



Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 25 OCTOBER 2012 at 2.00 pm.

Present: Councillor White (Chair)
Councillors: Hawthorn, Legg, McLean and C. Williams (Substituting for Cllr Ferrans)

Officers: N Fenwick (Assistant Director (Planning, Economy and Development)) J Kirkham (Senior Planning Officer), A Harrison (Senior Planning Officer), M Turner (Senior Planning Officer), A Holloway (Senior Planning Officer), M Wilde (Student Planner) C Megson (Student Planning Officer), S Bridglalsingh (Principal Solicitor) and D Imbimbo (Committee Manager).

Apologies Cllrs Ferrans and Kennedy

Number of Public Present: 21

Also Present

DCP14 DECLARATIONS OF INTEREST

Councillor Williams asked that it be recorded that Application 12/01587/FUL TPO was for an application within the Parish in which he is a Councillor and that he had taken no part in any discussion or meeting within that Parish Council in respect of the application

DCP15 REPRESENTATIONS ON PLANNING APPLICATIONS

Mr M Gilbert and Councillor P Geary spoke in objection to application 12/01445/FUL, Change of use from shop (use class A1) to mixed use (use class A1/A3) coffee shop at 33 Market Place, Olney.

The Applicants Agent Ms. A Wright exercised the right of reply.

Councillor P Geary spoke in support of application 12/01473/FUL Change of use of first and second floors to 4 two bedroom apartments at 33 Market Place, Olney

Mrs J Dawes and Councillor A Geary spoke in objection to application 12/01313/CLUP, Erection of single storey detached garden room and conversion of existing brick built potting shed into boiler plant room at 4 High Street, Haversham.

The Applicant declined the right of reply

Councillor D. Stabler (GLPC) spoke in objection to application 12/00587/FUL, Extension and alteration of Spring Cottage and erection of new detached dwelling (amended scheme to that permitted under reference 08/02102/FUL) (part retrospective) at Spring Cottage, Willen Lane, Great Linford

The applicants agent Mr D Simm exercised the right of reply.

Mr and Mrs T Roberts spoke in objection to application 12/01616/FUL, Erection of single storey rear and two storey side extensions at 37 Boyce Crescent, Old Farm Park.

The applicants agent Mr B Morris exercised the right of reply.

DCP16

APPLICATIONS

12/00858/FUL CHANGE OF USE FROM AGRICULTURAL BARN TO DWELLING AT BARN IN THE SHOULDER OF MUTTON FIELD, GUN LANE, SHERINGTON FOR MR BERNARD SOUL

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out in the Panel report

Councillor White proposed a motion in support of the Officers recommendations, this was seconded by Councillor McLean.

Councillor White stated that the evidence in the reports was that a barn had existed on the site in the 19th Century however arial photographs demonstrated that the barn was not present during the period of the second world war and that the present construction had been erected post 1945. He therefore questioned why the Conservation Officer was seeking a condition to have permitted development rights removed on a property that was a non designated heritage asset.

The Assistant Director (Planning, Economy and Development) explained the implications of removing this condition.

Cllr White proposed that the condition be removed, this was seconded by Cllr Legg. Before being put to the vote and it was carried.

The motion to support the officers' recommendations with the amendment to remove condition 14 in the Panel report was put to the vote and it was;

RESOLVED –

That planning permission be granted subject to the conditions in the committee report excluding condition 14 in respect of permitted development rights.

12/01445/FUL

CHANGE OF USE FROM SHOP (USE CLASS A1) TO MIXED USE (USE CLASS A1/A3) COFFEE SHOP AT 33 MARKET PLACE, OLNEY, MK46 4AJ FOR MR RICHARD GORDON

The Officer reported that the recommendation remained that the application be granted subject to the conditions in the report together with an additional condition to read;

Notwithstanding the details in the approved plans the existing tiled mosaic at the entrance for the unit shall be retained.

Reason: In the interests of retaining part of the significance of the building as a non-designated heritage asset in the conservation area in the interests of policy HE6 of the Milton Keynes Local Plan 2001 – 2011.

The above condition having been considered appropriate following observations at the site inspection.

The Panel heard from speakers that residents and businesses in Olney held concerns that allowing a national chain to establish a retail outlet in a town that has solely independent traders could see the loss of the unique character of the town in the Milton Keynes area and open the door to other similar retailers.

The Panel heard that the nature of the trader and competition issues was not a material planning consideration.

The Panel recognised that the application met the requirements of the NPPF and whilst holding reservations about the risk to the character of the town had no basis to refuse the application.

Cllr White proposed that the officers recommendation with the additional condition be approved, this was seconded by Cllr McLean before being put to the vote and it was;

RESOLVED –

That planning permission be granted subject to the conditions as detailed in the panel report together with the additional condition.

12/01473/FUL

CHANGE OF USE OF FIRST AND SECOND FLOORS TO 4 TWO BEDROOM APARTMENTS AT 33 MARKET PLACE, OLNEY, MK46 4AJ FOR MR RICHARD GORDON

The Officer reported that his recommendation remained that the application be approved.

Councillor P Geary told the committee that whilst he lamented the loss of retail space he recognised the difficulty in finding retailers willing to take on the full building and that the conversion to apartments represented to best option to see the property returned to use.

Councillor White proposed a motion in support the Officers recommendations this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

12/01313/CLUP

ERECTION OF SINGLE STOREY DETACHED GARDEN ROOM AND CONVERSION OF EXISTING BRICK BUILT POTTING SHED INTO BOILER PLANT ROOM AT 4 HIGH STREET, HAVERSHAM, MILTON KEYNES FOR FSG PROPERTY SERVICES LTD

The Officer reported that her recommendation remained that the application be granted subject to the conditions set out in the panel report.

The Panel heard concerns from a neighbour and the Ward Councillor that the applicant had submitted a series of applications previously which had been refused and that as a means of circumventing the application process was achieving the same outcomes using alternative methods, it was accepted that these were lawful but brought into question the integrity of the planning process.

The Committee heard that whilst the outcomes would not be accepted had they been subject to the normal planning application process they were lawful and that there were no grounds to refuse the certificate.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

RESOLVED –

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

The Panel asked that the Assistant Director (Planning, Economy and Development) prepare a report for Committee explaining the issues and what the Committee should take into consideration when approving applications that may later result in this process being applied.

12/12/00587/FUL EXTENSION AND ALTERATION OF SPRING COTTAGE AND ERECTION OF NEW DETACHED DWELLING (AMENDED SCHEME TO THAT PERMITTED UNDER REFERENCE 08/02102/FUL) (PART RETROSPECTIVE) AT SPRING COTTAGE, WILLEN LANE, GREAT LINFORD FOR MR B STERLING

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out in the panel report.

The Panel heard that Great Linford Parish Council

objected to the front extension element of the application, however it was noted that this had been completed by a developer in the past and was not the responsibility of the current applicant.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean before being put to the vote and it was;

RESOLVED –

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

12/01440/FUL

EXTENSION OF TIME LIMIT TO PLANNING PERMISSION 09/00944/FUL FOR EXTENSION, ALTERATIONS AND REMODELLING OF EXISTING RETAIL UNITS AND PART CHANGE OF USE TO A3 AT 11-27 EAGLE WALK, CENTRAL MILTON KEYNES, MILTON KEYNES FOR CMK BRITEL NOMINEES NO.1 & NO.2 LTD &THE PRUDENTIAL ASSURANCE

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out in the panel report.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

1201703/FUL

RE-ROOF EXISTING BUILDING IN SLATE, REMOVE CHIMNEY, RENDER REAR OF PROPERTY AND THE CONSTRUCTION OF A CONSERVATORY (RETROSPECTIVE) (RE-SUBMISSION OF 12/00739/FUL) AT 9 PAGGS COURT, SILVER STREET, NEWPORT PAGNELL FOR OLD GINGER DEVELOPMENTS LTD

The Officer reported that his recommendation

remained that the application be refused for the reasons set out in the Panel report.

Cllr Williams told the Panel that he had attended the site inspection and whilst he was sympathetic to the need for the replacement of the roof with slate tiles and the removal of the chimney he supported the conservation officers views in respect of the conservatory which was in his view totally out of character with the property and the conservation area as a whole. The Panel heard that the conservatory was visible from outside the boundary of the premises and therefore should not be approved.

Cllr White stated that he took the opposite view and that he also attended the site inspection.

Councillor White proposed a motion in support the Officers recommendations this was seconded by Councillor McLean.

The motion to approve the application was put to the vote and it was;

RESOLVED –

That planning permission be refused for the reasons detailed in the panel report.

12/01490/FUL

CONSTRUCTION OF CHANGING ROOMS, REFRESHMENT STAND AND ANCILLARY WORKS AT ANCELL TRUST SPORTS GROUND AND STONY STRATFORD FOOTBALL CLUB, STONY STRATFORD, MILTON KEYNES FOR STONY STRATFORD TOWN FOOTBALL CLUB

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out in the panel report.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the
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conditions set out in the Panel report.

12/01493/FUL

ERECTION OF PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION AT 7 CLINE COURT, CROWNHILL, MILTON KEYNES FOR MR JAMES WATSON

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out in the panel report.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean before being put to the vote and it was;

RESOLVED –

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

12/01565/FUL

SINGLE STOREY FRONT AND REAR EXTENSIONS AT 83 SOUTHERN WAY, WOLVERTON, MILTON KEYNES FOR MRS MARIE FRESCO

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out in the panel report.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

12/01587/TPO

I TREE PRESERVATION ORDER CONSENT TO FELL ONE HORSE CHESTNUT TREE (T11) TO GROUND LEVEL AT 32 HENGISTBURY LANE, TATTENHOE, MILTON KEYNES FOR MRS IRIS HARVEY

The Officer reported that his recommendation remained that the application be granted subject to

the conditions set out in the panel report.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor McLean.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

12/01616/FUL ERECTION OF SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSIONS AT 37 BOYCE CRESCENT, OLD FARM PARK, MILTON KEYNES FOR MR GRAHAM CLARKE

The Officer reported that his recommendation remained that the application be granted subject to the conditions set out in the panel report.

The Panel heard objections to the application from neighbours who expressed concern that the size and proximity of the extension would result in their property being overlooked. They also expressed concern that there would be a necessity to remove trees and other shrubs to facilitate the proposed structure.

The applicants agent contested the assertions and suggested that there would not be any lines of sight that would invade the privacy.

Members of the Panel stated that they did not feel able to make a judgement on the merits of the representations and Cllr Williams proposed that the application be deferred to allow a site inspection, this was seconded by Cllr Legg before being put to the vote and it was;

RESOLVED –

That determination of the application be deferred to allow a site inspection to be undertaken.

THE CHAIR CLOSED THE MEETING AT 8:30 PM