

Woughton Community Council

Planning, Licensing & Development Committee

Minutes of the meeting held on Monday 6th June 2022, 6:30pm at the Woughton Community Council Hub, the Council Chamber, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

Present: Cllrs Sue Smith (Chair), Janette Bobey (Vice-Chair), Donna Fuller, Luke Louis, Ruth McMillian, John Orr, Alan Williamson.

Also present:

Steve McNay (Council Manager).

Brian Barton (Committee & Member Services Officer).

LD 01/22 Apologies:

Cllr Nick Scott (work)

AGREED

LD 02/22 Declarations of Interest:

There were no declarations of interest.

NOTED

LD 03/22 Questions from the public (maximum 10 minutes):

There were no questions from the members of the public.

NOTED

LD 04/22 Chairs announcements:

The Chair congratulated all Residents Associations for their successful and well attended Platinum Jubilee events.

NOTED

LD 05/22 Minutes of previous meetings:

The minutes of the meetings held on:

- Tuesday 19th April 2022
- Tuesday 3rd May 2022 (special meeting)

Were **AGREED** as a true and correct record and was signed by the Chair.

LD 06/22 To agree submissions to Milton Keynes Council on the Planning application(s) received:

a) Application no: 22/01234/PRIOR

Proposal: Prior approval for the installation of an 18 metre high monopole supporting 6 no. antennas and 2 no. transmission dishes, 4 no. equipment cabinets and development works ancillary thereto.

At: Land At Barnfield Drive, Netherfield, Milton Keynes

RESOLVED

1. That the committee objects to this planning application on the grounds of a loss of visual amenity.
2. That the committee believes that this planning application goes against the Milton Keynes Council planning policy that a mast must not be sited within 50 meters of a residential dwelling.
3. That this committee expresses its concern that if this planning application is approved that it will mean a loss of open space used by local residents.
4. That the Council Manager to write to the Milton Keynes Council Planning Directorate with the objections to this planning application as raised by the committee.
5. That the committee encourages residents living near to the proposed site to also make their views known by writing to the Milton Keynes Council Planning Directorate.
6. That the committee also encourages the local Residents Association to submit their comments to the Milton Keynes Council Planning Directorate.

b) Application no: 22/00829/FUL

Proposal: Erection of a single storey outbuilding to be used ancillary to the existing dwelling

At: 95, St Dunstons, Coffee Hall, Milton Keynes, MK6 5DW

RESOLVED

1. That the committee has no objection to this planning application.
2. That the committee requests that if this planning application is approved that it is subject to a condition that the proposed outbuilding cannot in the future be converted into a separate residential dwelling.

c) Application no: 22/01307/FULM

Proposal: Variation of condition 8 (Biodiversity Enhancement (Compliance) (attached to planning ref. 20/01433/FUL for the demolition of single storey prefabricated Ambulatory Emergency Care Unit and partial demolition of two storey Ambulance Service building and the erection of new 2 storey building to accommodate same day emergency care and short stay unit for adults.)

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

RESOLVED

That the committee has no objections to this planning application.

LD 07/22 To agree submissions to Milton Keynes Council on the Licencing application(s) received:

Carlo's (Reg X837 TEV) on 10/05/2022 for 1 ice cream van to trade Boroughwide.

RESOLVED

That the committee has no objections to this licencing application.

LD 08/22 To discuss the Neighbourhood Plan review:

The Committee looked at the first three (3) elements of the Neighbourhood Plan, reviewing suitability and suggesting any changes.

1. Introduction and Purpose

1.1 & 1.2 Keep paragraph as is.

1.3 To change the paragraph to reflect this is no longer a new plan and remains an exemplar of a plan covering a large urban area, to replace any reference to “regeneration” with renewal”.

1.4 A referendum will not be held if the details have not changed significantly, legal advice would need to be sought to clarify this matter.

1.5 Keep paragraph as is.

1.6 May need to consult residents if any major changes are proposed to this document.

1.7 It is unclear at this stage if there is a need to consult or go to a referendum.

1.8 Need to reflect and review the mechanisms to consult and undertake a referendum.

1.9 Need to reconsider a 15 year regeneration strategy along with policies but paragraph pretty much to stay the same.

2. Vision and Objectives

2.1 & 2.2 May need to review the 2031 regeneration target in light of the Strategic Plan and Neighbourhood Plan reviews.

2.3 Are the key objectives still relevant and up to date perhaps they need better definitions and links with other policies and more broader objectives.

Housing

Are the objectives for more social rented housing the right amount, what is meant by high housing standards?

Green Infrastructure

Are the objectives enough does it reflect current thinking, such as solar panels, ecological heating systems, to possibly include in the paragraph all homes must be built to high green standards?

Employment

Are the objectives too limited, look at linking with the renewal agenda.

Health

Need to look at wellbeing, mental health, dentistry, other suggestions as listed are fine.

Design

What is meant by classic Milton Keynes appearance, sympathetic to present street furniture and housing?

Community Facilities

Need to define what a community facility is and where they would be located, especially if a building becomes vacant.

Transport

Need to update as no mention of electric vehicles, scooters, charging points, amount and location, parking challenges, general infrastructure additions and refurbishment need to be considered.

3. Land Use Policies

3.1-3.4 Scene setting, better definition of social and affordable housing and more investment needed once right to buy is taken into consideration, all forms of housing tenure should be available, including a range of housing providers.

3.5, 3.6 & 3.7 Factual statements in paragraphs, more detail is needed, extend list of heritage assets, update ownership of the Old Rectory on Peartree Bridge, keep present road layouts.

3.8-3.10 Need to look into medical facilities and whether they meet the present needs of residents, ensure services are not withdrawn and provided elsewhere, services should be enhanced.

3.11- 3.13 Keep grid square policy as is, look at supporting local business start ups, concerned at loss of some businesses on estates, refurbish community facilities, look at land use to enhance facilities, need to find out what does the neighbourhood require.

RESOLVED

- 1. That the committee notes the report and the relevant passages of the Neighbourhood Plan.**
- 2. That the committee considers the suitability of:**
 - a. Introduction and Purpose**
 - b. Vision and Objectives**
 - c. Land Use Policies (Spatial Principles)**
 - i. Policy WN1 – Distinctive Grid Squares**
 - ii. Policy WN2 – Medical Facilities**
 - iii. Policy WN3 – Self Contained Grid Squares**
- 3. That any variation is re-written and returns to the committee next meeting for agreement.**
- 4. That this process continues, considering different elements each meeting until the entire policy has been reviewed.**

LD 09/22 To note the planning decisions issued by Milton Keynes Council:

The Council Manager updated the meeting on the following applications that have had decisions issued by Milton Keynes Council's Planning Directorate, and have also been considered by this committee:

Application no: 22/00347/CLUE

Proposal: Certificate of Lawfulness for the existing change of use from dwellinghouse (Class C3) to HMO (Class C4) since October 2010.

At: 21, High Trees, Eaglestone, Milton Keynes, MK6 5AQ - **APPROVED**

Application no: 22/00423/FUL

Proposal: Retrospective demolition of an existing entrance porch due to structural damage, and erection of a new single storey entrance porch.

At: 8, Merlin Walk, Eaglestone, Milton Keynes, MK6 5EP - **APPROVED**

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 - **APPROVED**

Application no: 22/00263/FUL

Proposal: The erection of a single storey rear extension.

At: 36, Forest Rise, Eaglestone, Milton Keynes, MK6 5EU - **APPROVED**

Application no: 22/00670/FUL.

Proposal: First floor extension and loft conversion to existing annexe including the raising of roof height by 1.22 metres to match the main house and re-pitch annex roof to create vaulted ceiling with gable-end roof, balcony and roof lights.

At: 1, Holmfield Close, Tinkers Bridge, Milton Keynes, MK6 3AB. - **APPROVED RESOLVED**

That the committee notes the report.

LD 10/22 Information update of the planning & licencing applications as the committee did not meet in May 2022:

The Council Manager informed the meeting that due to there not being a committee meeting held in May 2022 the planning and licencing applications that were sent during late April / early May 2022 did not get considered formally.

The following licencing applications as being non controversial were circulated to the appropriate ward councillors for information only:

- Mister Softee (Reg T402 POA) on 22/04/2022 for 1 ice cream van to trade Boroughwide for the following times: **Monday to Sunday 16:00 to 21:00**
- Mister Softee (Reg J192 NVV) on 27/04/2022 for 1 ice cream van to trade Boroughwide for the following times: **Monday to Sunday 16:00 to 20:00**

- Saverio's Ices (Mr Softee N191 ORP) on 27.04.22 for 1 ice cream van to trade Boroughwide for the following times: **Monday to Sunday 15:00 to 18:00**

The appropriate ward councillors were consulted for their observations on the following planning applications:

- **Application no:** 22/00673/FUL - **Proposal:** Installation of self-service car wash bay **At:** Shell Uk Ltd, Bleak Hall, Grafton Street, H7 To H8 Milton Keynes, MK6 1LJ.

It was not felt that this application was controversial and so was not responded to.

- **Application no:** 22/00953/FUL - **Proposal:** The erection of a single storey rear/side extension and realignment of existing side boundary fence including the change of use of open amenity space (resubmission of 21/02337/FUL) **At:** 62, Forest Rise, Eaglestone, Milton Keynes, MK6 5EX.

This is an application that reflects previous similar applications that were suitable and would be managed through existing Milton Keynes Council planning policies. An additional meeting was not requested.

- **Application no:** 22/00951/FUL - **Proposal:** Erection of garden studio **At:** 48, Golden Drive, Eaglestone, Milton Keynes, MK6 5BJ

It was not felt that this application was controversial and so was not responded to.

- **Application no:** 22/01054/FUL - **Proposal:** Replacement external ramp with new railings, external walkway with new railings, external front and rear balconies with roof and guttering/rainwater pipes, replacement of external staircases, new main roof tiles, fascia boards, guttering, rainwater pipes, new external doors and windows **At:** 9-22, Harrier Court, Eaglestone, Milton Keynes, MK6 5BZ

This is the application that has been in the pipeline for about five (5) years. The Council Manager has consulted with the ward councillors from Eaglestone, who have also worked to gather views from local people, but this is a positive step to address the issues with the flats at Harrier Court, having been neglected for many years. There has been no negative commentary and generally a very positive response to the proposal.

RESOLVED

That the committee notes the report.

Date of next meeting:

Monday 4th July 2022, 6:30pm at the Woughton Community Council Hub, The Local Centre, Council Chambers, 60, Garraways, Coffee Hall, Milton Keynes, MK6 5EG.

THE CHAIR CLOSED THE MEETING AT 7:40PM

Chair _____ Date _____

DRAFT