



Minutes of the reconvened meeting of the DEVELOPMENT CONTROL COMMITTEE held on FRIDAY 19 JANUARY 2007 at 6.30 PM

Present: Councillor Geary (Chair)
Councillors Butler-Ellis, Stephen Clark, Eastman, Fraser, Holroyd, Morris (substitute for Councillor Box) and Pugh

Officers: D Hackforth (Head of Planning and Transport), R Payne (Housing Needs Manager), K Awojobi (Principal Solicitor) and G Lane (Committee Manager)

Also Present: Councillors I Henderson, Seymour and Williams

Apologies: Councillor Legg

Number of Public Present: 6

DC79 SCHEDULE THREE - OTHER APPLICATIONS

06/01646/FUL CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (RETROSPECTIVE) AT 22 HUTTON AVENUE, OLDBROOK, FOR MR TARIQ MAHMOOD

A motion in support of the officer recommendation was moved by Councillor Butler-Ellis and seconded by Councillor Pugh, before being put to the vote.

RESOLVED -

That planning permission be granted, subject to details of bin storage, drying area, fire / smoke alarms, emergency lighting, only four lettable rooms and the garage to be retained for car parking purposes.

06/01858/FUL CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (RETROSPECTIVE) AT 105 WATERSIDE, PEARTREE BRIDGE, FOR MRS BINA DOSHI

A motion to refuse the application on the grounds of insufficient parking was moved by Councillor Fraser and seconded by Councillor Butler-Ellis, before being put to the vote.

The motion was lost.

A motion in support of the officer recommendation, subject to the retention of two on-site car parking spaces, was moved by Councillor Geary and seconded by Councillor Clark, before being put to the vote.

RESOLVED -

That planning permission be granted, subject to details of bin storage, drying area, fire/smoke alarms, emergency lighting, only five lettable rooms, and provision and retention of two on-site car parking spaces.

06/01861/FUL

CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (RETROSPECTIVE) AT 11 WOODRUFF AVENUE, CONNIBURROW, FOR MRS NILUFAR VIRA

A motion to defer consideration of the application was moved by Councillor Geary and seconded by Councillor Morris, before being put to the vote.

RESOLVED –

That consideration be deferred for further negotiations to clarify the exact nature of the proposal.

06/01776/FUL

TWO STOREY SIDE EXTENSION AT 22 VIENNA GROVE, BLUE BRIDGE, FOR MR R DEARN

A motion in support of the officer recommendation, subject to a condition that the garage not be converted into living accommodation, was moved by Councillor Eastman and seconded by Councillor Pugh, before being put to the vote.

RESOLVED -

That planning permission be granted, subject to a condition requiring matching materials and the garage not to be converted into living accommodation.

06/01822/FUL SINGLE STOREY REAR EXTENSION, INSTALLATION OF BAY WINDOW AND CANOPY TO FRONT ELEVATION AT 416 SIMPSON VILLAGE ROAD, SIMPSON, FOR MR AND MRS COUCH

A motion in support of the officer recommendation, subject to the omission of the bay window, was moved by Councillor Geary and seconded by Councillor Butler-Ellis, before being put to the vote.

RESOLVED -

That, subject to the submission of satisfactory amended plans omitting the bay window, planning permission be granted, subject to a condition requiring matching materials.

06/01951/FUL ERECTION OF REAR CONSERVATORY AND ADDITIONAL WINDOW TO KITCHEN, SIDE CONSERVATORY AND FIRST FLOOR BALCONY / DOORWAY AT 2 SADDINGTON, WUGHTON PARK, FOR RICHARD FREEMAN

A motion in support of the officer recommendation was moved by Councillor Geary and seconded by Councillor Pugh, before being put to the vote.

RESOLVED -

That planning permission be granted, subject to a condition requiring matching materials.

DC80

HOUSES IN MULTIPLE OCCUPATION (HIMOS): THE RELATIONSHIP BETWEEN THE PROVISIONS OF THE HOUSING ACT 2004 (FOR LICENSING) AND DETERMINATION OF PLANNING APPLICATIONS FOR HIMOS

The Committee considered a report on Houses in Multiple Occupation (HIMO) and the Relationship between the Provisions of the Housing Act 2004 (For Licensing) and Determination of Planning Applications for HIMOs.

RESOLVED –

That, in order to deliver a more consistent approach to the determination of HIMO applications, the Committee endorsed officers' advice, with modifications as follows:

- (a) That where housing layouts contain significant levels of shared parking provision, the area used to assess concentration should not be drawn too tightly, and a ratio of 1

in 4 dwellings in HIMO use be the generally accepted maximum concentration, unless specific parking problems can be demonstrated to apply to an individual case.

- (b) That where housing layouts rely on low levels of shared and on-site parking (e.g. mews style) and are inherently under pressure, a more localised area to assess concentration can be drawn, and a ratio of 1 in 6 dwellings be the appropriate maximum concentration.
- (c) That no conditions be imposed on safety matters as these can be administered under the Licensing Scheme and other controls, unless the property concerned falls outside of any such controls.
- (d) That any resource issues be referred to the Cabinet.
- (e) That the Environment Policy Development Committee and the Social Care and Housing Policy Development Committee be invited to examine this issue and, bearing in mind the resolutions passed by this Committee in the light of the officer report, make subsequent recommendations to Cabinet.
- (f) That the Cabinet Member responsible for Planning and the Chair of the Committee be requested to write to the local Members of Parliament expressing concern about the HIMO licensing legislation, the way in which it is affecting the city, and requesting them to use their influence to ensure amendments to the legislation at the earliest opportunity.
- (g) That officers, the Chair of the Committee and the responsible Cabinet Member be requested to engage in communication with other Local Authorities that have more experience in dealing with issues surrounding HIMOs in order that Milton Keynes Council may learn from their experience.
- (h) That all local Parish Councils be invited to undertake an informal audit in order to try and gauge an estimate of the number of perceived HIMOs within the Borough.

THE CHAIR CLOSED THE MEETING AT 8.38 PM