



**Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 22 SEPTEMBER 2016 at 7:00 pm.**

**Present:** Councillor: A Geary (Chair)  
Councillors: Eastman, Legg and McLean

**Officers:** D Kirk (Core Business Unit Manager), P Keen (Senior Planning Officer), K Lycett (Senior Planning Officer), M Pearce (Planning Officer), A Sacbucker (Senior Planning Officer) E Kampaite (Trainee Solicitor), V Blane (Planning and Environment Team, Legal Services) and D Imbimbo (Committee Manager).

**Number of Public Present:** 12

**Apologies:** Councillor Walker asked that his apologies be given having registered to speak in objection to application 16/02181/ADV he was unable to attend the meeting due to bereavement.

**DCP12 WELCOME AND INTRODUCTIONS**

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

**DCP13 DECLARATIONS OF INTEREST**

Councillor McLean asked that it be noted that in respect of Application 2 – 16/00126/FUL, as Ward Councillor he was aware that the matter had a number of issues that required examining and had therefore requested that it be considered at a Panel, he had however not discussed the application with anyone or expressed any opinion on the matter.

Councillor A Geary asked that it be noted that in respect of Application 2 – 16/00126/FUL he was a member of the Olney Parochial Church Council and one of the objectors was also a member and therefore he would take no part in determination of the application and hand the Chair to the Vice Chair Cllr Legg for the item.

**16/01285/REM RESERVED MATTERS APPLICATION  
PURSUANT TO OUTLINE PLANNING  
PERMISSION 15/02002/OUT FOR  
APPEARANCE, SCALE AND LANDSCAPING OF  
6 RESIDENTIAL DWELLINGS AT  
STANTONBURY PARK FARM, WOLVERTON  
ROAD, GREAT LINFORD FOR BRICKHILL  
ESTATES (MK) LIMITED**

The Senior Planning Officer introduced the application with a presentation. The Panel heard that since the publication of the agenda a further objection had been received, raising concerns in respect of separation distances from neighbouring properties, it was confirmed that distances were compliant with policy.

The Senior Planning officer told the Panel that her recommendation remained to grant the application subject to the conditions as detailed in the Panel report with the deletion of condition 7 which was a duplicate of condition 1.

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

Members of the Panel expressed concern in respect of the potential nuisance caused by the PIR controlled lighting and asked that condition 9 be amended to include a limit on the level of lighting, the officer confirmed that she could take advice from Environmental Health and amend the condition to set a maximum appropriate for the site.

It was proposed by Councillor Eastman that condition 9 be amended to include a maximum intensity of lighting, as advised by Environmental health officers, This was seconded by Councillor McLean. Councillor A Geary as the proposer of the substantive motion accepted the amendment.

Councillor McLean asked that the Core Business Unit Manager in future applications where lighting was proposed more details of levels of lighting likely to be emitted be provided to assist the Committee.

Councillor A Geary commented that the proposed new wall should be, as much as possible, constructed of stone that matched the existing. The Senior Planning Officer confirmed that a request for

details of materials to be used be submitted

It was further noted that the proposals were compliant with parking standards.

On being put to the vote the proposal to grant the application subject to the conditions as amended was carried unanimously, and it was;

RESOLVED –

That planning permission be granted subject to the conditions as detailed in the Panel report with condition 9 amended as detailed above and Condition 7 deleted.

**16/00126/FUL**

**CHANGE OF USE FROM OFFICE (USE CLASS B1) TO RESTAURANT (USE CLASS A3) WITH INTERNAL ALTERATIONS COMPRISING BREAKING THROUGH PARTY WALL TO CREATE DOORWAY AT GROUND AND FIRST FLOORS AT CROSS KEYS HOUSE, HIGH STREET SOUTH, OLNEY FOR TJD TRADE LIMITED**

Councillor A Geary having declared a prejudicial interest stood down from the Chair and the Panel during consideration of this application.

Councillor Legg (Vice Chair) took the Chair.

The Core Business Unit Manager introduced the application with a presentation. The Panel heard that since the publication of the agenda a further objection had been received, points 1 to 5 in the letter were included in the original submission, point 6 relating to Licensing was not planning a consideration. The Panel heard that the recommendation remained to grant the application subject to the conditions as detailed in the Panel report.

Councillor Legg proposed that the officer recommendations be agreed this was seconded by Councillor Eastman.

The Panel recognised that the site was on a busy highway and could result in problems with taxi pick-ups and drop off, it was also noted that there was a potential for noise nuisance from customers but that these were Licensing matters that could not be considered in determining the planning application and that despite concerns there were no valid planning reasons to refuse the application.

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 approved, subject to the conditions as detailed in the Panel report.

**16/01377/FUL**

**DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF 5 RESIDENTIAL DWELLINGS AND ALL ANCILLARY WORKS (RESUBMISSION 16/00524/FUL) AT RECTORY FARM, WOBURN SANDS ROAD, BOW BRICKHILL FOR G & D SMITH.**

The Senior Planning Officer introduced the application with a presentation. The Panel heard the site was partially in designated open countryside and a representation had been received from the Parish Council reiterating objections to the Development on this basis. The Panel heard that the present 5 Year Housing Land supply remained at 4.8 years and therefore following recent appeal decisions it was not possible to refuse the development on the basis that it was outside the village boundary. It was further noted that the representations had been previously considered when the Panel report had been prepared.

The Senior Planning Officer confirmed that the recommendation therefore 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 Legg.

In response to a question the Panel heard that condition 7 had been included to ensure that car ports were not enclosed which would have the effect of reducing the available parking space, the condition was adequate to provide the necessary protection.

Councillor McLean proposed that an informative be added setting out the limitations on permitted development rights that condition 7 sought to restrict, this was seconded by Councillor Eastman.

Councillor Geary sought assurances that the reported situation with 5 year land supply was accurate and current, it was confirmed that the figure was correct as of June 2016 but had not changed significantly since and therefore the supply was still less than 5 years., it was

commented that future reports should state the existing status of the 5 year housing land supply at time of writing.

The Panel expressed disappointment that the situation remained that saved policy S10 of the Milton Keynes Local Plan 2001-2011 could not be relied upon as a reason to refuse the application which would ordinarily be seen as being non-compliant.

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

RESOLVED –

1. That planning permission be granted subject to the conditions as detailed in the Panel report.
2. That an informative setting out the limitations on permitted development rights that condition 7 sought to restrict be added to the permission.
3. That future Development Control Committee and Panel reports specify the status of the 5 year housing land supply where a relevant factor.

**16/01094/FUL**

**CONVERSION OF DWELLING TO TWO FLATS AND DEMOLITION OF GARAGE AT 171 CHURCH STREET, WOLVERTON, MILTON KEYNES FOR DR BORIS LANKOV**

The Planning Officer 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 within the Panel report.

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

The Committee sought clarity in respect of the calculation methodology for determining the scale of Houses in Multiple Occupation in a particular area and whether this would include those known to exist but did not hold planning permission, it was confirmed that this was the case but there were none in this instance.

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

RESOLVED –

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

**ADVERTISEMENT CONSENT FOR MULTIPLE SIGNS, INCLUDING 2 X FASCIA SIGNS, 1 X TOTEM SIGN AND 1 X BANNER SIGN AT FOODSTORE SOUTH OF, TEXEL CLOSE, OAKRIDGE PARK FOR ASDA STORES LTD.**

Councillor Walker having registered to speak in objection to the application had given apologies as he was unable to attend due to bereavement.

The Senior Planning Officer introduced the application with a presentation. The Panel heard that the proposals for signs L1, L2 and T1 had been modified to address the size and luminosity following the refusal to grant advertising consent on a previous occasion, however the specification of sign MCS 3 had not been changed from that previously refused. It was noted that the applicants had lodged an appeal against the refusal of all 4 signs.

The Panel also heard that that an additional representation had been received from a resident which objected primarily to sign MCS 3

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

Councillor A Geary asked that it be noted that he had received correspondence from the applicants seeking support for the application, it was confirmed that Councillor Legg had also received the same correspondence. Councillor McLean and Eastman stated that they had not received the correspondence

The Panel heard that the modifications to signs L1, L2 and T1 were such that they were considered to be acceptable and would not cause significant harm to the amenity of residents. It was however noted that whilst the store was not at the present time proposing to operate 24 hours there remained a possibility this could be the case in the future and as such whilst the signs were considered acceptable for the hours proposed it was however likely to be unacceptable should the operating hours extend and the hours of illumination be extended to match them. Therefore it was proposed by Councillor McLean that should advertising consent be granted the condition be amended to require them to be switched off outside the store opening hours and outside the hours of

05:00 – 00:00 at all times Monday to Sunday and 09:00hrs to 18:00hrs on Sundays.

Members of the Panel expressed disappointment at being asked to approve a sign that had previously been refused where no modification had been made to change the specification that had been deemed to be inappropriate for a residential area.

Members of the Panel stated that in their view the reasons for the previous refusal remained in respect of sign MCS 3.

On being put to the vote the proposal to grant advertising consent for signs L1, L2 T1 and MSC3 was lost.

Councillor A Geary proposed that signs L1, L2 and T1 be approved subject to the conditions as detailed in the Panel report, with condition 4 amended to read;

The illuminated adverts hereby permitted shall be switched off in their entirety outside of the store opening hours and outside of the following hours at all times; 05:00-00:00 Monday-Saturday and 09:00-18:00 on Sundays.

Reason: In order to protect visual and residential amenity in accordance with Saved Policy D1 (iii, iv) of the Milton Keynes Local Plan 2001-2011 and Policy CS13 of the Milton Keynes Core Strategy 2013.

And that sign MCS3 be refused as the advert, by virtue of its size and location would be dominant in the surroundings and at odds with the residential character of the area thus creating an adverse visual feature. The advert would therefore be contrary to Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 and Policy CS13 of the Milton Keynes Core Strategy 2013.

This was seconded by Councillor Legg.

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

**RESOLVED –**

That signs L1, L2 and T1 be approved subject to the conditions as detailed in the Panel report, with condition 4 amended to read;

The illuminated adverts hereby permitted shall be switched off in their entirety outside of the store opening hours and outside of the following hours at all times; 05:00-00:00 Monday-Saturday and 09:00-

18:00 on Sundays.

Reason: In order to protect visual and residential amenity in accordance with Saved Policy D1 (iii, iv) of the Milton Keynes Local Plan 2001-2011 and Policy CS13 of the Milton Keynes Core Strategy 2013.

And that sign MCS3 be refused as the advert, by virtue of its size and location would be dominant in the surroundings and at odds with the residential character of the area thus creating an adverse visual feature. The advert would therefore be contrary to Saved Policy D1 (iii) of the Milton Keynes Local Plan 2001-2011 and Policy CS13 of the Milton Keynes Core Strategy 2013.

16/01657/FUL

**DEMOLITION OF EXISTING REAR CONSERVATORY AND ERECTION OF SINGLE STOREY FRONT PORCH, SINGLE STOREY SIDE CONSERVATORY, TWO STOREY REAR EXTENSION AND MINOR ELEVATIONAL CHANGES AT 36 LAKES LANE, NEWPORT PAGNELL FOR MR & MRS MACDONALD**

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 that the applicant was the Chair of the Milton Keynes Development Partnership and therefore the matter was put before the Panel in accordance with the scheme of Delegation. Councillor A Geary stated that he knew the applicant but had not engaged in any discussion with him in respect of the matter and would determine the application on its merits, this was also the case for Councillors Eastman, McLean and Legg.

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

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.

**THE CHAIR CLOSED THE MEETING AT 8:30 PM**