

Agenda item: LD 34/20 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st September 2020

PURPOSE OF REPORT:

To inform the committee of **Planning application: 20/01597/FUL.**

Proposal: Erection of a new dwelling with double garage.

At: Land Adjoining 4, Holmfield Close, Tinkers Bridge, Milton Keynes, MK6 3AB.

RECOMMENDATION:

1. That the committee notes the report.
2. That the committee notes the application documents and associated papers.
3. That the committee notes the objection letter from the Tinkers Bridge Councillor.
4. That the committee considers any response to the application.
5. That the Council Manager responds accordingly to the planning department by the cut of date of 22nd September 2020.

MAIN ISSUES AND CONSIDERATIONS:

This application is to create a new dwelling, plus double garage, within the gardens of a house on Holmfield Close. This is a property that has some historic value, having previously belonged to Fred Roche, the head of the former Milton Keynes Development Corporation. The proposed area for development is a well-established garden, bordering the canal – arguably, an area of beauty, visible from the opposite side of the water.

The applicant has provided relevant documentation about environmental issues, but given proximity to areas of green open space, existing gardens and the canal, impact of wildlife is inevitable. This in itself is not a ‘material concern’, but the survey provided by the applicant noted a range of creatures present and the potential for others to be present although none seen. There are also trees within the site that are protected, with the application working around these constraints.

Additionally, impact on other local residents will be significant – the application includes and additional road being created (to include a dedicated ‘turning circle’ for larger vehicles, such as fire engines / waste vehicles) alongside 7 parking spaces (including visitor spaces). This suggests additional traffic into what is a quiet, residential area, alongside impact of larger vehicle, especially during construction, which may cause damage to the carriageway and adjoining properties.

The application is not in breach of the main elements of the Neighbourhood Plan, in as much as it is two storey, design is reasonably in keeping with surrounds (and will

not be visible from outside the property boundaries, due to level of mature trees) and provides additional housing within the parish. However, there are concerns that this part of Tinkers Bridge is already stretched, due to other houses along the road having been converted in to Houses of Multiple Occupation, with suggestions that some have up to 8 bedrooms, putting a strain on parking, etc. This is somewhat mitigated by the significant levels of parking offered within the application.

There are limited reasons to object to this application based on planning law – whilst it is not necessarily the type or placement of development that the council wishes to see and would remove what is considered to be a fine example of an established garden, created by one of the founding fathers of the city, the application itself is sound. The impact on wildlife is a concern as this is an important ‘green’ corridor through the parish. However, the application ensures that the 5 metre ‘buffer’ between the property edge and the canal is maintained, retains many of the established large trees and the assessment suggest that further investigation may be needed to ensure ecology is maintained. The council manager would recommend that this is included within the submission to the planning department and is based upon recommendations within the applicant report.

FINANCIAL IMPLICATIONS:

Limited – potential for slight increase via higher band precept.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

At time of writing, there are no objections noted on the planning portal. This may mean that other local people are not concerned but may also be due to delays in uploading any objections to the portal. As the local council, it is important that we support the views of our residents, in particular those who will be most impacted, whilst acknowledging the limitations within planning law.

BACKGROUND PAPERS:

Available via the MKC Planning Portal (<https://www.milton-keynes.gov.uk/planning-and-building/planning-apply-pay-view/view-and-comment-on-planning-applications>) or highlights via Sharepoint folder (https://woughtoncc.sharepoint.com/:f:/s/Data/EpgObCRA11RIm_FW4oAtJKIBUI9WRjzo_DOnnNhCmb-e_Q?e=EdB59F)

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 34/20 b)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st September 2020

PURPOSE OF REPORT:

To inform the committee of **Planning application: 20/01889/FUL.**

Proposal: Change of use of summerhouse from residential use (C3 use class) to beauty business (sui generis use class).

At: 164, Rochfords, Coffee Hall, Milton Keynes, MK6 5DL.

RECOMMENDATION:

- 1. That the committee note the information below.**
- 2. That the committee considers a response to MKC regarding the application.**
- 3. That the Council Manager responds accordingly.**

MAIN ISSUES AND CONSIDERATIONS:

This application is to change the use of an existing summer house to enable the resident to provide low level beauty treatments. The application details the following points:

- The summer house was built with planning permission, for use as 'leisure' for the household.
- Following the loss of employment, the resident would like to start a beauty business, providing lashes, waxing, etc.
- One customer at a time, only the applicant working within the building.
- Two parking spaces outside – one will be identified for customer use, so no impact on neighbours.
- Hours of operation 10:00 – 20:00 (Mon – Fri), 10:00 – 18:00 (Sat).

This appears a relatively straightforward application, where a resident is taking all legal steps to ensure business is planned, legal and compliant. Impact on surrounds should be minimal.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None foreseen.

BACKGROUND PAPERS:

Application form and supporting statement.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 34/20 c)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st September 2020

PURPOSE OF REPORT:

To inform the committee of **Planning Application: 20/02174/FUL**

Proposal: Single storey rear & Two storey side extension.

At: 39, Trubys Garden, Coffee Hall, Milton Keynes, MK6 5HA.

RECOMMENDATION:

1. That the committee notes the report.
2. That the committee considers any response to the application.
3. That the Council Manager writes with agreed response to MKC Planning Department by the cut-off date of 8th October 2020.

MAIN ISSUES AND CONSIDERATIONS:

This is an application for an extension to the side of a residential property within the Trubys Garden road on Coffee Hall.

The proposal is to extend two stories in some places and one storey in others (see drawings), using materials that are the same as existing, maintaining the visual aesthetic.

The proposal does not appear to impact upon neighbours (the two-storey element does not extend or increase overlooking).



The Council Manager does not see any material consideration to object to this application.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Available online at: <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QG6CW8KWG7E00>.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 34/20 d)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st September 2020

PURPOSE OF REPORT:

To inform the committee of the resubmission of **Planning application on Montagu Drive, Eaglestone – new ref 20/02175/FUL** - Two storey side extension (resubmission of 20/01334/FUL).

RECOMMENDATION:

1. That the committee note the report.
2. That the committee considers any response to the application.
3. That the Council Manager responds to MKC Planning with comments by cut off date of 8th October 2020.

MAIN ISSUES AND CONSIDERATIONS:

This is a resubmission of a previously considered application, which was viewed by this committee at the meeting of 15th June 2020 (Agenda item LD17/20). This was not objected to by this committee, but was refused by MKC due to a view that it would create a new dwelling, in contradiction with Plan:MK.

The resubmission retains the essence of the original application but removes the separate front door. The new application removes the 'new dwelling' aspect, but in all other senses, remains the same application in size and scope.

Given the committee previously had no objections to the application, the changes made appear to conclude that this application will be treated similarly and the recommendation from the Council Manager is that no objection is made.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

LD 17/20, plus new plans available at : <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QG6CWEKWG7F00>.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 35/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st September 2020

PURPOSE OF REPORT:

To update the committee on previous applications and outcomes.

RECOMMENDATION:

That the committee notes the report.

MAIN ISSUES AND CONSIDERATIONS:

Following the implementation of the Planning, Licencing and Development Committee earlier this year, there have been a number of planning applications that have come before the committee. This paper provides an update on the outcomes of those that have been resolved.

20/00876/FULR3 Address: Telecommunications Site, Waterside, Peartree Bridge, Milton Keynes. 5G Mast.

Original application withdrawn, with a further application submitted over the summer. Letter written explaining our concerns, based upon the previous objection but removing the breach of planning law relating to proximity to residential dwellings, as new site is compliant. New application is numbered 20/01718/FULR3. Determination due 11th September. **Potential update prior to sending.**

20/00903/FUL Address: Bridge Academy Central, Jonathans, Coffee Hall, Milton Keynes, MK6 5DE. Creation of additional learning space.

Letter requesting further information submitted by WCC on 20th May 2020 – no response. Application successful with conditions relating to the external appearance.

20/01187/FUL Address: Hornbeam Court, Languard Road, Netherfield, Milton Keynes. Refurbishment and extension to existing block of flats.

WCC supportive of this development and application successful. Will proceed as planned.

20/01023/FUL Address: Milton Keynes General Hospital, Standing Way, Eaglestone, Milton Keynes, MK6 5LD. Extension to the use of temp buildings.

Permission granted for a further three (3) years.

20/01334/FUL Address: 20, Montagu Drive, Eaglestone, Milton Keynes, MK6 5ES. Creation of a two storey extension to side of existing property.

WCC did not submit a response. Application declined, as MKC view was that this would create an additional dwelling, in contradiction to Plan MK. This has now been resubmitted with relevant papers within this meeting.

20/01433/FUL Address: Milton Keynes General Hospital, Standing Way, Eaglestone, Milton Keynes, MK6 5LD. Demolition of existing and building of new wards and support areas within the hospital grounds.

Letter written July 2020 supporting the application but requesting conditions be applied with regard to contractor parking. Determination date of 17th September. Outcome unknown at this time.

FINANCIAL IMPLICATIONS:

None, other than possible new residential units within Hornbeam Court, linked to income via precept.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

The only outstanding items are the 5G Mast and the second hospital application. Both have potential impact on residents of Eaglestone and Peartree Bridge predominantly. Objections submitted by WCC around both.

BACKGROUND PAPERS:

See previous meetings.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 36/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st September 2020

PURPOSE OF REPORT:

To consider new licencing applications (one application).

RECOMMENDATION:

- 1. That the committee notes the report.**
- 2. That any response wanted by the committee is agreed.**
- 3. That the Council Manager provides feedback to the Licencing Department with regard to the application noted in the report.**

MAIN ISSUES AND CONSIDERATIONS:

Boroughwide Street Trading Consent – New (respond by 2nd October)

We have received application from **Coffee Blue Milton Keynes West Ltd** on 04/09/2020 to trade Boroughwide for the following times:

Monday to Sunday 09:00 to 12:00

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 26th April 2019.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 37/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st September 2020

PURPOSE OF REPORT:

To update the committee on proposed changes to and consultation on said changes to the MKC Tenancy Agreement.

RECOMMENDATION:

- 1. That the committee notes the report and other papers.**
- 2. That the committee considers any response to the consultation.**
- 3. That the committee agrees to the Council providing links to consultation documents via social media and the website, plus any other communication methods.**

MAIN ISSUES AND CONSIDERATIONS:

Milton Keynes Council are preparing to consult on changes to the tenancy agreements for both Introductory and secure tenancies. This follows a decade since the last changes and is intended to address new legislation, changes to best practice and enable more effective management of the housing stock.

The main areas of change are:

- (a) Restricting rights of succession to reflect the current law, which will reduce the number of successions and increase the availability of housing for households in need.
- (b) Reviewing wording to ensure clear communication and plain English.
- (c) Strengthening provisions on domestic abuse to prepare the Council to enable it to seek Domestic Abuse Housing Accreditation in the future.
- (d) Ensuring provisions for recharging enable the Council to recover costs effectively.
- (e) Implementing “any day” tenancy starts and terminations – thereby reducing risk of income loss through switching to Universal Credit.
- (f) Digitising the agreement and process which will speed up sign ups and enable a paperless approach.
- (g) Strengthening the rules in several areas:

- Fire safety
- Anti-social behaviour
- Recharging for tenant damage
- Enabling access for repairs and gas safety checks
- Keeping communal areas safe, clean and clear.

The proposed new agreement is, in the main, similar to previous iterations. Some concerns have been noted, primarily around perceived failures to enforce both existing and new elements of the agreement (e.g. running a business, anti-social behaviour). Other concerns include:

- Consultation over Christmas (lower levels of engagement)
- Moving agreements and signing 'online' which may be a barrier for some
- Lack of clarity regarding what is 'reasonable' (e.g. timescales for repairs)
- Links to non-council residents and the impact they have / lack of action taken against them

It is also worth noting that there are specific rules around overcrowding – this is the council telling tenants what can / can't happen, but there appears no reciprocal agreement that MKC should also not promote overcrowding.

It is important that tenants are aware of the potential impact of these changes as they will for the legal agreement between them and the council, as a landlord. Whilst the changes are, in many cases, positive and clarify using accessible language, people should be aware of the full impact.

Committee members are encouraged to read the attached documents in advance, specifically the appendices (page 30 – 32 gives a comparison between existing and proposed), to have a fuller picture of the changes, prior to discussions.

The Council Manager recommends that WCC promotes engagement with the consultation, with the understanding that it may clash with our budget / priorities consultation and this may have a detrimental effect (too many consultations means fewer people are involved).

FINANCIAL IMPLICATIONS:

None, other than some staff time to share, upload and promote.

STAFFING IMPLICATIONS:

As above.

OTHER IMPLICATIONS:

None noted.

BACKGROUND PAPERS:

Milton Keynes Council Tenancy Agreement Consultation.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 38/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st September 2020

PURPOSE OF REPORT:

To update the committee on proposed planning law changes and the White Paper; 'Planning for the Future'.

RECOMMENDATION:

- 1. That the committee notes the report and attached papers.**
- 2. That the committee considers any response to the consultation.**
- 3. That the Council Manager provides that response by cut-off date of 29th October.**

MAIN ISSUES AND CONSIDERATIONS:

There are significant changes proposed to the current planning system, with potential impacts on the parish and wider implications for the planning system and housing delivery across the country. The white paper, 'Planning for the Future', outlines these proposals and includes a linked, but separate document that contains the consultation questions (26 of them). The overview and questions can be found at <https://www.gov.uk/government/consultations/planning-for-the-future/planning-for-the-future> where there is also context for the questions.

The consultation covers a number of areas:

- Overview, asking for views on what people want to see within planning departments and how they would like to be informed
- Simplifying local plans (e.g. Plan:MK) to enable easier planning decisions and applications, alongside timescales for production of local plans
- Automatic permission in certain circumstances, including 'Nationally significant' planning developments
- Increased use of digital technology and streamlined / faster decision making
- Standardised, map based, online local plans
- New design codes nationally, to speed up developments
- Focus on sustainability and ecology (although limited)
- Changes to s106 funding, including questions around affordable housing, use of any planning gains money (s106, Community Infrastructure Levy or similar)

This is a huge policy change and is complex and detailed. Given this, members are encouraged to look at the paper, the consultation and consider whether we, as a local council, should contribute to the discussion or feed into the principle authority consultation that is running alongside.

Please note that there are a number of online events to help support councillors understanding of the changes both locally and nationally – please see below for details of one happening in MK this month.

FINANCIAL IMPLICATIONS:

The changes may have an implication in terms of access to s106 monies or whatever comes next.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Summary of proposed changes to current planning system consultation V1 (1).

Planning for the Future – White Paper.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf

AUTHOR

Steve McNay – Council Manager