WOUGHTON COMMUNITY COUNCIL

The Council Hub, Local Centre, Garraways, Coffee Hall, MK6 5EG
www.woughtoncommunitycouncil.gov.uk 01908 359681

PLANNING, LICENSING AND DEVELOPMENT COMMITTEE

Tuesday 27th October 2026

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

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

(Cllrs Charlie Marsh, D'Anne Mordecai, 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 2nd November 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.

Members of the public can attend in person, submit questions in advance and or watch live via 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

Planning, Licensing and Development Committee – 2nd November 2026

Agenda

LD 34/26 Apologies:
To receive and accept apologies from members unable to attend the meeting.

LD 35/26 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 36/26 Questions from the public (maximum 10 minutes):
To receive questions and statements from members of the public.

LD 37/26 Chairs announcements:
To receive announcements from the Chair.

LD 38/26 Minutes of previous meeting(s):
To receive and approve as a correct record the minutes of the meeting held on:

- Tuesday 1st September 2026.

(Attached)

LD 39/26 To consider planning applications

a) **Application Ref: PLN/2026/0777**
Approval of details required by Condition 6 (Record of Affected Buildings) of permission ref. 24/00504/FUL at The Netherfield Estate, Milton Keynes
https://www.be.milton-keynes.gov.uk/pr/s/detail/a0lWS000004CDbt

b) **Application Ref: PLN/2026/2048**
Approval of details required by condition BNG1 (Biodiversity Net Gain) of permission ref. PLN/2026/1423 at MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD
https://www.be.milton-keynes.gov.uk/pr/s/detail/a0lWS000005R9Vl

c) **Application Ref: PLN/2026/2045**
Approval of details required by conditions 5 (Lighting Strategy), 6 (Hard & Soft Landscaping), 8 (Habitat Management & Monitoring Plan), BNG1 (Biodiversity Net Gain) of permission ref. PLN/2025/2732 at MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD
https://www.be.milton-keynes.gov.uk/pr/s/detail/a0lWS000005Qz8D

Please note that two (2) applications, PLN/2026/1235 and PLN/2026/1472, both pertaining to change of use to HMO's, were considered and responded to accordingly, following assessment and agreement at the meeting of the Full Council on Monday 26th October. This was due to 'cut off' dates being prior to this committee meeting.

LD 40/26 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 41/26 To review decisions issued by MKCC since the last meeting
For information – decisions issued by the local planning authority
(Paper attached)

LD 42/26 To begin consideration of public realm issues for inclusion in any forward plan
Following discussions at previous meetings of the council, for the committee to consider issues raised and any forward plans to address concerns noted.
(Paper and reports attached)

LD 42/26 To provide an update on the Grand Union Canal Transfer
To present the latest Community Update from the GUCT
(Update attached)

LD 43/26 To consider one (1) licensing application
Max Kebabs at Barnsdale Dr in Netherfield Ref 132881
(Paper attached)

LD 44/26 To consider any redway issues that should be included on a condition report
Following recent agreements with MKCC re: redway repairs, a request for further condition reports to be submitted for a formal plan.
(Verbal update and agreement).

Date of next meeting:
Tuesday 1st December 2026*
Woughton Community Council Hub, The Local Centre, Council Chambers, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

*If business to be transacted.

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PLANNING, LICENSING AND DEVELOPMENT COMMITTEE

Minutes of the meeting held on Tuesday 1st September 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), Penny Glasgow, Michael Holland, April Rennie, Alan Williamson and Charlie Marsh (BH Dep).

Also in attendance were Steve McNay (Council Manager) and Imani (Work Experience)

LD 23/26 Apologies:
No apologies were received other than the standing apology from Cllr Bobey.

LD 24/26 Declarations of Interest:
No declarations were made.

LD 25/26 Questions from the public (maximum 10 minutes):
There were no questions from the public.

LD 26/26 Chairs announcements:
The Chair reminded the committee of upcoming events – Festival and Apple Day.

LD 27/26 Minutes of previous meeting(s):
To receive and approve as a correct record the minutes of the meeting held on:

- Monday 6th July 2026.
  These were considered a true and accurate record of the meeting and were proposed as such by Cllr Smith, seconded by Cllr Rennie and RESOLVED by way of unanimous vote.

LD 28/26 To consider planning applications

a) **Application Ref: PLN/2026/1587**
Prior approval for the demolition of 3 x bungalows at 1,2 & 3 Chervil, Beanhill, Milton Keynes, MK6 4LG
Application Ref: PLN/2026/1588
Prior approval for the demolition of bungalows at 70, 71 & 72 Chervil, Beanhill, Milton Keynes, MK6 4LG

These applications were considered as one, as they are similar and on the same road. Committee proposed that no comment should be made.
Proposed by Cllr Smith. Seconded by Cllr Rennie.
RESOLVED by way of unanimous vote.

b) **Application Ref: PLN/2026/1576**
Single storey side extension with rear facing dormer creating additional ancillary areas including a room within the loft space at 134 DANIELS WELCH, COFFEE HALL, MILTON KEYNES, MK6 5DX

The committee proposed that no comment should be made.

Proposed by Cllr Smith. Seconded by Cllr Noris.
RESOLVED by way of unanimous vote.

c) **Application Ref: PLN/2026/1305**
Change of use from dwellinghouse (use class C3) to HMO for up to 6 persons (use class C4) and modifications to existing doors and windows on rear and side elevation at 21 MARSHWORTH, TINKERS BRIDGE, MILTON KEYNES, MK6 3DA

It was noted that this application had been discussed at a 'town hall' meeting at Tinkers Bridge Meeting Place (20th August – 20 residents in attendance) and is one of a number of current or proposed HMO applications in the locale. A query was raised around supported housing schemes and whether this is included in the HMO registered property calculations. Issues raised at the meeting included traffic, parking, highway safety and HMO proliferation within the area.
A draft submission had been prepared by the Council Manager in advance of the meeting for consideration and based upon the previous discussions. This was due to the summer break and the short response time on this application. It was proposed that this submission covered the concerns of the committee and that this should be submitted on behalf of the council.
Proposal:
That the Council Manager submits the provided response OBJECTING to the proposal
Proposed by: Cllr Smith. Seconded by: Cllr Rennie
RESOLVED by way of unanimous vote.

LD 29/26 To consider any planning applications that have arrived between the publishing of this agenda and the meeting.
There were no planning applications but a licensing application did come in, covering Unit 3 at Beanhill Local Centre, requesting an alcohol licence. Committee expressed concerns that this was a seven day / 6am – 11pm licence and that this would enable access too easily. The property in question is next to a school, nursery and family centre and concerns were expressed about the impact on children. The experience of Netherfield Local Centre, with the significant issues in terms of ASB, were also a concern with a view that this could become similar. It was also noted that the national chains were more robust than some smaller independents when challenging age / under the influence /etc.
Proposal:
That the Council Manager submits an objection based upon protecting children from harm, crime and disorder and public nuisance.
Proposed by: Cllr Willaimson. Seconded by: Cllr Norris
RESOLVED by way of unanimous vote.

LD 30/26 To review decisions issued by MKCC since the last meeting
The paper covering decisions issued by the local planning authority was shared.
RESOLVED – noted

LD 31/26 To share slides from recent Flood Group workshops
Following MKCC delivered workshops, the Council Manager presented the slides that were sent following these for consideration and further sharing, if appropriate.
RESOLVED – noted

LD 32/26 To share slides from the recent O'Neil Homer workshop on local plans

Following attendance at the recent 'Have Your Say: Town and Parish Councils and the New Local Plan System', the Council Manager presented the slides for consideration and further sharing, if appropriate.
RESOLVED – noted

LD 33/26 To provide information about proposed changes to the delegated decisions within local authority planning policy.
Following recent legislation changes, information about changes being proposed locally in response to this, with a view to reducing committee oversight, were shared and discussed. Concerns were noted that passing most decisions to officers to decide, without committee oversight likely, may cause difficulties.
RESOLVED – noted

Cllr Holland spoke to people within the meeting about updates relating to Eaglestone, including Harrier Court and traffic management issues. No decisions were made regarding this – information only.

Date of next meeting:
Monday 5th October 2026
Woughton Community Council Hub, The Local Centre, Council Chambers, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

THE CHAIR CLOSED THE MEETING AT 6:45 PM

Chair _____ Date _____

WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee – 2nd November 2026

Agenda Item LD 39/26

PURPOSE OF REPORT: To consider the following applications:

a) **Application Ref: PLN/2026/0777**
Approval of details required by Condition 6 (Record of Affected Buildings) of permission ref. 24/00504/FUL at The Netherfield Estate, Milton Keynes
https://www.be.milton-keynes.gov.uk/pr/s/detail/a0IWS000004CDbt

b) **Application Ref: PLN/2026/2048**
Approval of details required by condition BNG1 (Biodiversity Net Gain) of permission ref. PLN/2026/1423 at MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD
https://www.be.milton-keynes.gov.uk/pr/s/detail/a0IWS000005R9VI

c) **Application Ref: PLN/2026/2045**
Approval of details required by conditions 5 (Lighting Strategy), 6 (Hard & Soft Landscaping), 8 (Habitat Management & Monitoring Plan), BNG1 (Biodiversity Net Gain) of permission ref. PLN/2025/2732 at MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD
https://www.be.milton-keynes.gov.uk/pr/s/detail/a0IWS000005Qz8D

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 05.11.26**

MAIN ISSUES AND CONSIDERATIONS:

These applications are being considered in one paper, due to the technical nature of the applications and decisions needed. As such, it is not felt likely that there will be suitable or sufficient specialist knowledge within the committee. However, it is important that there is an opportunity for members to review the relevant applications and make any comments that may be wanted.

a) **Application Ref: PLN/2026/0777**

Approval of details required by Condition 6 (Record of Affected Buildings) of permission ref. 24/00504/FUL at The Netherfield Estate, Milton Keynes

This is the provision of a pictorial record of buildings within the vicinity of the new development on the former Cripps Lodge site, now known as Acre Lodge. This is a nice repository of the required pictures and details the various designs and layouts of the properties on the surrounding roads. This application contains volumes 5 – 9, with V1 to V4 under the reference 24/00503/FUL and PLN/2026/0776.

b) **Application Ref: PLN/2026/2048**
Approval of details required by condition BNG1 (Biodiversity Net Gain) of permission ref. PLN/2026/1423 at MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD

As noted above, this is a technical issue around Biodiversity Net Gain. The application includes both a Biodiversity gain plan and Habitat Management and Monitoring Plan V6.

c) **Application Ref: PLN/2026/2045**
Approval of details required by conditions 5 (Lighting Strategy), 6 (Hard & Soft Landscaping), 8 (Habitat Management & Monitoring Plan), BNG1 (Biodiversity Net Gain) of permission ref. PLN/2025/2732 at MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD

This is a further submission of additional documents that link to the various outstanding issues relating to previous applications. This also includes a Biodiversity gain plan and Habitat Management and Monitoring Plan, alongside tree pit details and landscaping approaches.

OTHER IMPLICATIONS:

In terms of material considerations:

- Overlooking loss of privacy – N/A
- Loss of light or overshadowing – N/A
- Parking – N/A
- Highway safety – N/A
- Traffic – N/A
- Noise – N/A
- Effect on listed building / conservation area – N/A
- Layout and density of building – N/A
- Design appearance and materials – N/A
- Government policy – N/A
- Disabled persons access – N/A
- Proposals in the development plan – N/A
- Previous planning decisions (including appeals) – N/A

OFFICER VIEW:

As noted above, the nature of these applications is such that specialist knowledge and understanding is needed to know if there are breaches of the relevant legislation. As such, it is not considered that there is anything to comment at this time.

BACKGROUND PAPERS:

See links above.

AUTHOR

Steve McNay – Council Manager

WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee – 2nd November 2026

Agenda Item LD 41/26

PURPOSE OF REPORT: To consider decisions issued by the local planning authority

RECOMMENDATION:

1. That the committee notes the report

MAIN ISSUES AND CONSIDERATIONS:

The following decisions have been issued since the last planning committee meeting:

Applicant: Oxford Health NHS Foundation Trust
Application ref: PLN/2026/1287
Proposal:
Approval of details required by conditions 3 (Landscape and Ecology Management Plan (LEMP)), 4 (faunal enhancement plan), and BNG1 of permission ref. PLN/2025/0911 **at** Land adjacent to Marlborough House, Standing Way, Eaglestone, Milton Keynes, MK6 5NG
Valid on: 17 June 2026
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) (3)
1
Condition 3 (Landscape and Ecology Management Plan (LEMP))
Landscape and Ecological Management Plan produced by Brink Architects LTD dated April 2026 (version 2) as received on 17.06.2026.
The submitted information is not sufficient to discharge Condition 3. The LEMP should be consistent throughout and must align with the approved biodiversity metric. The LEMP should also include details of all habitats included within the metric, together with their establishment, management and monitoring requirements. In addition, the management body responsible for delivering, monitoring and maintaining the Biodiversity Net Gain (BNG) habitats for the full 30-year period should be clearly identified. As such, MKCC Ecology objects to the discharge of Condition 3.
2
Condition 4 (faunal enhancement plan)
Faunal Enhancement Plan produced by Brink Architects Ltd dated April 2026 (version 2) as received on 17.06.2026.
Insufficient information has been submitted to discharge Condition 4. The Appendix is missing symbols from the key and it is therefore unclear which features are proposed and where. The enhancement measures should be clearly specified. MKCC Ecology object to the discharge of condition.
3
BNG1
Biodiversity Net Gain Assessment produced by Brink Architects Ltd dated August 2025 (version 2) as received on 07.07.2026 and Biodiversity gain plan as received on 17.06.2026.
The submitted Biodiversity Gain Plan needs amending before the condition can be discharged. MKCC Ecology object o the discharge of the condition as amendments are required.

Applicant: Mr. Petro Berzani
Application ref: PLN/2026/1183
Proposal:
Erection of a single storey rear extension and conversion of garage **at** 163 BROADLANDS, NETHERFIELD, MILTON KEYNES, MK6 4HN
Valid on: 10 July 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 (3)
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. 26.131_PL.001 Rev 02 - Location & Site Plan received 10/07/2026, and 26.131_PL.003 Rev 01 - Proposed Plans and 26.131_PL.004 Rev 01 - Proposed Elevations received 30/06/2026 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
Other than where specified on the approved plans/drawings, all external materials used in the development shall match those used in the existing building in colour, coursing and texture unless, prior to their incorporation into the development hereby approved, alternative details are first submitted to and approved in writing by the Local Planning Authority pursuant to an application made in that regard, whereafter the approved alternative details shall be incorporated into the development.
Reason: In the visual interest of the building(s) and the surrounding area.

Applicant: Padel MK Ltd - Mr Toby Phipps
Application ref: PLN/2026/1419
Proposal:
Approval of details required by conditions 16 (Habitat Management & Monitoring Plan) & BNG1 (Biodiversity Net Gain) of permission ref. PLN/2024/2058 **at** WOUGHTON CENTRE, RAINBOW DRIVE, LEADENHALL, MILTON KEYNES, MK6 5EJ
Valid on: 6 July 2026
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 16 (Habitat Management and Monitoring Plan)
Received 02/09/2026: Habitat Management and Monitoring Plan V3

2
BNG1 (Biodiversity Net Gain)
Received 03/06/2026: BNG Unit Purchase Agreement MK, Padel MK Limited Invoice (Biodiversity credits details), P2504-RES-ZZ-ZZ-DR-A-3120 Rev P02 - Proposed Parking Plan, Preliminary Ecological Appraisal, Biodiversity Gain Plan, Biodiversity Net Gain (BNG)/Biological Impact Assessment (BIA), Biodiversity Certificate BGS-281124001,

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Applicant: MILTON KEYNES CITY COUNCIL - SUSAN HASLAM
Application ref: PLN/2026/1587
Proposal:
Prior approval for the demolition of 3 x bungalows **at** 1,2 & 3 Chervil, Beanhill, Milton Keynes, MK6 4LG
Valid on: 10 August 2026
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 confirms that **prior approval is deemed to have been granted** for the above development.

Applicant: MILTON KEYNES SUSAN HASLAM
Application ref: PLN/2026/1588
Proposal:
Prior approval for the demolition of bungalows **at** 70, 71 & 72 Chervil, Beanhill, Milton Keynes, MK6 4LG
Valid on: 10 August 2026
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 confirms that **prior approval is deemed to have been granted** for the above development.

Applicant: Milton Keynes University Hospital NHS Trust - Mr Malcolm Ormond
Application ref: PLN/2026/1273
Proposal:
Approval of details required by conditions 8 (Habitat Management & Monitoring Plan) and BNG1 (Biodiversity Net Gain Plan) of permission ref. PLN/2025/1911 **at** MILTON KEYNES UNIVERSITY HOSPITAL, STANDING WAY, EAGLESTONE, MILTON KEYNES, MK6 5LD
Valid on: 25 June 2026
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 8 (Habitat Management & Monitoring Plan)
Received: 25/08/2026- Milton Keynes Twin Theatre Habitat Management and Monitoring Plan v3 WOR-5834
2
Condition BNG1 (Biodiversity Net Gain Plan)

Applicant: Mr Jonasz Marcinik
Application ref: PLN/2026/0869
Proposal:
Erection of a single storey rear and side extension and a pitched roof over the existing garage **at** 34 SQUIRES CLOSE, COFFEE HALL, MILTON KEYNES, MK6 5HF
Valid on: 21 May 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.

Applicant: Better Base Ltd - Mrs Pooja Soni
Application ref: PLN/2026/1305
Proposal:
Change of use from dwellinghouse (use class C3) to HMO for up to 6 persons (use class C4) and modifications to existing doors and windows on rear and side elevation **at** 21 MARSHWORTH, TINKERS BRIDGE, MILTON KEYNES, MK6 3DA
Valid on: 27 July 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 **refuses permission** for the following reason(s):
Refusal(s) (2)
1
The proposed 5-bedroom HMO would provide only 2 policy-compliant parking spaces against a requirement for 4 spaces, resulting in a 50% shortfall. Furthermore, the submitted parking layout would not provide a safe and practical arrangement and would prejudice use of the shared access serving the adjoining property. In the absence of sufficient mitigating circumstances, and having regard to existing parking pressures in the area, the proposal would be likely to result in overspill parking and harm to highway safety. The development is therefore contrary to Policies CT2 and CT10 of Plan:MK (2019), the Milton Keynes Parking Standards SPD (2023), and Policy WN11 of the Woughton Neighbourhood Plan (2017).
2
The proposed change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation would result in an unacceptable concentration of HMO accommodation within the locality and would lead to the sandwiching of No. 22 Marshworth between two HMO properties. The proposal would therefore fail to maintain a mixed and balanced community and would adversely affect the character of the area. As such, the development is contrary to Policy HN7 of Plan:MK (2019), Policy WN11 of the Woughton Neighbourhood Plan (2017), and the HMO Supplementary Planning Document (2012)

Applicant: see below.
Application ref: PLN/2026/1423

Proposal:
Variation of condition 1 (Approved plans) and condition 5 (Biodiversity enhancement) seeking changes to planting arrangements and associated changes due to the existing arrangements being unfeasible since the discovery of below ground services (relating to permission ref. 24/00920/FUL for the erection of a three storey hospital ward block and associated development, including the demolition of the existing link between Milton Mouse Children's Unit and Paediatrics and construction of a new entrance link to the existing hospital building, a reconfigured emergency vehicle turning head, electricity substations, car parking and associated works) **at** Milton Keynes University Hospital, Standing Way, Eaglestone, Milton Keynes, MK6 5LD
Valid on: 6 July 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 (10)

NB – There are ten (10) conditions attached to this permission, full details of which can be found on the planning portal under 'decision notice' in the files section.

Applicant: Mr Abdul Attia
Application ref: PLN/2026/1576
Proposal:
Single storey side extension with rear facing dormer creating additional ancillary areas including a room within the loft space **at** 134 DANIELS WELCH, COFFEE HALL, MILTON KEYNES, MK6 5DX
Valid on: 18 August 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.

BACKGROUND PAPERS:

Previous planning papers and submissions – all can be found on the planning portal, using the application number to search.

SUGGESTED PROPOSAL:

To note.

AUTHOR

Steve McNay – Council Manager

October 2026

Community Update

Grand Union Canal Transfer

Summer 2026 has been the hottest and driest on record, according to official Met Office reports. We've had five heatwaves, record-breaking temperatures and, as you would expect, a significant upsurge in demand for water.

The Grand Union Canal Transfer will help support water security and climate resilience, improving the resilience of the canal, and ensuring future water supplies for navigation, even in unprecedented drought conditions.

Since our last update in May, we've been continuing to engage with canal communities, landowners and stakeholders. We've used the summer months to conduct a wide range of ecology surveys along the length of the scheme, and we've continued our technical and development work based on the feedback we received from our last public consultation in Spring 2026.

Thank you again to everyone who took part. We've learned so much from our conversations and insightful input from our communities and stakeholders – all of this feedback has helped to shape our plans and the next stage of the scheme's design.

Supporting the UK's drought resilience

While recent weather conditions have been unprecedented, climate change is expected to have an ongoing adverse effect, making extreme weather more frequent and severe, with summers like this year's becoming 'the new normal'. We can expect an increased frequency and intensity of droughts, with higher temperatures for longer periods of time, which will put further strain on an already stressed future water supply.

Tackling this predicted water deficit by protecting future drinking water supply and strengthening the UK's water infrastructure, is at the heart of the Grand Union Canal Transfer scheme.

Example of water storage at Daventry

Protecting the canals from drought

As well as providing water security and resilience, the scheme will help maintain the required water levels for navigation through the canal network, reducing the need for closures during severe drought periods. We saw this happen first-hand this summer, when the hot dry weather led to temporary closures of some canals across England, including stretches of the Grand Union Canal.

In fact, the East Midlands has experienced the longest unbroken spell of no recorded rainfall this century, which has contributed to the water supply challenges.

The volume of water in the canals forming the scheme will increase during times of drought, by delivering a year-round supply of water from the Midlands to the Southeast. This supply is 'drought resistant', because it's recycled wastewater; it will keep the canals 'topped up' at those times when the usual feed of water for navigation, from reservoirs and other sources, could run low. The scheme will also enhance the role of Daventry and Drayton Reservoirs as navigation supply reservoirs, by diverting surplus water into them, ensuring there's enough water to maintain the transfer during severe droughts.

In addition to the delivery of a reliable supply of water for navigation, the scheme brings further benefits to the canals along the route, by investing in new and existing infrastructure assets, ensuring a resilient waterway for canal users.

By keeping these canals open during times of low rainfall and drought, the scheme will play a big part in their year-round reliability for boating, and canal business owners and users.

How the scheme came about

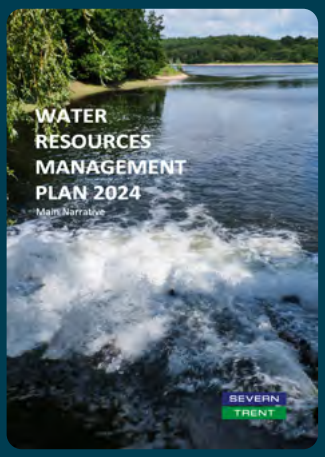
Every five years, water companies in England and Wales produce a Water Resources Management Plan (WRMP), which sets out how they will supply water in their area over the next 25 years.

It's been identified that, if no action is taken, there will be a shortage of water in the Southeast in the future.

In response to this, following agreement with the Canal & River Trust, Affinity Water and Severn Trent's WRMPs formally recognised the need for the Grand Union Canal Transfer as a critical step for delivering future water supply to the Southeast.

This 'case of need' for the scheme has brought us to where we are today – planning a water transfer scheme that will ensure a reliable and sustainable future water supply to those areas of deficit, even in drought conditions. The scheme is planned for delivery by 2033.

Click to read our WRMPs



Daventry Country Park

What have we been up to since our last update and how are we engaging?

We've continued to refine our plans, taking on board the feedback from our second public consultation in Spring earlier in the year. But we don't just stop when the consultation period closes – we continue to meet with our stakeholders and glean their feedback and perspectives to help us build a scheme that works for everyone.

Here are some of the ways we've been reaching out

- We run a regular Canal User Working Group, and have just had our first meeting of the Canal Business Working Group. We'll also launch a Legacy Working Group soon. You can read more about these groups in our **latest web news story**.
- We reach out regularly and talk to landowners, businesses and key stakeholders along the scheme's route. We talk about specific aspects of our proposals, and help address any questions or suggestions.
- We visit the parish councils along the scheme's route and present in person at their local community meetings, to spread the word and answer questions about the scheme. With over 60 parish councils within the scheme's proposed area, we're kept very busy!
- We also meet regularly with the local authorities that fall within the scheme's area, via our Local Authority Liaison Group.
- We share regular updates and news about the scheme on our **guctransfer.co.uk** website, as well as create and publish videos, reports and other materials and documents for you to learn more.
- We network across the industry and beyond - casting our net far and wide to make sure we never stop learning from other similar schemes and organisations. Our team regularly attends forums and industry events to talk about the Grand Union Canal Transfer at a national and global level.
- We also catch up with local MPs and attend 'Round Table' events at the Houses of Parliament.

We're happy to visit local groups and parish councils, so please get in touch with our stakeholder engagement team to arrange a date at: **contact@guctransfer.co.uk**.

Find out more!

You can register on **our website** for regular updates on our **Contact Us page**.

Follow us on our **Grand Union Canal Transfer LinkedIn page**.

Canal User Working Group, Stoke Bruerne, 2025

Clare Carlaw, Head of Engagement, Land & Consents, at the Infrastructure Summit, 2026

Working towards our Development Consent Order application in 2027

The Grand Union Canal Transfer's environmental team is coming to the end of a very busy summer programme of ecology surveys. They've also been busy conducting environmental assessments including water quality, flood risk, cultural heritage, air quality, and traffic and transport. Their work is vital to the scheme's progression and forms a key part of our Development Consent Order (DCO) application.

These assessments form part of our Environmental Impact Assessment (EIA), and we'll present our findings in an Environmental Statement which will be submitted with our DCO application, next year.

The EIA helps us understand the likely significant impacts of the scheme across a range of topics. For example, our ecology surveys identify and assess the habitats and species in and near to the canal, the potential impacts of the scheme on them, and the measures we can put in place to manage and reduce these impacts.

The EIA is being undertaken alongside our design work, so its findings help shape our proposals in a positive way.

The preliminary findings of all the investigative assessment work and surveys have been published within our Preliminary Environmental Information Report (PEIR). A non-technical summary of the PEIR, as well as the full report, can be viewed on our website **here**.

You can catch up on what our environmental team have been up to and follow them on our **LinkedIn page** and our **website**.

Understanding the wildlife and ecology along the scheme's proposed route means we can both protect the wildilfe and support the ecosystems the scheme passes through.

What happens next?

We'll continue to carry out our extensive programme of surveys, assessments and development work in preparation for our DCO application to the Planning Inspectorate, next year.

All of the feedback we've received about the scheme will be considered and we want to say a big thank you to all our communities and stakeholders who've helped us get to this point!

As part of the DCO process, local communities and stakeholders will have the opportunity to share their views on the proposals before the Secretary of State makes a final decision.

To find out more about the DCO process, visit our **website** and the **Planning Inspectorate website here**.

If we're successful in our application, our construction work is planned to begin in 2030, and our scheme will be ready to deliver water to where it's needed most by 2033.

Contact Us

- guctransfer.co.uk
- contact@guctransfer.co.uk
- 0121 270 5920
- Freepost GRAND UNION CANAL TRANSFER
- Follow us on **LinkedIn** for the latest updates, posts and behind-the-scenes insights.

Scheme timeline moving forward

WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee – 2nd November 2026

Agenda Item LD 42/26

PURPOSE OF REPORT: To start building knowledge of outstanding public realm issues with a view to creating a plan for future improvements.

RECOMMENDATION:

1. That the committee notes the report and the proposal noted below

MAIN ISSUES AND CONSIDERATIONS:

Over the past few meetings, councillors have been encouraged to start submitting reports and ideas around improvement works that could take place, budgets and partnerships permitting. The idea is that in some cases, small investment, either financial or officer / other staffing resource, can make a significant difference. This, in turn, can start to change attitudes and approaches locally, build ownership of open spaces and create better spaces for our parish.

Several ideas have been spoken of:

- The Pond area on Eaglestone
- The garages on Netherfield
- Improvements to play parks
- Changes to landscape planting, to create better conditions
- Railings on Peartree Bridge (Waterside)
- New or updated art in underpasses

Some issues noted on Eaglestone.

To try and get a fuller picture, not only of what is in disrepair, but of ideas for better use of space, more local 'ownership' of infrastructure and generally how things can be better for residents across the parish, some initial 'walkabouts' have taken place (see attached report from the Beanhill visit) and

these would be welcome on all estates, to create a full and complete picture. This can then be shared with those responsible (e.g. MKCC, schools, housing associations, etc.) as well as forming part of any work plan that this council may wish to implement. This can, of course, include outside groups such as volunteer days, community payback, schools 'community' days, etc.

STAFFING IMPLICATIONS:

This is something that currently is a small commitment – an officer spending an hour or two on each estate, taking photos, taking notes and then writing a report to reflect the discussions that have taken place. Assuming a similar level of time to that spent on Beanhill, around two hours is sufficient, with some estates taking longer and some less time.

FINANCIAL IMPLICATIONS:

None at this point, other than the staffing commitment noted above. However, depending on the outcome and the agreement that council may make in terms of changes, there will potentially be a financial ask later in the process.

OTHER IMPLICATIONS:

Woughton is well known for delivering services – these are valued and helpful to those who access them. However, the public spaces are always highlighted through consultations as the most important aspect of the work – landscaping has had a very positive impact over the 10+ years of delivery. The environmental approaches (sign cleaning, bollard painting, etc.) are small, but really important steps towards a parish that looks maintained. The places where investment has taken place (repainted walls at Barista, new art on ABC Park, car park improvements at Beanhill, new raised beds at Tinkers, etc.) have seen a marked improvement to those spaces and set a tone of what could (and should) be expected. And this work impacts on EVERYONE who lives, works, is educated or visits the parish.

BACKGROUND PAPERS:

Beanhill public realm

SUGGESTED PROPOSAL:

That representatives from each estate book time for the 'walkaround', to enable a complete parish wide picture to be developed, with a view to inclusion of agreed works within the coming years.

AUTHOR

Steve McNay – Council Manager

Beanhill – Public Realm improvements report

This report has been created following feedback from Cllrs Marsh and Webb, including a walk around the estate with the Council Manager, Steve McNay, that took place on 9th October 2026.

Background

Beanhill is an estate of approximately 830 dwellings, with a population of 2,130. The houses range from small bungalows to two storey houses, mainly in straight terraces. These were built during the 1970s (primarily 1973–1977) and are mostly timber-framed and aluminium-clad or steel-framed bungalows, many of which later underwent re-roofing projects to add pitched roofs. There are some newer houses, built using more traditional methods, on Wheatcroft Close.

The estate is very green, with large open spaces, trees, shrubs and parkland. It has some significant art pieces (Tin Man and the mushrooms) and is home to a school, nursery, family centre and a small local centre. There is also a GP surgery and a pharmacy, as well as some supported living schemes for adults with additional needs. There are also community growing spaces and huge opportunities for further developments within the estate.

On the main route between Central Milton Keynes and Bletchley and bordered by both residential and industrial estates, the estate has reasonable access to facilities (e.g. shops, transport links, etc.), but residents state that there isn't a 'meeting place' that can be used by them. The development of a meeting place has been an ambition for some on the estate for many years.

The issues

The issues with individual properties are well documented and come, in some part, from the suggestion that the houses were built to house the builders of the new city – temporary and not suitable for longer term use. Whilst this is not confirmed (and more likely to be a result of brick shortages and government targets for house building in the new city), the non-traditional design and build does cause issues – poor insulation, water ingress, a perceived lack of maintenance on some properties all lead to some residents living in expensive to run, poor quality houses.

These issues are, in part, being addressed through much needed and overdue investment in social rented housing by Milton Keynes City Council (MKCC). However, the mixed tenure nature of the estate means that this will only impact some of the properties.

Playparks

Whilst there are lots of options for green open spaces, some of them are run down, lacking sufficient maintenance or would otherwise benefit from additional works, to make them more attractive / usable / community led.

Starting with playparks – there are two major ones; Tin Man Park and Rainbow Park. These both sit within the central 'belt' of the estate and are, in brief, Tin Man for older children and Rainbow for younger. The picture below gives some understanding of the lack of maintenance and care of the spaces.

Tin Man Park consists of some play equipment, a Multi-Use Games Area (MUGA), a youth shelter and some wooden equipment installed through a culvert that runs through the middle. It also houses the Tin Man sculpture, which is in need of some work.

It has been suggested that the Mushroom sculptures could be moved to join the Tin Man, providing a single focus for the original art pieces of the estate.

There is some confusion around the movement of equipment within the space and the failure to undertake repairs to the flooring.

Working to get this flooring repaired, so safe and suitable, should happen with encouragement to MKCC to address this issue.

There is additional work that could be undertaken to maximise the impact and use of the space, including better maintenance of paths, safety work on the culvert run through, replanting of grass / paths between the now two sites within the Tin Man Park and, of course, repairs and maintenance of the Tin Man itself, as well as cutting back the overgrowth surround it.

There is also one other play area that sits to the Redmoor side of the estate. This area appears to be relatively well maintained, but only contains play equipment – no benches, picnic tables or other infrastructure that may be helpful in creating a family friendly area. There is also a need to look at the landscaping around this area and consider whether some additional works would make the space more attractive – raised beds, planters, or simply planting of things that aren't grass would, potentially have a positive impact on this area.

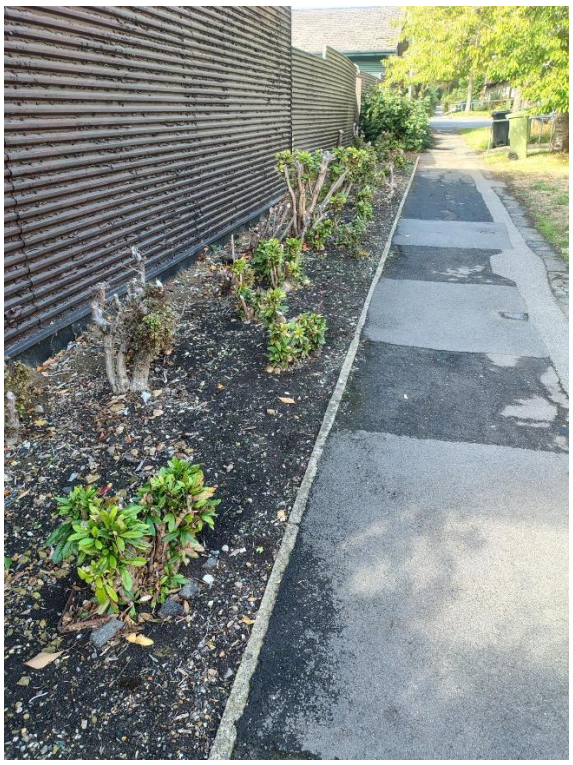
Green spaces

As noted above, Beanhill is full of green open spaces. Some, such as 'Capron Field' are semi-formal spaces (goalposts, youth shelter), but most are simple utility land, often between the backs of houses.

Ensuring that where these spaces include shrubbery, that this is maintained to ensure safe egress from rear gardens, has been requested.

Alongside the larger open spaces, there are shrub beds that run alongside houses, at the end of terraces and within parks. Some of these, as in the picture below, are well maintained and ensure that pedestrians can use the paths without issue. Others are more overgrown and can cause some difficulties. It is unclear as to why the disparity occurs. Various suggestions have been made as to how these spaces could be improved, including additional parking (unlikely) or removal of the shrubbery at the ends of the terraces, with more sympathetic planting in it's place.

Check with landscape team as to the variances between areas and promote consistent cutting back across all elements of the estate.



There are also larger shrub beds that, if removed or cut back, would potential open some spaces up, provide a clear 'run though' the estate and reduce the opportunities for hidden or secretive behaviour.

The shrubs above are adjacent to the Rainbow Park and it has been suggested that removal of this, in particular, would provide a nicer space.

Investigate options for changes to shrub bed approach, assessing each individually to see what options exist, cost implications and engagement of nearby residents in terms of preferences.

There are also some specific greenspaces that would lend themselves to discrete projects – creating something in areas that are currently either ignored, abused or otherwise underutilised.

The space above is a small area, between Woodrush Close and Mellick Road. Accessible via the alleyway, this space has undulating hills, forming a natural 'bowl' in the middle. Whilst pleasant currently, this space could provide space for something else; a forest garden, a bird and bee growing space, a picnic area – lots of possibilities.

On the same alley, there is a former pocket park that is now just full of detritus. Overgrown brambles, discarded green waste, left over flooring and generally an eyesore, this space would again, be ideal as a project space for the creation of something better. Consultation with local residents would be key in defining what this might be, but could, as above, include different planting, installation of benches or picnic tables, have some adult gym equipment installed, be used as a space for large games – in reality, most options would be preferable to what exists currently. Even if the space was used to increase biodiversity and ecological planting, this would bring something that is currently wasteland, back into positive use.

Consideration of what these spaces might become and whether there is a suitable 'project' that could be formalised to bring ideas to fruition. Community Payback team may be an option.

Other issues

There were a number of other things that were raised during the visit to the estate:

- Drop kerbs. Whilst Beanhill has reasonable provision, there are key junctions where mobility scooters or other wheeled devices have no access and have to take a longer route round.
- Lack of 'bollards' as protection for spaces, leading to vehicular access and abuse. This is especially noticeable on the Capron Park, where cars have accessed the space, damaged the surface and, it is alleged, used this as a way of evading police.
- A bench and a bin installed between the GP surgery and the local centre. This is a major through route on the estate and there isn't anything along this road, meaning people travelling between the two 'centres' have nowhere to pause.
- Potential replacement of the surface and goalposts on Capron Park, to enable a formal sports pitch to be in place. This is something that is significantly lacking on the parish and development of this could lead to the possible creation of a community building within the locale, supporting sporting activities AND the wider community.
- The need for additional salt bins on the Redmoor side of the estate was also highlighted, as was the agreement to instal a bin within the Capron Park space, near the shelter.
- Roads and paths are, in places, damaged, potholed and unsuitable. These should be included in any future work programmes for MKCC.

Another issue that was highlighted was a query around land ownership, notably the space behind the Perrydown housing project / rear of the GP surgery. The map below shows land ownership, with anything pink belonging to MKCC. Given this, it would appear that the majority of the space in question is in public ownership and could, therefore, be utilised by the community.

Conclusion

Beanhill has much going for it – geographically well placed, with good access to services and support, transport links and sustainable travel are well provided for and the essentials needed are based on the estate (GP, pharmacy, shops, schools, etc.). Its large, green open spaces are, on the whole, well maintained and valuable spaces that offer opportunities to local residents in terms of informal sports, space to enjoy and walks through the estate away from cars and other traffic.

However, there are also challenges. The landscape infrastructure is now 50 years old and, in some places, no longer suitable. There are areas that were once useful that have since been abandoned or ignored. The play areas that are there, whilst reasonably well provisioned, do not feel connected, well maintained or community 'owned' (recent changes within the Tin Man Park, taking place without prior knowledge, consultation or informing others, suggests communication could and should be better). And there are key elements that with some reasonably small amounts of investment and effort, would be much improved – removal of unwanted shrubbery, consistent maintenance of alleyways, small projects to bring unloved spaces back into use and some investment in public realm infrastructure (benches, bins, dropped kerbs, bollards).

Further engagement, consultation, budget planning and project creation should take place to drive some of these ideas forward and continue to build upon an estate that is already a positive place to live, building community ownership, involvement, and investment.

Steve McNay
Council Manager
October 2026.

WOUGHTON COMMUNITY COUNCIL

Planning, Licensing and Development Committee - 2nd November 2026

Agenda Item: LD 43/26

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:

Street Trading Renewal Max Kebabs at Barnsdale Dr in Netherfield Ref 132881

LOCAL GOVERNMENT (Miscellaneous Provisions) Act 1982
Street Trading Consent – Renewal
We have received a renewal application on the 20/10/26
To sell: Hot takeaway food

Hours applied for
Monday to Sunday 16.30 to 22.30

The existing conditions on the consent are:
A bin is to be provided by the licensee for the disposal of any rubbish & the trader must ensure that any rubbish within the parking bay is collected after trading has ceased at 22:30 hours**.**

If you have any observations to make then would you please advise in writing by the 17/11/26

AUTHOR
Steve McNay – Council Manager