

Agenda item: LD 81/21 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th February 2021

PURPOSE OF REPORT:

To inform the committee of:

Application: 20/03308/FUL

Proposal: Rebuild No. 7 and 9 from foundations in brick to matching the existing dwellings prior to fire damage.

At: 7, Marram Close, Beanhill, Milton Keynes, MK6 4LS.

RECOMMENDATION:

1. That the committee notes the report and associated papers.
2. That the committee makes any response to the application known, including any objections.
3. That the Council Manager responds to MKC Planning department by 25th February 2021.

MAIN ISSUES AND CONSIDERATIONS:

This is an application on behalf of MKC to reinstate fire damaged properties on Beanhill.

The application is accompanied by several plans and drawings, showing that this will be in keeping with the other properties on the road, maintaining consistency.

The Council Manager cannot see anything controversial about this application – it appears to be simply replacing 'like for like' following a fire.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None seen.

BACKGROUND PAPERS:

Full papers on MKC website at <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QLHIVKKWH4T00>

Highlights on Sharepoint at

<https://woughtoncc.sharepoint.com/:f:/s/Data/EotHLf16ee9Cs-S3kzkXh-8BSxAmvXFVY4ZbOEqQ2I3WA?e=mEBxUf>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 81/21 b)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development

Monday 15th February 2021

PURPOSE OF REPORT:

To inform the committee of:

Application no: 21/00288/FUL

Proposal: Single storey front and rear extensions

At: 104, Golden Drive, Eaglestone, Milton Keynes, MK6 5BN

RECOMMENDATION:

1. That the committee notes the report and associated papers.
2. That the committee offers any views regarding this application.
3. That the Council Manager responds to the Planning Department accordingly, by the cut-off date of 3rd March 2021.

MAIN ISSUES AND CONSIDERATIONS:

This is an application for single storey extensions to a residential property on Eaglestone.

The front extension is small and extends the existing front 'porch' area (as noted in the red circle below) to cover the whole of the front of the property. This is to provide a downstairs shower room.



The rear extension is a full width, single storey to provide additional living space within the property, as detailed in the plans. The site of the rear extension is currently a rear 'decking' area.

This is a relatively straightforward application for a residential extension. There is nothing that the Council Manager can see that would be in conflict with planning law or WCC Neighbourhood Plan.

FINANCIAL IMPLICATIONS:

None noted.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

None noted.

BACKGROUND PAPERS:

Available on Sharepoint at

<https://woughtoncc.sharepoint.com/:f:/s/Data/EkltQpkL1EZMqmXUgO2doJcBpP4hYQ2Ot1-3ICJI5I0RfQ?e=IUrGKF>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 82/21 c)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th February 2021

PURPOSE OF REPORT:

To inform the committee of:

Application no: 21/00335/FUL

Proposal: Two Storey Side Extension

At: 23, Forest Rise, Eaglestone, Milton Keynes, MK6 5ET

RECOMMENDATION:

1. That the committee notes the report and associated papers.
2. That the committee offers any views regarding this application.
3. That the Council Manager responds to the Planning Department accordingly, by the cut-off date of 5th March 2021.

MAIN ISSUES AND CONSIDERATIONS:

This is an application for a two-storey extension on a residential property. The proposal is to extend the entire property by approx. 3 metres utilising the existing driveway to enable this. The red box below gives some understanding of the space needed – there will remain 2 parking spaces attached to the property.



The current driveway is significant and would allow this development without loss of compliance with parking regulations. There would be a potential impact on the neighbouring property, but it appears that there is an extension already added to that property (see picture above).

There is nothing that the Council Manager considers to be controversial in this application.

FINANCIAL IMPLICATIONS:

None noted.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

None noted.

BACKGROUND PAPERS:

Available on Sharepoint at

<https://woughtoncc.sharepoint.com/:f/s/Data/Eo0VzQVCetlOrdUxVONV-AoBiKfTD3wLZE3czeWcHqtKeg?e=q38QVt>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 82/21 d)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th February 2021

PURPOSE OF REPORT:

To inform the committee of:

Application no: 21/00241/FULTN

Proposal: Erection of a replacement 20m lattice mast with antennas and dishes along with ground based equipment and ancillary development.

At: Telecommunication Station 6, Chesney Wold, Bleak Hall, Milton Keynes.

RECOMMENDATION:

- 1. That the committee notes the report and associated papers.**
- 2. That the committee offers any views regarding this application.**
- 3. That the Council Manager responds to the Planning Department accordingly, by the cut off date of 25th February 2021.**

MAIN ISSUES AND CONSIDERATIONS:

This application is to upgrade / replace an existing communications station, based within an industrial yard on the industrial estate of Bleak Hall.

This application would increase the existing infrastructure from approx. 16 metres to approx. 20 metres. The paperwork suggests that the existing mast will be removed, leaving one mast.

There is additional work at ground level to provide cabinets, etc.

This infrastructure is on private land within an industrial estate. It is 300 metres+ from the nearest dwelling, 500 metres+ from the nearest school and 200 metres+ from the nature reserve – all these distances are within the acceptable levels in law.

With the exception of the concerns regarding new telecoms equipment, this is a relatively straightforward application – a slight increase in height for a replacement mast and associated equipment. Not very visible (hidden by trees – see below) and sufficiently far away from housing.



FINANCIAL IMPLICATIONS:

None noted.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

As with other communications developments, there may be some anxiety regarding theories regarding safety. This is NOT a material consideration in planning law (due to a national view regarding safety) and as such, this council is unable to object on these grounds.

BACKGROUND PAPERS:

Full papers are available on the MKC Planning Portal - <https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNL3NLKWI0T00>

Essential papers on Sharepoint at <https://woughtoncc.sharepoint.com/:f:/s/Data/EgW4ejj2NE1JkJI4u851R7gBX2-5livnpGy2OhV3MdFEyA?e=P4zmFJ>

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 83/21

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th February 2021

PURPOSE OF REPORT:

To inform the committee of licencing applications received and to consider any response.

RECOMMENDATION:

- 1. That the committee notes the report and the applications within.**
- 2. That the committee offers and views on the applications, either in support of or any concerns regarding.**
- 3. That the Council Manager responds to the Licencing Department with the responses prior to the cut off date.**

MAIN ISSUES AND CONSIDERATIONS:

There are two applications to consider this month, one new and one renewal.

The new application is:

MSJ Ice Cream Services on 27/01/2021 for 1 ice cream van to trade Boroughwide for the following times:

Monday to Sunday 16:00 to 20:00

Boroughwide consents allow for no more than 20 minutes trading in any 100 metre part of any one Consent Street on any one day.

There are restrictions with regard to trading outside schools which apply to all traders. Cut off for responses is 24th February 2021.

The renewal application is:

Howe and Co (Fish & Chips) on 03/02/2021 for 9 Vans to trade Boroughwide for the following times:

Monday to Saturday 11:30 – 22:30

Boroughwide consents allow for no more than 20 minutes trading in any 100 metre part of any one Consent Street on any one day.

There are restrictions with regard to trading outside schools which apply to all traders. Cut off for responses is 3rd March 2021.

These applications are relatively straightforward. However, we have previously received representations from local fish and chip shops with regard to Howe and Co and them operating to the

detriment of the shops. Whilst this is not 'material' in terms of objecting, it is noteworthy from the viewpoint of supporting Woughton based businesses.

FINANCIAL IMPLICATIONS:

None directly, but please see above with regard to potential impact on Woughton based traders.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

None noted.

BACKGROUND PAPERS:

None.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 84/21

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development

Monday 15th February 2021

PURPOSE OF REPORT:

To update the committee on decision notices issued relating to previously discussed applications.

RECOMMENDATION:

That the committee notes the report.

MAIN ISSUES AND CONSIDERATIONS:

In line with the agreement of this committee, this paper details decision notices that have been issued since the previous meeting that relate to applications discussed within this committee.

The following notices have been sent:

Application no: 20/03201/FUL - FULL PLANNING PERMISSION GRANTED

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.

This is in line with the views of this committee.

Application no: 20/03133/FUL - FULL PLANNING PERMISSION GRANTED

Installation of building services plant, dormer and minor external alterations

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

This is in line with the views of this committee.

FINANCIAL IMPLICATIONS:

None noted.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

None noted.

BACKGROUND PAPERS:

Previous applications and papers submitted to this committee:

LD66/20 (b) - **20/03201/FUL (Forest Rise)**

LD66/20 (e) - **20/03133/FUL (Saxon Clinic)**

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 84/21

Joseph Read
Milton Keynes Council Planning Department

Via Email

26th January 2021

Re: Application no: 20/03026/CLUP

Proposal: Certificate of Lawfulness for the proposed change of use of annex from residential (class C3) to use as a dental surgery (class E)

At: 261 Broadlands Netherfield Milton Keynes MK6 4HD

Following the Planning, Licencing and Development Committee of Woughton Community Council meeting yesterday, I am writing to object to the above application. Whilst the committee understands that this is not a planning application in its usual sense, the nature of this application causes sufficient concern to require a response.

The application is to change use of an annex, within a wholly residential area, into a Class E use dental surgery. This is in breach of a number of policies, including the Woughton Community Council Neighbourhood Plan (WCC NP), as well as being a potential precedent, allowing businesses to be created and sited inappropriately.

The applicant has made a number of applications for a variety of reasons, some of which are reported to have not been complied with (e.g. completion within three years of permission being given – the building work from the 2016 application finished in November 2020) and with each application, moving further away from the original design and promise for the residential estate of Netherfield. As stated within the WCC NP, there is scope for additional medical facilities within the local centres, within the designated areas (specifically Eaglestone) but NOT within the residential streets.

There are also concerns regarding parking – the application talks of sufficient space, whereas the reality is that there are two, paved spaces (without a drop kerb, meaning driving across the pavement, in contravention of rules) which are constantly in use, plus the space on the road immediately outside the property (due to the driveway). The road is consistently full of parked cars. The area to the rear of the property is currently garages, with significant refuse and waste, including building waste that may or may not be linked to the applicants work on the rear garage.

The application is for a private business, unlikely to support local people as no NHS offer, in an inappropriate place, with the potential for Class E use to then enable the premises to become a shop, restaurant, creche, light industrial – this is clearly a slippery slope that should not be entertained.

There is a local centre within the estate – this provides opportunities for businesses to operate, in line with relevant planning rules.

The committee believes that this application has not been advertised – it is understood that neighbours of the property have not received letters and that there has been no advertising of the application in the surrounding area. Whilst this may be due to the nature of the application (i.e. change of use, as opposed to a full planning application), given the nature of the proposal

and likely impact on the local area, it is felt that letters and advertising would have been good practice.

The committee unanimously objected to this application and requests that MKC Planning rejects this application.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Steve McNay', written in a cursive style.

Steve McNay
Council Manager
On behalf of Woughton Community Council

Agenda item: LD 85/21

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 15th February 2021

PURPOSE OF REPORT:

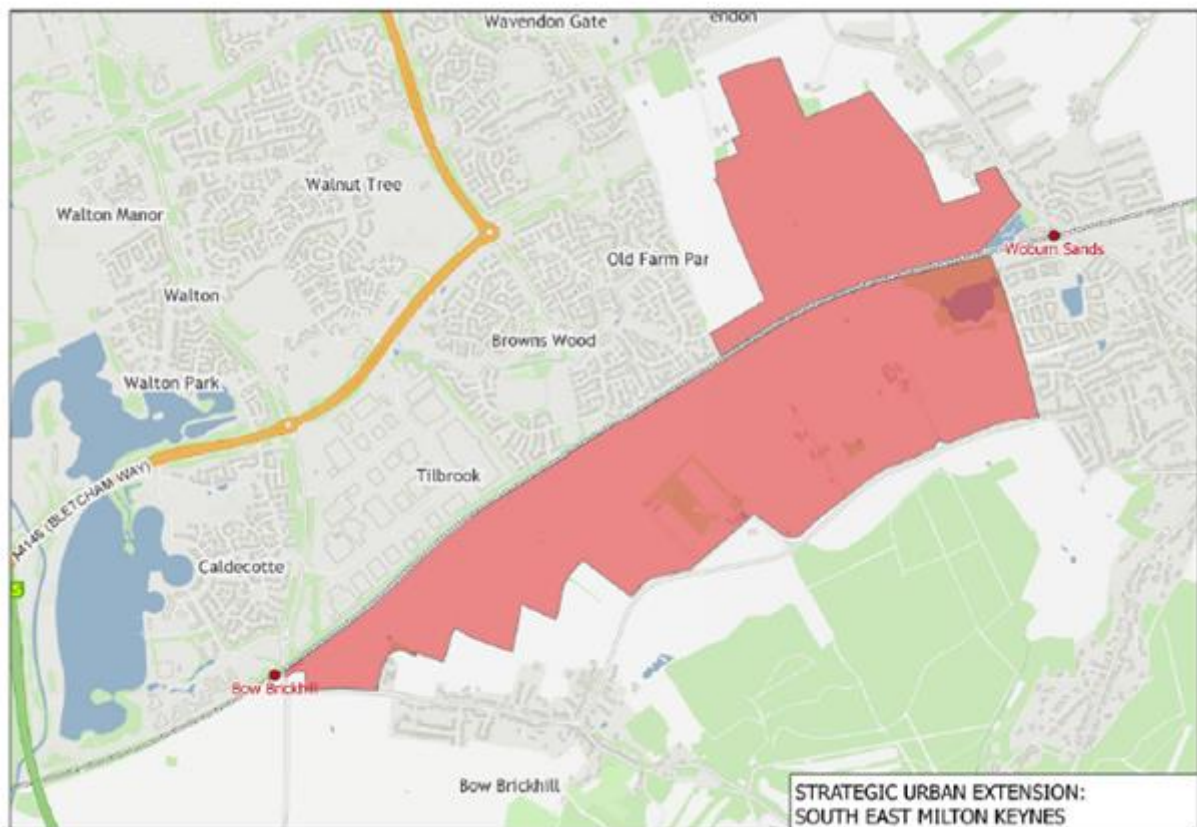
To inform the committee of the Draft South East Milton Keynes - Strategic Urban Extension Development Framework Supplementary Planning Document.

RECOMMENDATION:

1. That the committee notes this consultation and associated documentation.
2. That the committee examines the relevant information prior to a decision being made as to the relevance for the parish of Woughton.
3. If the committee feels it appropriate, a response to be written and submitted to this committee in March 2021, for agreement prior to consultation ending on 19th April 2021.

MAIN ISSUES AND CONSIDERATIONS:

This consultation relates to a proposed Supplementary Planning Document (SPD) that covers the area between Old Farm Park, Tilbrook and Caldecotte and the outlying villages of Bow Brickhill and Woburn Sands (see map below).



This area does not include any of Woughton or indeed, border the parish. It is, however, considered to be a significant development for Milton Keynes, with a proposed 3000 new dwellings, traveller site and social / green infrastructure.

This paper aims to simply assess whether this committee, on behalf of the council, considers a response is necessary.

FINANCIAL IMPLICATIONS:

None noted.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

None noted.

BACKGROUND PAPERS:

All papers and consultation documents are at <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/south-east-milton-keynes-strategic-urban-extension>

AUTHOR

Steve McNay – Council Manager