean would be unable to proceed in future.

**The committee offered no comment to this application.**

- g) **PLN/2025/2323** - Installation of roof-mounted Solar PV with max installed capacity of 347.51 kWp, connected through 4x inverters with 301 power optimizers, for a max AC power output of 233.20 kW and estimated annual production of 333.10MWh; for flat roof areas, solar PV panels will be no higher than 600mm above the highest part of the roof, and no will be panels located within 1m of the external edge of any roof; for pitched roof areas, panels will not be installed above the highest part of the roof (excluding chimneys) and will not project more than 200mm from the roof slope or wall surface at THE MILTON KEYNES ACADEMY, FULWOODS DRIVE, LEADENHALL, MILTON KEYNES, MK6 5LA

The Council Manager spoke to the paper, which the committee considered a positive step towards sustainability.

**The committee offered no comment to this application.**

- h) **PLN/2025/2207** - Certificate of lawfulness for proposed use of existing dwellinghouse (use Class C3) for supported care for up to 3 young persons, living together as a single household



and receiving care (use Class C3b or Class C2) at 28 Trubys Garden, Coffee Hall, Milton Keynes, MK6 5HA (NB Informal consultation, NOT formal planning)

The Council Manager spoke to the paper, detailing that this application was an updated application that clarified some of the issues previously noted by the planning authority as reasons to refuse the previous application.

**The committee offered no comment to this application.**

- i) **PLN/2025/2473** - Change of Use of dwellinghouse (use class C3) to a 6-bed HMO (use class C4) and alterations to front elevation including garage conversion (part-retrospective) at 38 Farthing Grove, Netherfield, Milton Keynes, MK6 4HH

The Council Manager spoke to the paper, noting that there is a high level of HMO's within the vicinity, meaning that policy may not be compliant. Despite this, the property is licenced with MKCC and as such, this application looks to formalising and improving the provision. Concerns were noted around levels of parking (one / two spaces, not compliant with the policy in place).

**Proposal:**

That the committee requests a response that expresses concerns around parking standards, proliferation of HMO's within the vicinity and fire compliance.

**Proposed by: Cllr Rennie. Seconded by: Cllr McMillan.**

**RESOLVED by way of unanimous vote.**

**LD 64/25 To consider and respond to the following licensing applications**

- a) Street Trading Consent Renewal - Best Kebabs, St Dunstons, Coffee Hall, Ref 132325

**The committee offered no comment to this application.**

**LD 65/25 To review the content of the presentation regarding the MK City Plan 2050**

Following attendance at the formal meeting, the committee was shown the slides and information relating to the next stage of the MK City Plan 2050 process (Regulation 19 consultation). The Council Manager spoke through the highlights and explained that the current situation is that the consultation considers whether this plan is compliant with the law. The presentation also spoke to Neighbourhood Planning and the following was proposed:

**Proposal:**

*That the Council Manager invites a representative of MKCC Planning Department to a planning committee meeting to explore the current proposal regarding WCC NP.*

**Proposed by: Cllr Smith. Seconded by: Cllr Williamson**

**RESOLVED by way of unanimous vote.**

**LD 66/25 To consider parking restrictions for parts of Eaglestone, after consultation with residents**

Following consultation by Cllr Holland with residents on Eaglestone, consideration of WCC support for further highways work within the estate was requested. The Council Manager and Cllr Holland spoke to the paper, explaining the proposals to promote more friendly parking and access issues.

**Proposal:**

*That the committee supports the proposals regarding parking management within Hawksmoor Close, namely double yellow lines and hatching near bollards, and welcomes further action to address traffic safety and parking concerns within the estate of Eaglestone.*

**Proposed by: Cllr Holland. Seconded by: Cllr Smith.**

**RESOLVED by way of unanimous vote.**



**LD 67/25 To review decisions made by MKCC Planning relating to previous agenda items**

a) Planning at Holmfield Close.

As noted above, this was discussed within the public question part of the meeting, due to members of the public having concerns about this and additional elements relating to the site.

The Council Manager updated the committee on the refusal of the previous application, alongside an application regarding the previously agreed application (for one property, from 2022 / 2023). Presentations were also made by residents of Tinkers Bridge, specifically those closest to the site in question.

The issues raised included the previously agreed permission and the conditions that were placed upon the permission. These included a several conditions relating provision of information and agreement of this from the planning authority, prior to any work starting. Another condition was that work needed to start within three (3) years of permission being granted, namely by 6<sup>th</sup> January 2026. Ecology, biodiversity, lighting, water management, etc. were all concerns that were noted, alongside the non compliance with key policy documents.

It was agreed that, utilising delegated authority, that the Council Manager would respond to the application that is currently in place, detailing the concerns that have been noted and submit within the agreed timeframe (by close of play on 1<sup>st</sup> December).

**RESOLVED – noted.**

**LD 68/25 Consideration of the new draft proposal for Scrap Metal Dealers and Collectors policy**

The committee was invited to consider any response to the draft policy noted above.

**The committee offered no response to this consultation.**

**LD 69/25 Review of the parking survey undertaken at Chapter**

The Committee was provided with an overview of a month-long parking survey around the school at Chapter, seeing the impact of parking and traffic management more widely.

**Proposal:**

*That the Council Manager sends copies of the report to New Chapter School, the Cabinet Member with responsibility for transport and to MKCC Enforcement with a view to more active enforcement and action from all.*

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

**RESOLVED by way of unanimous vote.**

**Date of next meeting:**

**Monday 5<sup>th</sup> January 2026 @ 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 7:12 PM**

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



# WOUGHTON COMMUNITY COUNCIL

## Planning, Licensing and Development Committee

5<sup>th</sup> January 2026

### Agenda Item LD 75/25

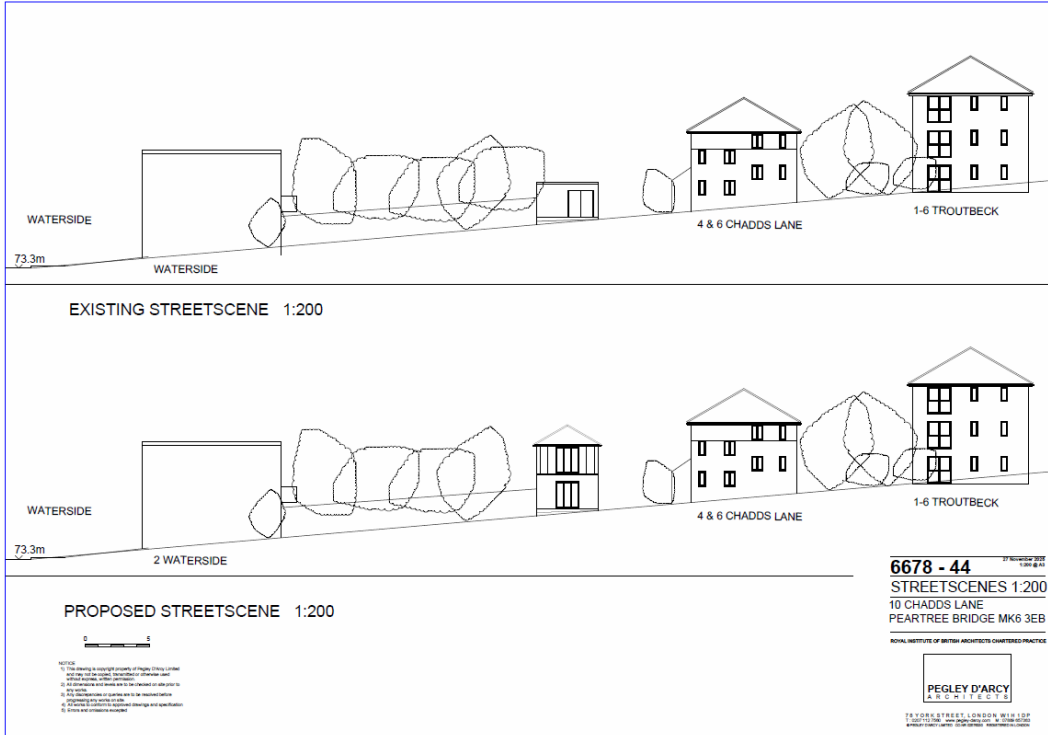
**PURPOSE OF REPORT:** To consider Application no: PLN/2025/2636  
Conversion and extension of existing depot into a 1-bed dwellinghouse at MKC Landscape Store, Chadds Lane, Peartree Bridge, Milton Keynes, MK6 3EB

#### 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 19/01/2026

#### MAIN ISSUES AND CONSIDERATIONS:

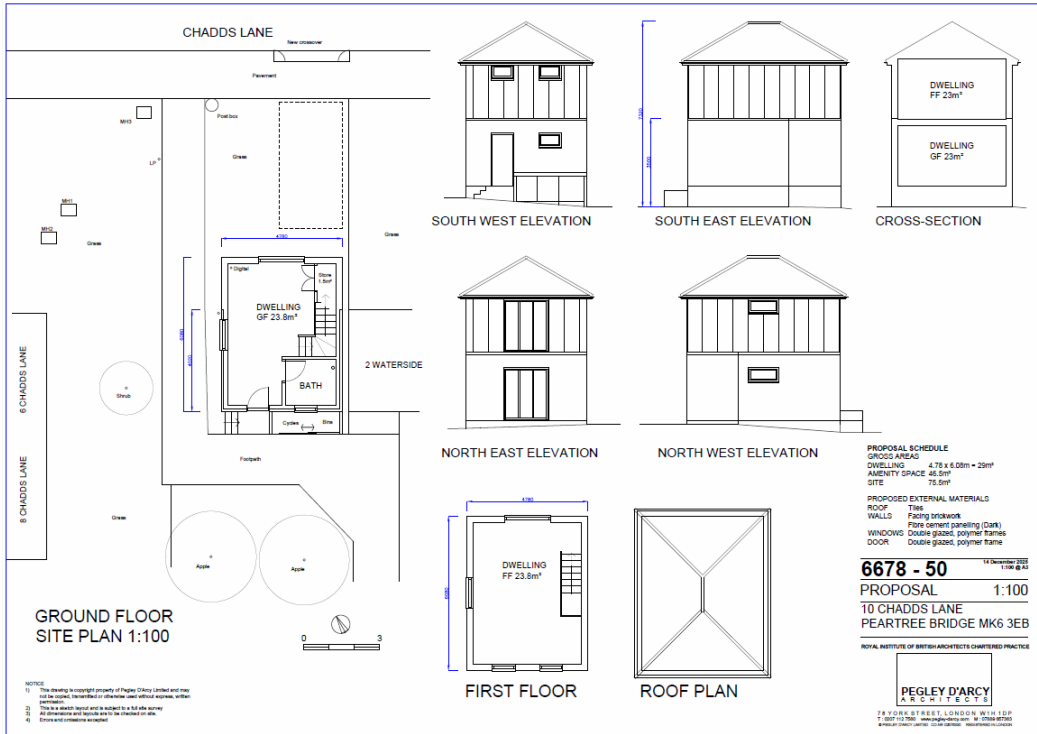
This is a further application for use of the old 'depot' that was sold by MKCC that sits on Chadds Lane in Peartree Bridge. The initial application for a shop was refused, and this application is to convert the existing site into a two storey, one bedroomed dwelling.



Based on the (limited) information available via the planning application and associated paperwork, it appears that the proposal is intended to fit in with the existing properties within the vicinity, namely

the housing around Chadds Lane and Troutbeck. There is limited information regarding the proposed materials for use.

The planning statement suggests that there have been some issues with the planning authority, but that pre-application discussions, alongside evidence of a similar sized development in Bristol (using former local authority garages to provide small homes), seem to suggest that this application is more likely to succeed.



**OTHER IMPLICATIONS:**

In terms of material considerations:

- Overlooking loss of privacy – it does not appear that this would be an issue, but may impact on the properties at 8 Chadds Lane, but minimally.
- Loss of light or overshadowing – As above – unlikely to be a major issue, but *may* impact on 8 Chadds Lane
- Parking – sufficient
- Highway safety – sufficient
- Traffic – sufficient
- Noise – sufficient
- Effect on listed building / conservation area – n/a
- Layout and density of building – unclear
- Design appearance and materials – unclear
- Government policy – compliant and supportive
- Disabled persons access – sufficient for ground floor – no access to first floor possible
- Proposals in the development plan – no issues
- Previous planning decisions (including appeals) – not applicable and pre-planning advice appears supportive.

**OFFICER VIEW:**

It was always likely that this site would become a dwelling, following the sale from the local authority. Having previously been refused permission for a shop, this application, whilst limited in terms of the size of the site, would provide a small dwelling that would meet the needs of some. It will be cosy (at best) but is also in an excellent location, with access to facilities and local services. Given the location and limitations on what the site could be used for, this would appear, from the limited information provided, to be a suitable development option.

**BACKGROUND PAPERS:**

<https://www.be.milton-keynes.gov.uk/pr/s/detail/a0IWS000003BYCj>

**AUTHOR**

Steve McNay – Council Manager

## WOUGHTON COMMUNITY COUNCIL

*Planning, Licensing and Development Committee – 5<sup>th</sup> January 2026*

*Agenda Item LD76/25*

**PURPOSE OF REPORT:** To provide details of decisions issued by MKCC Planning Authority.

**RECOMMENDATION:**

1. That the committee notes the report.

**MAIN ISSUES AND CONSIDERATIONS:**

The following decisions have been issued by MKCC Planning:

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**FULL PLANNING PERMISSION APPROVED**

**Applicant:**

AMP Clean Energy - Ms Ashleigh Boyce

**Application ref:**

PLN/2025/2092

**Proposal:**

Construction and operation of a micro energy storage facility **at** Verge in Woughton Leisure Centre Car Park, Rainbow Drive, Leadenhall, MK5 5EJ

**Valid on:**

13 October 2025

**Decision:**

In accordance with your application for the above development, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves permission**

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**FULL PLANNING PERMISSION APPROVED**

**Applicant:**

Oxford Health NHS Foundation Trust

**Application ref:**

PLN/2025/0911

**Proposal:**

Proposed landscaping works to existing garden and associated works, retrofit cloaking to inside face of existing fencing **at** Land adjacent to Marlborough House, Standing Way, Eaglestone, Milton Keynes MK6 5NG

**Valid on:**

15 May 2025

**Decision:**

In accordance with your application for the above development, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves permission**

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DETAILS REQUIRED BY CONDITION **REFUSED**

**Applicant:**

Mrs Kate Warren

**Application ref:**

PLN/2025/2180

**Proposal:**

Approval of details required by conditions 7 (HMMP) and BNG1 (Biodiversity Gain Plan) of permission ref. PLN/2025/1082 at ST PAULS CATHOLIC SCHOOL, PHOENIX DRIVE, LEADENHALL, MILTON KEYNES, MK6 5EN

**Valid on:**

16 October 2025

**Decision:**

In accordance with your application seeking approval of details required by condition, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **refuses the following details** for the following reason(s):

**Refusal(s)**

1

**Condition 7** (Habitat Management and Monitoring Plan)

Habitat Management and Monitoring Plan, Updated BNG metric - July 2025 (excel).

The submitted Habitat Management and Monitoring Plan does not include contact details for responsible parties, fails to correctly define the 30-year management period as post-completion, and omits start and end dates. These omissions mean the details do not satisfy the requirements of the condition and therefore does not sufficiently ensure the development delivers a biodiversity net gain, or ensure this can be affectively monitored or enforced by the LPA.

2

**Condition BNG1** (Biodiversity Gain Plan)

Biodiversity Gain Plan, Updated BNG metric - July 2025 (excel).

The Biodiversity Gain Plan lacks a pre and post-development habitat plan as required by Articles 37C(2) and 37C(4) of the DMPO 2015. Without this statutory information, the details do not satisfactorily ensure the biodiversity gain objective is met, monitored, or can be enforced.

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DETAILS REQUIRED BY CONDITION **APPROVED**

**Applicant:**

St. Paul's Catholic School - Mrs Kate Warren

**Application ref:**

PLN/2025/2236

**Proposal:**

Approval of details required by condition 4 (Reasonable Avoidance Measures) of permission ref. PLN/2025/1082 at ST PAULS CATHOLIC SCHOOL, PHOENIX DRIVE, LEADENHALL, MILTON KEYNES, MK6 5EN

**Valid on:**

23 October 2025

**Decision:**

In accordance with your application seeking approval of details required by condition, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country

Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves the following details:**

**Approvals (1)**

1

**Condition 4 (Reasonable Avoidance Measures)**

Received 23/10/2025: Great Crested Newt Non-Licensed Mitigation Plan (Dated 23rd October 2025).

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DETAILS REQUIRED BY CONDITION **APPROVED**

**Applicant:**

Milton Keynes City Council

**Application ref:**

PLN/2025/2285

**Proposal:**

Approval of details required by condition 19 (EV charging points) of permission ref. 20/02245/FUL at The Former Cripps Lodge Site, Broadlands, Netherfield, Milton Keynes MK6 4JJ

**Valid on:**

30 October 2025

**Decision:**

In accordance with your application seeking approval of details required by condition, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves**

**the following details:**

**Approvals (1)**

1

**Condition 19 (EV charging points)**

Received 29/10/2025: CRL MCA EXT 00 DR L 904006 P03 S3 - Hard Landscape Details - Sheet 2 of 2; CRL MCA EXT 00 DR L 904005 P03 S3 - Hard Landscape Details - Sheet 1 of 2; CRL-RGP-ZZ-ZZ-DR-A-0200 P03 - EXTERNAL WORKS PLAN

The details approved on these plans only relate to the details of EV charging points.

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DETAILS REQUIRED BY CONDITION **APPROVED**

**Applicant:**

Milton Keynes City Council

**Application ref:**

PLN/2025/2284

**Proposal:**

Approval of details required by condition 23 (external materials) of permission ref. 20/02245/FUL at The Former Cripps Lodge Site, Broadlands, Netherfield, Milton Keynes MK6 4JJ

**Valid on:**

30 October 2025

**Decision:**

In accordance with your application seeking approval of details required by condition, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves**

**the following details:**

**Approvals (1)**

1

**Condition 23 (Schedule of external materials)**

Received 29/10/2025: CRL-RGP-ZZ-ZZ-DR-A-0204 P01 - EXTERNAL MATERIALS (APARTMENTS); CRL-RGP-ZZ-ZZ-DR-A-0203 P03 - EXTERNAL MATERIALS (HOUSE TYPES)

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DETAILS REQUIRED BY CONDITION **APPROVED**

**Applicant:**

Milton Keynes City Council

**Application ref:**

PLN/2025/2286

**Proposal:**

Approval of details required by condition 6 (surface water drainage) and 7 (maintenance of surface water drainage system) of permission ref. 20/02245/FUL at The Former Cripps Lodge Site, Broadlands, Netherfield, Milton Keynes MK6 4JJ

**Valid on:**

30 October 2025

**Decision:**

In accordance with your application seeking approval of details required by condition, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **approves the following details:**

**Approvals (2)**

1

**Condition 6 (surface water drainage)**

Received 29/10/2025: STORM NETWORK 1.PFD, Network: Storm Network 1, Ausin Barber, 10/10/2025; File: STORM NETWORK 2.PFD, Network: Storm Network 2, Ausin Barber, 09/10/2025; CRL-WAC-ZZ-00-GA-C-10401 P02 - Section 104 Adoptable Drainage Layout Sheet 1 of 3; CRL-WAC-ZZ-00-GA-C-10403 P02 - Section 104 Adoptable Drainage Layout Sheet 3 of 3; CRL-WAC-ZZ-00-DET-C-20003 P01 - Adoptable Drainage Construction Details Sheet 1; CRL-WAC-ZZ-00-GA-C-10402 P02 - Section 104 Adoptable Drainage Layout Sheet 2 of 3; CRL-WAC-ZZ-00-GA-C-10404 P02 - Section 104 Adoptable Manhole Schedules; CRL-WAC-ZZ-00-DET-C-2000 P01 - Private Drainage Construction Details Sheet 2; CRL-WAC-ZZ-00-GA-C-38005 P01 - Vertical Alignment Sections Sheet 2 of 2; CRL-WAC-ZZ-00-GA-C-38004 P01 - Vertical Alignment Sections Sheet 1 of 2; CRL-WAC-ZZ-00-GA-C-10004 P02 - Private Drainage Layout Sheet 1 of 3; CRL-WAC-ZZ-00-DET-C-30001 P01 - Private Pavement Construction Details; CRL-WAC-ZZ-00-GA-C-10005 P02 - Private Drainage Layout Sheet 2 of 3; CRL-WAC-ZZ-00-DET-C-PLN/2025/2286 20001 P01 - Private Drainage Construction Details Sheet 1; CRL-WAC-ZZ-00-GA-C-10006 P02 - Private Drainage Layout Sheet 3 of 3; CRL-WAC-ZZ-00-GA-C-10007 P01 - Overland Flow Plan; CRL-WAC-ZZ-00-DET-C-20004 P01 - Adoptable Drainage Construction Details Sheet 2

2

**Condition 7 (maintenance of surface water drainage system)**

Received 29/10/2025: Drainage Maintenance Report, Project Ref: 7920, Dated 22.10.25, Walker Associates Consulting Ltd;

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ADVERTISEMENT CONSENT **APPROVED**

**Applicant:**

Stantec

**Application ref:**

PLN/2025/2204

**Proposal:**

Advertisement consent for the installation of two freestanding, internally illuminated digital LED panels at SHELL UK LTD BLEAK HALL, MILTON KEYNES, MK6 1LJ

**Valid on:**

20 October 2025

**Decision:**

In accordance with your application for the above advertisement(s), accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **grants consent subject to the following conditions:**

**Conditions (2)**

1

The development hereby permitted shall be carried out in accordance with plans/drawings ref. received 20/10/2025: 25939/PA/03 - Proposed Site Plan, 25939/PA/04 - Proposed Site Plan Panel 1, 25939/PA/05 - Proposed Site Plan Panel 2, 25939/PA/06 - Existing and Proposed Elevations Panel 1, 25939/PA/07 - Existing and Proposed Elevations Panel 2, 25939/PA/08 – Specification

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**PRIOR APPROVAL GRANTED**

Unit 14 14 Watermill Way Merton SW19 2RD

**Applicant:**

Creative Education Trust - Jon Ward

**Application ref:**

PLN/2025/2323

**Proposal:**

Installation of roof-mounted Solar PV with max installed capacity of 347.51 kWp, connected through 4x inverters with 301 power optimizers, for a max AC power output of 233.20 kW and estimated annual production of 333.10MWh; for flat roof areas, solar PV panels will be no higher than 600mm above the highest part of the roof, and no will be panels located within 1m of the external edge of any roof; for pitched roof areas, panels will not be installed above the highest part of the roof (excluding chimneys) and will not project more than 200mm from the roof slope or wall surface **at THE MILTON KEYNES ACADEMY, FULWOODS DRIVE, LEADENHALL, MILTON KEYNES, MK6 5LA**

**Valid on:**

31 October 2025

**Decision:**

In accordance with your notification for the above development, accepted on the date above, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, Milton Keynes City Council hereby **grants prior approval.**

**SUGGESTED PROPOSAL:**

To note

**AUTHOR**

Steve McNay – Council Manager

# Community Update



Welcome to our first Community Update for the Grand Union Canal Transfer, which will bring water from the Midlands to the Southeast, using the existing canal network.

We completed our first public consultation on 25 October, after 6 weeks of talking and listening to people across the region about our proposals.

We'd like to thank all of you who came to our consultation events or outdoor pop-up events along the canal.






The feedback we received is a vital part of our understanding of the views of local communities, canal users, stakeholders and businesses and it will shape the early development of our plans.

Our first consultation ran from 11 Sep to 25 Oct. We held nine consultation events and six pop-up events with a total of 780 attendees.

## Publicity:

-  **14,000+**  
postcards to local residents
-  **Posters**  
across local communities
-  **Press releases**  
issued and consultation through local and trade media
-  **250**  
stakeholders emailed
-  **7,000+**  
boating customers contacted

## Responses:

-  **475**  
responses in total
-  **297**  
returned via online feedback forms
-  **40**  
returned to our Freepost address
-  **138**  
email responses to our dedicated email address
-  **200+**  
phone and email enquiries



## What did we learn from your feedback?

Most people who responded live locally or are regular visitors to and/or users of the canal. We also received feedback from landowners, business owners and local community and specialist interest groups.

In general, we received positive support for the scheme, and we also received comments that will help us understand and manage the potential impacts of our work.

People have asked us to look closely at the environment, particularly where we're proposing new infrastructure and to make sure our construction plans are managed appropriately.



# What we heard from you

## 📍 At the northern end of the scheme

We received useful comments that will help us identify the best option for the outfall location, refine the visual impact of our new infrastructure and limit any construction impacts, particularly on local roads.

We also heard from people who wanted us to consider our pipeline route, where it runs close to villages or other developments, and the impact of the proposed advanced treatment works at Minworth.

## 📍 At the southern end of the scheme

We received lots of feedback on how the sites we presented during our consultation might impact certain people and communities. We recognise these concerns and they will help inform site selection going forward. We also received suggestions for alternative sites and are now assessing these alongside considering the feedback on the proposed sites.

We heard views on the pipeline options and the impact on the environment, local communities, and roads. This will help us refine the route at the next stage of development.

## 📍 Along the canal section of the scheme

The feedback we received relating to the canal generally focused on its importance as a leisure and recreation asset and its industrial heritage, and there were questions about the impact on the canal infrastructure both during construction and in the operational phase of the transfer, including concerns about specific locations along the canal.

The feedback indicated that people want any new infrastructure to be designed to fit with the surroundings.

People also wanted to know more about the impact on water flow, quality and levels in the canal.

We want to reassure everyone that the water entering the canal will be recycled water, which will have first been treated at the existing wastewater recycling centre at Minworth and then treated again at a new advanced water treatment works on the same site, to ensure its suitability to discharge into the canal.

We understand this is an important aspect of the scheme for many people and will continue to make this clear as the plans develop.



# What happens next?

We want to say a big thank you to everyone who took the time to share or send in their invaluable feedback - this will inform the next steps in our scheme's journey.

We're continuing to review all the feedback we received which will be used alongside more technical work and environmental assessments, to refine our plans. Everything you've told us, and how we've considered your comments, will be summarised in a report which we'll publish ahead of our next consultation.

We'll hold another consultation later next year, where we'll share updates from our ongoing work and more detailed scheme designs. In the meantime, you can see our timeline [here](#) and we'll continue to keep in contact with regular email updates which you can sign up to on our website [here](#).

You can also get in touch with us at any time via the contact details at the bottom of the page.

We look forward to hearing more from you and we'll be back in touch soon!

**The Grand Union Canal Transfer team**

🌐 [guctransfer.co.uk](http://guctransfer.co.uk)

✉️ [contact@guctransfer.co.uk](mailto:contact@guctransfer.co.uk)

📍 Freepost GRAND UNION CANAL TRANSFER

## LD 78/25 – Mandatory Parking Zone update

I am writing to provide you with an update on the roll out of mandatory parking zones (MPZs) for the electric bike and scooter hire schemes in Milton Keynes.

**Changes will take effect in January 2026** and there will be further communication via the council and the operators when everyone is ready for the switch over date.

### Background

Over the past few months Dott and Lime, the local e-bike and e-scooter hire operators have been working with Parishes on the identification of suitable MPZs across MK. These parking locations have been identified based on trip end locations over the last 6 months, target parking density, Milton Keynes City Council guidance, for example integrating with existing transport networks (bus stops, where there is space to do so) and avoiding Redways and footpaths, and the local knowledge, provided by Parish members.

The current free-floating system in Milton Keynes allowed people to leave bikes and scooters parked anywhere, providing they are not blocking footpaths and Redways. However, with increasing numbers of people using the hire bikes and scooters, and a significant increase in the number of journeys carried out, there has been an increase in the number of complaints that we receive about inconsiderately parked vehicles, so we are changing the MK scheme from a free floating scheme to a MPZ scheme, which means that riders will not be able to end their journey unless they are parked within a MPZ area.

These MPZs will be clearly marked out on the operators app.

We hope that these changes will continue to make using the bike and scooter hire services a viable option for transport and help people get around by more active and sustainable modes, whilst also improving the public realm, reducing pavement riding and street clutter.

### Management of the geofenced bays

Parking locations will be marked out on the operators' apps. Where there is a need to formalise the bays, additional markings or signs will be added subject to funding. They will be enforced using GPS technology and mandatory end trip photos. Users that park bikes/scooters obstructively will be warned and then fined. Patrollers will visit each location to tidy vehicles periodically.

### Reporting issues

If you would like to report any issues, please use the MK contact details below:

Lime - Any issues can be reported at [help-miltonkeynes@li.me](mailto:help-miltonkeynes@li.me).

Dott - Any issues can be reported at [mk-ops@ridedott.com](mailto:mk-ops@ridedott.com) – Ward or Parish Clerk direct contact [del.osullivan@ridedott.com](mailto:del.osullivan@ridedott.com)

If you would like to request an additional suitable parking area for hire vehicles in your areas or if there is a parking location that does not appear to be suitable, please let us know by email to: [cycling@milton-keynes.gov.uk](mailto:cycling@milton-keynes.gov.uk), providing the street name, and latitude / longitude coordinates. MPZs can easily be removed, changed or added.

The operators will continue to work with the parishes to discuss and refine the allocated parking bays once the MPZ has been implemented.

Thank you to all of the Parishes who have been involved in the process of identifying suitable parking bays. There will be heightened monitoring and parking management whilst the changes bed in and riders become accustomed to the new rules.

## **LD 79/25 – Submission of comments regarding PLN/2025/2278**

The following was submitted via the Planning Portal website directly after the meeting that took place on 1<sup>st</sup> December 2025.

It would appear that despite significant contact with the planning department around this issue, there have been no comments noted from any of the relevant MKCC Officers (Ecology, GCN Officer, Countryside Officer, etc), which is a concern. No decision has yet been made.

### **PLN/2025/2278**

#### **Site address**

4 HOLMFIELD CLOSE, TINKERS BRIDGE, MILTON KEYNES, MK6 3AB

#### **Description**

Approval of details required by condition 6 (Biodiversity Enhancement and Management Plan) of permission ref. 22/01877/FUL

Following a meeting of the Woughton Community Council Planning Committee, I am writing on behalf of the committee to OBJECT to the above application.

The document provided to meet this condition (the Biodiversity Enhancement Strategy, sent on 28<sup>th</sup> October 2025), fails to provide the information demanded by the condition, namely that *'...Biodiversity Enhancement and Management Plan detailing the locations, specifications and ongoing management of features created or enhanced for biodiversity shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details'*.

This strategy rehashes information from previous submissions (some of which are no longer available via the planning portal) which, at the time, were considered out of date. A more recent application was refused due to

*'The Preliminary Ecological Assessment (PEA) has not been appropriately supported by a desktop study and therefore, there is a lack of assessment and insight into the potential impacts of the development and therefore, not all impacts have been appropriately considered to inform any mitigation measures. The disparity of the information provided and with the site lying in a red risk zone for Great Crested Newts (GCN) means reasonable avoidance measures in the form of a precautionary working statement is required to be provided prior to determination which has not been submitted. The ambiguity arising from a lack of appropriate surveys undertaken means there is a lack of clarity of whether protected species and their habitats have been properly considered and mitigated for in all instances and as the PEA was completed prior to the Arboricultural Impact Assessment (AIA) which requires the removal of at least six trees, it is considered the impact to protected species and their habitats is harmful. The submitted biodiversity metric is also lacking and differences in calculations with little justification or the non-inclusion of some features leads the Council to consider the net gain would be significantly less than anticipated nor a true representation, which is not acceptable. The development would therefore be contrary to policies NE2 and NE3 of Plan:MK, the Biodiversity Supplementary Planning Document, section 15 of the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).'*

There is significant evidence of protected bats within the site, likely to be roosting in trees that are noted for removal. Without a formal assessment, the applicant is unable to ensure that these protected bats are protected sufficiently and that these priority species are sufficiently documented.

There is no evidence of a qualified person having been involved in any of the documents created, and much of that supplied is copied from the assessment provided by Absolute Energy in the 2020 application, meaning that this is no longer valid (evidence should cover no more than two years – this is now 5 years old).

Requests for Landscaping Treatment Schemes have resulted in some information provision, but not sufficient to meet the requirements of the condition – no specifics in terms of placement, simply some provision of types of plants.

There is no updated report, no provision of relevant information, no updated detail of ecology and biodiversity issues within the site or any reflection of the concerns previously detailed by respondents to prior applications. These include failures to respond to requests from MKCC Countryside Officers, Great Crested Newt Officers and others. Given these failures and the real risk of significant and lasting damage to protected species, the committee requests that this permission is refused and that any works do not commence until such time as all relevant documentation, studies and safeguards have been put in place.

Previous conditions have specifically noted that no development should take place until these conditions have been met – it is not considered by the committee that the applicant has met these conditions and as such, permission should be refused until such time as compliant information is provided.

It is also noted that at time of writing, there are no comments on the planning portal – this suggests that the officers from MKCC who need to respond either have not been consulted or that the responses have not been made public. It is requested that this issue is also resolved prior to any decision.

It should also be noted that the most recent application for this site was refused, due to (in part) issues with the ecology and biodiversity failings.

There is a further query regarding notice, in so far as neighbours have not been formally notified of this application and have only become aware due to Woughton Community Council, as a statutory consultee, liaising with these residents. A further request is that additional time for comments is allowed, to enable transparency and public consultation to take place.