

Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 20 OCTOBER 2016 at 7:00 pm.

Present: Councillor: A Geary (Chair)
Councillors: Bint, Exon and Legg

Officers: D Kirk (Development Management Manager -South East Team), A Smith (Senior Planning Officer), M Pearce (Planning Officer), D Hird (Planning Officer), P Caves (Engineer – Highways), E Kampaite (Trainee Solicitor), V Blane (Planning Solicitor) and D Imbimbo (Committee Manager).

Number of Public Present: 17

DCP15 WELCOME AND INTRODUCTIONS

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

DCP16 DECLARATIONS OF INTEREST

Councillor Legg asked that it be noted that in respect of Application 3 – 16/01772/FUL he was a member of the Parish Council which was objecting to the application, he had however not discussed the application and held no pre-determined view.

DCP17 REPRESENTATIONS ON APPLICATIONS

Councillor Learnt (Wolverton and Greenleys Town Council) spoke in objection to application 16/01309/FUL Change of use from office accommodation (use Class B1(a)) to non-residential institution (use class D1) at Unit 10, Walker Avenue, Wolverton Mill

Mr Partik, applicant, exercised the right of reply

Councillor Learnt (Wolverton and Greenleys Town Council) spoke in objection to application 16/01187/FUL Change of use from storage to form new self-contained studio dwelling at 32B Stratford Road, Wolverton, Milton Keynes.

Mr A Pegley, applicant's agent, exercised the right of reply

16/01546/FUL THE CONVERSION OF THE EXISTING GROUND FLOOR ANNEXE INTO A SEPARATE DWELLING (RETROSPECTIVE), THE CONVERSION OF THE EXISTING HOUSE INTO TWO FLATS AND THE WIDENING OF THE VEHICULAR ACCESS TO FACILITATE FOUR PARKING SPACES (RESUBMISSION OF 16/00476/FUL) AT 12 CAWARDEN, STANTONBURY, MILTON KEYNES FOR MR A CLEWER

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

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

Members of the Panel sought clarification in respect of the comments received during the consultation process which highlighted concerns in respect of parking and additional vehicular movements. It was noted that whilst there would be some additional traffic it was unlikely to be of a volume that would significantly impact on the locality.

On being put to the vote the proposal to grant the application subject to the conditions as detailed in the Panel report was carried unanimously, and it was;

RESOLVED –

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

16/00948/FUL CONVERSION OF GARAGE TO HABITABLE LIVING ACCOMMODATION THROUGH THE REMOVAL OF THE EXISTING GARAGE DOORS TO THE FRONT ELEVATION AND INSTALLATION OF A SINGLE DOOR AND FIXED PANE WINDOW, TO THE FRONT AND REAR ELEVATION OF THE EXISTING GARAGE. THE ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION, IN ADDITION TO EXTERNAL ALTERATIONS IN THE FORM OF ALTERATIONS TO THE EXISTING WINDOWS. (PART-RETROSPECTIVE) AT 12 BRAUNSTON, WUGHTON PARK, MILTON KEYNES FOR MR RAYMOND YEATES

The Planning Officer introduced the application with a presentation. The Panel heard that since the publication of the agenda a further objection had

been received, however, this did not raise any new matters that had not been covered in the report, the Panel was also presented a written representation on behalf of Mr and Mrs Bowles. It was noted that no conditions had been suggested as the application was retrospective and none would be justifiable in the circumstances.

The Planning Officer told the Panel that the recommendation remained to grant the application.

Councillor A Geary proposed that the officer recommendations be agreed this was seconded by Councillor Exon.

The Panel recognised the concerns expressed by neighbours but recognised that there were no sustainable reasons to refuse the application and no conditions that could be justified

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

RESOLVED –

That the application be granted.

16/01772/FUL

TWO STOREY SIDE WITH HABITABLE SPACE IN LOFT, AND FRONT EXTENSIONS AND SINGLE STOREY REAR EXTENSION AND ALTERATIONS TO REAR BOUNDARY WALL AT 63 NORMANDY WAY, BLETCHLEY, MILTON KEYNES FOR MR IAN HOBBS.

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 report.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Exon.

Councillor Legg told the Panel that he was familiar with the area and in his view despite representations that the proposal could be an over development of the Site he believed that its separation distance from other properties was such that no harm would be done

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

RESOLVED –

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

CHANGE OF USE FROM OFFICE ACCOMMODATION (USE CLASS B1(A)) TO NON-RESIDENTIAL INSTITUTION (USE CLASS D1) AT UNIT 10, WALKER AVENUE, WOLVERTON MILL FOR HAZARA COMMUNITY MILTON KEYNES

The Development Management Manager -South East Team introduced the application with a presentation. The Panel heard that a noise impact assessment had been provided which did not demonstrate any major concerns at the level of proposed usage of the facility, however, following Legal advice and taking consideration of the difficulty to enforce, it was recommended that condition 10 be deleted, it was further noted that the applicants had agreed to condition 10 with the addition of the word 'pupils' after the number 40, however the concerns in respect of enforcement difficulties were considered to outweigh the need for the condition and that the recommendation remained to grant the application subject to the conditions as detailed within the Panel report with condition 10 deleted.

The Panel heard representations from the Town Council in respect of concerns about parking and vehicle movements in a busy area. The Applicant told the Panel that the highest concentration of vehicles was likely on a Saturday and this would have limited impact on neighbouring businesses, also pupils attending were in the majority of cases be dropped off so parking would not be a major implication.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

The Panel expressed concern at the proposal to remove the condition 10, that restricted numbers of occupants as the potential impact was wider than just parking as there remained concerns about noise. It was suggested that in recognition of the applicants request to include the word 'Pupils' it would be reasonable to apply a condition to restrict the number of occupants at any one time at 60, thus allowing for 40 children teachers and some parents who may wish to remain on the premises. It was further noted that the Fire Authority may put a further restriction on numbers.

It was proposed by Councillor Bint that in recognition of the concerns about parking and noise that condition 10 be re-instated to read;

'The maximum number of people on the premises at any one time for the purposes of the proposed use shall not exceed 60.

Reason: To ensure control over the scale of the use in relation to the amenities of neighbouring residents and the availability of car parking'

This was seconded by Councillor Exon.

On being put to the vote the motion to include the condition as detailed above was carried unanimously.

On being put to the vote the proposal to grant the application subject to the conditions as detailed in the Panel report with condition 10. included and amended to read as above was carried unanimously, and it was;

RESOLVED –

That planning permission be granted subject to the conditions as detailed in the Panel report with condition 10 amended to read;

'The maximum number of people on the premises at any one time for the purposes of the proposed use shall not exceed 60.

Reason: To ensure control over the scale of the use in relation to the amenities of neighbouring residents and the availability of car parking.'

16/00208/FUL

CHANGE OF USE FROM RESIDENTIAL DWELLING (USE CLASS C3) TO A HOUSE IN MULTIPLE OCCUPANCY (USE CLASS C4) WITH THREE LETTABLE ROOMS (RETROSPECTIVE) AT 261 FEN STREET, BROOKLANDS, MILTON KEYNES FOR MISS JASMINE MARKS.

The Planning Officer introduced the application with a presentation. It was reported that there was no update on the Panel report and the recommendation remained to grant the application subject to the conditions detailed in the report.

Councillor A Geary proposed that the Officer recommendation be agreed, this was seconded by Councillor Exon.

Members of the Panel sought clarification in respect of the definition of a House in Multiple Occupation and whether there was restriction to ensure that no other rooms were sub-let to more tenants. It was confirmed that only the designated bedrooms would be let.

On being put to the vote the proposal was carried

unanimously, and it was;

RESOLVED –

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

16/01187/FUL

CHANGE OF USE FROM STORAGE TO FORM NEW SELF-CONTAINED STUDIO DWELLING AT 32B STRATFORD ROAD, WOLVERTON, MILTON KEYNES FOR T. RAJA

The Core Business Unit Manager introduced the application with a presentation. The Panel heard that there was no update on the Panel report

The Panel heard representations from the Town Council to the effect that the application should be refused as it failed to meet the requirements of the Councils Parking Standards to provide a parking space, it was further commented that on-street parking spaces were limited and nearby streets had parking restrictions.

The applicants agent told the Committee that he believed on street parking was a reasonable option in the circumstances and that there was no room to provide for a space on the plot.

The Core Business Unit Manager confirmed that whilst the application failed to meet the Parking Standards there was a view that the development was sustainable by virtue of the nearby bus routes and pedestrian access to the town centre.

Councillor A Geary proposed that the Officer recommendation be agreed, this was seconded by Councillor Legg.

Members of the Panel stated that they did not believe that it was a suitable development if it was unable to provide the one parking space required. The area was known for having severe parking problems and despite this proposal falling short on parking provision by only one space it was likely to cause significant harm to an already bad situation.

It was further noted that the Highways Engineers objected to the application as it breached Saved policy T15 of the Milton Keynes Local Plan

On being put to the vote the proposal to grant the application subject to the conditions as detailed in the Panel report was lost (unanimous).

Councillor A Geary proposed that the application be refused as the proposals were in breach of policy T15 as it failed to provide adequate parking

to meet adopted standards, and would increase the problem of parking in the local area, this was seconded by Councillor Bint

On being put to the vote the proposal was carried unanimously, and it was;

RESOLVED –

That planning permission be refused as the proposals were in breach of saved policy T15 of the Milton Keynes Local Plan, as it failed to provide adequate parking to meet adopted standards.

16/01664/FUL

CONVERSION OF HOUSE AND ANNEXE INTO TWO SELF-CONTAINED DWELLINGS AT 15 WILLIAM SMITH CLOSE, WOOLSTONE, MILTON KEYNES FOR MR DAVID ARNOLD

The Core Business Unit Manager introduced the application with a presentation. The Panel heard 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 Panel report.

Councillor A Geary proposed that the Officer recommendation be agreed, this was seconded by Councillor Exon.

On being put to the vote the proposal was carried unanimously, and it was;

RESOLVED –

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

16/01431/ADV

ADVERTISEMENT CONSENT FOR 1X ILLUMINATED WALL MOUNTED SIGN AND 2 X MOUNTED OFF THE WINDOW ILLUMINATED FASCIA SIGNS (PART-RETROSPECTIVE) AT 899 SILBURY BOULEVARD, CENTRAL MILTON KEYNES, MILTON KEYNES FOR PERSONAL GROUP

The Chair told the Panel that the objection from the Town Council had been withdrawn. The Panel heard 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 Panel report.

Councillor A Geary proposed that the Officer recommendation be agreed, this was seconded by Councillor Exon.

On being put to the vote the proposal was carried unanimously, and it was;

RESOLVED –

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

DCP19 TOWN AND COUNTRY PLANNING ACT 1990 THE COUNCIL OF THE BOROUGH OF MILTON KEYNES - ON LAND AT 41 STRATFORD ROAD, WOLVERTON- TREE PRESERVATION ORDER 2016 – APPLICATION PS/540/15/406

The Panel considered a report in respect of a Tree preservation order on a Lime Tree at 41 Stratford Road Wolverton.

The Planning Officer introduced the application with a presentation containing photographs, told the Panel that The tree overhangs the boundary between the application site and no. 42 Stratford Road. An Order was served on 20th June 2016 under the delegated powers of the Head of Development Management. Notices of the making of the Order were served and displayed on site on 20th June 2015. The Order was served in response to the Arboricultural Officer's recommendation regarding the tree's public benefit to the historical setting and its amenity value to the local landscape and wider street scene.

The Panel heard that the Arboricultural Officer advised that the tree in question was considered to have significant public benefit in regard to the historical setting and amenity value to the immediate area and to the wider public realm. It was considered that the confirming of the Tree Preservation Order to safeguard its amenity value and allow appropriate control of any future work to the trees was justified and that his recommendation was that the Tree Protection Order be confirmed without modifications.

The Panel heard representations from the occupant of 41 Stratford Road, who told the members of the Panel that the tree having grown to a large size was problematical in so far as sap would damage vehicles parked in the parking bays beneath it and during windy conditions branched had fallen and posed a risk.

Councillor A Geary proposed that the Officer recommendation be agreed, this was seconded by Councillor Exon.

Members of the Panel expressed conflicting views as to the amenity value of the tree, Councillor A Geary stated that he did not believe the tree to be of particular amenity value being a common species and in an area where there were numerous other trees.

On being put to the vote the proposal to Confirm the Order without modification was lost on the Chairs Casting vote, and it was;

RESOLVED -

That the Tree Protection Order was not Confirmed.

THE CHAIR CLOSED THE MEETING AT 8:28 PM