

Agenda item: LD 56/20 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 23rd November 2020

PURPOSE OF REPORT:

To inform the committee of Application no: 20/02488/FUL

Proposal: Extension to Brickwork, Carpentry and Decorating Areas at Milton Keynes College.

At: Cottisloe Building, Milton Keynes College, Woughton Campus, Chaffron Way V6 To V7, Milton Keynes, MK6 5LP.

RECOMMENDATION:

- 1. That the committee notes the report and supporting documents.**
- 2. That the committee offers any views on the application.**
- 3. That the Council Manager responds to MKC Planning Department (please note that the cut off date for responses has passed, but any representations can still be submitted).**

MAIN ISSUES AND CONSIDERATIONS:

This application from MK College is to demolish some structures, replacing with larger, single storey extensions to expand the space available for the construction department, which is experiencing high demand for courses.

The proposal is within the existing site, does not impact upon any neighbours and provides a total of 467 additional square metres of space.

This development is within the educational grid square, as defined within the WCC Neighbourhood Plan and is in line with existing buildings – similar brickwork, render, etc..

FINANCIAL IMPLICATIONS:

None

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Available in full at <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QHRRK8KWMRJ00>

Essential docs on SharePoint at <https://woughtoncc.sharepoint.com/:f:/s/Data/EnN5OEiJdkFFvOlxb6OtROYBpJwQXomdwhEGpZAUvIcview?e=hRwqhg>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 56/20 b)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 23rd November 2020

PURPOSE OF REPORT:

To inform the committee of **Application no:** 20/02853/FUL

Proposal: Alterations to existing clinical and administration building. Provision of a new lift and stair core, link structure and new external cladding.

At: Milton Keynes General Hospital, Standing Way, Eaglestone, Milton Keynes, MK6 5LD.

RECOMMENDATION:

1. That the committee notes the report and supporting documents.
2. That the committee offers any views on the application.
3. That the Council Manager responds to MKC Planning Department by 8th December.

MAIN ISSUES AND CONSIDERATIONS:

This is another application from MK Hospital for changes and improvements to existing buildings, specifically for this one the installation of lifts and stair core (i.e. the tube that both stairs and lift will sit within) and link to neighbouring buildings and new external cladding.

This application is one of a series from the hospital to make improvements and extend to enable the site to meet the needs of the growth in the city.

As with previous applications, there is nothing apparent that is concerning or controversial but, as with previous applications, it is suggested that a parking and contractor management agreement is requested, to reduce any impact on neighbouring estates.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Full papers at <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QJIX5GKWFYU00>

Essentials on Sharepoint at https://woughtoncc.sharepoint.com/:f:/s/Data/EljtrblfK8VOrnEnuxGfJZQBw_pcTx3EM3lpT-byosJFaQ?e=mpYdxS

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 56/20 c)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 23rd November 2020

PURPOSE OF REPORT:

To inform the committee of planning **Application no:** 20/02821/FUL.

Proposal: single storey front extension.

At: 28, Merlin Walk, Eaglestone, Milton Keynes, MK6 5EP.

RECOMMENDATION:

- 1. That the committee notes the report and supporting documents.**
- 2. That the committee offers any views on the application.**
- 3. That the Council Manager responds to MKC Planning Department by 8th December.**

MAIN ISSUES AND CONSIDERATIONS:

This is an application from a householder, looking to extend the bottom storey to include an additional toilet facility. There are a number of plans and elevations within the application, but this appears to be a small scale development, within the existing style and is not in contravention of any WCC Neighbourhood Plan rules or it would appear, to be controversial – same brick and render construction, not excessive in size or scale.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Full application at <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJBECKKWFVH00>

Essential papers on Sharepoint at https://woughtoncc.sharepoint.com/:f/s/Data/EkbW--FNWrlJlIKdlPe7O9oBdnKEuCjAU46lV3ODP_bylw?e=hcXqy5

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 56/20 d)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 23rd November 2020

PURPOSE OF REPORT:

To inform the committee of planning **Application No:** 20/02630/FUL.

Proposal: Two storey extension to existing hotel with the conversion of roofspace to accommodate 15 additional bedrooms (resubmission of 19/02752/FUL).

At: The Lodge, The Peartree Bridge, 180, Waterside, Peartree Bridge, Milton Keynes, MK6 3PE.

RECOMMENDATION:

1. That the committee notes the report and supporting documents
2. That the committee offers any views on the application
3. That the Council Manager responds to MKC Planning Department by 4th December

MAIN ISSUES AND CONSIDERATIONS:

This is a resubmission of a previous application that was declined, due to a lack of information from the applicant regarding bats and migration, therefore failing to comply with policy NE2 of Plan:MK 2019. There was also an objection noted from Peartree Bridge RA to the original application, predominantly relating to environmental concerns.

The application is to extend into the roof space and create an additional building to provide more rooms within the hotel. This includes the removal of three trees to enable the application to proceed, cited by the applicant as not sufficiently detrimental to the visual amenity to be an issue.

The additional space needed is relatively small, as the proposed development uses existing roof space alongside a further extension over existing stores (see picture B). The change to the elevation bordering the marina is detailed below in picture A.



Existing Rear Elevation



Proposed Rear Elevation

Picture A

The applicant has provided additional documentation within this application to address the concerns noted in the previous submission, including an Ecology Report, Sustainability Report and others (all available on the MKC Planning Portal – link below).



Aerial View North-West



Aerial View North-West



Aerial View South-West



Aerial View South-West



Aerial View South-East



Aerial View South-East



Aerial View North East



Aerial View North East

Picture B

Picture B provides a clear visual detail of the changes proposed, although it should be stated that this was provided by the applicant and therefore will not necessarily be as accurate / impartial as it could be.

Comments from the Canal and Rivers Trust are:

The Trust has no objection to the proposal however we note that the bin store is shown as relocated to the front of the boater s car parking area. We ask that the access to the carpark is kept clear at all times and suggest that due to the proximity of the bin store to the road some visual screening may be appropriate.

Due to the proximity of the proposed work to land owned by the Canal & River Trust the applicant should ensure that the proposed work complies with our Code of Practice for Works affecting the Trust informative and we ask that the informative below id added to the decision notice.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Full papers at <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QIGAXHKWN2Y00>

Essentials on Sharepoint at <https://woughtoncc.sharepoint.com/:f/s/Data/Em7fwAuZDFdMv00imHNXTJsBfvx0gMSyNEpJn6X0qf-R7w?e=HBY93p>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 56/20 e)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 23rd November 2020

PURPOSE OF REPORT:

To inform the committee of planning **Application no:** 20/02684/FUL.

Proposal: Two storey rear extension to create new kitchen/diner to the ground floor and an additional bedroom to the first floor and internal alterations.

At: 80, Waterside, Peartree Bridge, Milton Keynes, MK6 3DG.

RECOMMENDATION:

- 1. That the committee notes the report and supporting documents.**
- 2. That the committee offers any views on the application.**
- 3. That the Council Manager responds to MKC Planning Department by 27th November.**

MAIN ISSUES AND CONSIDERATIONS:

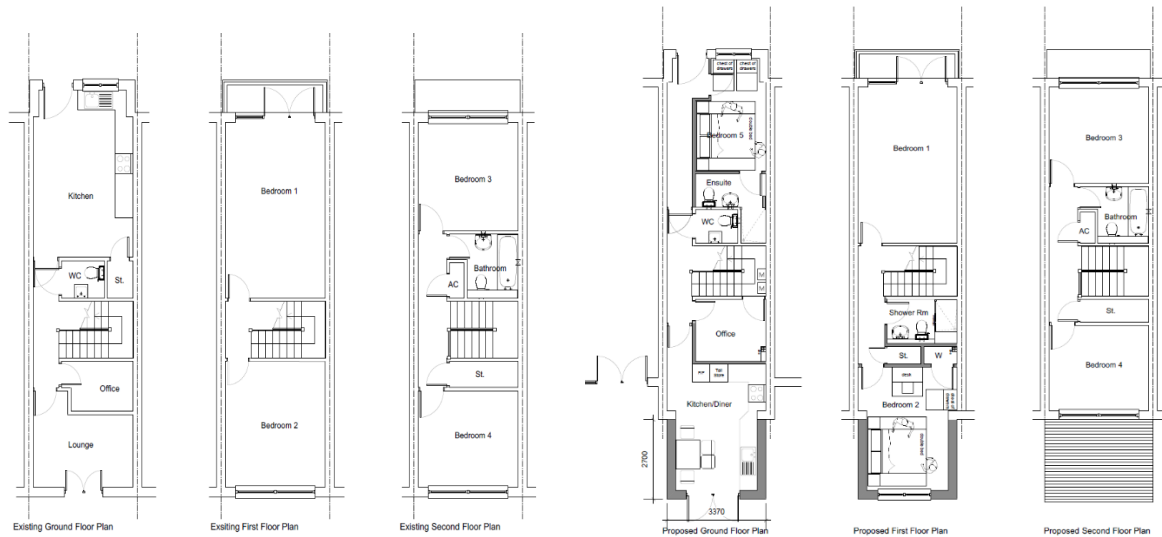
This property is currently being used as supported living accommodation for young people and this application is for a two-storey extension to the rear to increase the kitchen space and provide additional rooms within the property both via the extension and within existing internal space.

The proposal is within a residential area, but this reflects the need for supported living within similar spaces. The Council Manager is unaware of any specific issues relating to this property (although there may be additional information available from PB councillors and / or residents).

This expansion will allow an additional bedroom and better facilities (e.g. showers) for others.

The plans do not provide a visual depiction on the changes, but it is expected that the neighbours to this property will be impacted by the increased size and scope of this proposal. It is expected that any representations from these neighbours will be submitted independently.

The design statement (see background papers) is inaccurate, specifying that the property is in Wroughton and Fishermead, is in the North of the city and is close to the airport. However, it is suspected that these are typographical / 'cut and paste' errors and don't have any direct bearing on the application.



The two pictures above show the proposed changes – limited impact on external impact.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Full application at <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QINLHKKWFI300>

Essential papers on Sharepoint at https://woughtoncc.sharepoint.com/:f/s/Data/EgGrgQ4U-nhChFO9iQAf4LAB1xAo5lo7HyDd5tIPpl_Hw?e=trZDc6

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 57/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 23rd November 2020

PURPOSE OF REPORT:

To update the committee on decision notices issued on previous applications.

RECOMMENDATION:

That the committee notes the report.

MAIN ISSUES AND CONSIDERATIONS:

Previous applications that have come through this committee have been responded to and decision notices have been sent regarding the following:

20/02174/FUL – Extension at Trubys Gardens – Full permission granted.

20/01889/FUL – Change of use for the summerhouse on Rochfords – Full permission granted.

20/01597/FUL- Land to the rear of Holmfield Close – permission refused, based on the following:

- Unsympathetic to the to character of the area, in contravention on Plan:MK, WCC Neighbourhood Plan and national planning policies
- Harmful to the amenity of future residents in contravention of Plan:MK
- Impact on trees on site
- Water drainage

These decisions all follow the committees recommendations, although the refusal is for different reasons to those that were detailed in the WCC objection.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: FC 58/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 23rd November 2020

PURPOSE OF REPORT:

To provide details of licencing applications to the committee for consideration.

RECOMMENDATION:

- 1. That the committee notes the report and applications.**
- 2. That the committee offers any views on these applications.**
- 3. That the Council Manager responds to the Licensing Department with any views.**

MAIN ISSUES AND CONSIDERATIONS:

There are two applications to consider this month, both for existing providers who have requested renewal of the licences. The two are both trading as 'Best Kebab' – one of Beanhill and one of Coffee Hall.

The Council Manager has no knowledge of any complaints or concerns regarding either of these providers.

Street Trading Consent Renewal - Best Kebab, trading at St Dunstons, Coffee Hall ref 132325

Monday to Saturday

16:45 – 22:45

Street Trading Consent Renewal - Best Kebab, Trading at Lammas, Beanhill ref 132406

Monday to Saturday

16:30 – 22:00

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 59/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 23rd November 2020

PURPOSE OF REPORT:

To recommend Council Manager membership of RoRE.

RECOMMENDATION:

That the committee agrees to the Council Manager being a formal part of the Residents of Renewal Estates group.

MAIN ISSUES AND CONSIDERATIONS:

The Residents of Renewal Estates (previously 'Regeneration' estates), also known as RoRE, have requested that Steve McNay, Council Manager, joins the group as an 'Associate Member' and as such, the Council Manager is requesting permission from this committee to do so.

The RoRE group previously aimed to represent the regeneration estates, of which 4 of the seven were in Woughton. With two of the original estates now progressing onto agreed plans, of the five remaining estates, Woughton contains four.

The Council Manager considers that being part of the RoRE group will provide oversight and involvement withing the group, provide an opportunity to contribute to the activities and direction of the RoRE group and ensure that WCC has a voice when decisions are being made.

There are some risks – RoRE is a campaigning group which may sit at odds with the views of WCC, MKC or others meaning the potential for a conflict of interest for the Council Manager. However, this can be mitigated by the Council Manager ensuring that any decision returns to this committee prior to any commitment, in the event that it may be controversial.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 60/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 23rd November 2020

PURPOSE OF REPORT:

To update the committee on responses to the Planning White Paper.

RECOMMENDATION:

That the committee notes the report and additional papers.

MAIN ISSUES AND CONSIDERATIONS:

At the previous meeting of this committee, there were discussions around the Planning White Paper and the potential impact on the parish. It was felt at the time that there was limited value in offering a response, due to a) lots of other responses from suitable organisations and b) the belief that the paper would change significantly prior to being implemented, so any feedback at this stage would be relatively pointless.

As a result, no submission was made from WCC.

There were submissions made by the following groups locally, which can be found within the supporting papers:

- MKALC (WCC is a member of this organization).
- MKC
- RoRE

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

MKALC Submission
RoRE Submission

MKC PWP Summary Response FINAL
MKC Detailed Technical Response FINAL

AUTHOR

Steve McNay – Council Manager