



Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 28 MARCH 2013 at 7:00 pm.

Present: Councillor White (Chair)
Councillors: Eastman, Legg and McLean

Officers: J Lee (Senior Planning Officer), M Wilde (Planning Officer), S Bridglalsingh (Principal Solicitor) and D Imbimbo (Committee Manager).

Number of Public Present: 10

DCP24 DECLARATION OF INTEREST

Councillor McLean stated that he had been previously involved in discussions in connection with application 12/02643/FUL and would therefore take no part in consideration of that application.

DCP25 REPRESENTATIONS ON PLANNING APPLICATIONS

Ms J Lampert (Applicants Agent) spoke in support of Application 12/02643/FUL.conversion and renovation of the existing main barn and attached single storey outbuilding into a residential dwelling; erection of a garage/external store/home office on the footprint of previous buildings on the site at Elm Hall Farm, Main Road, Astwood, which was recommended for refusal.

DCP26 APPLICATIONS

12/02586/MMAM

MINOR MATERIAL AMENDMENTS TO PLANNING CONSENT 11/01433/FUL FOR REVISIONS TO INTERNAL ARRANGEMENTS; USE OF LOFT SPACE FOR BEDROOMS AND EN-SUITES; INCREASE IN GROUND FLOOR AREA OF PLOT 2 TO FRONT ELEVATION AND TO PLOT 3 TO REAR ELEVATION AT LAND TO THE NORTH OF, DINGLEDERY, OLNEY FOR GRAY AND SONS BUILDERS LIMITED

The Officer reported that there was no update on his report and that his recommendation remained that the application be granted.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

12/02643/FUL

CONVERSION AND RENOVATION OF THE EXISTING MAIN BARN AND ATTACHED SINGLE STOREY OUTBUILDING INTO A RESIDENTIAL DWELLING; ERECTION OF A GARAGE/EXTERNAL STORE/HOME OFFICE ON THE FOOTPRINT OF PREVIOUS BUILDINGS ON THE SITE AT ELM HALL FARM, MAIN ROAD, ASTWOOD FOR STATE OFFICE, NORTH CRAWLEY ESTATES

Councillor McLean stepped down from the Panel for this Item

The Officer reported that his recommendation remained that the application be refused for the reasons stated in the report amended to read;

The proposal would constitute new development in the open countryside and the information provided with the application is insufficient to justify the development in terms of retaining a non-designated Heritage Asset. As such the proposal would be contrary to policies S10 and E5 of the Adopted Milton Keynes Local Plan 2001-2011 and the National Planning Policy framework.

Members heard representations in support of the application, asking the Panel to recognise that whilst the application site was not within the ‘village envelope’ it was not in a conservation area and although classed as a non-designated heritage asset, was not a listed building. The Panel were also reminded that Paragraph 55 of the NPPF sought to see properties in the Countryside being used for the optimum purpose.

The Officer replied to advise the Panel that the village envelope had last been reviewed in 2001 and was detailed in the Local Plan. A non-designated heritage asset is a non listed building that may have historic value. Seeking to preserve such a building could justify granting permission in

this instance, but there was first a need to establish more detail of what would be preserved of the existing building

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor Legg.

Members recognised there was scope to consider granting the application should more information be made available in respect of the proposals for preserving as much of the historic structure as possible but did not have sufficient information to make a judgement. It was also recognised that the size of the site was greater than might be justified by the proposed development and there would be a need to see an overall reduction in the size of the site to make it acceptable.

It was proposed by Councillor Legg and seconded by Councillor Eastman that the application be deferred for further discussion in respect of the size of the site and survey detail clearly showing what would be preserved of the existing building and regarding the likely presence of protected species.

On being put to the vote the proposal to defer was declared carried unanimously.

Councillor White also asked that a Members site inspection be arranged to allow Members to inspect the building before the application is reported for determination.

RESOLVED –

That determination of the application be deferred to allow further discussion in respect of the size of the site and survey detail clearly showing what would be preserved of the existing building and regarding the likely presence of protected species and to allow a members Site Inspection to take place to assess the historic/visual value of the building.

12/02672/FUL

INTERNAL REFURBISHMENT OF LAKEVIEW ONE WING, REMOVAL OF EXISTING REAR TERRACE, ERECTION OF SINGLE STOREY REAR EXTENSION TO FORM TERRACE AT GROUND LEVEL AND COMMUNITY OUTREACH HUB AT LOWER GROUND LEVEL LINKED TO EXISTING DAY CENTRE AT

**HOSPICE OF OUR LADY AND ST JOHN,
MILTON ROAD, WILLEN FOR MR PAUL
HINSON**

The Officer reported that there was no update on his report and that his recommendation remained that the application be granted.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

12/02171/FUL

**CHANGE OF USE OF GROUND FLOOR FROM
BUTCHER'S SHOP (USE CLASS A1) TO HOT
FOOD TAKEAWAY (USE CLASS A5) AT 1A
HIGH STREET, WOBURN SANDS, MILTON
KEYNES FOR MR ABUL KASHEM**

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out in the panel report.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean..

The Panel heard that the Ward Member had made comment about concerns in respect of the site having parking that would see vehicles emerging from the car park onto roundabouts at the convergence of 5 roads and would present a danger to traffic and pedestrians, these remarks had been contested by the applicant and therefore Councillor Hopkins had asked that the Panel consider deferring the determination of the application to allow a site inspection to be undertaken.

Councillor Legg proposed that the determination be deferred to allow a site inspection, this was seconded by Councillor Eastman.

On being put to the vote the motion to defer was carried and it was;

RESOLVED –

That determination of the application be deferred to allow a Member Site Inspection to assess the potential risks associated with parking.

12/02628/FUL

ERECTION OF A SINGLE STOREY SIDE EXTENSION AT 34 DYERS MEWS, NEATH HILL, MILTON KEYNES FOR ABI SUPPORT SERVICES LTD

The Officer reported that the recommendation remained that the application be granted subject to the conditions set out in the panel report, however it was noted that revised plans had been submitted which saw a reduced width for the extension from 3.35 meters to 3.2 meters

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

12/02542/FUL

SINGLE STOREY REAR EXTENSION, TIMBER FENCE AND GATE AND VEHICULAR PARKING AT 10 TREBOROUGH, FURZTON, MILTON KEYNES FOR MR MARK JONES

The Officer reported that the recommendation remained that the application be granted subject to the conditions set out in the panel report.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

Members sought clarity as to why there was no condition in respect of the fence and were advised that this was something that would be permitted as it could be erected under 'Permitted Development'.

Councillor Eastman expressed concern that there was no dropped kerb which would therefore

necessitate driving across a footpath that was not adapted for such, and proposed a condition be added to read;

No part of the development shall begin until details of the new means of access has been submitted to and approved in writing by the Local Planning Authority (LPA). No part of the development shall be brought into use until the access has been altered in accordance with the approved details and constructed in accordance with the Council's Residential Crossing Details.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of access.'

This was seconded by Councillor McLean.

On being put to the vote the proposal to add the additional condition was carried

On being put to the vote the proposal to agree the Officers recommendation subject to the additional condition was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report together with an additional condition to read;

No part of the development shall begin until details of the new means of access has been submitted to and approved in writing by the Local Planning Authority (LPA). No part of the development shall be brought into use until the access has been altered in accordance with the approved details and constructed in accordance with the Council's Residential Crossing Details.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of access.'

12/02714/MKCOD3

INSTALLATION OF NEW 1.8M HIGH RAILINGS AND GATES AT 1 - 31 EVERGLADE, EAGLESTONE, MILTON KEYNES FOR MILTON KEYNES COUNCIL

The Officer reported that there was no update on his report and that his recommendation remained

that the application be granted.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

THE CHAIR CLOSED THE MEETING AT 7:40 PM