

## PLANNING, LICENSING AND DEVELOPMENT COMMITTEE

Friday 27<sup>th</sup> March 2026

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 **TUESDAY 7<sup>th</sup> April 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 98/25 Apologies:**

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

### **LD 99/25 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 100/25 Questions from the public (maximum 10 minutes):**

To receive questions and statements from members of the public.

### **LD 101/25 Chairs announcements:**

To receive announcements from the Chair.

### **LD 102/25 Minutes of previous meeting(s):**

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

- Monday 2<sup>nd</sup> March 2026.

**(Attached)**

### **LD 103/25 To consider responses made to the following planning applications that fell outside the meeting schedule:**

- a) PLN/2026/0455 Proposed erection of two dwellings at 4 Holmfield Close, Tinkers Bridge, Milton Keynes, MK6 3AB

**(Papers attached – to note)**

- b) PLN/2026/0521 Certificate of lawfulness for the proposed loft conversion with rear dormer and a single storey rear extension at 17 BUCKBY, TINKERS BRIDGE, MILTON KEYNES, MK6 3DP

**(No comments made)**

### **LD 104/25 To consider any planning applications that have arrived between the publishing of this agenda and the meeting.**

To try and avoid applications being unconsidered, a standing item to cover any late arrival papers.

### **LD 105/25 To consider licensing application made**

- a) Street Trading Consent Boroughwide Renewal - Mister Softee, Reg JJ92 NNV, Ref 147614
- b) Street Trading Consent Boroughwide Renewal - Soft99Whip, S99 WHP, Ref 143311
- c) Street Trading Consent Boroughwide Renewal - Pecorella Whip - FJ72 WHP - 143302
- d) Street Trading Consent Boroughwide Renewal - Mr Guci Ices Ltd, R481 0SH, Ref169557
- e) Street Trading Consent Boroughwide Renewal - Mr Softee - T402 POA - 147552

**(Paper attached – decision needed)**

### **LD 106/25 To note other planning related issues**

For the committee to receive information relating to various issues that fall within the remit of this committee.

**(Paper attached – to note only)**

### **LD 107/25 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 – to note only)**

**Date of next meeting:**

**To be confirmed at the Annual Meeting – likely to be Monday 11<sup>th</sup> May  
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 2<sup>nd</sup> March 2026, 6:00pm at the Woughton Community Council Hub, the Council Chamber, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.**

**Present: Cllrs Cllr Sue Smith (Chair),** Deanna Norris (Vice Chair), Ruth McMillan, Alan Williamson and Liz Simpkins (ES Dep).

**Also present:**

Steve McNay (Council Manager)

**LD 90/25 Apologies:**

Apologies were received from:

- Cllrs Penny Glasgow, Michael Holland, April Rennie

**RESOLVED - noted**

**LD 91/25 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 92/25 Questions from the public (maximum 10 minutes):**

No questions submitted.

**RESOLVED - noted**

**LD 93/25 Chairs announcements:**

The Chair welcomed Mable Kong-Rawlinson as the new Business Services Manager and Deputy Clerk, noted some upcoming events, mentioned that the council will be closed on Good Friday and Easter Monday and congratulated the staff at the Beanhill Community Shop for their award at the Mayors Awards last week

**RESOLVED – noted.**

**LD 94/25 Minutes of previous meeting(s):**

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

- Monday 2<sup>nd</sup> February 2025.

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

**RESOLVED by way of unanimous vote.**

**LD 95/25 To consider and respond to the following planning applications:**

- a) PLN/2026/0346 Consultation on construction, operation and maintenance of the proposed Grand Union Canal Transfer (water transfer project) under section 42 of the Planning Act 2008 or Regulation 11 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 at Grand Union Canal and Land Around Little Brickhill, Milton Keynes

**The committee had no comments to make**



b) PLN/2026/0137 Installation of new flue systems associated with the replacement gas boilers serving Energy Centres 1 and 2 at MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD

**The committee had no comments to make**

c) PLN/2026/0266 Approval of details required by condition 8 (Habitat Management and Monitoring Plan (HMMP)) of permission ref. PLN/2025/1911 at MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD

**The committee had no comments to make**

d) PLN/2026/0130 Continued use of the former ancillary annex to the dwellinghouse (Use Class C3) as a combined 6-bedroom HMO (C4) of the former main dwelling and insertion of rear door at 26 Daniels Welch, Coffee Hall, Milton Keynes, MK6 5DB

**The committee expressed concerns around bins and parking.**

**PROPOSAL**

*That comments are submitted expressing concerns around bin provision and parking provision*

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

**RESOLVED by way of unanimous vote.**

**(Papers attached – decisions needed)**

**LD 96/25 To consider any response to the following planning appeal:**

- 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  
FIQQ Investments Ltd - Mr Cameron Ayoub

**RESOLVED – noted.**

**LD 97/25 To note decisions issued by MKCC Planning Authority**

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

**RESOLVED – noted.**

**Date of next meeting:**

**Monday 7<sup>th</sup> April 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 6:21 PM**

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



*The following was submitted to the planning portal, following Full Council on 23<sup>rd</sup> March.*

**PLN/2026/0455 - Proposed erection of two dwellings at 4 Holmfield Close, Tinkers Bridge, Milton Keynes, MK6 3AB**

Following discussion at the Full Council meeting that took place on 23<sup>rd</sup> March 2026, the following **OBJECTION** has been agreed under agenda item FC 181/25. It should be noted that this application was overseen by Full Council, due to the time pressures and meeting schedule around Easter and elections, meaning that the Planning Committee would not have had sufficient time to assess. It is likely that this will also impact on MKCC decision making (see comment regarding decision making at the end of this submission).

The applicant for the above has failed to provide current, updated and relevant information in key areas, namely ecology, trees, noise and drainage.

**Ecology / biodiversity**

There is no habitat survey included within this application. Whilst the applicant has previously provided such information in declined applications for the same site, the last report was created in 2020, meaning all information from that report is invalid (as stated by MKCC Ecology previously, any survey work must be less than 2 years old, due to variations that occur).

The Biodiversity Net Gain (both habitat loss and watercourse units lost) shows the site is unsustainable and fails to bring the necessary biodiversity net gain. Whilst the applicant suggest that this can be offset through off site works, there is no agreement for how this will deliver locally, ensuring that residents impacted by this loss will benefit. Any planning condition should detail expectations that this off-site benefit will be real, as opposed to simply financial.

The impact on the adjacent wildlife corridor has not been identified or addressed and there is no Habitat Management and Monitoring Plan (HMMP) – council believes that this was a condition placed upon a previous application on this site.

As was stated in the previous refusal:

*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).*

Council does not consider that these issues have been suitably resolved and as such, the application remains in contravention of the above. In addition, the current application has limited, if any, assessment around arboriculture – no impact assessment, no information regarding the TPO's in place, no tree protection scheme in place and nothing that reflects the current plot.

### **Noise**

The Acoustic design statement is from 2022. This assessment was undertaken at a time where the locale was very different to the current situation, both in terms of traffic levels and development. With new properties currently being developed 600 metres away, the H8 (Grovelway) having seen significant alterations and previous objections from MKCC officers regarding the impact on noise on future residents, it is suggested that an accurate noise and acoustic assessment is undertaken. As was stated by MKCC Planning Officer;

*“It is acknowledged within the 2023 refused application for 5 dwellings that noise from the road was considered to adversely impact the residential amenity of future occupiers.”*

There is insufficient change with this application to overturn the previous objections and, with the issue noted above, the current application is considered to fail to address these concerns.

### **Drainage**

This issue has been a constant challenge, and the applicant has continued to fail to provide sufficient information about management. There is nothing in place from the Canal and River Trust (CRT), no clear route for water management and, with a system that is already challenged (as noted by the Anglian Water management of the sewers in the locale), without a significantly improved proposal, including clarity with regard to the approach that the CRT will take, it is felt that this is a breach of policies FR1 and FR2 of Plan:MK and section 14 of the National Planning Policy Framework.

### **Further considerations**

Whilst the above form material considerations within this objection, there is also encouragement to consider other aspects, including the civil matter of access (private driveway), the previous objection from Bucks Fire and Rescue, where it was stated that due to access issues, any development “*..is unlikely to meet the functional requirements of Requirement B5 of Part B from Schedule 1 to the Building Regulations 2010.*”, and the longstanding concerns from a variety of organisations regarding the suitability of development on this site (Ecology, waste collection, countryside, GCN officer, etc.).

Whilst some aspects of the previous reasons for refusal have been addressed, there remain significant concerns and, as previous planning decisions do form part of material considerations, any planning oversight is encouraged to consider these as part of any decision-making process.

### **Decision Making**

We understand that due to elections, it is unlikely that this application will be considered by any committee but would request that if it is possible for it to be within the agreed timescales for decision making, that any decision is a committee one. However, with an understanding of the pressures around this at election time, if an officer decision is needed, council would rather a decision was made than an automatic acceptance.

It is noted that this is not the only occasion where the applicant has found themselves in this position, where a committee is unable to assess fully, both at Woughton Community Council level and at principal authority / planning authority level.

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*This submission resulted in contact from the Planning Officer with regard to 'calling in' and clarification that this would, in essence, put 'on hold' any decision until such time as a committee is able to meet. This is not how previous applications have been managed, but given this is in writing, it is considered to be accurate.*

*Following further discussions at Tinkers Bridge Residents Association and further communications from neighbouring properties, I also sent the following information to Planning:*

'I'm guessing no clarity on likely decision, so in line with the request from my council, I suspect 'calling in' is the only option. Please let me know if there are any issues with this or, if any greater clarity can be provided to avoid this (as I suspect is a bit of a something for everyone involved).

.....there remain significant issues with regard to access – as can be seen within [https://assets.publishing.service.gov.uk/media/6270d483e90e0746c93a4298/EDG\\_Street\\_Type\\_Description\\_CHECKED.pdf](https://assets.publishing.service.gov.uk/media/6270d483e90e0746c93a4298/EDG_Street_Type_Description_CHECKED.pdf) (see the Type H description at the end), it is likely that this would push the number of houses served over the 5 detailed within this document and may mean that MKCC needs to take ownership / improve. Whether this should be considered a material consideration (especially with regard to the covenants that are in place for this road) is for you to decide...'

*This meeting falls on the final day for submissions, and the portal remains open for anything further after this time (until a decision is made).*

Steve McNay  
Council Manager  
27<sup>th</sup> March 2026

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licensing and Development Committee**

**7<sup>th</sup> April 2026**

**Agenda Item: LD 105/25**

**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:**

Several applications this month, all ice-cream vans

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- a) Street Trading Consent Boroughwide Renewal - Mister Softee, Reg JJ92 NNV, Ref 147614  
**Boroughwide Street Trading Consent – Renewal**

We have received an application from Mister Softee (Reg JJ92 NNV) on 25/03/2026 for 1 ice cream van to trade Boroughwide for the following times:

**Monday to Sunday 16:00 to 20:00**

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- b) Street Trading Consent Boroughwide Renewal - Soft99Whip, S99 WHP, Ref 143311  
**Boroughwide Street Trading Consent – Renewal**

We have received an application from Soft99Whip (Reg S99 WHP) on 16/03/2026 for 1 ice cream van to trade Boroughwide for the following times:

**Current Hours**

**Monday to Sunday 15:00 to 20:00  
19:00**

**Hours applied for**

**Monday to Sunday 14:00 to**

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- c) Street Trading Consent Boroughwide Renewal - Pecorella Whip - FJ72 WHP - 143302  
**Boroughwide Street Trading Consent – Renewal**

We have received an application from Pecorella Whip – FJ72 WHP on 11/03/26 for 1 ice cream van to trade Boroughwide for the following times:

**Monday to Sunday 15:00 to 20:00**

- d) Street Trading Consent Boroughwide Renewal - Mr Guci Ices Ltd, R481 0SH, Ref169557  
**Boroughwide Street Trading Consent – Renewal**  
We have received an application from Mr Guci Ices (Reg R481 0SH) on 09/03/2026 for 1 ice cream van to trade Boroughwide for the following times:

**CURRENT HOURS**

**Monday to Sunday 15:00 to 20:00  
19:00**

**HOURS APPLIED FOR**

**Monday to Sunday 14:00 –**

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- e) Street Trading Consent Boroughwide Renewal - Mr Softee - T402 POA – 147552  
**Boroughwide Street Trading Consent – Renewal**  
We have received an application from Mr Softee T402 POA on 09/03/26 for 1 ice cream van to trade Boroughwide for the following times:  
**Monday to Sunday 16:00 to 21:00**
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Boroughwide consents allow for no more than 20 minutes trading in any 100 metre part of any one Consent Street on any one day.

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.

**AUTHOR**

Steve McNay – Council Manager

**WOUGHTON COMMUNITY COUNCIL**

**Planning, Licensing and Development Committee**

**7<sup>th</sup> April 2026**

**Agenda Item LD 106/25**

**PURPOSE OF REPORT:** To consider relevant information that sits within the purview of this committee

**RECOMMENDATION:**

- 1. That the committee notes this report and associated documents**
- 2. That the committee offers any views**
- 3. That if the committee considers that further actions are warranted, these are formally ratified within the meeting**

**MAIN ISSUES AND CONSIDERATIONS:**

Firstly, information regarding an enforcement review in Netherfield:

**Reference:** ENF/2026/0097

**At:** 132 Farmborough, Netherfield, Milton Keynes, MK6 4HS

Further to undertaking our investigation in line with the [Local Enforcement Plan \(LEP\)](#), I write to inform you that we closed the case on 23/03/2026 for the following reason:

The matter has been referred to the Neighbourhood team within the Housing Department for investigation and resolution as the property is owned by MKCC.

*It should be noted that this is NOT something that WCC have previously been made aware of, so no further details are available.*

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Secondly, a further enforcement case:

**Ref:** ENF/2026/0075

**Alleged breach:** Fence over 1m in height erected adjacent to highway on two sides and on corner plot **at:** 4 Medale Road, Beanhill, Milton Keynes, MK6 4LX

Further to correspondence received 08/03/2026 alleging a breach of planning control at the above address, a case has been logged for investigation.

**What will happen next?**

The matter has been registered under the above reference number. A Priority 3 case has been opened and assigned to the officer below. We aim to complete the initial investigation by 09/04/2026

and update you in line with our [Local Enforcement Plan](#). Please be aware that, on occasion, this initial investigation may take a little longer. In such instances, we will update you as soon as possible.

Where our investigation establishes that there is no breach of planning control, the case will be closed and you will be updated accordingly. Where it is established that the matter is better handled under other controls, it will be referred to the appropriate department or authority and you will then be updated accordingly.

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Finally, information regarding a request made to planning – this is an informal approach and, given the technical nature of the application, not considered as a formal application for consideration.

*Information provided states:*

*This report has been produced by Ramboll UK Ltd ('Ramboll') on behalf of Milton Keynes University NHS Foundation Trust (the 'Applicant'), pursuant to Regulation 6(1) of The Town and Country Planning (Environmental Impact Assessment) Regulations 20171 (the 'EIA Regulations') to request an EIA Screening Opinion from the Milton Keynes City Council ('MKCC') regarding the proposed Milton Keynes New Hospital Building (the 'proposed development').*

*The proposed development would comprise:*

- *The demolition of an existing building;*
- *Enabling works (including realignment of road); and*
- *The construction of a new building for hospital use up to 11 storeys with partial basement, a new road layout and external works.*

*As required by Regulation 6(2), this report provides:*

- *A plan sufficient to identify the land of the proposed development;*
- *A description of the physical characteristics and location of the proposed development;*
- *A description of the aspects of the environment likely to be affected by the proposed development;*
- *A description of any likely significant effects on the environment; and*
- *Relevant measures to avoid or prevent the likely significant effects.*

If committee members would like further information, this can be found at <https://www.be.milton-keynes.gov.uk/pr/s/detail/a0IWS000003uMQj>

## **AUTHOR**

Steve McNay – Council Manager

## WOUGHTON COMMUNITY COUNCIL

*Planning, Licensing and Development Committee – 7<sup>th</sup> April 2026*

*Agenda Item LD 107/25*

**PURPOSE OF REPORT: To inform the committee of decisions issues by MKCC Planning Department**

**RECOMMENDATION:**

1. That the committee notes the report

**MAIN ISSUES AND CONSIDERATIONS:**

Two decisions to note.

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**Applicant:** Mrs Dhanraji Singh

**Application ref:** PLN/2026/0056

**Proposal:** Certificate of lawfulness seeking confirmation of the existing use of the property and the separation in to 2 existing flats in 2011 at FLAT 1&2, 263 BROADLANDS, NETHERFIELD, MILTON KEYNES, MK6 4HD

Valid on: 15 January 2026

**Decision:**

In accordance with your application described above, Milton Keynes City Council hereby certifies, in exercise of its powers as the local planning authority under the Town and Country Planning Acts and related and subordinate legislation, that on the valid date the use/operations/matter described in the First Schedule attached and in respect of the land specified in the Second Schedule attached **was not/were not lawful** within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1 - Insufficient evidence has been provided to demonstrate that the alleged use of the property as two self-contained dwellings has been continuous for the required 10-year period. The submitted documents relate only to 2011–2013, and national guidance confirms that the applicant must prove lawfulness on the balance of probabilities, which has not been achieved.

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**Applicant:** Mr R Dewan

**Application ref:** PLN/2026/0130

**Proposal:** Continued use of the former ancillary annex to the dwellinghouse (Use Class C3) as a combined 6-bedroom HMO (C4) of the former main dwelling and insertion of rear door at 26 Daniels Welch, Coffee Hall, Milton Keynes, MK6 5DB

**Valid on:** 2 February 2026

**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 subject to conditions** listed below.

Some conditions listed may require further details to be submitted for approval before any works or use may commence. If conditions are not complied with, formal action can be taken against the developer and/or landowner.

**Conditions (4)**

1 - The development hereby approved shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 - The development hereby permitted shall be carried out in accordance with plans/drawings ref.

PLN/2026/0130 Received on 22/01/2026:

26DW/25/100 - Existing and Proposed Plans & Elevations;

unless as otherwise required by condition attached to this permission or pursuant to an approval of an application made under Section 96A of the Town and Country Planning Act 1990.

Reason: For the avoidance of doubt and in the interests of securing sustainable development.

3 - Within 3 months of the date of this decision, details of secure and covered cycle parking facilities including elevations for the occupants of, and visitors to, the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use within 3 months after the details have been approved and shall thereafter be retained for use at all times.

Reason: In the interests of encouraging sustainable modes of transport.

4 - The property shall not be operated with more than six (6) lettable rooms at any time.

Reason: To control future intensification of the application property and to ensure the application has been properly assessed.

**BACKGROUND PAPERS:**

The full decision notices and conditions are available by searching the application reference on the planning portal

**SUGGESTED PROPOSAL:**

No proposal – to note only.

**AUTHOR**

Steve McNay – Council Manager