

Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 20 SEPTEMBER 2018 at 7:00 pm.

Present: Councillor: McLean (Chair)
Councillors Baines, Ferrans (Substituting for Exon) and Williams

Officers: N Thompson (Development Management Manager), J Lee (Senior Planning Officer), E Verdegem (Senior Planning Officer), O Farrell (Planning Officer), C Walton (Planning Officer), V Watts (Locum Planning Solicitor) and D Imbimbo (Committee Manager).

Apologies: Councillor Exon.

Number of Public Present: Circa 35

Also Present: Councillors M Bradburn and R Bradburn

DCP09 WELCOME AND INTRODUCTIONS

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

DCP10 DECLARATIONS OF INTEREST

None were made.

DCP11 REPRESENTATIONS ON APPLICATIONS

Councillor O Rourke (Bow Brickhill Parish Council) Mr I Coldrake and Ms V Bishop spoke in objection to application 18/00482/OUT Erection of 3 detached houses at Blind Pond Lane, Woburn Sands Road, Bow Brickhill.

The Applicant's agent Mr S Dix exercised the right of reply.

Councillor E Thomas (West Bletchley Council) spoke in objection to application 18/00720/FUL Retrospective change of use from social club (Sui Generis) to a community place of worship (Class D1). Associated works to include an air conditioning unit and screening at Winners Chapel, Bletchley, Milton Keynes.

The Applicants Agent, Mr C Akiril, exercised the right of reply.

Councillor R Bradburn (Ward Councillor) spoke in objection to application 18/00798/FUL New residential hub building to accommodate living space for 4 priests and associated support facilities at St Augustines RC Church, Langcliffe Drive, Heelands, Milton Keynes.

The Applicant's Agent Mr M Bunting and Father Francis exercised

the right of reply.

Councillor L Inoki (Central Milton Keynes Town Council) and Mr J Muncaster spoke in objection to application 18/01456/ADV Advertisement consent for 3 Fascia Signs at Xscape Building, 602 Marlborough Gate, Central Milton Keynes, Milton Keynes

The Applicants agent, Mr S Rhodes exercised the right of reply.

Councillor E Thomas (West Bletchley Council) and Mr K Thomas spoke in objection to application 18/01535/FUL Erection of a four bedroom detached house with associated parking spaces at 13 Roche Gardens, Bletchley, Milton Keynes

The Applicant declined the right of reply.

DCP12

APPLICATIONS

18/00482/OUT ERECTION OF 3 DETACHED HOUSES AT BLIND POND LANE, WOBURN SANDS ROAD, BOW BRICKHILL FOR MR GRAHAM LOWERY

The Senior Planning Officer introduced the application with a presentation.

The Panel heard that there was no update on the published report and that the recommendation remained to grant the application subject to the conditions as detailed in the Panel report.

The Panel heard from objectors who raised the following objections;

- The Site was partially in open Countryside and outside of the village boundary and therefore contrary to policy S10 of the Milton Keynes Local Plan.
- The site is partially within a designated area of attractive landscape which should be protected and enhanced and the development would be detrimental to this and thereby contrary to policy S11 of the Milton Keynes Local Plan.
- The site is not sustainable and provides no benefits that would outweigh the harm.
- The Village is classified as a 'selected village', but has seen a cumulative increase in size equating to 12%, this development would further change the nature of the village.
- The local school is at full capacity and cannot accommodate further pupils.
- The drainage system is unable to serve the existing properties and overflows regularly.
- The entrance to the site is outside the

30mph zone and represents a danger to the large volume of traffic using the main road.

- The wildlife survey does not reflect open countryside but rather the storage area it has been used for in recent times.
- The layout places one of the proposed dwellings too close to existing homes and will be overbearing and intrusive.
- There is inadequate parking provision.

The Applicants agent told the Panel that it was the applicants view that the site was a part of the allocated development area and was an appropriate site for development. It was further confirmed that the access road which lay between the proposed development and the countryside already had permission and the development would simply fill the gap between existing dwellings and the road.

It was further commented that many of the concerns raised related to matters that would be addressed at reserved matters stage.

It was commented that waste would be dealt with by means of a self-contained private facility to address sewerage also the 30 mph zone would be moved to cover the entrance to the site.

The Senior Planning Officer commented that it was the road, which already had permission that in effect formed the majority of the site that was outside the village boundary, although a small proportion of the proposed buildings were also within the open countryside, this however was considered acceptable in the context of the site as a whole and its relationship to the existing village.

It was further commented that there was a condition requiring further detail of waste and sewerage disposal.

Councillor McLean proposed that the recommendation to grant the application subject to the conditions as detailed in the Panel report be agreed, this was seconded by Councillor Baines.

It was commented that the proposal was for a low density development which may not be the best use of the land, however it was further commented that it was necessary to consider the application before the Panel.

It was also commented that the approved road effectively created a new envelope for the village and to infill the space created was an appropriate action, particularly in considering the need for

housing. It was further recognised that the proportion of the site actually in what was designated as 'Open Countryside' was very small and as such did not cause any harm to the area.

It was further noted that whilst the area was designated as an area of attractive countryside, that statement did not apply to the site and therefore it was the view that the proposal did not breach policy S11.

As there was a technical breach of policy S10 a recorded vote was taken.

On being put to the vote the proposal to grant the application subject to the conditions as stated in the Panel report was carried with all members of the Panel voting in favour

RESOLVED –

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

18/01022/FUL RETROSPECTIVE CHANGE OF USE FROM SOCIAL CLUB (SUI GENERIS) TO A COMMUNITY PLACE OF WORSHIP (CLASS D1) ASSOCIATED WORKS TO INCLUDE AN AIR CONDITIONING UNIT AND SCREENING AT WINNERS CHAPEL, BLETCHLEY, MILTON KEYNES FOR PASTOR YUKI IGBINOSA

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 application related to a change of use for a purpose that was presently subject to an enforcement notice to cease and it seems inappropriate to approve an application of this nature.
- It was inappropriate to use a building in a residential area for this purpose due to the noise likely to be created.
- The parking provision was inadequate and would lead to on road parking and associated congestion, the parking assessment and survey is inadequate and does not represent the true position.

The applicants agent told the Panel that the

premises had been purchased on the understanding that the building had permission for D1 use as it had been used previously as a Social Club, it later transpired that the building had 'Sui Generis' use and hence the need for a change of use application.

Work had been undertaken to ensure that windows and doors were noise insulated as much as possible. Furthermore a noise assessment survey has been undertaken that demonstrates that there is no adverse impact on neighbours, and this is accepted by the Environmental Health Officer.

It was also commented that parking arrangements were short of the standard but had also been under the previous use; however there was a public car park immediately outside the premises which could be used to meet the shortfall.

The agent reminded the Panel that the application was in accord with the Local Plan which encouraged the retention of local facilities.

The Planning Officer confirmed that an enforcement notice had been served and that the application sought to address the issues that lead to that notice being served.

Councillor McLean proposed that the recommendation to grant the application subject to the conditions as detailed in the Panel report be agreed, this was seconded by Councillor Baines.

Members of the Panel recognised that the proposal fell short of the Parking Standards, however, due to it's previous similar use it would prove problematical refusing the application on that basis.

It was also recognised that Environmental Legislation would be the appropriate way to tackle any problems that could arise as a result of the application being granted.

Overall the Panel recognised there were no planning reasons to refuse the application.

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

RESOLVED –

That the application be granted and the change of use be permitted subject to the conditions as detailed in the panel report.

NEW RESIDENTIAL HUB BUILDING TO ACCOMMODATE LIVING SPACE FOR 4 PRIESTS AND ASSOCIATED SUPPORT FACILITIES AT ST AUGUSTINES RC CHURCH , LANGCLIFFE DRIVE, HEELANDS, MILTON KEYNES FOR THE DIOCESE OF NORTHAMPTON

The Planning Officer introduced the application with a presentation. It was noted that condition 6 had been satisfied ahead of the Panel meeting and therefore it was recommended that the application be granted subject to the conditions as detailed in the panel report with condition 6 deleted.

The Panel heard from the Ward Councillor who objected to the application as the proposal would result in a reduction of 'shared' parking provision with a previously approved scheme on the 'Suffolk Punch' site. The land having been specifically provided by the Parks trust to aid that application. The Ward Councillor asked the Panel to consider a deferral to allow additional discussion to be undertaken to seek to resolve the issue.

The applicant and his agent told the Panel that having sought pre-application advice the scheme had been designed to be sympathetic to the 'Suffolk Punch' site development and parking provision remained in keeping with the signed s106 agreement relating to that application, and that the application provided in excess of the provision required by the s106 agreement.

Councillor McLean proposed that the recommendation to grant the application subject to the conditions as detailed in the Panel report be agreed, this was seconded by Councillor Baines.

Councillor Ferrans proposed a deferral of the application to allow some discussion in respect a revised layout, the proposal failed to find a seconder.

The Panel recognised that the application had to be determined on its individual merits and that in the light of no objections from Highways Officers, and that the scheme met its required parking standards, there was no planning basis to refuse the application.

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

RESOLVED –

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

18/01456/ADV

ADVERTISEMENT CONSENT FOR 3 FASCIA SIGNS AT XSCAPE BUILDING, 602 MARLBOROUGH GATE, CENTRAL MILTON KEYNES MILTON KEYNES FOR XSCAPE

The Planning Senior Officer introduced the application with a presentation.

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

In response to questions from the public;

It was confirmed that no amendments to the applicant's proposed lighting levels had been requested as the levels proposed were low and secured by condition. In planning terms there was no justification for a condition to further reduce the illumination level.

It was further confirmed that how the signs are fixed to the building does not amount to a planning consideration.

The panel heard from Objectors who raised concerns in respect of;

- The signage, in the view of the Town Council, was a negative intrusion on a famous landmark.
- The proposals are inconsistent with the NPPF Paragraph 142 and the Neighbourhood Plan policy G9(i).
- The signs would dominate the skyline.
- There was no requirement for signage as the building stood out, despite suggestions to the contrary from the applicant.
- The signage is not sympathetic to the general setting within the Town centre.
- They will have a negative impact on amenity, the existing signage is integrated in the building line.

The applicant told the Panel that there was a need to promote the facility to ensure that it remains a vibrant and viable business.

As Milton Keynes has experienced a significant drop in footfall there is a need to redefine high streets to promote leisure facilities.

Councillor McLean proposed that the recommendation to grant the application subject to

the conditions as detailed in the Panel report be agreed, this was seconded by Councillor Williams.

Councillor Williams stated that as a Ward Councillor he did not feel there was any reason not to approve the application which would not, in his view, do any harm but would promote Central Milton Keynes and one of its main Leisure and retail centres.

It was recognised that the panel needed to consider amenity and public safety and in its view there was no conflict with the NPPF or Neighbourhood Plan policy G9, and further noted these issues were covered in the report. It was commented that the objections made were very much subjective views.

On being put to the vote the proposal to grant the application subject to the conditions detailed within the panel report.

RESOLVED –

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

18/01535/FUL

ERECTION OF A FOUR BEDROOM DETACHED HOUSE WITH ASSOCIATED PARKING SPACES AT 13 ROCHE GARDENS, BLETCHLEY, MILTON KEYNES FOR MR LUCIANO PILLA

The Planning Officer introduced the application with a presentation.

The Planning Officer confirmed that there was no update on the panel report and the published update report, and that the recommendation remained to grant the application.

The panel heard from Objectors who raised concerns in respect of;

- The development site is on a bend and would cause visibility problems for road users in the cul-de-sac.
- Here was increased flood risk.
- There is parking on the street on the bend where the proposed development will take place, this will lead to additional congestion as the vehicles using that section of the road would no longer be able to park there.
- There is likely to be overlooking and loss of privacy for neighbouring properties.

The planning officer confirmed that there would be adequate on-site parking and also that there was no additional risk of flooding as the existing area was concrete hardstanding.

Councillor McLean proposed that the Officer

recommendation be agreed, this was seconded by Councillor Exon.

Members of the panel commented that if the development resulted in vehicles no longer being able to park in the road it would improve the situation rather than cause additional congestion.

The panel recognised that the orientation of the proposed development would not result in overlooking of neighbouring premises.

On being put to the vote the proposal to grant the application subject to the conditions as detailed in the report.

RESOLVED –

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

DCP13 TREE PRESERVATION ORDER FOR CONSENT TO PRUNE FOUR TREES BACK TO THE BOUNDARY FENCE LINE TO THE REAR OF NO. 73, 75, 77 AND 79 MILFORD AVENUE - APP - 18/01806/TPO

The Planning Officer introduced the application, it was explained that the matter was before the panel as the applicant was a councillor.

The Planning Officer confirmed that there was no update on the panel report and that the recommendation remained to grant the application subject to the conditions as detailed in the report.

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

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

RESOLVED

That the application be agreed, subject to the conditions as detailed in the Panel report.

THE CHAIR CLOSED THE MEETING AT 9:05 PM