



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on WEDNESDAY 21 JUNE 2000 at 7.30 pm

Present: Councillor Pendry (Chair)
Councillor O'Sullivan (Vice-Chair)
Councillors Benning, Bristow, Clark, Hopkins (substitute for Councillor Ellis), Legg, McCall, Tilley and White (substitute for Councillor Bartlett)

Officers: D Hackforth (Head of Planning), P Lawrence (Development Control Manager), P Joel (Area Planning Officer - North), A Mills (Area Planning Officer - South), I Prosser (Principal Planning Officer), A Barnes (Senior Environmental Health Officer) and J Shaw (Senior Committee Manager)

Also Present: Councillor Bartlett
A Rich (Environment Agency)
J Harrison (Sharpe Pritchard Solicitors)

Apologies : Councillors Ellis and Tapp

DC10/01 MINUTES
RESOLVED -

That the Minutes of the meeting of the Committee held on 24 May 2000, be approved and signed by the Chair as a correct record.

DC11/01 DECLARATIONS OF INTEREST

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

Councillor Pendry - All the Mill and Willows Applications

Councillor Clark - Distribution of Planning Gain in Olney – PS/550/27 (GEN)

DC12/01 DEPUTATION – MILL LANE, STONY STRATFORD

The Committee received a deputation from 20 residents of the Borough of Milton Keynes, the object of which was to object to all the planning applications by Taywood Homes at Mill Lane, Stony Stratford. The Committee also received a petition containing 2300 signatures in support of the deputation.

The applicant's agent exercised a right of reply.

DC13/01 CO-OPTION OF MEMBERS

In accordance with Standing Order P15, the Committee gave consideration to the co-option of non-voting persons to the Committee.

RESOLVED –

That no co-options be made to the Committee.

DC14/01 SCHEDULE ONE - OTHER MATTERS

99/00997/MK PROPOSED SITING OF 250 STATIC HOLIDAY CARAVANS IN LIEU OF 708 TOURING CARAVANS, NEW AMENITY LAKE, NATURE RESERVE, WILDLIFE CORRIDOR ALONG BANKS OF RIVERS GREAT OUSE AND TOVE AND ACCESS TO NEW CYCLE TRACKS (RESUBMISSION OF 98/1372/MK) AT COSGROVE LODGE PARK, COSGROVE, MILTON KEYNES FOR WHILTON MARINA LTD

RESOLVED -

That the application be deferred for a joint Members' Site Panel to be established to consider the policy and environmental aspects of the proposed developments and the possible provision of an alternative access to the site.

99/01378/FUL ERECTION OF 71 DWELLINGS WITH ANCILLARY WORKS INCLUDING NEW ACCESS AND NEW RIVERSIDE WALK AT PART OF COWPER TANNERY, LAND OFF, WESTON ROAD, OLNEY FOR HAMILTON HOMES LTD

RESOLVED -

That consideration be deferred for a further 2 months in order that additional site investigation works in respect of contamination may be completed.

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

RESOLVED -

That the Committee would have been minded to grant planning permission, subject to the satisfactory completion of the Section 106 Agreement in relation to the £10,000 financial contribution towards off site highway, traffic

management and other environmental improvements in the locality and 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, surface treatments and parking.

99/01570/OUT
&
99/01571/OUT

RESIDENTIAL DEVELOPMENT (RENEWAL OF OUTLINE CONSENT MK/01000/92) AT THE MILL AND THE WILLOWS, MILL LANE, STONY STRATFORD FOR S AND B RICHARDSON COMBINED COUNTIES PROPERTIES LTD AND TAYWOOD HOMES LTD

RESOLVED -

That consideration be deferred for one month to allow time for further detailed investigation of the flooding issue including the issues raised in the report submitted by objectors.

99/01691/REM
&
00/00221/REM

APPROVAL OF RESERVED MATTERS FOR ERECTION OF 45 DWELLINGS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PERMISSION MK/1000/92 (SCHEME 1, LOG WALL)

99/01692/REM
&
00/00222/REM

APPROVAL OF RESERVED MATTERS FOR ERECTION OF 45 DWELLINGS AND ASSOCIATED WORKS PURSUANT TO OUTLINE PERMISSION MK/1000/92 (SCHEME 2, PREFERRED)

AT THE MILL AND THE WILLOWS, MILL LANE, STONY STRATFORD FOR S AND B RICHARDSON, COMBINED COUNTIES PROPERTIES LTD AND TAYWOOD HOMES LTD

RESOLVED -

That consideration be deferred for one month to allow time for further detailed investigation of the flooding issue including the issues raised in the report submitted by objectors.

00/00191/OUT VARIATION OF CONDITIONS 5, 10 AND 11 ATTACHED TO OUTLINE CONSENT (MK/1000/92) AT THE MILL AND THE WILLOWS, MILL LANE, STONY STRATFORD FOR S AND B RICHARDSON COMB CTIES PROPS LTD AND TAYWOOD HOMES LTD

RESOLVED -

That consideration be deferred for one month to allow time for further detailed investigation of the flooding issue including the issues raised in the report submitted by objectors.

00/00192/FUL REPLACEMENT OF TEMPORARY FOOTBRIDGE WITH PERMANENT FOOTBRIDGE STRUCTURE

&

00/00193/FUL REPLACEMENT OF TEMPORARY FOOTBRIDGE WITH PERMANENT FOOTBRIDGE STRUCTURE (DUPLICATE APPLICATION) AT THE MILL AND THE WILLOWS, MILL LANE, STONY STRATFORD FOR S AND B RICHARDSON COMB CTIES PROPS AND TAYWOOD HOMES LTD

RESOLVED -

That consideration be deferred for one month to allow time for further detailed investigation of the flooding issue including the issues raised in the report submitted by objectors.

00/00306/FUL CHANGE OF USE FROM RETAIL (CLASS A1) TO PROFESSIONAL AND FINANCIAL SERVICES (CLASS A2) AT 100 HIGH STREET, STONY STRATFORD, MILTON KEYNES FOR KINGS LYNN AGRICULTURAL SERVICES

RESOLVED -

That the Committee may have been minded to refuse planning permission on the grounds of inadequate car parking provision and increased parking congestion, contrary to policies AM12 and DC2 of the adopted Local Plan.

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

RESOLVED -

That consideration be deferred for further negotiations regarding the provision of satisfactory access to the site from the local highway network.

00/00522/FUL CHANGE OF USE TO CAR DEALERSHIP WITH SHOWROOM AND ANCILLARY WORKSHOP FACILITIES, ERECTION OF SINGLE STOREY REAR EXTENSION TO BE USED AS VALETING BAY AND ASSOCIATED EXTERNAL ALTERATIONS, INCLUDING THE INSTALLATION OF DISPLAY WINDOWS AT FORMER ACON AXEL, BILTON ROAD, BLETCHLEY FOR ANTHONY BELLS AND COMPANY LTD (as amended by drawing number 349/02 Rev A received on 25 May 2000)

RESOLVED -

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

00/00648/OUT DEMOLITION OF EXISTING GUEST HOUSE AND ERECTION OF THREE DETACHED DWELLINGHOUSES, ALTERATIONS TO EXISTING VEHICULAR ACCESS AND CONSTRUCTION OF NEW VEHICULAR ACCESS (OUTLINE) AT B-LINE GUEST HOUSE, 72 WATLING STREET, BLETCHLEY FOR MR A LITCHFIELD

RESOLVED -

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

00/00658/FUL ERECTION OF SECURE MACHINERY WORKSHOP AT DEETHE FARM, CRANFIELD ROAD, WOBURN SANDS FOR ADVANCED TURF MACHINERY LIMITED

RESOLVED -

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

00/00666/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.

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

RESOLVED –

That a sum of £20,000 be paid to Olney Town Council as a financial contribution towards the cost of installing children's play equipment at Johnson's Field in Olney.

DC15/01 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:

99/01140/MK FRONT, SIDE AND REAR EXTENSION TO FOOD STORE, ALTERATIONS TO CAR PARK AND ANCILLARY WORKS AT TESCO STORES LTD, MCCONNELL DRIVE, WOLVERTON FOR TESCO STORES LTD

Refused on the grounds that the proposal would undermine the Council's strategy for the regeneration of Newport Pagnell in particular the aim of facilitating the development of a large new food store in the town whilst bringing few compensating regeneration benefits to Wolverton Town Centre.

The proposal would therefore be in conflict with the Council's Retail Strategy Review study and the emerging relevant policies of the new Milton Keynes Local Plan (First Deposit).

00/00190/OUT VARIATION OF CONDITIONS 2, 3, 5, 10 AND 11 ATTACHED TO OUTLINE CONSENT (MK/1000/92) AT THE MILL AND THE WILLOWS, MILL LANE, STONY STRATFORD FOR S AND B RICHARDSON COMB CTIES PROPS LTD AND TAYWOOD HOMES LTD

Refused on the grounds that there are changes of circumstances since the original permission was granted which cannot be properly considered by the variation of conditions 2 and 3 of MK/1000/92 to extend the duration of an outline planning permission.

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:

00/00185/FUL DEMOLITION OF EXISTING RETAIL STORE AND ERECTION OF NEW RETAIL STORE (as amended by plan numbers 1789/01/D, 1789/02/E and 1789/03/B received 6 June 2000)

00/00186/CON CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING RETAIL STORE (as amended by plan numbers 1789/01/D, 1789/02/E and 1789/03/B received 6 June 2000)

00/00195/FUL CONVERSION OF BARNs TO THREE DWELLINGS, ERECTION OF GARAGES AND CONSTRUCTION OF SITE ACCESS ROAD (as amended by letter and plan numbers 5, 10A, 11A, 12A, 13A, 18A, 19A and 21 received 20 June 2000)

&

00/00387/LBC LISTED BUILDING CONSENT FOR CONVERSION OF BARNs TO THREE DWELLINGS AND ERECTION OF GARAGES AT BARNs AT PARK FARM, NEWPORT ROAD, GAYHURST FOR DR PETER ATHERTON (as amended by letter and plan numbers 5, 10A, 11A, 12A, 13A, 19A and 21 received 20 June 2000)

Planning permission and listed building consent be granted subject to the submission of satisfactory revised plans and further information, to the satisfactory completion of a legal agreement to secure the future management and maintenance of the Spinney and to conditions relating to access, garage use, obscure glazing, levels, no overhead wires, boundary treatment, landscaping, tree protection and retention, materials, details, parking, construction access, drainage, asbestos removal, wildlife protection and withdrawal of permitted development rights.

00/00332/FUL ERECTION OF PARTIALLY GLAZED CANOPY, SALES OFFICE, TWO SERVICE BAYS AND HARDSURFACING FOR DISPLAY AND SALE OF MOTOR VEHICLES AT BMG, 1 LASBOROUGH ROAD, KINGSTON FOR BLETCHLEY MOTOR CO LTD (as amended by letter and drawing number 1885/07 REV C received 19 June 2000)

Subject to conditions relating to materials, landscaping, pollution, parking and turning.

00/00373/LBC LISTED BUILDING CONSENT FOR DEMOLITION OF EXISTING RETAIL STORE TO BE REPLACED WITH NEW RETAIL STORE INCLUDING FIRST FLOOR LINK TO NO 75

AT CWS, 77 HIGH STREET, NEWPORT PAGNELL FOR CWS PROPERTY AND DEVELOPMENT

Planning permission, conservation area consent and listed building consent be granted subject to conditions relating to materials, details, archaeology, contamination and no prior demolition.

00/00540/FUL CHANGE OF USE FROM USE CLASS B8 (WAREHOUSING) TO USE CLASS D1 (TRAINING) AT 44 POTTERS LANE, KILN FARM, MILTON KEYNES FOR BARCLAYS BANK PLC

Subject to the satisfactory completion of the Section 106 Agreement, temporary planning permission be granted subject to conditions relating to use, user, details of any external alterations to premises, picking up/setting down of passengers, parking, manoeuvring and footpath details.

00/00640/FUL CONVERSION OF GARAGE TO LIVING ACCOMMODATION AT 62 MILTON DRIVE, NEWPORT PAGNELL FOR MR J KELLY

Subject to conditions relating to the installation of a front window and the use of matching facing bricks.

00/00778/MKGTNO DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO TO REPLACE EXISTING LAMPPOST WITH LAMPPOST TO INCLUDE TELECOM ANTENNAE AND ASSOCIATED GROUND BASED EQUIPMENT HOUSING CABINET AT JUNCTION QUEEN ELEANOR STREET AND WOLVERTON ROAD, STONY STRATFORD, FOR ORANGE PCS LTD

That prior approval be granted subject to the requirement to paint equipment to match the colour of the existing street lights.

DC17/01 SCHEDULE FOUR - DEVELOPMENTS ON WHICH THE OBSERVATIONS OF THE COMMITTEE ARE REQUESTED

CONS/4/99 CONVERSION OF EXISTING TOILET BLOCK INTO NEW SALES OFFICE

&

CONS/5/99 VARIATION OF CONDITIONS TO ALLOW FOR ONE ADDITIONAL MONTH OF OPERATION SO AS TO PROVIDE A SEASON COMMENCING ON 1 MARCH TO 31 OCTOBER IN ANY YEAR

AT COSGROVE LODGE PARK, COSGROVE

RESOLVED -

That South Northants District Council be requested to defer consideration of these applications in order for a joint Members Site Panel to be established to consider the policy and environmental aspects of the proposed development and the possible provision of an alternative access to the site.

DC18/01 SCHEDULE FIVE - UNAUTHORISED DEVELOPMENT AND ENFORCEMENT MATTERS

00/00195/COND REMOVAL OF HEDGEROW - BREACH OF CONDITION AT 5 ESTHER CLOSE, BRADVILLE, MILTON KEYNES

RESOLVED -

That consideration of this matter be deferred for one month to enable further consideration to be given to all the relevant legal aspects of the case.

DC19/01 EXCLUSION OF PUBLIC AND PRESS

RESOLVED -

That the public and press representatives be excluded from the meeting by virtue of Paragraph 12 (Legal Advice) of Part I of Schedule 12A of the Local Government Act 1972, in order that the Committee may consider the following item:

Shenley Common Farm – Section 106 Agreement

DC20/01

SHENLEY COMMON FARM - SECTION 106 AGREEMENT

The Chair ruled the following item as urgent in accordance with Section 100B(4)(b) of the Local Government Act 1972.

RESOLVED -

1. That the suggested amendments to the draft Section 106 legal agreement be agreed; and
2. That a Panel of Members be appointed and authorised to consider any further amendments to the Section 106 Agreement.

THE CHAIR CLOSED THE MEETING AT 10.30 PM