

**Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 21 JUNE 2018 at 7:00 pm.**

**Present:** Councillor: McLean (Chair)  
Councillors Akter, Baines, Brackenbury (Substituting for Councillor Exon) and C Wilson (Replacement for Councillor Legg).

**Officers:** S Hine (Development Management Manager), E Verdegem (Senior Planning Officer), L Peacock (Planning Officer), S Watson (Planning Officer), V Watts (Locum Planning Solicitor) and D Imbimbo (Committee Manager).

**Apologies:** Councillors Exon and Legg.

**Number of Public Present:** 18

**Also Present:** Councillors Cannon, Riley and Morla

**DCP01 WELCOME AND INTRODUCTIONS**

The Chair welcomed Councillors, Officer Colleagues and the Public to the meeting and explained the procedures to be adopted.

**DCP02 DECLARATIONS OF INTEREST**

None were made.

**DCP03 REPRESENTATIONS ON APPLICATIONS**

Mr B Speedie, Ms. A Dunncliffe and Mr R Woodward spoke in objection to application 18/00737/FUL First floor extension above existing flat roofed bungalow and erection of detached triple garage at 1 The Beeches, Bletchley, Milton Keynes.

The Applicant Ms S Pirie exercised the right of reply.

Councillor C Williams (Vice Chair of Shenley Brook End and Tattenhoe Parish Council) and Councillor Morla (Ward Councillor) spoke in objection to application 17/02419/FUL Change of use from private amenity land to residential garden, and erection of a 1.8 metre fence (part-retrospective) at 4 Glendurgan Court, Westcroft, Milton Keynes.

The Applicant Mr A Hall exercised the right of reply.

Councillor C Williams (Vice Chair of Shenley Brook End and Tattenhoe Parish Council) spoke in support of application 18/00320/FUL Variation of condition 9 (change of hours of working from 9.30am-2.15pm and 3.45pm-6pm to be open continuously from 9.30am-6.00pm attached to planning permission 09/01094/MKCOD3 at Sunshine Sure Start Centre, Merebrook Infant School, Dulverton

**DCP04**

**APPLICATIONS**

**18/00737/FUL FIRST FLOOR EXTENSION ABOVE EXISTING FLAT ROOFED BUNGALOW AND ERECTION OF DETACHED TRIPLE GARAGE AT 1 THE BEECHES, BLETCHLEY, MILTON KEYNES FOR MR & MRS KEITH & SARA PIRIE**

The Planning Officer introduced the application with a presentation.

It was noted that a Site Inspection had been undertaken on Monday 18 June 2018, which was attended by Councillors Brackenbury and McLean, Councillor Khan (Ward Councillor) was in attendance.

The Planning Officer gave the Panel an overview of the site application and reported that there was no further update on the panel report and that the recommendation remained to grant the application subject to the conditions as detailed.

The Panel heard representations from the objectors who raised the following concerns:

- The proposed extension would result in significant changes to the existing property, with an overbearing extension due to its height and length, which would have a negative impact on the lighting and provide visual intrusion to the neighbouring properties which were mainly bungalows.
- The overall application did not appear to comply with Policy D1 of the local plan, and the proposed window locations on the extension would create an overwhelming lack of privacy to neighbouring properties.
- The proposed dimensions and distances contrary to the residential design would result in SPD plan and on over-shadowing on surrounding properties at certain times of the day.
- The proposal represented an overdevelopment of the site.
- The increased vehicle movements would create unacceptable noise and fumes pollution

The applicant told the Panel that the extension was

designed to provide for additional family accommodation, whilst being in keeping and sympathetic with the setting.

Councillor McLean proposed that the Officer recommendation be agreed, this was Seconded by Councillor Baines.

Councillor C Wilson and Baines commented that on the surface the proposal appeared too tall and could result in a visual intrusion.

Councillor Brackenbury commented that having attended the Site Inspection he was aware that a neighbouring property was an extremely tall building and this itself negated the argument that there would be overlooking or visual intrusion, it was further commented that the site was extremely large and therefore the proposal did not in his view amount to an over development.

Councillor McLean also having attended the Site Inspection shared the views expressed by Councillor Brackenbury.

On being put to the vote the proposal to grant the application subject to the conditions was carried.  
**RESOLVED –**

That the application be granted subject to the conditions as detailed in the panel report.

**17/02419/FUL CHANGE OF USE FROM PRIVATE AMENITY LAND TO RESIDENTIAL GARDEN, AND ERECTION OF A 1.8 METRE FENCE (PART-RETROSPECTIVE), AT 4 GLENDURGAN COURT, WESTCROFT, MILTON KEYNES FOR MR ANDREW HALL**

The Planning Officer introduced the application with a presentation.

The Planning Officer confirmed that the recommendation remained to grant the application subject to the conditions as detailed in the Panel report.

The Panel heard representations from the objectors who raised the following concerns:

- The proposal resulted in a narrow alley which had the potential to encourage anti-social behaviour (ASB).
- There was a loss of public amenity land albeit the land enclosed was in private ownership.

- The proposal had not been assessed in terms of secure by design.
- Members would benefit from a Site Inspection before agreeing the proposal as it was the view of both the Parish and Ward Councillors that the application should be refused.

The applicant stated that he had taken the advice of the Council in preparing the proposal and sought to secure his privacy and prevent his property being used by dog walkers who encroached on his private land.

Councillor McLean proposed that the Officer recommendation be agreed, this was Seconded by Councillor Brackenbury.

Members of the Panel considered the request for a deferral of the determination of the application to allow for a Site Inspection. The planning Officer indicated that in anticipation of the request a video of the site had been obtained and this was presented to the Panel.

Having viewed the video members of the panel were unanimous in the view that the video negated the need for a Site Inspection as there was adequate information to make a determination.

It was commented that the alleyway was straight and only 11.5m in length and that there seemed little likelihood of any ASB.

On being put to the vote the proposal to grant the application subject to the conditions was carried unanimously.

RESOLVED –

That the application be granted subject to the conditions as set out in the Panel report.

**18/00320/FUL**

**VARIATION OF CONDITION 9 (CHANGE OF HOURS OF WORKING FROM 9.30AM-2.15PM AND 3.45PM-6PM TO BE OPEN CONTINUOUSLY FROM 9.30AM-6.00PM ATTACHED TO PLANNING PERMISSION 09/01094/MKCOD3 AT SUNSHINE SURE START CENTRE, MEREBROOK INFANT SCHOOL, DULVERTON DRIVE, FURZTON, MILTON KEYNES FOR COUNCILLOR CHRIS WILLIAMS**

The Planning Officer introduced the application with a presentation.

The Planning Officer confirmed that there was no update the recommendation remained to grant the application as detailed in the Panel report.

The Panel heard from the representative of the Parish Council that he had submitted a full explanation of the rationale for the application and the justification for it which had been published as part of the update papers and asked that the Panel support the application.

Councillor McLean proposed that the Officer recommendation be agreed, this was Seconded by Councillor Baines.

The Panel recognised that the original condition had been applied due to fears in respect of parking but that the evidence now suggested that there would be no harm done by the amendments.

On being put to the vote the proposal to grant the application was carried.

**RESOLVED –**

That the application be granted subject as detailed in the panel report.

**17/03145/FUL**

**MINOR RESIDENTIAL DEVELOPMENT FOR 4 DETACHED DWELLINGS WITH GARAGES AT LAND NORTH OF, WESTSIDE LANE, STOKE GOLDINGTON FOR AVALON PROJECT DEVELOPMENT - MARK CHALMERS**

The Planning Officer introduced the application with a presentation.

The Planning Officer confirmed that the recommendation remained to grant the application subject to the development being carried out in accordance with the approved plans and conditions as detailed in the Panel report.

Councillor McLean proposed that the Officer recommendation be agreed, this was seconded by Councillor Baines.

Councillor Brackenbury commented that the proposal was technically in breach of Policy S10 of the local plan, as the site was designated as being outside of the village envelope, however the site was bordered by development on 3 sides and was clearly in a sustainable location which fit well with the village layout. It was noted that there had been no objections from the Parish Council or any other party.

The application being a departure from the local policy required a recorded vote. On being put to the vote the proposal to grant the application as above was carried with all members of the panel voting in favour.

RESOLVED –

That the application be granted subject to the development being carried out in accordance with the approved plans and conditions as detailed in the Panel report.

THE CHAIR CLOSED THE MEETING AT 8:20 PM