## Minutes of the Planning Committee held Tuesday 2nd April 2024 at the Town Hall

Councillors Present: Bennett, Moss (chair) and Robertson

Also in attendance: Mandy Shipp (Assistant Clerk)

The Chair welcomed everyone to the meeting and asked that the housekeeping rules were observed.

### PL23/199 Apologies for absence.

Cllr Lewis

*It was* ***RESOLVED*** *to accept the above apologies.*

No other apologies from the following who were absent:

Cllr Qureshi

Cllr Orimogunje

### PL23/200 Declaration of Interest on any matter on the agenda.

None declared.

### PL23/201 Minutes

To agree the minutes of the Planning Committee Meeting held on 5th March 2023

It was **proposed** by Cllr Moss and **seconded** by Cllr Robertson

A vote by show of hands was taken. Unanimous. Motion carried.

It was **RESOLVED** to approve the minutes as a true and accurate record.

### PL23/202 Planning Applications:

Committee to submit comments on the following applications:

1. [**24/00640/HOU**](https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=24/00640/HOU) **110 Victoria Street Wolverton Milton Keynes MK12 5HJ** *Proposed installation of replacement front elevation ground floor windows, replacement front door and replacement top light*

It was **proposed** by Cllr Moss and **seconded** by Cllr Bennett

A vote by show of hands was taken. Unanimous. Motion carried.

It was **RESOLVED** to make **NO OBJECTION** to this application

1. [**24/00431/HOU**](https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=24/00431/HOU) **99 Victoria Street Wolverton Milton Keynes MK12 5HQ** *The replacement of 4x sash front windows and 1x wooden front door with 4x casement windows with sash horns and Georgian bars and UPVc Door in traditional style*

It was **proposed** by Cllr Moss and **seconded** by Cllr Bennet

A vote by show of hands was taken. Unanimous. Motion carried.

It was **RESOLVED** to **OBJECT** to this application again and use officers comments as follows:

The application does not comply with the following policies:

Policy D1 designing a high quality place Development proposals will be permitted if they meet the following objectives/principles:

1. The development proposals as a whole respond appropriately to the site and surrounding context impacting HE1

Policy D2 creating a positive character Development proposals will be permitted if they meet the following objectives/principles:

1. The layout, massing/scale, boundary treatments and landscaping of the development and appearance of buildings does not exhibit a positive character or sense of place for a development.

Policy HE1G:2. Does not respects the character, appearance, special interest and setting of the asset and historic environment; Georgian windows are not fitting within the Victorian environment. There is no sympathy for the heritage of the town and we would request that the applicant moves towards something more fitting which is sash style windows to preserve and enhance the heritage

1. [**24/00328/HOU**](https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=24/00328/HOU) **10 Anson Road Wolverton Milton Keynes MK12 5BX** *Replacement of x2 first-floor front elevations windows from wood to UPVC sash window*

It was **proposed** by Cllr Moss and **seconded** by Cllr Robertson

A vote by show of hands was taken. Unanimous. Motion carried.

It was **RESOLVED** to **OBJECT** to this application again and use officers comments as follows:

The application does not comply with the following policies:

Policy D1 designing a high quality place Development proposals will be permitted if they meet the following objectives/principles:

1. The development proposals as a whole respond appropriately to the site and surrounding context impacting HE1

Policy D2 creating a positive character Development proposals will be permitted if they meet the following objectives/principles:

1. The layout, massing/scale, boundary treatments and landscaping of the development and appearance of buildings does not exhibit a positive character or sense of place for a development.

Policy HE1G:2. Does not respects the character, appearance, special interest and setting of the asset and historic environment; Georgian windows are not fitting within the Victorian environment. There is no sympathy for the heritage of the town and we would request that the applicant moves towards something more fitting which is sash style windows to preserve and enhance the heritage

1. [**23/02228/HOU**](https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=23/02228/HOU) **90 Southern Way Wolverton Milton Keynes MK12 5EQ** *Amended Proposal: Erection of single storey side extension and demolition of store/garage*

It was **proposed** by Cllr Moss and **seconded** by Cllr Robertson

A vote by show of hands was taken. Unanimous. Motion carried.

It was **RESOLVED** to make **NO OBJECTION** to this application

1. [**24/00511/PRIOR**](https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=24/00511/PRIOR) **Land At White Alder, Millers Way V5 To V6, Milton Keynes***, Prior Notification for the installation of a 20m monopole, 12 no. antenna apertures, 2 no. 600mm transmission dishes, 6 no. equipment cabinets and development ancillary thereto*

It was **proposed** by Cllr Moss and **seconded** by Cllr Bennett

A vote by show of hands was taken. Unanimous. Motion carried.

It was **RESOLVED** to make **NO OBJECTION** to this application

1. [**24/00349/LBC**](https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=24/00349/LBC) **Trinity House 2 Watermill Lane Wolverton Mill Milton Keynes MK12 5PR** *Listed building consent for the removal of existing fence and erection of new cedar fence with pergola, and the installation of a new patio and landscaping*

It was **proposed** by Cllr Robertson and **seconded** by Cllr Bennett

A vote by show of hands was taken. Unanimous. Motion carried.

It was **RESOLVED** to make **NO OBJECTION** to this application

1. [**23/02803/COU**](https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=23/02803/COU) **Inca House, Aylesbury Street, Wolverton, Milton Keynes, MK12 5GZ** *Change of use from office (Use Class E(c)(i)) to residential (Class C3)*

It was **proposed** by Cllr Moss and **seconded** by Cllr Robertson

A vote by show of hands was taken. Unanimous. Motion carried.

It was **RESOLVED** to **OBJECT** to this application as there were concerns regards to the lack of parking and bike storage facilities, if these issues identified were addressed then WGTC would be happy to withdraw.

1. [**24/00480/CLUP**](https://npaedms.milton-keynes.gov.uk/PublicAccess_Corplive/SearchResult/RunThirdPartySearch?FileSystemId=DC&FOLDER1_REF=24/00480/CLUP) **27 Osborne Street, Wolverton, Milton Keynes, MK12 5HH** *Certificate of lawfulness for proposed replacement of the existing roof, door, pedestrian door and window to the existing garage. Replacement of two ground floor windows on the northwest elevation of the house*

It was **proposed** by Cllr Bennet and **seconded** by Cllr Robertson

A vote by show of hands was taken. Unanimous. Motion carried.

### **PL23/203 Receive an update on previously discussed planning and licensing applications**.

Planning updates at a glance 5th March 2024-25th March 2024

**The following applications which had a NO OBJECTION from WGTC and have been permitted by Milton Keynes Council, these applications were:**

**24/00100/HOU 19 Green Lane Wolverton Milton Keynes MK12 5HN** *Replace existing first floor window on front elevation with white pvc-u vertical sliding slash window*

**24/00080/DISCON 1 Stratford Road Wolverton Milton Keynes MK12 5LJ** *Approval of details*  *required by condition 3 (Schedule of Materials) of permission ref.* **23/00243/FUL** *Please note that*  *this is a notification letter only. Statutory*

**24/00131/HOU 65 Gloucester Road Wolverton Milton Keynes MK12 5EA** *The installation of*  *cladding to dormer face and cheeks on a proposed rear dormer*

**23/02630/HOU 21 Victoria Street, Wolverton, Milton Keynes, MK12 5HG** *Replacement of front*  *and rear elevation windows and front, side and back elevation doors*

**23/02643/HOU 30 Oxford Street, Wolverton, Milton Keynes, MK12 5HP** *Replacement of*  *windows to front elevation*

**The following applications which had an OBJECTION from WGTC and have been permitted by Milton Keynes Council, these applications were:**

**23/02806/HOU 45 Gloucester Road Wolverton Milton Keynes MK12 5EA** *Demolition of the existing conservatory. The erection of a single storey rear extension and internal alterations*

**23/02887/HOU 33 Oxman Lane Greenleys Milton Keynes MK12** *6LG Two storey side extension with a first floor side extension above the garage and alteration of garage into a habitable room*

**23/02745/HOU 45 Victoria Street Wolverton Milton Keynes MK12 5HG** *The erection of a single storey rear extension*

**The following applications which had an OBJECTION from WGTC and have been refused by Milton Keynes Council, these applications were:**

**24/0019/PRIOR Suite A Unit 22 Walker Avenue Wolverton Mill Milton Keynes** *Prior Approval for change of use of office (use class E) to four 1-bedroom apartments (use class C3)*

**To note that following an objection from WGTC the following application was withdrawn.**

**23/02891/COU 34 Haywards Croft Greenleys Milton Keynes MK12 6AH** *Proposed change of use from Dwelling (C3) to Children's Care Home (C2)*

### **PL23/204 Street Trading Consent Applications**:

None **NOTED**

### ***PL23/205* Licensing Applications**:

Receive an update on the following licence heard at MKCC Sub-Licensing Committee on 20th March 2024 [**Ref 169253**](https://elicensing.milton-keynes.gov.uk/elr/start.aspx) **Peri Peri Original, 25 Stratford Road, Wolverton, Milton Keynes, MK12 5LW** *Licensing Act 2003 New Premise Licence Application The applications request authorisation for the following licensable activities: Late Night Refreshment Monday to Sunday 2300 – 0500hrs Opening hours Monday to Sunday 1100 – 0500hrs*

Cllr Moss wished for his thanks to be **recorded** for Cllr Lewis attending the licensing hearing in his absence

The following report from the hearing was **noted**:

“*The Sub-Committee resolved to grant the application, subject to the following conditions it felt both reasonable and proportionate for the location and nature of the licensable activity:*

*1. That Late Night Refreshment be served from 23:00 hours to*

*00:00 hours, Sunday to Thursday, and 23:00 hours to 01:00 hours, Friday and Saturday.*

*2. That members of the public not be permitted entry to the premises after 23:00 hours and food will be available for delivery only (i.e. no collection).*

*3. That the bins will not be emptied outside between 22:00 hours and 10.00 am.*

*4. That an adequate CCTV system be installed, maintained and operated at the premises, to include:*

 *‘That CCTV record all licensed areas of the premises, including all entrances and exits as well as the immediate frontage of the premises. The system will record at all times whilst the premises is open to the public as well as all times the premises is licensed to carry out licensable activities. Recordings shall be made available on request of the Police, Licensing Authority or Local Authority to view or remove for evidential purposes. Relevant staff shall be trained and be able to use the system’.*

*5. That an incident log book be maintained on site and made available on request by the Responsible Authority.*

*6. The premises will have a zero tolerance policy on drugs and antisocial behaviour and display signage to this effect. Any person breaching these policies be asked to leave and / or be barred from the premises and details of the incident be noted in the incident log*”

It was **RESOLVED** for the Assistant Clerk to clarify that at certain times of the day the restaurant would only be available for deliveries and would be closed to the public however the meaning of public was fairly ambiguous. Are delivery drivers classed as members of the public are they classed as members of the public or would they be contractors?

It was also **RESOLVED** for the Assistant Clerk to clarify whether the neighbours would be advised of the above decision for their right to appeal.

### **PL23/206 Appeals**:

None **NOTED.**

### PL23/207 Enforcement:

It was **RESOLVED** to defer the report on outstanding Enforcement issues to the next meeting

### PL23/208 Consultations: Councillors to provide comments on the following:

1. [**MK Transport Conversation**](https://mktransportconversation.commonplace.is/) Councillors and public were encouraged to provide feedback on travel and the travel choices for a range of different journeys.

It was **RESOLVED** for the Assistant Clerk to check to see if the link was working with MKCC as Cllr Bennett was unable to update his comments, consultation open until late April.

1. [**Newport Pagnell Neighbourhood Plan**](https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/newport-pagnell-neighbourhood-plan)**:** Councillors are asked to submit any comments before the Plan goes to examination and then on to Referendum.

It was **RESOLVED** that to note that WGTC had **no comments** to make and that the plan as it stood was well detailed and something WGTC would refer to in the future as a format to work off.

1. [**Accelerated Planning System Consultation**](https://www.gov.uk/government/consultations/an-accelerated-planning-system-consultation/an-accelerated-planning-system?utm_source=emailmarketing&utm_medium=email&utm_campaign=news_bulletin__13_march_2024&utm_content=2024-03-25#varying-and-overlapping-planning-permissions)**:** Councillors are asked to submit or agree to any comments.

It was **RESOLVED** for the Assistant Clerk to forward the summary of concerns as follows in response to this.

**“ Officer comments: Proposed Accelerated Planning Service carries several potential disadvantages:**

**Financial Burden on Applicants:** The higher fees associated with the Accelerated Planning Service could pose a financial burden on applicants, especially smaller businesses or developers with limited resources.

**Limited Scope**: Excluding certain types of developments, such as those subject to Environmental Impact Assessment (EIA), Habitats Regulations Assessment, or within designated heritage sites, may limit the applicability of the service and exclude important projects from expedited processing.

**Loss of Flexibility**: The mandatory option, if implemented, removes the element of choice for applicants, potentially limiting their flexibility in selecting the most suitable application route for their project.

**Potential for Rushed Decisions**: The emphasis on meeting a strict 10-week timeframe may lead to rushed decision-making by local planning authorities, possibly compromising the thoroughness of the review process and resulting in suboptimal outcomes.

Quality of Applications: While there is an emphasis on submitting high-quality applications, the pressure to meet accelerated timelines may lead some applicants to submit incomplete or insufficiently detailed proposals, further burdening planning authorities and potentially delaying the process.

**Resource Allocation**: Local planning authorities may struggle to allocate sufficient resources to ensure timely processing of applications within the accelerated timeframe, particularly if the volume of applications increases or if there are competing priorities for resources.

**Complex Fee Structure**: The proposed fee structure with percentage-based fee uplifts and potential staggered refunds adds complexity and may create confusion for applicants, particularly those unfamiliar with the planning process.

**Incentive for Extension**: Refunding only a portion of the fee if the application isn't determined within 10 weeks may incentivize local planning authorities to agree to extensions, potentially undermining the goal of expediting the process.

**Lack of Stakeholder Engagement**: The proposal does not explicitly address the involvement of local communities or stakeholders in the expedited planning process, potentially leading to a lack of transparency and accountability in decision-making. Faster speedier turn around for planning apps, which is 10 weeks in order to bring forward housing. This means that Local council who are closest to the people will have even less time to submit comments on applications which fall outside of the monthly meetings or would require a delegated decision by the clerk and the chair

The concern is that developers will push through planning apps knowing that they have to be turned around within faster time frame this could potentially mean that very important elements of the amended changes are missed (or hidden

**Unequal Access**: The financial burden associated with higher fees may disproportionately affect certain applicants or regions, potentially leading to unequal access to the Accelerated Planning Service and exacerbating existing disparities in development opportunities.

### PL23/209 Items to note:

1. ***PL23/209a* Scheme of Delegation Calendar**: The calendar was **received** and **NOTED.**

It was noted that due to the forthcoming elections Cllrs would not be on chosen committees before 7th June meeting, Cllr Moss has agreed to happily put name down to attend any Delegated Decisions meetings

Cllr Moss wished for it to be **noted** his thanks for the support of the Cllrs and the officers for their time and commitment for the planning committee.

There being no further business to discuss the Chair closed the meeting at 19:56.

The next meeting scheduled is due to be held **4th June 2024** at the **Town Hall Chambers.**

Signed as a true and accurate record.

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CHAIR DATE