

Minutes of the meeting of **DEVELOPMENT CONTROL COMMITTEE** held on **THURSDAY 1 APRIL 2021** at 7.00 pm.

Present: Councillor Brown (Chair)
Councillors Bint, Exon, Lancaster, Legg, McLean, Petchey, Reilly
(Substituting for Alexander), Trendall and Wallis.

Officers: J Palmer (Head of Planning), C Nash (Development Management Manager), N Roy (Principal Solicitor) and D Imbimbo (Committee Manager)

Apologies: Councillor Alexander

DCC68 INTRODUCTIONS AND WELCOME

The Chair welcomed members of the public and councillors, advising that the meeting was being held remotely and would be broadcast live on YouTube, further explaining the procedures to be adopted.

DCC69 DECLARATION OF INTERESTS

None were made.

DCC70 MINUTES OF PREVIOUS MEETINGS

RESOLVED –

That the minutes of the meetings of the Development Control Committee on 4 March 2021 and Development Control Panel on 25 February 2021 be agreed as an accurate record and signed as such by the Chair subject to the following amendments;

The last sentence of DCP23 – the word EXCISED be amended to EXERCISED, and,

The second para of DCP25 – 'Tree CONFIRMATION order' be amended to read 'Tree PRESERVATION Order'

DCC71 PLANNING APPLICATIONS

20/02682/FUL ERECTION OF 12No. DWELLINGS WITH ASSOCIATED PARKING AND CREATION OF ACCESS ROAD AT FROSTS LANDSCAPE CONSTRUCTION, NEWPORT ROAD, WAVENDON, MILTON KEYNES FOR MR LUKE WEBB.

The Development Management Manager introduced the application with a presentation. It was noted that there had been a published update paper that detailed information in respect of the section (s106) agreement and a variation to the recommended wording for condition 4 as originally published.

The Committee heard that the proposal although recommended for approval represented a departure from the Development Plan, in that it was in part proposed to develop land classified as open countryside, and therefore contrary to policies DS1, DS2 and DS5 of PlanMK, it was confirmed that the Officer recommendation remained that the application be approved subject to the completion of a s106 agreement securing the obligations and terms set out in the report, as modified in the update paper, and the conditions set out in the Officer's report, also as modified in the update paper and that in the event that the s106 agreement was not completed within 28 days following the Committee's resolution, the Head of Planning be delegated authority to extend the period for completion of the s106 agreement, or, in consultation with the Chair and Vice Chairs, refuse permission.

The Committee heard that the recommendation to approve was based on paragraphs 118 and 121 of the National Planning Policy Framework that encouraged development on previously developed land.

It was noted that the MKC Travel Plan Coordinator in his consultation response had requested that a Transport Statement be provided, it was however not believed to be reasonable to require the developer to provide one for a development of only 12 dwellings.

It was noted that condition 19 as detailed within the report had no 'reason' detailed, the Development Management Manager confirmed this was a typographical error and the reason would be the same as that detailed for condition 18.

The Chair proposed, seconded by Councillor Exon that the application be approved subject to the completion of a s106 agreement securing the obligations and terms set out in the report, as modified in the update paper, and the conditions set out in the Officer's report, also as modified in the update paper and that in the event that the s106 agreement was not completed within 28 days following the Committee's resolution, the Head of Planning be delegated authority to extend the period for completion of the s106 agreement, or, in consultation with the Chair and Vice Chairs, refuse permission.

Councillor Bint, seconded by Councillor McLean proposed that condition 15 be amended to require that a revised layout be submitted to and approved by the planning authority, to take account of the proposed layout changes.

The amendment was agreed by acclamation.

The Chair confirmed that condition 19 should have the reason detailed in the same terms as that for condition 18.

The Committee noted that the proposal was a small extension to an already approved larger development and that whilst Open Countryside should be protected it was clear that the site of the proposed development did not see any loss of amenity and represented a logical development on a brownfield site that had been developed on all sides. It was also commented that the proportion of affordable housing being proposed on a site that had no obligation to provide it was a welcome feature of the application.

On being put to the vote the proposal was carried with all members voting in favour.

RESOLVED –

That the application be approved subject to the completion of a s106 agreement securing the obligations and terms set out in the Committee report, as modified in the published update paper, and the conditions set out in the Officer's report, with condition 4 as modified in the published update paper, together with an amendment to condition 15 requiring a revised layout plan to be submitted and approved by the Planning Authority, and the inclusion of a reason for condition 19 in the same terms as that for condition 18;

and that in the event that the s106 agreement was not completed within 28 days following the Committee's resolution, the Head of Planning be delegated authority to extend the period for completion of the s106 agreement, or, in consultation with the Chair and Vice Chairs, refuse permission.

DCC72 APPEAL UPDATE FOR 2020-21.

The Committee considered a report in respect of the status of appeals and outcomes. The Development Management Manager gave the Committee

an overview of the report and lessons learnt from the outcomes of appeals.

RESOLVED –

That the report be noted.

THE CHAIR CLOSED THE MEETING AT 7:55 PM

DRAFT