

Agenda item: LD 102/21 a)

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Tuesday 27th April 2021

PURPOSE OF REPORT:

To inform the committee of the **Application no: 21/00529/FUL - part retrospective change of use from C3 dwelling house to a 4 bed HIMO (re-submission of 20/02832/FUL)**

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

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 28th April (out of usual time, but due to the issue, extension requested).**

MAIN ISSUES AND CONSIDERATIONS:

This is a strange application that appears to cover a change of use from 'dwelling house' to 'HMO', but also a reduction in bedrooms and an increase in parking spaces (although there is some question about this, based upon previous submission).

This is a resubmission of a previous application, which was considered in December. This was purely a 'change of use retrospectively' application. At this point, the applicant stated that there were six rooms and four parking spaces.

The new application (the one under discussion within this paper) has new plans, four rooms (mostly en-suite) and states that there will be an increase from 2 to 3 parking spaces.

There is nothing in the application that sits outside the current floorplan. The reduction in rooms suggests that the applicant is going for fewer, but better rooms (which explains the en-suites) and parking is within the agreed levels for a house. This property is on the register of HMO's and there are no further HMO's within the vicinity, meaning it is compliant with policy.

In the opinion of the Council Manager, there is no reason to object to this application.

FINANCIAL IMPLICATIONS:

None.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

<https://publicaccess2.milton-keynes.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOX91UKWIRJ00>.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 103/21

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Tuesday 27th April 2021

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 applications noted in the report.**

MAIN ISSUES AND CONSIDERATIONS:

The following license applications have been received:

Elaine's Ices on 06/04/21 for 1 ice cream van to trade Boroughwide for the following times:

Monday to Sunday 13:30 – 18.25 (3 hours max trading within these hours).

MK Ices (EK09 XXE) on 22/03/2021 for 1 ice cream van to trade Boroughwide for the following times:

Monday to Sunday 15:00 to 18:00.

***Pecorella (Reg FJ64 CCK)** on 12/03/2021 for 1 ice cream van to trade Boroughwide for the following times:

Monday to Sunday 15:00 to 21:00.

***Soft99whip (Reg S99 WHP)** on 24/03/2021 for 1 ice cream van to trade Boroughwide for the following times:

Monday to Sunday 15:00 to 20:00.

Those marked with an * are renewals, with others being new applications.

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 104/21

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Tuesday 27th April 2021

PURPOSE OF REPORT:

To update the committee on previous applications and outcomes.

RECOMMENDATION:

That the committee notes the report.

MAIN ISSUES AND CONSIDERATIONS:

This paper provides decisions made regarding applications previously assessed by this committee.

The following decisions have been received since the last papers were sent – please note that some reported below have been mentioned previously but were received after the formal papers had been distributed.

21/00288/FUL – Single storey front and rear extensions at 104 Golden Drive. Full permission granted.

21/00241/FULTN – Replacement of communications equipment on Chesney Wold, Bleak Hall. Full permission granted.

20/03308/FUL – Rebuilding of 7 / 9 Marram Close, Beanhill. Full permission granted.

21/00335/FUL – two storey side extension at 23 Forest Rise, Eaglestone. Full permission granted.

These are all in line with the recommendations made by this committee.

21/00388/CLUE – certificate of lawfulness re: HMO at 175 Waterside, Peartree Bridge. Certificate granted.

This is NOT in line with what this committee recommended but reflects the legal process that has been undertaken. This was not a planning application as such, and the notification received details that parish councils are not expected to respond. Despite this, the impact of HMO's is such with the parish that the committee requested a response, which was sent and which resulted in a referral to the private sector housing department for this property as has been acting unlawfully for a number of years. This is likely to be repeated in future, due to the limited powers available.

FINANCIAL IMPLICATIONS:

None noted.

STAFFING IMPLICATIONS:

None noted.

OTHER IMPLICATIONS:

None noted.

BACKGROUND PAPERS:

Previous applications made at this committee.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 105/21

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Tuesday 27th April 2021

PURPOSE OF REPORT:

To propose a position paper on the provision of Houses in Multiple Occupation within the parish, to support decision making by this committee.

RECOMMENDATION:

- 1. That the committee notes this report and attached paper.**
- 2. That the committee agrees to this 'Position Paper' being the basis for decision making when HMO applications are presented to this committee, where possible.**
- 3. That the committee understands that this does not override the decision-making powers of MKC Planning department but provides the WCC view on HMO provision.**
- 4. That the committee considers this draft version, provides any feedback to the Council Manager and any alterations made prior to final agreement in June.**
- 5. Once agreed, this paper is uploaded to the website.**

MAIN ISSUES AND CONSIDERATIONS:

Woughton has a high number of Houses of Multiple Occupation (HMO) and the Planning, Licencing and Development Committee is receiving a number of either applications or 'Certificate of Lawfulness' updates relating to further provision. The attached position paper aims to state the approach that Woughton Community Council and this committee will take when assessing these applications.

The position paper should be read in conjunction with other MKC policies, the WCC Neighbourhood Plan (WCCNP) and specifically the Supplementary Planning Document (SPD) that relates to HMO's within the borough.

The paper aims to address some of the current challenges, specifically around the lack of accurate knowledge regarding the number, location or legality of HMO provision and the retrospective nature of many of the applications that we are seeing. The apparent disregard for policy (i.e. 20% rather than 35% within 100 metres, as detailed in the Neighbourhood Plan) and the inability to effectively enforce when information is so limited are also noted.

This paper is intended to be a resource that reminds people of the rules, the potential consequences and the need for additional resource and focus in this area. It does not form any policy or provide any further powers to address these concerns, other than to possibly remind those with the power to use it.

This is the first draft of this paper and feedback, ideas, comments or additions / removals are welcomed.

FINANCIAL IMPLICATIONS:

None

STAFFING IMPLICATIONS:

None

OTHER IMPLICATIONS:

The situation with HMO's is one of concern due to the potential negative impact on our communities. This is likely to get more challenging as the University opens and action is needed now to head off potential difficulties in the future.

BACKGROUND PAPERS:

Position Paper on HMO's V1.

AUTHOR

Steve McNay – Council Manager

Agenda item: LD 106/21

**DRAFT SOUTH EAST MILTON KEYNES - STRATEGIC URBAN EXTENSION
DEVELOPMENT FRAMEWORK SUPPLEMENTARY PLANNING DOCUMENT
CONSULTATION – Response Form**

This form is provided to enable you to submit representations on the proposals set out within the draft South East Milton Keynes - Strategic Urban Extension Development Framework Supplementary Planning Document (SPD) by email or by post. Further information regarding the consultation is published online at:

<https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/south-east-milton-keynes-strategic-urban-extension>

HOW TO REPLY

This form has two parts. Both parts should be completed:

PART A – Your contact details

PART B – Your response

Forms should be returned to Milton Keynes Council (MKC) **no later than 5pm on Monday 19 April 2021** by:

Email: SEMK@milton-keynes.gov.uk

Post: Development Plans Team, Growth, Economy and Culture, Milton Keynes Council, Civic, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ.

Further guidance on making representations to the draft South East Milton Keynes - Strategic Urban Extension Development Framework Supplementary Planning Document (SPD) consultation is provided in the following documents, which are available via MKC's South East MK :

<https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/south-east-milton-keynes-strategic-urban-extension>

- Statement of Representations Procedure
- Guidance Notes for Respondents

If you have any queries about this process please contact the Development Plans team at the address above, via email at SEMK@milton-keynes.gov.uk or by telephone on 01908 691691.

PART A - CONTACT DETAILS

Please note that only your name and organisation name will be published. However, we require a full postal address in order to register your comment. We will not accept anonymous responses. If you are an Agent responding on behalf of a third party, please provide full contact details for the third party within Box 1.

BOX 1 RESPONDENT's details

Name: Steve McNay
Organisation (if applicable): Woughton Community Council
Position (if applicable): Council Manager / Clerk / Proper Officer
Address: WCC, The Council Hub, Garraways, Coffee Hall,
Postcode: MK6 5EG
Telephone: 01908 395681
Email: steve.mcnay@woughtoncommunitycouncil.gov.uk

BOX 2 AGENT's details

Name:
Organisation (if applicable):
Position (if applicable):
On behalf of:
Address:
Postcode:
Telephone:
Email:

PART B – REPRESENTATION

If you are making representations on more than section of the SPD please fill in a separate 'Part B' sheet for each representation.

Your representation should succinctly cover all the information and evidence necessary to justify your representation and/or any suggested changes to the SPD, as there will not normally be a subsequent opportunity to make further representations.

Where relevant please submit evidence to support your representation. Any supporting evidence can be attached to this form or submitted as a separate document.

1. Please state which part of the draft South East Milton Keynes - Strategic Urban Extension Development Framework SPD this representation relates to. *(If you wish to make representations on more than one part please fill in a separate 'Part B' sheet for each representation)*

General feedback about the entire thing.

2. Please provide your comments below and overleaf and (if applicable) state what change(s) are required to the draft South East Milton Keynes - Strategic Urban Extension Development Framework SPD and why: (please use additional separate sheets if required):

Southern Expansion Area feedback

The following feedback is submitted on behalf of Woughton Community Council, following discussions and agreement at the Planning, Licencing and Development Committee over a period of months.

It should be noted that whilst the area under discussion is not connected to the parish of Woughton, the principles of development and the impact of this expansion will likely be felt across the city, and certainly across the southern half of Milton Keynes. It is with these two specific elements in mind that this feedback and contribution to this consultation is offered.

This submission covers these main areas:

1. Density numbers
2. Maintaining the grid system and free flow of traffic
3. Ensuring connection with the wider city, whilst acknowledging the nature of the 'villages' to the south

4. Encouraging suitable demands on developers to ensure needs of MK are prioritised.
5. Sufficient compliance with truly affordable and preferably council property numbers.

These shall be addressed individually.

1. Density numbers. We would request that the previously stated rates (i.e. 30 dph) are included in any future agreement as they appear to have disappeared somewhere during the progress of this proposal. Density levels have a direct impact on the quality of life, access to green open spaces, etc. and recent events have shown the value in having sufficient space for people to live, work and play. Whilst we understand that cost plays a part (see point 4 below), this should not prevent high quality, spacious development.
2. Traffic, grid roads and links. This development is bordered by the rail line, potentially to become an important part of the East / West railway. This brings with it both opportunities and challenges. It is important that these are fully explored and addressed at this stage, as making changes at a later date will be problematic and potentially prohibitively expensive, having massive impacts on residents, both current and future.

Being part of the city of Milton Keynes means that access to and from, be that via bridges, tunnels or other creative means is essential. The current levels of infrastructure are insufficient to enable this and there appears to be language used with the documentation that almost expects lower standards than should be in place. Sufficient road crossings will be essential, and we encourage you to listen to and respond positively to our colleagues in parishes that neighbour the SEEA.

3. Closely linked to 2, above. There is a real danger that the railway will form a barrier, a border even, between the SEMK Area and the existing city. This would be unhelpful, divisive and prevent any true 'urban extension', as opposed to a standalone, isolated community. Ensuring a comprehensive and collaborative transport infrastructure plan, listening to those that live locally and considering not only the immediate, but longer terms impacts MUST be at the heart of this process. This should also consider the nature of the 'villages' to the south of the site and the unique nature of these – Woburn Sands, Wavendon and the Brickhills all have individual quirks that should be protected and enhanced. Again, transport and designed infrastructure that promotes movement, connection and ensures that traffic is managed effectively will help protect these areas whilst allowing sustainable and agreed growth in commerce and visitor numbers.
4. We share the concerns of neighbouring parishes regarding the 'low bar' set within the expectations for developers. Whilst broadly

supportive of the need to continue to grow as a city, some of the newer developments have stepped away from the ethos of the founding parents of MK, leaving soulless and uninspiring spaces that are likely to become the 'regeneration estates' of tomorrow.

Set expectations high. Be clear about the aspirations for the city. Make demands on developers to provide high quality, well designed, inspiring, and creative spaces with innovation and sustainability at the heart. Be ambitious. Be bold. Don't be held to ransom by greedy developers who care only for the bottom line. Think about your residents, your taxpayers, your future citizens, and demand what is right for them.

5. Affordability and housing for all continue to be massive issues for the city. We remain hugely unaffordable to many and this situation is likely to be exacerbated by the coming university and high numbers of people wanting to live here. Whilst these demand suggest a positive attitude towards living within MK, it also means that for many, secure and affordable housing is absent.

The SEEA, supported by existing planning rules and SPD's, means that you have an opportunity to place truly affordable housing within this development. This could be via developers providing space for council housing (or even MKC developing this space itself), by looking at supported self-build schemes, by working with partners to deliver truly affordable housing (this isn't 'we'll knock 10% off market value' affordable, but actually affordable) or through a range of other measures. Please ensure that levels of housing accessible to the many are maintained.

There is an opportunity for something great here – the site sits at a crucial geographical point, linking the urban 'city' with the more rural villages and getting this right will, potentially, provide a blueprint for future developments as MK spreads into Bedfordshire and Buckinghamshire.

Get it wrong and this will be a scheme that is used to prevent, delay and otherwise stymie growth in the future.

We support our parish colleagues in Walton Community Council and the villages to the south in aiming to find creative and positive solutions to this space and hope that planners, developers and the content of the SPD promotes all that is great about MK, rather than the generic, beige, unspectacular and in places, disappointing developments of late.