



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on WEDNESDAY 20 SEPTEMBER 2000 at 7.30 pm

**Present:** Councillors Benning, Bristow, Clark, Legg, McCall, Morsley (substitute for Councillor Pendry) and Tilley

**Officers:** P Lawrence (Development Control Manager), A Mills (Area Planning Officer South), M Bowley (Area Planning Officer Central) and S Heap (Democratic Services Manager (Council))

**Apologies:** Councillor Bartlett, Hopkins, Pendry and Tapp

**Also Present:** Councillors Day, Miles and Saunders  
J Harrison (Sharpe Pritchard Solicitors)

**DC36/01 APPOINTMENT OF CHAIR**

RESOLVED -

That in the absence of the Chair and Vice-Chair Councillor Bristow be appointed Chair for the meeting.

**DC37/01 MINUTES**

RESOLVED -

That the Minutes of the meeting of the Committee held on 23 August 2000, be approved and signed by the Chair as a correct record.

**DC38/01 DECLARATIONS OF INTEREST**

The following Members and officers declared non-pecuniary interests in the following planning applications:

Councillor Morsley: 00/00842/FUL and 00/00843/LBC - Barn at Shenley Church End

Mike Bowley: 00/00731/CLUE - 64 Lagonda Close Newport Pagnell

**DC39/01 PUBLIC PARTICIPATION: RECEIPT OF PETITION**

The Committee received a petition in excess of 500 names from objectors to application 00/00881/FUL - Change of Use to Amusement Arcade at 48 Church Street, Wolverton, Milton Keynes for Ablethird Limited.

**DC40/01 PUBLIC PARTICIPATION: REPRESENTATIONS FROM OBJECTORS**

The Committee received representations from an objector to application 00/01247/FUL - Change of Use to Garaging and Maintenance of Buses and Offices at Unit 3, Arden Park, Old Wolverton Road, Old Wolverton.

The applicant's agent exercised a right of reply.

**DC41/01 SCHEDULE ONE - OTHER MATTERS**

00/00399/FUL ERECTION OF AN INDUSTRIAL UNIT AT FORMER FINA/ENERGY EQUIPMENT SITE, STILEBROOK ROAD, OLNEY FOR ACAN DEVELOPMENTS LTD

RESOLVED -

That had it been able to do so, planning permission would have been refused for reasons of highway safety and convenience, residential amenity and lack of provision for small business units contrary to Policies AM3, PG1a and PG2 of the Local Plan.

00/00445/FUL INSTALLATION OF FOUR 25M FLOODLIGHTS AT LAND AT FEN FARM, NEWPORT ROAD, WAVENDON FOR C B EXHIBITION SERVICES

RESOLVED -

That consideration be deferred for one month to enable further investigation of the issues of security, health and safety and crime prevention to take place.

00/00842/FUL DEMOLITION OF EXISTING LISTED BARN AND ERECTION OF ONE DWELLING HOUSE AND CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS ON PART OF SITE  
& F1/G1

00/00843/LBC LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING REDUNDANT AGRICULTURAL BUILDING AT SITE F1/G1 SHENLEY CHURCH END FOR LATHBURY HOMES (as amended by drawings 97/7/201a, 202a, 203a and 9817.102b received 21 August 2000)

RESOLVED -

That consideration be deferred to request that English Partnerships provide an independent survey and feasibility study of possible dismantling and relocation of the barn, in situ, to the Milton

Keynes Museum for Rural Life at Wolverton at nil cost to the museum and possible other alternative non-residential uses of the barn with any consultatants brief being agreed with the Development Control Manager.

(Councillor Morsley declared a non-pecuniary interest in this item)

00/00888/FUL CHANGE OF USE OF GROUND FLOOR TO AMUSEMENT ARCADE AT 48 CHURCH STREET, WOLVERTON, MILTON KEYNES FOR ABLETHIRD LIMITED

RESOLVED -

That consideration be deferred at the applicant's request and that a Members' site visit be held.

## DC42/01

### SCHEDULE TWO - PLANNING APPLICATIONS REFUSED

RESOLVED -

That, subject to the terms of Minute P4/77, as amended by Minutes P77/79 and PL189/92, the following applications be refused on the grounds stated:

00/00729/FUL ERECTION OF NEW GYMNASIUM AT BURY LAWN SCHOOL, SOSKIN DRIVE, STANTONBURY FIELDS FOR BURY LAWN SCHOOL

Refused on the grounds of impact upon the amenities of adjoining residents and the appearance of the area.

00/00961/FUL CHANGE OF USE FROM STORAGE AND DISTRIBUTION (USE CLASS B8) TO GENERAL INDUSTRIAL (USE CLASS B2) AT 12 STILEBROOK ROAD, OLNEY FOR RICHARD COOK LIMITED.

Refused for reasons of detriment to highway safety and convenience, contrary to Policies AM3, DC2 and PG1a of the Adopted Borough of Milton Keynes Local Plan.

00/01043/FUL DEMOLITION OF PART OF EXISTING BUILDING AND ERECTION OF TWO STOREY EXTENSION TO PROVIDE NURSING HOME AND ALTERATIONS TO ACCESS AT OLD PAVILION, SHERWOOD DRIVE, BLETCHLEY FOR CLAY TECHNICAL SERVICES LIMITED

Refused as the proposed development would fail to preserve or enhance the character and

appearance of the Conservation Area and would cause material harm to the character, appearance and setting of the existing building contrary to the adopted Local Plan Policies DC2, DC3 and DC15.

**DC43/01 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:

00/00093/OUT REDEVELOPMENT OF BLETCHLEY CAMPUS  
& TO PROVIDE A NEW FURTHER EDUCATION  
00/00094/OUT COLLEGE, SPORTS HALL, COMMERCIAL (USE  
CLASS B1) AND RESIDENTIAL DEVELOPMENT  
WITH ASSOCIATED LANDSCAPING AND  
ACCESSES (OUTLINE) AT MILTON KEYNES  
COLLEGE, SHERWOOD DRIVE, BLETCHLEY  
FOR MILTON KEYNES COLLEGE

Outline permission granted for both applications subject to:

- (a) the satisfactory resolution of the traffic impact assessment and agreement on the necessary off-site highway works or, if required, a contribution to off-site highway improvements with the Development Control Manager in consultation with Councillors Benning, Legg, Tapp (if available) and a representative of the Conservative Group;
- (b) the completion of an S106 Legal Agreement to secure an appropriate level of physical and social infrastructure improvements, and the Service Level Agreement for public access to the new sports facilities;
- (c) reference to the Secretary of State, regarding the loss of playing fields; and
- (d) conditions on access, materials, landscaping, protection of trees and hedgerows, no overhead lines, foul water drainage and pollution control details.

FURTHER RESOLVED -

That a Tree Preservation Order on the 12 trees and 7 groups of trees on the site, be made.

00/00223/REM ERECTION OF 133 DWELLINGS (APPROVAL OF RESERVED MATTERS) AT SHENLEY COMMON FARM PHASE 1, WHADDON ROAD, KINGSMEAD FOR ALFRED MCALPINE HOMES LTD

Subject to the receipt of satisfactory amended plans to resolve the outstanding highway matters raised by the Head of Transport permission be granted with conditions relating to materials, surface materials including highways materials, landscaping, boundary treatments, temporary meeting place, no overhead wires, street furniture and lighting, boundary treatment and gateways at access points, accurate tree and hedgerow survey, tree and hedgerow retention, tree and hedgerow protection, parking/manoeuvring, highway matters, foul and surface water drainage, site compound, wheel cleansing facilities, access arrangements for site vehicles during development, grid road noise, grid road noise measures and protection of bridleway from obstruction.

FURTHER RESOLVED -

That the applicant be requested to appoint a 'design co-ordinator' for the development, to ensure that continuity is maintained in terms of materials and construction and that the high standard of development aspired to in the brief is achieved/maintained.

00/00601/FUL REMOVAL OF OLD GLASSHOUSES, EXTENSION OF MODERN RETAIL GLASSHOUSE AND REARRANGEMENT OF EXTERNAL SALES AREAS, AND ALTERATIONS TO CAR PARKING AT WYEVALL GARDEN CENTRES PLC, NEWPORT ROAD, WOBURN SANDS FOR WYEVALL GARDEN CENTRES PLC (as amended by letter and drawing nos 99197/5B received 17 July 2000 and letter and drawing no 99197/2A received 29 August 2000, and letter dated 1 September 2000)

Permission subject to conditions regarding materials, car parking, goods to be sold, boundary treatment landscaping and cycle parking.

FURTHER RESOLVED -

That, with regard to the currently unauthorised solatube operation, a planning application be invited to cover the limited period of use of the bungalow at 51 Newport Road until 31 July 2002.

00/00674/FUL TWO STOREY SIDE AND FIRST FLOOR FRONT EXTENSIONS, DEMOLITION OF EXISTING GARAGE AND ERECTION OF DETACHED DOUBLE GARAGE AT 28 MOREBATH GROVE, FURZTON FOR MR YAM (as amended by drawing received 22 August 2000)

Permission subject to conditions on materials and use.

00/00731/CLUE CERTIFICATE OF LAWFULNESS FOR USE AS BED AND BREAKFAST ACCOMMODATION (3 LETTING ROOMS) AT 64 LAGONDA CLOSE, NEWPORT PAGNELL FOR MR EDWARD T A KEMP

That a Certificate of Lawfulness be issued for the following description of use:

Mixed use as:

- (a) Bed and Breakfast use - 3 letting rooms accommodating a maximum of 6 persons;
- (b) private residential use including use of the garage and garden for purposes incidental to the private residential use; and
- (c) shared use of accommodation for purposes ancillary to the bed and breakfast use and private residential use, not incorporating sleeping accommodation.

FURTHER RESOLVED -

That a rider be attached to the Certificate of Lawfulness referring to previous planning permissions affecting the site and conditions attached to them.

(Mr Bowley declared at interest in this item and left the meeting during its consideration)

00/00745/FUL ALTERATIONS TO SHOPFRONT AND INSTALLATION OF NEW STAIRCASE TO FIRST FLOOR AT 15 MARKET PLACE, OLNEY FOR MR AND MRS P DEMARCO (as amended by Planning Nos 204/02/B, 204/03/B, and 204/04/B received 9 August 2000)

Permission.

FURTHER RESOLVED -

That the applicant be requested to replace the sign to Berrills Court, with a sign similar to the original currently missing.

- 00/00844/FUL USE OF REAR PARKING AREA FOR PARKING OF TWO MINIBUSES AT 44 CARROLL CLOSE, NEWPORT PAGNELL FOR STEVEN JACKMAN
- Temporary personal permission for 2 years subject to conditions regarding personal use, size of minibuses and provision of a white line and a raised concrete strip.
- 00/00864/MKCOD4 SINGLE STOREY EXTENSION AT ASHBROOK FIRST SCHOOL, THE HIGH STREET, TWO MILE ASH FOR ASHBROOK FIRST SCHOOL
- Permission subject to a condition on materials and aninformative on a School Transport Plan.
- 00/00928/FUL SINGLE STOREY REAR EXTENSION AT FIRE STATION, OUSEBANK STREET, NEWPORT PAGNELL FOR H W MASON AND SONS
- Subject to the receipt of satisfactory revised plans permission subject to conditions relating to materials, use, tree protection, raft foundations and drainage.
- 00/00950/FUL EXTENSION TO EXISTING CAR PARK AND CREATION OF FOOTPATH LINK AT THE OPEN UNIVERSITY, WALTON DRIVE, WALTON HALL FOR THE OPEN UNIVERSITY ESTATES DIVISION (as amended by letter and drawing no 4282/C003 REV.P3 received 20 September 2000)
- Subject to the receipt of satisfactory amended plans showing 139 spaces only and the completion of a Section 106 Agreement tying the proposed development into the development of the Business School building and ensuring that the previously approved car park cannot be developed, permission subject to conditions relating to landscaping and DETR licence regarding newts.
- 00/00952/LBC RETENTION OF EXISTING CONSERVATORY AT 3 MILL ROAD, BLETCHLEY FOR MR F FRAILIO
- Listed building consent be granted.
- 00/01064/FUL ERECTION OF 68 DWELLINGHOUSES AND CONSTRUCTION OF NEW ACCESS AT RESERVE SITE 2, NOON LAYER DRIVE, MIDDLETON FOR CHILTERN 100s HOUSING ASSOCIATION (as amended by drawing no 101D received 19 September 2000)
- Subject to the receipt of final minor amendments to the satisfaction of the Head of Transport, permission subject to conditions relating to

materials, landscaping, boundary treatment, highway layout, drainage, car parking and no overhead wires and an informative on landfill gas.

00/01081/FUL FOUR STOREY EXTENSION TO PROVIDE RESEARCH LABORATORIES AND SUPPORT FACILITIES AT THE OPEN UNIVERSITY, WALTON DRIVE, WALTON HALL FOR THE OPEN UNIVERSITY (as amended by letter and drawing no SK17C received 11 September 2000)

Permission subject to conditions regarding materials, cycle parking, prevention of pollution and landscaping.

00/01169/MKCOD3 SINGLE STOREY REAR EXTENSION AT 20 WHITELEY CRESCENT, BLETCHLEY FOR MILTON KEYNES COUNCIL

Permission subject to a condition on materials.

00/01211/MKADV ERECTION OF FOUR NON ILLUMINATED FREE STANDING SIGNBOARDS AT ROUNDABOUT AT JUNCTION AT A509 AND A422 CHICHELEY FOR THE WHITE HART

Advertisement consent be granted.

00/01224/FUL FRONT, SIDE AND REAR EXTENSIONS TO FOOD STORE, ALTERATIONS TO STORE ENTRANCE AREA AND TO CAR PARK AND ANCILLARY WORKS (RESUBMISSION OF 99/01140/MK) AT TESCO STORES LTD, MCCONNELL DRIVE, WOLVERTON FOR TESCO STORES LTD (as amended by drawing nos 1159/SK/20 REV B and SK/14 REV D)

Permission subject to:

- (a) The satisfactory completion of a legal agreement to secure:
  - (i) the £70,000 contribution towards town centre improvements in Wolverton; and
  - (ii) the works at the site including inter alia those agreed to the Stratford Road store frontage and including the bus stop(s) and pedestrian crossing works.
- (b) Conditions relating to restriction of non-food retail floor space and specified activities, materials, surfacing, landscaping, access, parking, highway matters, site layout and



circulation, bus stops, pedestrian crossing, design and public art.

(Councillor McCall requested that his vote against the resolution be recorded.)

00/01228/FUL CHANGE OF USE FROM FORMER OFFICES TO TRADE AND RETAIL SALES AND WITH STORAGE AND WAREHOUSE FACILITIES AT WATERSIDE PARK, FORMERLY INTERLUX LTD, OLD WOLVERTON ROAD, OLD WOLVERTON FOR JARDINES (UK) LIMITED (as amended by drawings received 18 September 2000)

Permission subject to conditions on use, car park provision and the floor area used for the showroom.

00/01233/MKCOD3 RENEWAL OF PLANNING PERMISSION FOR TEMPORARY CLASSROOM BUILDINGS (497, 504 AND 508) AT GLASTONBURY THORN FIRST SCHOOL, PIGOTT DRIVE, SHENLEY CHURCH END FOR MILTON KEYNES COUNCIL

Temporary permission to retain the three classroom units for a further period of one year, subject to a landscaping condition.

00/01247/FUL CHANGE OF USE FROM EXISTING ENGINEERING WORKSHOP (CLASS B2) AND OFFICES TO GARAGING AND MAINTENANCE OF BUSES AND OFFICES (RESUBMISSION OF 99/01459/FUL) AT UNIT 3 ARDEN PARK, OLD WOLVERTON ROAD, WOLVERTON FOR MK METRO LTD

Subject to the satisfactory completion of the Section 106 Agreement in relation to:

- (a) the £10,000 financial contribution towards off site highway, traffic management and other environmental improvements in the locality; and
- (b) the provision of acoustic fencing

permission with conditions relating to hours of bus operation, details of power tools/compressors, bus wash equipment, location and hours of maintenance work, door closure, no more than 40 buses, access, drainage, pollution control, landscaping, boundary treatment, surface treatments and parking.

00/01400/MKGTNO DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR ERECTION OF 12M TELECOMMUNICATIONS COLUMN AND ASSOCIATED EQUIPMENT HOUSING CABIN AT GRANGE FARM ROUNDABOUT FULMER STREET/DANSTEED WAY, CROWNHILL FOR TELECOM SECURICOR CELLULAR RADIO LTD (BT CELLNET) (as amended by drawing P/12154/GEN/002A received 19 September 2000 and letter dated 15 September 2000)

Prior approval granted.

THE CHAIR CLOSED THE MEETING AT 9.43 PM