



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on WEDNESDAY 20 OCTOBER 1999 at 7.30 pm

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

Also Present: Councillors Burke, Saunders and Swepston

Officers: J Best (Strategic Director Environment), J Stansfield (Strategic Director Learning and Development), D Hackforth (Head of Planning), P Lawrence (Development Control Manager), A Mills (Area Planning Officer - South), M Bowley (Area Planning Officer - Central), C Bolt (Planning Solicitor), and J Shaw (Senior Committee Manager)

Apologies: Councillor McCall

DC46/00 MINUTES

RESOLVED -

That the Minutes of the meeting of the Committee held on 20 September 1999 be approved and signed by the Chair as a correct record.

DC47/00 DECLARATIONS OF INTEREST

Councillor Lewis declared a pecuniary interest in planning application numbers 99/01246/MKGTNO and 99/01273/MKGTNO.

Councillor Clark declared a non-pecuniary interest in planning application number PS/550/27 (GEN).

DC48/00 DEPUTATION - APPLICATION 99/01246/MKGTNO

The Committee received a deputation from 20 residents of the Borough, the object of which was to object to the Planning Application 99/01246/MKGTNO for developing at or near the junction of the V2 with Bowland Drive, Emerson Valley on the grounds that:

1. It is an unwarranted, unwanted eyesore.
2. It is a potential health risk to all the residents in our area.

3. It will cause the loss of further amenities.

The Committee noted that a further deputation had also been received concerning Planning Application number 99/01246/MKGTNO along with a petition containing 168 signatures.

No right of reply was exercised.

DC49/00 DEPUTATION - APPLICATION 99/01233/MK

The Committee noted that this application had been withdrawn and the deputation was not therefore heard.

DC50/00 WARD MATTERS - TELECOMMUNICATIONS EQUIPMENT

At the request of Councillor Swepston, the Committee considered the issue of the continued applications for the erection of telecommunications equipment in and around Emerson Valley, and particularly the latest at the junction of the V2 and Bowland Drive, which was adjacent to the planned first school, and the distress that this has caused to local residents. Councillor Swepston asked that any developers be requested to develop and abide by a code of practice which involves full consultation with the local communities before any planning application is submitted.”

DC51/00 WARD MATTERS - TELECOMMUNICATIONS EQUIPMENT

At the request of Councillor Burke, the Committee was asked to refuse planning application 99/01246/MKGTNO, on the following grounds:

1. The site of the antennae is next to the sites proposed for:
 - (a) the Emerson Valley First School (the only available site in Emerson Valley North for the school);
 - (b) the Emerson Valley North Meeting Place or Local Shops (possible site);
 - (c) Children’s Day Nursery, Tattenhoe (reserved site); and
 - (d) Old Peoples’ Sheltered Home, Tattenhoe (reserved site).

If the antennae is built, then it is unlikely that any private developer would build any of these much needed community facilities, as none of the local residents would use or send their children to any of the facilities. It would also be impossible to alter the land use of these sites to houses, as no one would be prepared in the present climate to live in the shadow of this antennae. Is one antennae worth the loss of four much needed amenities?

2. The meeting of the Environment Committee held on 14 September 1999 (Minute EN41/00 refers), and namely the resolutions 2 and 4:

Resolution 2

That Orange PCS Limited be requested that applications 1 and 2 shown on the plans, could potentially be placed on roundabouts (not grid roads).

Resolution 4

That a Working Party of three Members be established to meet with Orange PCS Limited and other potential suppliers, to discuss a policy on telecommunications antenna.

As the Environment Committee’s Working Party has not had an opportunity to meet and decide on the criteria for approving application for antenna, I would ask that if the Council is not willing to refuse this application for reason 1, above, then would they please defer the decision until the Working Party has had a chance to decide this Council’s policy on this matter.

- 3. The antenna is not to be landscaped, detracting from the views of Howe Park Wood, a site of Special Scientific Interest.
- 4. The antenna does not appear to be vandal proofed, or given its nearness to the grid road, any account of the risk of accidental damage by cars or lorries in the application.
- 5. The antenna is also in an area that is prone to lightning strikes.

Councillor Swepston also asked the Committee to note the paper for **Guidance for Siting Telecommunication Antenna** presented at the Environment Committee, held on 14 September 1999, and the Local Plan Policy DC28.

DC52/00 SCHEDULE ONE - OTHER MATTERS

99/00786/MK CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS TO FORM FIVE DWELLINGS AT PARK FARM, TYRINGHAM FOR RMC AGGREGATES (EC) LTD (as amended by letter and drawing numbers 8752.06B and 8752.07B received 14 October 1999)

RESOLVED -

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

99/00885/MK ERECTION OF 152 DWELLINGS WITH ASSOCIATED GARAGES AND ANCILLARY WORKS AT LAND OFF BLANCHLAND CIRCLE, MONKSTON FOR WILCON

HOMES SOUTHERN LTD (as amended by letter and drawing number H448:79C received 11 October 1999)

RESOLVED -

That consideration be deferred to enable an update on the progress on planning gain required by the legal agreement to be prepared and reported to the Committee, and to await the submission of satisfactory amended plans showing elevational improvements to certain dwellings and landscaping details.

99/00949/MK SINGLE STOREY REAR EXTENSION TO FORM SELF CONTAINED ANNEX TO EXISTING DWELLING AT 2 GOLDSMITH DRIVE, NEWPORT PAGNELL FOR MR AND MRS FRENCH

RESOLVED -

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

99/00973/MK ERECTION OF BUNGALOW AND GARAGE AT 23 STOKE ROAD, BLETCHLEY FOR MRS M MCKINNELL

RESOLVED -

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

99/01150/MK DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF NEW BUNGALOW AT 18 SCHOOL LANE, SHERINGTON FOR J W ASSOCIATES

RESOLVED -

That consideration be deferred for further negotiations with regard to the form and design of the proposed dwelling.

99/01196/MK CHANGE OF USE TO EDUCATIONAL AND TRAINING ESTABLISHMENT FOR A TEMPORARY PERIOD OF FOUR YEARS AT BLOCK E, BLETCHLEY PARK, BLETCHLEY FOR MILTON KEYNES COLLEGE

RESOLVED -

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

99/01233/MK ERECTION OF 2 DETACHED DWELLINGS AND ALTERATIONS TO EXISTING ACCESS AT LAND REAR

OF 10 - 12 HIGH STREET, HANSLOPE FOR MR C PHILLIPS

The Committee noted that this application had been withdrawn.

PS/540/15/234 THE COUNCIL OF THE BOROUGH OF MILTON KEYNES (HOLY TRINITY CHURCH, OLD WOLVERTON) TREE PRESERVATION ORDER 1999

That the Order be confirmed without modification.

PS/540/15/235 THE COUNCIL OF THE BOROUGH OF MILTON KEYNES (LAND ADJACENT TO CRABTREE LANE, LOWER END, WAVENDON) TREE PRESERVATION ORDER 1999

That the Order be confirmed with the following modifications:

- (a) all references to tree T11, Ash, be deleted from Schedule 1 of the Order and from the map; and
- (b) amend the number of trees in Group G1 from 13 to 10 in Schedule 1 to the Order.

PS/550/27(GEN) DISTRIBUTION OF PLANNING GAIN CONTRIBUTIONS FOR SOCIAL AND PHYSICAL INFRASTRUCTURE PURPOSES IN OLNEY

That up to £5,000 from the future £25,000 account be allocated to the Learning and Development Directorate for expenditure on the construction of a footpath at land adjacent to Olney First School.

DC53/00 SCHEDULE TWO - 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:

99/00841/MK ERECTION OF DWELLINGHOUSE AND VEHICULAR ACCESS (OUTLINE) AT 75 NEWPORT ROAD, WOBURN SANDS FOR MR AND MRS KIRBY (as amended by drawing numbers 10579/1 and 2 received 5 October 1999)

Refused on the grounds of the unacceptable impact vehicular access to the proposal would have on the preserved trees.

99/01115/MK ERECTION OF DETACHED GARAGE AT 18 COPPIN LANE, BRADWELL FOR MR C CALVERT (as amended by plans received 17 September 1999)

Refused on highway grounds of insufficient forecourt area leading to vehicles standing on the public highway to the detriment of highway safety and convenience and therefore being contrary to Policy AM12 of the Local Plan.

99/01178/MK SINGLE STOREY REAR EXTENSION (RE-SUBMISSION OF 99/414/MK) AT 27 RECTORY ORCHARD, LAVENDON FOR MR AND MRS STEPHENSON

RESOLVED -

- (i) That permission be refused on grounds of unacceptable visual intrusion contrary to policy DC1 of the Local Plan.
- (ii) That enforcement proceedings be instituted pursuant to Section 172 of the Town and Country Planning Act 1990 including, if necessary, the institution of legal proceedings pursuant to Section 179 of the Act to secure the alteration of the extension to accord with the planning permission granted under reference number 99/00414/MK.

(Councillor Ellis asked that his abstention be recorded).

99/01220/MKCOD4 CHANGE OF USE TO 44 CAR PARKING SPACES AT HIGHWAY VERGE, DENBIGH ROAD, BLETCHLEY FOR STASKE CONSTRUCTION LTD (as amended by drawing number A02 received 16 September 1999)

RESOLVED -

- (i) That permission be refused on the grounds of detriment to highway safety and convenience, detriment to natural features, unsatisfactory and unnecessary additional parking provision, contrary to Policies DC1, DC2 and AM12 of the Local Plan, the Council's SITS Policy and National Policy guidance as set out in PPG13.
- (ii) That enforcement proceedings be authorised pursuant to Section 172 and the Town and Country Planning Act 1990, including, if necessary the institution of legal proceedings pursuant to Section 179 of the Act to secure the removal of the unauthorised parking spaces and reinstatement of the highway verge, ditch and hedgerow.

99/01246/MKGTNO DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR ERECTION OF A FREESTANDING 10M COLUMN WITH THREE ANTENNAE AND EQUIPMENT CABIN AT LAMP POST NO V2-22-TE,

TATTENHOE STREET, EMERSON VALLEY FOR
ORANGE PCS LTD

RESOLVED -

That approval of the authority is required and refused on the grounds that the proposed siting would be an inappropriate location and the development would be detrimental to residential and visual amenity.

99/01273/MKGTNO DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR ERECTION OF 12 METRE HIGH LAMPOST WITH TELECOMMUNICATION ANTENNA AND ASSOCIATED EQUIPMENT CABIN AT LAMPOST NUMBER H8-19-F2 TRAFALGAR AVENUE/STANDING WAY, BLETCHLEY FOR ORANGE PCS LTD

RESOLVED -

1. That the approval of the authority is required and refused on the grounds that the proposed siting would be an inappropriate location and the development would be detrimental to residential and visual amenity.
2. That officers write to Orange expressing the Committee's concern about the continued submission of applications that are contrary to the discussions being held at the Telecommunications Working Party.

DC54/00 SCHEDULE THREE - PLANNING APPLICATIONS GRANTED

RESOLVED -

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

99/00125/MK RESIDENTIAL DEVELOPMENT (OUTLINE) AT MILTON KEYNES COLLEGE, STRATFORD ROAD, WOLVERTON FOR MILTON KEYNES COLLEGE (as augmented by survey drawing 54251/1 received 30 March 1999)

Subject to the completion of a Section 106 Agreement on planning gain and to conditions on access, density, drainage, tree and hedgerow protection.

(Councillor Kilkenny requested that this vote against this application be recorded).

99/00563/MK ERECTION OF 15 DWELLINGHOUSES AND A DAY CENTRE FOR PEOPLE WITH LEARNING DIFFICULTIES AT LAND AT BALMERINO CLOSE/ULVERSCROFT, MONKSTON FOR WILCON HOMES SOUTHERN LTD (as amended by letter and drawing numbers H448/42/Rev.X and H448-81 received 28 September 1999)

Subject to the receipt of satisfactory amended plans to improve the roof design and lengthen the minibus bay, and subject to conditions regarding materials, access, parking, boundary treatment, levels, use and landscaping.

99/00946/MK SINGLE STOREY SIDE EXTENSION FOR OFFICE USE AT REAR OF 9 HIGH STREET, OLNEY FOR GDG HOLDINGS (as amended by revised site plan received 18 October 1999)

Subject to conditions regarding materials, car parking, cycle parking, vehicle turning and provision and removal of existing walls.

99/00953/MK CHANGE OF USE FROM AMENITY LAND TO BEER GARDEN FOR PUBLIC HOUSE AT NETHERFIELD TAVERN, 29 FARTHING GROVE, NETHERFIELD FOR CAMELOT INNS AND TAVERNS LTD (as augmented by letter received 24 September 1999)

Subject to conditions relating to landscaping, no amplified music, limited hours of operation and no play equipment.

99/00956/MK DEMOLITION OF EXISTING BUILDING AND ERECTION OF INDUSTRIAL/WAREHOUSE UNIT (CLASS USE B1(C), B2 AND B8) WITH ANCILLARY OFFICES AND SERVICE YARDS AND CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS AT NIMROD HOUSE, PITFIELD, KILN FARM FOR EASTER DEVELOPMENT GROUP (as amended by additional plan NIM001 received 3 August 1999)

Subject to conditions relating to uses, materials, landscaping, surface materials, no fencing or other means of enclosure, boundary treatment, access, no overhead lines, tree retention, tree protection, parking, site compound, access during construction and petrol/oil bypass interceptor.

99/01049/MK THREE STOREY REAR EXTENSION AND INTERNAL ALTERATIONS TO PROVIDE TWO SEPARATE DWELLINGS AT 11 BOW BRICKHILL ROAD, WOBURN SANDS FOR MR AND MRS JENNINGS

Subject to conditions on duration, matching materials, obscure glazing, no additional side windows, parking and garage use.

- 99/01059/MK CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS TO OFFICE ACCOMMODATION, WITH NEW ACCESS AND PARKING AT STANTONBURY PARK FARM, WOLVERTON ROAD, GREAT LINFORD FOR J GURNEY (as augmented by letter and plan number 2830/20/A received 1 October 1999 and as amended by letter and drawing number 2830/Z/C received 20 October 1999)

Subject to satisfactory completion of a legal agreement relating to visibility splays and hedgerow replanting and to conditions relating to access, car parking, cycle parking, materials, landscaping, tree and hedge retention, design details, ground surface and boundary treatment, no overhead lines, archaeology and provision of nesting boxes.

- 99/01092/MK ERECTION OF STABLE BLOCK WITH HAY STORE AND FEED/TACK ROOM AT OTLEY FARM, HAVERSHAM, MILTON KEYNES FOR MARK AND CATHY TINDALL (as augmented by letter dated 16 October 1999)

Subject to conditions regarding use, landscaping, materials, levels, ground surface areas and efficient disposal.

- 99/01098/MKCOD3 CHANGE OF USE FROM RESIDENTIAL INSTITUTION (CLASS C2) TO SEVEN RESIDENTIAL DWELLINGS (CLASS C3) AT HEATHERCROFT HOUSE, 1 - 7 HEATHERCROFT, GREAT LINFORD FOR MILTON KEYNES COUNCIL

Subject to conditions relating to parking and boundary treatment.

- 99/01116/MK PART CHANGE OF USE FROM DOMESTIC GARAGE TO HAIRDRESSING SALON AT 19 KITELEE CLOSE, HANSLOPE FOR JANETTE BROOKS CRAY

Subject to conditions relating to personal permission, use, times of use and no external alteration or expansion of the business activity into the adjacent garage.

- 99/01123/MK ERECTION OF 30 DWELLINGS, GARAGES AND ASSOCIATED ACCESS AT SITE 2, WHADDON ROAD, WESTCROFT FOR J S BLOOR (NORTHAMPTON) LTD

Subject to conditions relating to allotments provision and specification, materials, landscaping, boundary treatments, surface materials, hedgerow and hedgerow tree retention and

protection, no overhead wires, street furniture, parking and site compound.

99/01126/MK CHANGE OF USE FROM RETAIL TO AMUSEMENT ARCADE AT 128 QUEENSWAY, BLETCHLEY FOR ABLETHIRD LIMITED (as augmented by letter dated 14 October 1999)

Subject to conditions relating to hours of opening and no external speakers.

99/01141/MK ERECTION OF WAREHOUSE TO REPLACE FIRE DAMAGED BUILDING AT ELECTROLUX, McCONNELL DRIVE, WOLVERTON FOR ROTCH INVESTMENTS (MILTON KEYNES) LTD

Subject to conditions relating to materials, parking/manoeuvring, remediation of contamination and associated vehicle route, archaeology, materials, landscaping, boundary treatments, tree protection, details of security entry and exit buildings, details of plan and/or machinery on site and on exterior of building, surface materials and access route during construction.

(Councillors Kilkenny, Bristow and Barton asked that their abstention be recorded).

99/01148/MK ERECTION OF DETACHED DWELLINGHOUSE AND GARAGE (RESUBMISSION OF 99/239/MK) AT LAND OFF WEST STREET, OLNEY FOR SCOPERIGHT LTD

Subject to completion of a satisfactory legal agreement to secure the permanent closure of the existing gated access and the granting of Rights of Access over the proposed new access for adjacent occupiers presently enjoying rights of access via the existing gated access, and subject to conditions regarding access, garage use, levels, no overhead wires, boundary treatment, landscaping, tree protection, use, materials, details and construction access.

99/01177/MK CONVERSION OF OUTBUILDING INCLUDING RAISING ROOF AND INSTALLATION OF EXTERNAL STAIRCASE TO CREATE 3 SHORT LET APARTMENTS AT BALNEY GROUNDS FARM, HANSLOPE ROAD, CASTLETHORPE FOR A R STACEY AND SON

Subject to the satisfactory completion of a legal agreement restricting the use to holiday lets or other short term lets, and to conditions relating to materials, parking, landscaping and drainage.

99/01238/MK TWO STOREY REAR AND SIDE EXTENSIONS, SINGLE STOREY FRONT EXTENSION AND CONVERSION OF GARAGE TO LIVING ACCOMMODATION (RESUBMISSION OF 99/00586/MK) AT 30 SHELLEY CLOSE, NEWPORT PAGNELL FOR MR G SISSON

Subject to conditions relating to access, materials, times of building works, drainage and works in accordance with approved plans.

99/01318/MK ERECTION OF REAR CONSERVATORY AT 34 IBSTONE AVENUE, BRADWELL COMMON FOR MR JOHN FAIRWEATHER

Subject to a condition relating to matching materials.

DC55/00 SCHEDULE FOUR - DEVELOPMENTS ON WHICH THE OBSERVATIONS OF THE COMMITTEE ARE REQUESTED

No items were submitted for consideration at this meeting.

DC56/00 SCHEDULE FIVE - UNAUTHORISED DEVELOPMENT AND ENFORCEMENT MATTERS

No items were submitted for consideration at this meeting.

THE CHAIR CLOSED THE MEETING AT 10.17 PM