

Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 28 FEBRUARY 2019 at 7:00 pm.

Present: Councillor: McLean (Chair)
Councillors Exon, A Geary and Williams

Officers: P Keen (Deputy Development Management Manager), C Walton (Planning Officer), V Watts (Planning Lawyer) and D Imbimbo (Committee Manager).

Number of Public Present: 9

Also Present: Councillor Long

DCP30 WELCOME AND INTRODUCTIONS

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

DCP31 DECLARATIONS OF INTEREST

Councillor A Geary asked that it be noted that in respect application 19/00111/FUL he was the Ward Councillor for the area and to appraise himself of the site he had driven by it to view it but had not had any discussion in respect of or involvement in the application.

DCP32 REPRESENTATIONS ON APPLICATIONS

Councillor Winsor (Newport Pagnell Town Council) spoke in objection to application 19/00111/FUL Additional new two storey detached house on the plot of 9 Shipley Road with associated works at 9 Shipley Road, Newport Pagnell, Milton Keynes.

The Applicant J Pakes exercised the right of reply.

Councillor Long (Ward Councillor) spoke in objection to application 18/02705/FUL Two storey rear extension and a Single storey front extension at 5 Highland Close, Bletchley, Milton Keynes.

The Applicant declined the right of reply.

DCP33 APPLICATIONS

18/03085/FUL PROPOSED NEW WINDOWS AT THE GROUND FLOOR REAR ELEVATION AT 46 NEWPORT ROAD, WOOLSTONE, MILTON KEYNES FOR UK HOUSING SITES LTD.

The Chair told the Panel that the application had been withdrawn by the applicant and would therefore not be determined.

19/00111/FUL ADDITIONAL NEW TWO STOREY DETACHED HOUSE ON THE PLOT OF 9 SHIPLEY ROAD WITH ASSOCIATED WORKS AT 9 SHIPLEY ROAD, NEWPORT PAGNELL FOR MS J PAKES

The Planning Officer introduced the application with a presentation and confirmed that the recommendation remained to grant the application subject to the conditions as detailed in the Panel report.

The Panel heard representations in objection from Newport Pagnell Town Council on the basis that the proposed development was contrary to Policy NP4 of the Newport Pagnell Neighbourhood Plan relating to 'windfall sites' that required any development to be in keeping with the locality. It was the view of the Town Council that the proposed development failed the policy by being a 2 storey detached property in an area predominantly made up of semi-detached 2 story properties and bungalows. It was also believed that the proposed development would overshadow the neighbouring bungalow.

The Applicant told the Panel that the original proposal had been refused as it was deemed too large for the plot, the revised scheme had been drawn up in consultation with planning officers and had been significantly reduced in size. There were no objections from the neighbours or other residents in the area and the design was such that it would fit with other properties in the locality.

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 Exon.

Members of the Panel recognised that the neighbourhood plan was a significant consideration and carried full weight, however it was also a subjective view as to whether the proposal was in keeping with the character of the area. It was also commented that Newport Pagnell Town Council had not objected to the original proposal which was a larger more impactful development, that had been nevertheless refused on delegated powers due to its size, the Panel therefore expressed some surprise that the Town Council was objecting to a smaller development that was more in keeping with the character of the area and had been designed to address original concerns held by planning officers.

On being put to the vote the recommendation to

grant the application subject to the conditions as detailed in the panel report was carried.

RESOLVED –

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

18/02705/FUL

TWO STOREY REAR EXTENSION AND A SINGLE STOREY FRONT EXTENSION AT 5 HIGHLAND CLOSE, BLETCHLEY, MILTON KEYNES FOR MR RAYMOND BUCKINGHAM

The Planning Officer introduced the application with a presentation and confirmed that the recommendation remained to grant the application subject to the conditions as detailed in the Panel report.

The Planning Officer confirmed that an update report had been published which included information relating to the Neighbourhood Plan which had been subject to a referendum on 14 February 2019 and having been supported held significant weight.

It was noted that a Site Inspection had been undertaken on 25 February 2019 which had been attended by Councillor McLean.

The Panel heard objections to the proposal from the Ward Councillor who held concerns that the proposed development was contrary to the Neighbourhood Plan as it would result in a large structure that was not in keeping with the area, the proposal was also likely to result in overshadowing of neighbouring properties at the rear. It was also commented that the road was a cul-de-sac however lead to the entrance of a school and there was a risk of on street parking from a 5 bedroom property that would cause congestion.

The applicant had declined the right of reply.

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

It was commented that no specific policy from the Neighbourhood Plan was known to have been breached by the proposal.

It was proposed by Councillor A Geary and seconded by Councillor Exon that the determination of the application be deferred to allow further information to be provided in respect of any breach of policy within the Neighbourhood

Plan. It was further noted that most of the development would not be visible from the Street and would not harm the character of the area.

On being put to the vote the proposal to defer the application was lost.

Members of the Panel also recognised that the parking Standards had been met and that any on street parking would be normal in the circumstances

The Panel heard that the 45 degree angle for overshadowing was not breached by the proposed development and therefore overshadowing would not be a sustainable reason to refuse the application, it was also commented that there was no objection from the neighbours.

On being put to the vote the recommendation to grant the application subject to the conditions as detailed in the panel report together with the completion of a s106 agreement was carried.

RESOLVED –

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

18/02943/FUL

DEMOLITION OF EXISTING STABLE BLOCK AND ERECTION OF ONE DETACHED DWELLING HOUSE. ASSOCIATED LANDSCAPING AND ANCILLARY WORKS AT LAND ADJACENT TO SADDLEGATE, MIDDLE WEALD, CALVERTON FOR MR & MRS ALSTON

The Planning Officer introduced the application with a presentation. The Panel heard that the application represented a departure from the Local Plan as it was in Open Countryside but any harm was minimal and the site was considered to be sustainable.

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

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 Exon.

The Panel noted that the site was in the Open Countryside but on previously developed land and that the harm associated with the development would be minor, Councillor A Geary told the Panel

that he knew the site well and could see no harm from the proposal, it was also unlikely to be in breach of policy within the emerging Plan:MK. It would also be sustainable by virtue of being no more than 500 yards from the Milton Keynes Western Flank Expansion.

The proposal being a departure from the Local Plan a recorded vote was taken. On being put to the vote the recommendation to grant the application subject to the conditions as detailed in the panel report was carried with Councillors A Geary, McLean and Williams voting in favour of the application and Councillor Exon Against.

RESOLVED –

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

THE CHAIR CLOSED THE MEETING AT 7:55 PM