

PLANNING, LICENSING AND DEVELOPMENT COMMITTEE

Minutes of the meeting held on Monday 1st 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 3rd 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 6th 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 1st 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 5th 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 _____

