

Agenda item: LD 66/20 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st December 2020

PURPOSE OF REPORT:

To inform the committee of Planning Application: 20/02997/PANOTH

Proposal: The installation of a 20m monopole, 12 antenan apertures, equipment cabinets and development ancillary thereto

At: Grafton Street SW, Grafton Street, Milton Keynes, MK6 4LR.

RECOMMENDATION:

1. That the committee notes the report.
2. That the committee offers any views on the application.
3. That the Council Manager responds to MKC Planning Department by 21st December 2020.

MAIN ISSUES AND CONSIDERATIONS:

This is a further application for communications equipment, predominantly extending the existing installation to enable 5G compatibility.

The site is on side of Grafton Street (between Redmoor and Beanhill), close to the roundabout with Standing Way. Despite the application paperwork, the Council Manager does not believe this road is the A421 (although Google maps does). There is already a largeish installation there. It is on the Redmoor side of the dual carriageway, approximately 70 metres away from any residential property (Beanhill is closest), 350 metres from New Chapter School and 40 metres from any industry.

The site sits within a 'wildlife corridor', but there has been an existing communications site for a number of years without notable impact.

The application is for a 20-metre mast, with associated cabinets. There is already an existing mast on the site, but the applicant has stated that this needs to be upgraded to enable additional capacity.

This is another mast within a relatively small area but falls under the development that is both permitted and encouraged by the authorities in terms of having a robust infrastructure for the future.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

Following recent publicity and negative views of communications infrastructure, this may be felt to be another unacceptable development within the parish. Whilst this is NOT a material consideration in planning terms and this site is outside residential estates (which might moderate views), there may be resistance to this application.

BACKGROUND PAPERS:

Full papers at the MKC Planning Portal - <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJZL5IKWGAH00>

Essential papers on Sharepoint at:
<https://woughtoncc.sharepoint.com/:f:/s/Data/Evzez6nLO0dltbXWZXj87J0BBb3b9xvSFL3a3xUB2FsjaQ?e=AX7IDf>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 66/20 b)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st December 2020

PURPOSE OF REPORT:

To inform the committee of **Application no:** 20/03201/FUL

Proposal: Erection of a single storey side extension and construction of a new storm porch to the front.

At: 7, Forest Rise, Eaglestone, Milton Keynes, MK6 5ET.

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 6th January 2021.

MAIN ISSUES AND CONSIDERATIONS:

This application is for a residential property within Eaglestone, requesting a side extension and storm porch.

The application is small scale – some plans and an application form. The proposed extension will have brickwork and roofing to match existing and the property is on a relatively large plot, set back slightly from the road.

There is nothing in this application that appears untoward – a single storey extension to expand living space.

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=QKZ4CSKWGUM00>

Papers on Sharepoint at

<https://woughtoncc.sharepoint.com/:f:/s/Data/EtRPIuSV92hGIGc6NIq9RyMB-lzVjzUkO1M0LTkDqZ50xA?e=2e8bsh>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 66/20 c)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st December 2020

PURPOSE OF REPORT:

To provide the committee details of **Application no:** 20/02832/FUL.

Proposal: Retrospective change of use from dwelling house class C3 to HMO class C4.

At: 14, Lloyds, Coffee Hall, Milton Keynes, MK6 5EB.

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 29th December 2020.

MAIN ISSUES AND CONSIDERATIONS:

This is a retrospective application, asking for formal recognition of what is already being used as an HMO and, according to the application, has been since 2008.

The property has six bedrooms, four parking spaces and states that the six rooms are offered at 'social, affordable or intermediate rent'.

This property is already registered on the MKC HMO register. There are no other HMOs within the vicinity.

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=QJD8Z9KWFWR00>

Papers on Sharepoint at

<https://woughtoncc.sharepoint.com/:f:/s/Data/EnUFBjkOxiVCj3mHNGfYJEBqHQ1w4-62c-pbkR8J0wV5w?e=fam1Wj>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 66/20 d)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st December 2020

PURPOSE OF REPORT:

To inform the committee of **Application no:** 20/02900/CLUE.

Proposal: Certificate of lawfulness for change of use from a dwelling to a home of multiple occupation.

At: 175, Waterside, Peartree Bridge, Milton Keynes, MK6 3DF.

RECOMMENDATION:

- 1. That the committee notes the report and supporting papers.**
- 2. That the committee offers any views on the application.**
- 3. That the Council Manager responds to MKC Planning Department whilst acknowledging that this is NOT a statutory consultation, due to timescales and nature of the application.**

MAIN ISSUES AND CONSIDERATIONS:

This application is slightly different to usual ones, in so far as it does not constitute a formal consultation and no feedback has been sought from MKC. Despite this, the Council Manager considers that it is important to both note the application and make representations in the event that the committee feels it appropriate.

The application is to gain a 'Certificate of Lawfulness' with regard to the house being registered as an HMO, citing the fact that it has been operating as an HMO for 10 years. There is an argument that suggests that this means the house has unlawfully been operating as an HMO for 10 years (three storeys, no registration) and as such, permission should not simply be given without consequence.

This is a townhouse on Waterside, where there are already 14 *registered* HMO's (and, it is suspected, many other unlicensed ones). Whilst there are only two registered within a 100 metre radius of this property (therefore meaning no breach of either MKC or WCC Planning regulations), the Council Manager is aware of the impact that HMO's have on communities and would recommend that representations are made to MKC to more fully investigate the level of HMO's along that road.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Full papers are on either MKC website: <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QJOPJ4K WG3000>

Or on SharePoint (only three so all at):

https://woughtoncc.sharepoint.com/:f:/s/Data/EgYL9u6HRzpNmeY8_R4g3U8BseFOISrhIGVfQQiG7gJ-dA?e=TV3tRy

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 66/20 e)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st December 2020

PURPOSE OF REPORT:

To provide the committee details of planning **Application no:** 20/03133/FUL.

Proposal: Installation of building services plant, dormer and minor external alterations.

At: Saxon Clinic, Chadwick Drive, Eaglestone West, Milton Keynes, MK6 5LR.

RECOMMENDATION:

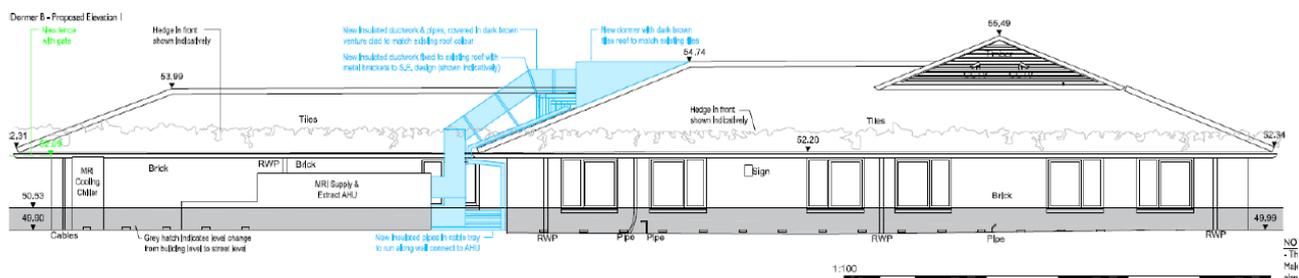
1. That the committee notes the report and supporting documents.
2. That the committee offers any views on the application.
3. That the Council Manager responds to MKC Planning Department by 4th January 2021.

MAIN ISSUES AND CONSIDERATIONS:

This application is around mainly internal changes, with some minor external alterations at the Saxon Clinic on Eaglestone West.

Planning permission had previously been granted in April (application ref 20/00344/FUL) but following the need to make further changes to this permission, this further application has been submitted. This is in addition to the minor adjustments that this committee examined with regard to enlarging a window to enable easier access of MRI equipment.

This application builds upon the two previous applications, looking to improve access, heating and ventilation and some external changes, the biggest being additional ducting (see image below)



Extract from drawing 3019-040/410C showing works to new MRI suite in blue

The other request within this application is to put wooden fencing around the external 'plant' (the heating / ventilation / cooler unit) to reduce noise levels. Whilst the site is

some distance from any residential property and is self-contained and well screened with trees, bushes and foliage, this additional work will reduce any potential noise nuisance.

The majority of the application covers previously agreed works, but the additional elements have become apparent as work has progressed. This development is in line with the WCC NP (this piece of land is designated as 'health services') and the Council Manager does not see anything controversial in this proposal.

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=QKPECQKWGOX00>

Papers on Sharepoint at <https://woughtoncc.sharepoint.com/:f:/s/Data/EkNQCywFrhpCnDeRyKyVTRgBjRBCYqEJM9AZb7nSk2LI2Q?e=ykYbJx>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 67/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st December 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 is one application to consider this month (see below). The Council Manager has no knowledge of any complaints or concerns regarding this provider and understands from previous comments that this kebab van is well thought of on the estate of Netherfield.

Street Trading Consent – Renewal - Max Kebab, trading at Barnfield Drive, Netherfield.

Hours applied for Monday to Sunday 16.30 – 22.30.

If you have any observations to make, then would you please advise in writing by the 31/12/2020.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

None.

AUTHOR Steve McNay – Council Manager

Agenda item: LD 68/20

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 21st December 2020

PURPOSE OF REPORT:

To update the committee on decisions regarding previous applications.

RECOMMENDATION:

That the committee notes the report.

MAIN ISSUES AND CONSIDERATIONS:

There have been decision notices provided for previously discussed applications – this paper updates the committee on the outcomes.

20/02488/FUL – Extension to the construction unit at MK College – Approval given.

20/01433/FUL – Additional agreement following the submission of a Construction Environmental Plan regarding works at MK Hospital – Approval given.

Full details can be found on MKC Planning Portal.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

See previous papers relating to above applications using application references.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 68/20 c)

Sundas Shaban
Planning Officer
Via Sundas.Shaban@milton-keynes.gov.uk

24th November 2020

Dear Planning

Re: 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.

Following a meeting of our Planning, Licencing and Development Committee, I am writing to inform you of the outcome regarding the above application.

The committee is broadly supportive of the application but would request that this property is considered to be a House of Multiple Occupation, under the relevant legislation and SPD's, as it is currently not registered on the MKC HMO register.

Additionally, can the relevant parking expectations be enforced / considered by the planning officer – whilst this may not be an issue, any expansion of a house / business is likely to lead to additional parking demands.

Any queries, please let me know.

Yours sincerely,



Steve McNay
Council Manager
On behalf of Woughton Community Council