



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on THURSDAY 14 JUNE 2012 at 7.00 pm.

Present: Councillor White (Chair)
Councillors: Bint (Substituting for Cllr Hawthorn), Eastman, Exon, Ferrans Kennedy, Legg, McLean, Middleton.

Officers: N Fenwick (Assistant Director (Planning, Economy and Development)), A Horner (Joint Head of Development Management), D Kirk (Senior Planning Officer), J Lee (Senior Planning Officer), N Wheatcroft (Senior Planning Officer), A Swannell (Senior Engineer), J Peart (Conservation and Archaeology Manager), M Kelly (Principal Solicitor) and D Imbimbo (Committee Manager).

Apologies Cllrs Hawthorn and Hopkins

Number of Public Present: 14

Also Present: Councillor Miles

DCC13 CHAIRMANS WELCOME

The Chair welcomed Members, Officers and public, and told the Committee that he had agreed to accept a late item in respect of the appeal against the decision of the Committee on application 11/00317/FUL at Windmill Hill Golf Course.

The Chair told the Committee that following representations by Members he had asked that the Principal Solicitor together with the Assistant Director of Neighbourhood Services review the decision made in respect of application for a 'Rights of Way' determination at Oakgrove considered at the previous meeting of the Committee (Minute DCC13 31 May 2012) to ensure correct process was adhered to, the result would be reported back to the Committee.

DCC14 DECLARATION OF INTERESTS

Councillor White declared a general personal interest as he was the Chair of the United Sustainable Energy Agency that administered the Council's carbon offset fund.

DCC15 MINUTES OF PREVIOUS MEETINGS

RESOLVED -

That the minutes of the meetings of the Development Control Committee held on 23 MAY 2012 be approved and signed by the chair as correct record.

DCC16 REPRESENTATIONS ON PLANNING APPLICATIONS

Mr S Crooks spoke in objection to application 12/00161/FUL Change of use from residential dwelling (use class C3) to care home (use class C2) for use by up to 4 adults with learning difficulties at 24 Worrelle Avenue, Middleton, Milton Keynes.

Mr Luntz (Applicants Agent) exercised the right of reply.

DCC17 SCHEDULE ONE – MAJOR APPLICATIONS

12/00594/FUL ERECTION OF 33 DWELLINGS INCLUDING 8 AFFORDABLE HOUSING UNITS AND ASSOCIATED WORKS AT FORMER EMEB OFFICES, OLD WOLVERTON ROAD, OLD WOLVERTON FOR BARRATT NORTHAMPTON

The Committee considered written representations on the application and heard that the Officers recommendation remained to grant the application with the conditions set out in the committee report.

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

RESOLVED –

That the application be granted subject to the completion of a S106 legal agreement and the conditions set out in the report

12/00733/REM RESERVED MATTERS PURSUANT TO PLANNING PERMISSION 09/00618/OUTEIS FOR LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR 64 DWELLINGS AND ASSOCIATED WORKS AT NOON LAYER DRIVE (MIDDLETON WEST) AT OAKGROVE, CHAFFRON WAY V8 TO V10, MILTON KEYNES FOR CREST NICHOLSON SOUTH

The Committee heard that questions received in

advance of the meeting had been responded to in writing and that the Officers recommendation remained to grant the reserved matters consent subject to the conditions set out in the committee report.

The Committee heard that amended plans had been submitted to address concerns raised by the Highways Engineer.

Members expressed concern about the layout and design of visitor parking arrangements which failed to adhere to the residential design guidance. Cllr Ferrans proposed that the application be deferred to allow the developers to redesign car parking arrangements for visitors to be in keeping with the residential design guidance, this was seconded by Cllr White before being put to the vote and it was;

RESOLVED –

That the Item be deferred to allow alternative visitor parking arrangements to be designed in keeping with paragraph 3.10.1 of the Residential Design Guide.

DCC18 SCHEDULE TWO - MINOR APPLICATIONS

12/00766/FUL

APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE AN EXTANT PLANNING PERMISSION 07/01715/FUL IN ORDER TO EXTEND THE TIME LIMIT FOR IMPLEMENTATION BY A FURTHER 3 YEARS FOR THE ERECTION OF ONE DETACHED AND FOUR TERRACED DWELLINGS INCLUDING VEHICULAR ACCESS AND PARKING AT 2 LONG STREET ROAD, HANSLOPE, MILTON KEYNES FOR LOM HOLDINGS INC.

The Officer reported that her recommendation remained that the application be granted subject to the conditions set out in the committee report together with an amendment to condition 12 to add one additional parking space for plot 1.

Councillor White proposed that the Officers recommendations be accepted this was seconded by Councillor McLean before being put to the votes and it was;

RESOLVED –

That the application be approved subject to the conditions set out in the committee report and the amendment to condition 12.

12/00774/FUL IMPROVEMENTS AND ALTERATION TO EXISTING SINGLE STOREY DWELLING TO BE SPILT INTO TWO ONE BED APARTMENTS (RE-SUBMISSION OF 11/02567/FUL) AT 42A VICTORIA ROAD, BLETCHLEY, MILTON KEYNES FOR MR JAKE NEWMAN

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

Councillor White proposed that the Officers recommendations be accepted this was seconded by Councillor McLean before being put to the votes and it was;

RESOLVED – UNANIMOUSLY

That the application be approved subject to the conditions set out in the committee report.

12/00848/FUL DEMOLITION OF AN EXISTING CONSERVATORY AND SUBDIVISION OF EXISTING DWELLING INTO TWO SEPARATE DWELLINGS AND A SINGLE STOREY REAR EXTENSION AT 1 ST JAMES CLOSE, HANSLOPE, MILTON KEYNES FOR MR AND MRS PHILIP SAWBRIDGE

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

The Committee heard that a request for site Inspection had been made by both the Ward Councillor and the Parish Council

Councillor White proposed that the deferment be agreed this was seconded by Councillor McLean before being put to the votes and it was;

RESOLVED –

That the application be deferred to allow a site inspection to be conducted.

12/00161/FUL CHANGE OF USE FROM RESIDENTIAL DWELLING (USE CLASS C3) TO CARE HOME (USE CLASS C2) FOR USE BY UP TO 4 ADULTS WITH LEARNING DIFFICULTIES AT 24 WORRELLE AVENUE, MIDDLETON, MILTON KEYNES FOR MRS MANYARA MUYENZIWA

Following representations on the application the Committee heard that the Officers recommendation remained to grant the application with the conditions as set out in the committee report.

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

The Committee heard that the proposal was not supported by residents who whilst recognising the need for accommodation of this nature had concerns that this site was inappropriate and potentially detrimental to the wellbeing of the occupants due to there being play areas and playing fields frequented by large groups adjacent to it and a busy road passing in front of the property.

Members shared the concern but were advised by the Assistant Director (Planning, Economy and Development) that this was not a planning consideration unless it could be demonstrated and evidenced that harm could befall the residents.

The Committee heard representations in response that the application met all requirements of Local and National planning guidance and the Planning Policy Framework.

The motion to support the Officers recommendation was put to the vote and it was;

RESOLVED –

That permission be granted subject to the conditions as set out in the Officers report.

In addition the Committee resolved to add an Informative to the planning permission that in granting planning permission the Development Control Committee were concerned that in view of the proximity of the MK Village Pavilion and sports ground some potential residents of the care home

may feel intimidated or disturbed by the noise generated by users of the pavilion and sports facilities. The Development Control Committee therefore urges the owners of the care home to give careful consideration to the suitability of potential residents for housing in this particular location. The Committee also resolved to make these comments known to the appropriate licensing authority.

DCC20 CONSULTATION ON MILTON KEYNES PARTNERSHIP

APPLICATION 12/00677/MKPCR - APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR PHASE 2 LANDSCAPING PURSUANT TO OUTLINE PLANNING APPLICATION 05/00291/MKPCO AT AREA 10, WESTERN EXPANSION AREA, LAND WEST OF WATLING STREET (V4) FOR REDLAWN LAND LTD

The Committee considered a report in respect of an application to be considered by Milton Keynes Partnership.

The Officer reported that it was his recommendation that the Committee agree the consultation process undertaken and report the findings back to Milton Keynes partnership in advance of their meeting on 19 June 2012.

The Joint Head of Development Management told the committee that additional representations had been received by the Countryside Officer to the effect that;

In accordance with the Countryside Officers comments amended plans have now been received to replace the 3 silver birch trees with 1 cherry and 2 rowans. They have also added six additional trees (5 Rowan and 1 Oak)

The amended plans also show a new location for the artificial badger sett in Local Park 1.

The orchard cannot be extended further south because of engineering constraints for the impounded pond.

Councillor Ferrans expressed concern that experience had shown that should the wrong type of facilities and play equipment be included on the plans there was a chance that age groups other than those intended can be attracted to the facility and asked that this be pointed out to MKP.

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

The motion was put to the vote and it was;

RESOLVED –

That the consultation be agreed.

**DCC21 NEIGHBOURING CONSULTATION - PASSENHAM QUARRY,
BUCKINGHAM ROAD**

APPLICATION NUMBER: 12/00954/CONS

VARIATION OF CONDITION 7 (END DATE) OF PLANNING PERMISSION SN/05/560C TO PROVIDE FOR THE RETENTION OF ACCESS ROADWAY INCLUDING BAILEY BRIDGES AT PASSENHAM QUARRY, BUCKINGHAM ROAD FOR CEMEX UK OPERATIONS LTD

The Committee considered a report in respect of a consultation between Milton Keynes Council and South Northamptonshire Council in respect of an application to vary the conditions of an existing planning permission at Passenham Quarry to extend permission for a further 5 years operation.

The Committee heard that the Officers recommendation was that No Objection was raised to the Consultation received from Northamptonshire County Council Neighbouring Consultation for the Variation of Condition 7 (End Date) of Planning Permission SN/05/560C to provide for the retention of access roadway including bailey bridges, subject to those conditions imposed as part of the original permission, with Condition 7 now reading 'The development hereby permitted shall cease on or before 31st May 2017.'

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

RESOLVED – UNANIMOUSLY

That the Officers recommendation be agreed.

**DCC22 NEIGHBOURING CONSULTATION - PASSENHAM QUARRY,
BUCKINGHAM ROAD**

APPLICATION NUMBER: 12/00955/CONS

VARIATION OF CONDITION 2 (END DATE) OF PLANNING PERMISSION SN/05/395C TO PROVIDE FOR THE RETENTION OF EXISTING PROCESSING PLANT AND FACILITIES IN RELATION TO ADJACENT SAND AND GRAVEL EXTRACTION AT PASSENHAM QUARRY, BUCKINGHAM ROAD FOR CEMEX UK OPERATIONS LTD

The Committee considered a report in respect of a consultation between Milton Keynes Council and South Northamptonshire Council in respect of an application to vary the conditions of an existing planning permission at Passenham Quarry to a Mineral Extraction site at Passenham Quarry, allowing for a further period of five years for extraction of sand and gravel.

The Committee heard that the Officers recommendation was that No Objection was raised to the Consultation received from Northamptonshire County Council Neighbouring Consultation for the Variation of Condition 2 (End Date) of Planning Permission SN/05/395C to provide for the retention of existing processing plant and facilities in relation to adjacent sand and gravel extraction subject to those conditions imposed as part of the original permission, with Condition 2 now reading 'The development hereby permitted shall cease not later than 31st May 2017 and the land restored or reinstated forthwith in accordance with details approved by the Mineral Planning Authority. If within this period the working of minerals ceases for a period in excess of nine months or the use is discontinued for a likely period, the condition of this permission relating to restoration, rehabilitation and aftercare shall be carried out forthwith.'

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

RESOLVED – UNANIMOUSLY

That the Officers recommendation be agreed.

DCC23

EXCLUSION OF PRESS AND PUBLIC

RESOLVED –

That Press and Public be excluded from the meeting by virtue of Paragraph 3 (Information Relating to the Financial or Business Affairs of the Authority) of Part 1 of Schedule 12A of the Local Government Act 1972, in order that the Committee may consider the report and annexes to Item 10 – Options for Defending Appeal decision.

DCC24

APPLICATION NUMBER: 11/00317/FUL - WINDMILL HILL GOLF COURSE, TATTENHOE LANE, BLETCHLEY

RESOLVED –

1. That authority be delegated to the Assistant Director of Planning Economy and Development in consultation with the Chairman and Vice Chairman of Development Control Committee to decide whether to maintain or withdraw the highway reason for refusal

THE CHAIR CLOSED THE MEETING AT 8:55 PM