

Agenda item: PL 63/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 14th February 2022

PURPOSE OF REPORT:

To update the committee on decisions issued regarding previously considered applications.

RECOMMENDATION:

That the Council notes this report.

MAIN ISSUES AND CONSIDERATIONS:

The following applications have had decisions issued by MKC Planning Department, having previously been considered by this committee.

21/03558/FULTN – Changes to telecoms equipment at Netherfield – Approved

21/03242/FULTN - Changes to telecoms equipment at Netherfield – Approved

21/03636/ADV – Signage at Glynn Hopkins, Redmoor – Approved

21/03119/FUL – Refurbishment at MK College, Leadenhall – Approved

21/03250/CLUP – Certificate of Lawfulness for extension, Trubys Gardens – Granted

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

None.

BACKGROUND PAPERS:

Previous papers to this committee during 2021.

AUTHOR

Steve McNay – Council Manager

Agenda item: PL 64/22

MK Planning Department
Via Email

13th December 2021

Re: Application no: 21/03437/FUL

Proposal: Demolition of existing buildings, land reprofiling and development of 3 no. Class B8 storage and distribution units with associated access, servicing, parking and landscaping detail.

At: Former Arcadia Unit Merton Drive Redmoor Milton Keynes MK6 4AG

Dear Sir / Madam

I am writing in regard of the above application, alongside the others associated with this site. This issue was discussed at Full Council on 6th December 2021 and the following points were noted:

- That the development, when looked at in totality, is a welcome refresh of an existing site, bringing employment to the locale and improving some aspects of the current site*
- That the increases in parking, reductions in lorry frequency and improvements to cycle, motorbike and electric vehicle infrastructure are positives*.
- That discussions regarding the distribution of any s106 monies should include Woughton Community Council, with an aim to pass down as much as is reasonable with regard to carbon neutrality, community arts and biodiversity, all of which sit well with current community council delivery.

*It should be noted that these are based purely on the applicants notes and it is felt that these may provide a more positive picture than that reality, especially given the nature of the development (it is developed and then let to persons unknown who will deliver as they see fit).

Concerns were expressed regarding:

- Lorry parking and the potential for this to impact on local communities. Reassurances around prevention of this on neighbouring estates would be welcome (especially Beanhill), up to and including an 'exclusion zone' for any large vehicles.
- Potential impact on vehicular access to Beanhill if there are any closures of 'gaps' on Grafton Street
- That the wider development around this area, including the Blue Light Hub, Dominos, etc. mean that true impact of additional traffic is hard to assess.
- The lack of clarity regarding the behaviour of whoever may take over the development as the current application is for development that will then be 'let' to a tenant. This makes it difficult to fully assess the potential impact on local people around issues such

- as HGV parking (e.g. where drivers arrive early and need to wait for 'drop off' or 'pick up' slots), facilities for drivers (1 shower per employee seems low, if drivers are not included in these numbers) and indeed, the potential long term job impact on the area.
- That reversing 'beepers' and noise impact will have a detrimental impact – we would welcome an agreement that stops or reduces noise between agreed hours (e.g. 7pm – 7am).

In conclusion, the council considers this development to bring some real positives to the area, despite the significantly negative impact environmentally on demolishing what appears to be a perfectly useable space and building. There are, however, also significant concerns about the possible impact on local residents which should, if at all possible, be mitigated through this planning process with clear expectations regarding the behaviour of any future tenant of the site.

We expect to see further developments regarding this site, including possible highways adjustments including the possibility of parking restrictions on the neighbouring roads. We would welcome engagement at an early stage on any future plans and would encourage the applicant to provide a longer period for 'public consultation' for any future developments.

Yours sincerely,



Steve McNay
Council Manager
On behalf of Woughton Community Council



Serving the estates of Beanhill, Bleak Hall, Coffee Hall, Eaglestone, Leadenhall, Netherfield, Peartree Bridge, Redmoor, and Tinkers Bridge

Agenda item: PL 65/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 14th February 2022

PURPOSE OF REPORT:

To inform the committee of a consultation into the Draft Housing Allocation scheme of MKC, with changes around key areas.

RECOMMENDATION:

- 1. That the committee notes this report.**
- 2. That committee members (and others) review the proposals and the feedback forms available at the link below.**
- 3. That any feedback is provided to the March committee.**
- 4. That a formal submission is made on behalf of WCC, if felt appropriate, following the March meeting feedback.**

MAIN ISSUES AND CONSIDERATIONS:

MKC have recently bought in an external company to independently review the way social housing is allocated. Recommendations were made and as a result, new policies and processes are being included within the new, proposed policy.

Due to legislation around changes to allocations policies, MKC now must consult with people about the proposed changes – this is what this process is.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

Woughton is a parish with large numbers of social rented housing, so this policy is likely to impact many residents, either current or future.

BACKGROUND PAPERS:

Policy is attached to this paper.

Full details at <https://www.milton-keynes.gov.uk/consultations/674>.

AUTHOR

Steve McNay – Council Manager

Agenda item: PL 66/22

WOUGHTON COMMUNITY COUNCIL

Planning, Licencing & Development Committee

Monday 14th February 2022

PURPOSE OF REPORT:

To inform the committee of the Cycling and Walking Infrastructure consultation.

RECOMMENDATION:

- 1. That the committee notes this report.**
- 2. That the committee considers the consultation documents and provides any feedback to the Council Manager by the end of February 2022, for a discussion paper and provisional feedback for March 2022 Planning Committee.**
- 3. That the Council Manager submits feedback to the formal consultation immediately after the March meeting.**

MAIN ISSUES AND CONSIDERATIONS:

There is a consultation around the strategic plan that aims to provide a guide for active travel throughout the borough of MK.

There are key elements within this and a number of 'key deliverables' (i.e. things that they would like to see happen) over short, medium and long terms.

This committee is invited to review the relevant documents and provide any feedback felt appropriate relating to the parish, so this can be included in a formal submission, if this committee is of the view that this is appropriate.

STAFFING IMPLICATIONS:

None.

OTHER IMPLICATIONS:

This consultation looks at extending redway, coverage of the 'shared' nature of the redway network (including the increasing use of scooters) and relates widely to the city as a whole, with limited focus on the parish, which is relatively well served for redways and leisure routes, with issues relating to maintenance and upkeep the largest challenge.

BACKGROUND PAPERS:

All papers are available at <https://www.milton-keynes.gov.uk/consultations/676>, with the main report being attached to this paper.

AUTHOR

Steve McNay – Council Manager