



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on WEDNESDAY 16 FEBRUARY 2000 at 7.30 pm

Present : Councillors Kilkenny (Chair)
Councillor Pendry (Vice-Chair)
Councillors Barton, Benning, Bristow, Clark, Ellis, Lewis, McCall, O'Sullivan, Tapp and Tilley

Officers : P Lawrence (Development Control Manager), M Small (Projects, Policy and Information Manager), A Mills (Area Planning Officer - South), P Joel (Area Planning Officer – North), M Bowley (Area Planning Officer – Central), C Bolt (Planning Solicitor), A Barnes (Environmental Health Team Leader) and J Shaw (Senior Committee Manager)

Also Present: Councillors Mabbutt, Newcombe, Saunders, Seymour and White

DC83/00 MINUTES

RESOLVED -

That the Minutes of the meeting of the Committee held on 19 January 2000, be approved and signed by the Chair as a correct record, subject to:

(a) Minute DC79/00 (PS/550/25(GEN)) being amended to read as follows :

“That the proposed use of planning gain funds be referred to the Town Council as the democratically elected local body and passed onto the Partnership, if agreed.”

(b) Minute DC79/00 (98/01271/MK) being amended to reflect that the Committee had agreed the terms of the planning gain package.

DC84/00 DECLARATIONS OF INTEREST

Councillor Clark declared a non-pecuniary interest in Planning Application 99/00050/MK.

Councillor Lewis declared a non-pecuniary interest in Planning Application 99/01727/MK.

Councillor Barton declared a non-pecuniary interest in Planning Application 99/01728/MK.

Councillor Pendry declared a non-pecuniary interest in Planning Application PS/550/25.

DC85/00 DEPUTATION - APPLICATION 99/01568/OUT

The Committee noted that this application had been withdrawn.

The deputation was not heard.

DC86/00 WARD MATTERS - MILL LANE, STONY STRATFORD - COUNCILLOR PENDRY

RESOLVED -

That the Ward matter submitted by Councillor Pendry be referred to the Environment Committee for consideration, pending the decision of this Committee on the remaining applications.

DC87/00 SCHEDULE ONE - OTHER MATTERS

MK/1021/82 PROPOSED REMOVAL OF LEGAL AGREEMENT RESTRICTING THE USE OF A GRANNY ANNEXE AND ATTACHED DOUBLE GARAGE TO ACCOMMODATION ANCILLARY TO AN EXISTING DWELLING HOUSE AT 6 HARROLD ROAD, LAVENDON

RESOLVED -

That the legal agreement be removed.

98/01271/MK RESIDENTIAL AND ANCILLARY DEVELOPMENT (OUTLINE) AT SHENLEY COMMON FARM SOUTH, WHADDON ROAD, KINGSMEAD, FOR THE HOWARD De WALDEN ESTATE AND DUNLIN LIMITED (as amended by Environmental Statement, receive 14 October 1999)

RESOLVED -

1. That the strategic implications of the outline application be considered at the Local Plan Sub-Committee meeting on 23 February 2000.
2. That the outline application be approved, in principle, subject to:
 - (a) no objection being raised by the Local Plan Sub-Committee; and
 - (b) satisfactory completion of a legal agreement regarding physical and social infrastructure contributions.

(The Committee also noted that there was a statutory requirement to refer the application to the Secretary of State, as a departure from the current Development Plan.)

3. That the authority to agree the final details of the outline application and issue the decision notice be delegated to the Head of Planning, in consultation with the Chair of the Development Control Committee.
4. That authority to determine any reserved matters/applications relating to the details of grid road construction be delegated to the Head of Planning, in consultation with the Chair of the Development Control Committee.

99/01378/FUL ERECTION OF 72 DWELLINGS WITH ANCILLARY WORKS INCLUDING NEW ACCESS AND NEW RIVERSIDE WALK AT PART OF COWPER TANNERY, LAND OFF WESTON ROAD, OLNEY, FOR HAMILTON HOMES LIMITED (as amended by Plan Nos. 111, 114A, 115A, 116A, 117A, 118A, 119A, 120A, 121A, 122A, 123A and 124A, received 6 January 2000)

RESOLVED -

That consideration be deferred for further negotiations regarding the design and layout of the proposed development, and physical and social infrastructure improvements.

FURTHER RESOLVED -

That the amended plans to be submitted, be considered at a future meeting of the Site Panel.

99/01568/OUT RESIDENTIAL DEVELOPMENT (VARIATION OF CONDITION NUMBER 2 ATTACHED TO OUTLINE CONSENT REF. MK/01000/92) TO ALLOW THE SUBMISSION OF RESERVED MATTERS WITHIN 4.5 YEARS FROM THE DATE OF THE PERMISSION

AND

99/01569/OUT RESIDENTIAL DEVELOPMENT (VARIATION OF CONDITION NUMBER 2 ATTACHED TO OUTLINE CONSENT REF. MK/01000/92) TO ALLOW THE SUBMISSION OF RESERVE MATTERS WITHIN 4.5 YEARS FROM THE DATE OF THE PERMISSION (DUPLICATE) AT THE MILL AND THE WILLOWS, MILL LANE, STONY STRATFORD, FOR S & B RICHARDSON COMBINED COUNTIES PROPERTIES LIMITED AND TAYWOOD HOMES

The Committee noted that both these applications had been withdrawn.

99/01638/FUL REMOVAL OF EXISTING ROOF AND ERECTION OF NEW ROOF WITH A GREATER RIDGE HEIGHT AND INSTALLATION OF DORMER WINDOWS AND ROOFLIGHTS TO PROVIDE FIRST FLOOR LIVING ACCOMMODATION, AT BLIND POND FARMHOUSE, WOBURN SANDS ROAD, BOW BRICKHILL, FOR MR G LOWERY

RESOLVED -

That consideration be deferred to enable a Members' site visit to be held.

99/01696/FUL ERECTION OF TWO DETACHED DWELLING HOUSES AND ASSOCIATED GARAGES (RESUBMISSION OF 99/00413/MK) AT LAND ADJACENT TO 26 WEST STREET, OLNEY, FOR MR B BROCK

RESOLVED -

That consideration be deferred to enable a Members' site visit to take place.

99/01727/FUL ERECTION OF DETACHED GARDEN SHED AT 13 ATHERSTONE COURT, TWO MILE ASH, FOR I T PEACOCK

RESOLVED -

That consideration be deferred to enable a Members' site visit to be held.

PS/550/25(GEN) DISTRIBUTION OF PLANNING GAIN CONTRIBUTIONS FOR SOCIAL AND PHYSICAL INFRASTRUCTURE PURPOSES IN NEWPORT PAGNELL

RESOLVED -

That up to £10,000 from the £82,073 account be spent on a survey of Newport Pagnell Town Centre.

DC88/00 SCHEDULE TWO - PLANNING APPLICATIONS REFUSED

RESOLVED -

That, subject to the terms of Minute P4/77, as amended by Minutes P77/79 and PL189/97, the following applications be refused on the grounds stated:

99/01728/FUL CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO ORTHODONTISTS SURGERY (USE CLASS D1) AT G AND H, 208 NORTH ROW, CENTRAL MILTON KEYNES, FOR ORTHOWORLD 2000

Refused on the grounds that the proposal would result in the loss of residential accommodation and fails to provide sufficient off street car parking to meet its needs.

SCHEDULE THREE - PLANNING APPLICATIONS GRANTED

RESOLVED -

That, subject to the terms of Minute P4/77, as amended by Minute P77/78 and PL189/92, the following applications be granted, subject to conditions where stated:

99/00048/MK DEMOLITION OF GARAGE BUILDING, ERECTION OF 6 DWELLING HOUSES AND TWO STOREY EXTENSION AT BROCKS GARAGE, HIGH STREET, OLNEY, FOR HILARY BROCK LIMITED (as amended by Plan Nos. 100A and 103A, received 21 April 1999)

Subject to conditions relating to materials, access, landscaping, contamination remediation, boundary treatment, garage use, no overhead wires, levels, phasing, archaeology and access to adjacent land.

99/00049/MK CONSERVATION AREA CONSENT FOR DEMOLITION OF GARAGE BUILDING AT BROCKS GARAGE, HIGH STREET, OLNEY, FOR HILARY BROCK LIMITED

Conservation Area consent to be granted, subject to conditions relating to phasing and extent of demolition.

99/00050/MK ERECTION OF NEW GARAGE INCLUDING SHOWROOM, WORKSHOP, PETROL FILLING STATION, SHOP AND RESIDENTIAL FLAT AT LAND AT CORNER OF LAVENDON ROAD AND WELLINGBOROUGH ROAD, OLNEY, FOR HILARY BROCK LIMITED (as amended by Plan Nos. 99102(D), 100C, 99102(D) and 102B and perspective drawing, received 21 April 1999)

Subject to the satisfactory completion of a legal agreement relating to the cessation of the current garage use, the transfer of two one acre parcels of land to this Council, an index linked financial contribution of £40,000 towards physical and social infrastructure improvements in Olney, and a restriction on any development of the applicants land to the south of Lavendon Road before the end of 2011, in the absence of Drift Way being completed by the applicants or others, and to conditions relating to access, levels, no overhead wires, boundary treatment, tree and hedge retention, materials, soundproofing, operating hours, lighting, parking, construction access, wheel cleansing facilities, drainage, contaminated land, archaeology, design details and use.

99/00060/MK CONVERSION AND EXTENSION OF FOUR COTTAGES TO FORM TWO DWELLING HOUSES AND CONSTRUCTION OF NEW ACCESS AT COTTAGES AT THE BURY, TURVEY ROAD, ASTWOOD, FOR T H JONES

Subject to the receipt of satisfactory revised plans and to conditions relating to access, materials, windows, use, boundary treatment, no overhead wires, parking and curtalages.

99/00061/MK LISTED BUILDING CONSENT FOR THE CONVERSION OF FOUR COTTAGES TO FORM TWO DWELLING HOUSES AT COTTAGES AT THE BURY, TURVEY ROAD, ASTWOOD, FOR T H JONES

Listed Building Consent subject to the receipt of satisfactory revised plans and to conditions relating to materials and windows.

99/00644/MK CONVERSION OF BARN INTO RESIDENTIAL DWELLING AT HARLEY FIELD BARN, LAND OFF TOWN END CRESCENT, STOKE GOLDINGTON, FOR W NEEDHAM AND SONS LIMITED (as amended by Plan No. RF-99-1173/sheet 1B, received 10 February 2000)

Subject to the satisfactory completion of a legal agreement to secure the construction of a landscaped vehicular access track and associated drainage and other works and to conditions relating to access, materials, parking, boundary treatment, no overhead lines, retention of existing walls, landscaping and withdrawal of permitted development rights.

99/01182/MK CONVERSION OF BARNS TO TWO DWELLINGS, ERECTION OF NEW GARAGES AND ADDITION OF SIDE CONSERVATORY, FRONT PORCH AND ATTACHED GARAGE TO EXISTING BUNGALOW AT THE OLD COACH AND HORSES, NORTHAMPTON ROAD, STOKE GOLDINGTON, FOR MR AND MRS BRYAN (as amended by letter and Plan Nos. 001, 002, 003E, 004D, 005D, 006A, 009 and 010F, received 28 January 2000, and Plan No. 008E, received 31 January 2000)

As a departure from the adopted local plan, a recorded vote was requested on the motion to grant permission.

The voting was as follows :

FOR : Councillors Barton, Benning, Bristow, Clark,
Ellis, Kilkenny, Lewis, McCall, O'Sullivan
Pendry, Tapp and Tilley (12)

AGAINST : 0

ABSTENTIONS : 0

Subject to conditions relating to access, materials, retention of existing walls, details, windows, boundary treatment, landscaping, garage use, no overhead wires, withdrawal of permitted development rights, bridleway and hedge retention.

99/01286/MK ERECTION OF 25 DWELLINGS WITH ASSOCIATED GARAGES AND PARKING AT LAND OFF LANERCOST CRESCENT, MONKSTON, FOR WILCON HOMES SOUTHERN LIMITED

Subject to the delegation to the Development Control Manager of the details of the final layout, density and house designs, subject to conditions.

99/01299/TPO TREE PRESERVATION ORDER CONSENT TO FELL ONE BEECH AND ONE SYCAMORE TREE AT GROUNDS OF LAWNMEAD GARDENS, UNION STREET, NEWPORT PAGNELL, FOR PEVERAL MANAGEMENT SERVICES

Tree Preservation Order consent be granted subject to the planting of replacement trees.

99/01411/FUL CHANGE OF USE FROM UPHOLSTERERS TO OFFICE USE WITH SINGLE STOREY REAR EXTENSION TO PROVIDE RECEPTION AREA

99/01413/LBC LISTED BUILDING CONSENT FOR SINGLE STOREY REAR EXTENSION AND ALTERATIONS AT 148 STATION ROAD, WOBURN SANDS, FOR ATTRIDGE DEVELOPMENTS LIMITED (as amended by Drawing Nos. 27502-5REV.B, received 8 February 2000)

Planning permission and listed building consent be approved, subject to conditions on materials, ground surface details and car parking.

99/01563/FUL ERECTION OF A DETACHED DWELLING HOUSE AND DETACHED DOUBLE GARAGE AT 1 BASKERFIELD GROVE, WOUGHTON ON THE GREEN, FOR MR AND MRS PACEY

Subject to conditions on completion of works in accordance with the approved plans, no overhead wires, tree and hedge protection, fencing and boundary treatment.

99/01632/
MKADV

NON ILLUMINATED SINGLE SIDED FREE STANDING BOUNDARY SIGN BOARD AT A421 BOUNDARY LINE, CRANFIELD ROAD, WAVENDON

AND

99/01652/
MKADV

NON ILLUMINATED SINGLE SIDED FREE STANDING BOUNDARY SIGN BOARD AT JUNCTION 14 BOUNDARY AND A509 BROOK FURLONG FOR MILTON KEYNES COUNCIL (as amended by drawings, received 1 February 2000)

Advertisement consent be granted for these two current applications.

FURTHER RESOLVED -

1. That the new standard design be noted.
2. That the revised general design of the signs, be approved.

99/01605/FUL SINGLE STOREY DETACHED DOUBLE GARAGE WITH GAMES ROOM (RESUBMISSION OF 99/1258/MK) AT 49 HIGH STREET, OLNEY, FOR MR R D IPPOLITO

Subject to conditions relating to materials, no encroachment, use and landscaping/tree planting and use only for purposes ancillary to the existing dwelling.

FURTHER RESOLVED -

That the applicant be advised of the development potential of the site for comprehensive residential development in association with land to the north.

99/01662/FUL CONTINUED USE AS CAFÉ/SANDWICH BAR (RETROSPECTIVE APPLICATION) AT 7 HIGH STREET, STONY STRATFORD, FOR MACINTYRE CARE

Personal permission subject to conditions relating to opening hours, use and requiring, if necessary, the installation of a mechanical extract ventilation system designed to control cooking odours.

99/01707/FUL CHANGE OF USE FROM FIRST FLOOR STABLE STORE TO RESIDENTIAL ACCOMMODATION (CLASS C3) AT NEWFIELD FARM, CHICHELEY, FOR MR AND MRS P HIGSON

Subject to the satisfactory completion of a legal agreement restricting the occupancy of the accommodation to that ancillary to the existing dwelling, and subject to conditions relating to no external alterations.

99/01734/FUL CONSTRUCTION OF ROOF OVER COURTYARD TO PROVIDE ADDITIONAL DINING FACILITY

AND

99/01737/LBC LISTED BUILDING CONSENT FOR CONSTRUCTION OF ROOF OVER COURTYARD TO PROVIDE ADDITIONAL DINING FACILITY AT 8/9 ROSE COURT, OLNEY, FOR TONY MONNICKENDAM

Planning permission and Listed Building consent be granted, subject to conditions relating to use, materials, details, archaeology, disabled persons access and the restriction of the restaurant use to the hours of 9.00 am to midnight on Fridays and Saturdays, and the hours of 9.00 am to 11.00 pm on all other days.

99/01735/FUL THREE STOREY BUILDING TO PROVIDE FLEXIBLE OFFICE SPACE AT THE OPEN UNIVERSITY, WALTON HALL, FOR OPEN UNIVERSITY ESTATES DIVISION

Subject to conditions relating to materials, landscaping, parking spaces, archaeological excavation and use of bio-diversity fuel for heating.

00/00032/FUL SINGLE STOREY REAR EXTENSION AT 5 SMARDEN BELL, KENTS HILL, FOR H E WITHERS

Subject to a condition regarding materials.

DC90/00

SCHEDULE FOUR - DEVELOPMENTS ON WHICH THE OBSERVATIONS OF THE COMMITTEE ARE REQUESTED

CONS/8/99 CONSTRUCTION OF AN ACCESS OFF THE A5 AND THE ERECTION OF ROADSIDE SERVICES INCLUDING A PETROL FILLING STATION, RESTAURANT (WITH HOT FOOD TAKEAWAY SALES) AND HOTEL, CONSTRUCTION OF A LINK ROAD BETWEEN COSGROVE ROAD AND TOWCESTER ROAD, THE DEMOLITION OF NUMBERS 54 AND 56 TOWCESTER ROAD AND THE ERECTION OF A NEIGHBOURHOOD CENTRE, TO INCLUDE USES UNDER CLASSES A1, A2, A3 AND D1 ON PART OF THE FORMER ANGLIAN WATER DEPOT AND OFFICES, OLD STRATFORD

RESOLVED -

1. That South Northamptonshire Council be thanked for consulting the Council on this planning application.
2. That the officer-level response previously sent to South Northamptonshire Council by letter dated 2 February 2000, be endorsed.
3. That, in the event that the application is "called in" for decision by the Secretary of State or refused by South Northamptonshire Council, in either case leading to a public inquiry, it be noted that it may be necessary to appoint specialist retail planning consultants to put forward the Council's case against the proposal.
4. That, in the event that South Northamptonshire Council is minded to grant permission, Milton Keynes Council will request that the application be "called-in" for a decision by the Secretary of State.

CONS/1/00 ERECTION OF OFFICE BUILDING WITH CAR PARKING AND ANCILLARY BUILDING AT SITE C, PHASE 1, CRANFIELD TECHNOLOGY PARK, CRANFIELD

RESOLVED -

1. That the officer response to object to the development in the same terms as Part 1 of Minute DC81/00 (1), be endorsed, also stressing the additional traffic load on Moulsoe arising from the relocation of Trafficmaster.
2. That the issue of the request by Moulsoe Parish Council to make progress with a traffic calming scheme for the village, be referred to the Transport Committee.

DC91/00 SCHEDULE FIVE - UNAUTHORISED DEVELOPMENT AND ENFORCEMENT MATTERS

No items were submitted for consideration at this meeting.

THE CHAIR CLOSED THE MEETING AT 10.25 PM