



**Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 31 JANUARY 2013 at 7:00 pm.**

**Present:** Councillor White (Chair)  
Councillors: Exon, Hawthorn, Legg and McLean

**Officers:** A Horner (Head of Development Management)), S Dossaji (Planning Officer, A Harrison (Senior Planning Officer), A Holloway (Senior Planning Officer), M Wilde (Student Planning Officer), S Bridglalsingh (Principal Solicitor) and D Imbimbo (Committee Manager).

**Number of Public Present:** 26

**DCP19 REPRESENTATIONS ON PLANNING APPLICATIONS**

Mr S Turner had registered to speak in objection to planning application 12/01640/FUL, Change of use 4 bedroom dwelling to House in Multiple Occupancy with 4 lettable rooms (retrospective) at 30 Great Linch, Middleton, Milton Keynes, but was unable to attend due to unforeseen circumstances and asked that a letter written in objection be considered by the Panel.

The application having been recommended for refusal the applicants' representative, Mr J Portman, exercised the right of reply.

Mrs L Inoki and Mr T Skelton spoke in objection to application 10/02044/LBC, Listed building consent for extension at 11-27 Eagle Walk, Central Milton Keynes, Milton Keynes.

The applicants' agent Mr S Hadjioannou exercised the right of reply.

Mr T Manawar spoke in support of application 12/02545/ADV, Advert consent to display 3 x fascia signs (retrospective) at 15 Tower Crescent, Neath Hill, Milton Keynes.

The Application having been in part recommended for refusal.

Mrs K Geenhalgh and Mr R Francis spoke in objection to application 12/02094/FUL, Erection of detached dwelling and associated garaging (retrospective and re-submission of 12/00687/FUL) at Plot 3, 211 Newport Road, New Bradwell.

The Applicants' agent Mr A Busstpil exercised the right of reply.

**12/01640/FUL CHANGE OF USE 4 BEDROOM DWELLING TO HOUSE IN MULTIPLE OCCUPANCY WITH 4 LETTABLE ROOMS (RETROSPECTIVE) AT 30 GREAT LINCH, MIDDLETON, MILTON KEYNES FOR MR NICK FOX**

The Panel heard that the applicant had lodged an appeal against non-determination of this application and so the Council no longer had the jurisdiction to determine it. A decision on the application would be made by a Planning Inspector following a public Inquiry. The purpose of the Panel considering the application was to ascertain what the Council's decision would have been if it was able to make the decision, and thus to establish the Council's approach in relation to the forthcoming public inquiry

The Panel heard representations from a resident of the property to the effect that the parking issues highlighted as a reason for refusal were unsubstantiated and that other residents of the area objected to the nature of occupants of the property.

The Committee heard that the Officers recommendation was;

That in the absence of the appeal against non-determination The Panel would have been minded to refuse planning permission for the reasons set out below and that these reasons should form the basis for the council to contest the appeal at the forthcoming Public Inquiry:

The applicant is not able to provide adequate space within the site for the parking of vehicles clear of the highway. The development, if permitted, would therefore be likely to lead to additional on street parking to the detriment of highway safety and convenience. The application is therefore contrary to saved Policy H10 (ii) of the Milton Keynes Local Plan 2001-2011 and the Addendum to 'Parking Standards for Milton Keynes' 2005 April 2009.

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

The Committee heard that whilst the property had a double garage this did not count as parking spaces under the terms of the Parking Standards and could not be considered as such.

On being put to the vote the motion was declared carried.

RESOLVED –

That had the Panel been able to determine the application it would have been minded to refuse it for the reason stated above.

**12/02372/FUL**

**TWO STOREY DWELLING ATTACHED TO EXISTING DWELLING AT NO.42 AT 42 ST JAMES CLOSE, HANSLOPE, MILTON KEYNES FOR MR MICHAEL TOMPKINS**

The Officer reported that her recommendation remained that the application be granted.

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

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

**10/02044/LBC**

**LISTED BUILDING CONSENT FOR EXTENSION AT 11-27 EAGLE WALK, CENTRAL MILTON KEYNES, MILTON KEYNES FOR CMK BRITEL NOMINEES NO 1 AND 2 LTD**

The Panel heard representations from objectors raising concerns that the proposed extensions would damage the Heritage value of the building and that this should outweigh the needs of commercial gain.

The Panel also heard that currently the units that were sited behind the colonnades, that were proposed to be infilled, were vacant as they failed to attract commercial enterprise as the 'shopfronts' were hidden from view. The proposal sought to make them commercially viable at the same time as enhancing the heritage value of the site.

The Officer reported that since the application was submitted an updated Heritage Statement and Commercial Justification Statement had been

submitted by the applicant, this had gone some way to address the concerns raised by the conservation Officer, her recommendation remained that the application be granted.

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

Members recognised that whilst it was desirable to protect the heritage value of a building this needed to be weighed against the commercial viability and sustained vitality of the building and in this case were recognisant of the need to address the issues that were inhibiting the viability of the units in question from being commercially attractive to retailers.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

**12/02392/FUL**

**ERECTION OF SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSIONS AT 37 BOYCE CRESCENT, OLD FARM PARK, MILTON KEYNES FOR MR GRAHAM CLARKE**

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

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

Members expressed concern that the amended proposal would result in a Juliet Balcony being fitted at a location that could allow significant overlooking of neighbouring properties and as this had been a consideration when the scheme was originally proposed should be considered as inappropriate.

On being put to the vote the motion was lost.

Councillor White proposed that application be refused as the proposed Juliet balcony was unacceptable in terms of its location, as it will allow for significantly greater overlooking and as such cause detrimental impact on privacy to adjacent properties and as such is contrary to Policy D1 and

D2 of the Milton Keynes Local Plan 2001 – 2011.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That permission be refused for the reason stated above.

**12/02541/FUL**

**NEW BOUNDARY FENCE AND CONCRETE FOOTPATH TO PITCH AT OLNEY TOWN FOOTBALL CLUB, EAST STREET, OLNEY FOR MR MALCOLM THOMAS**

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

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

Members heard that whilst representations had been made that there had been little publicity of the proposal there had in fact been posters prominently displayed in the usual fashion.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions as detailed in the panel report.

**12/02371/FUL**

**ERECTION OF TWO STOREY DETACHED DWELLING WITH SINGLE GARAGE AND PARKING, PROVISION OF ACCESS AND CAR PARKING FOR 3 CRANFIELD ROAD AT LAND BETWEEN, 3 - 3A CRANFIELD ROAD, ASTWOOD FOR WILLIAM WILLOUGHBY ESTATES**

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

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

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

**12/00531/FUL**

**EXTEND SITE ACCESS ROAD INCLUDING LOADING / UNLOADING AREA (RETROSPECTIVE) AT MEDIA HOUSE, PRESLEY WAY, CROWNHILL FOR MULTI-CONTACT (UK) LTD**

The Officer reported that the recommendation remained that the application be granted for the reasons set out in the Panel report.

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

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

**12/02545/ADV**

**ADVERT CONSENT TO DISPLAY 3 X FASCIA SIGNS (RETROSPECTIVE) AT 15 TOWER CRESCENT, NEATH HILL, MILTON KEYNES FOR MR TANVEER MANAWAR**

The Officer reported that the recommendation remained that the application be granted in part subject to the conditions set out in the Panel's report.

The Panel heard that in the case of advertising consent there remained an option to approve some signs and refuse others within the same application.

The Panel heard representations to the effect that the signs were similar to those on other premises and should be allowed.

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor Eastman.

On being put to the vote the motion was declared lost.

Councillor White proposed that all three signs be permitted due to the precedent set by other premises, this was seconded by Councillor McLean

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That advertising consent be granted subject to the conditions set out in the Panel report.

**12/02094/FUL**

**ERECTION OF DETACHED DWELLING AND ASSOCIATED GARAGING (RETROSPECTIVE AND RE-SUBMISSION OF 12/00687/FUL) AT PLOT 3, 211 NEWPORT ROAD, NEW BRADWELL FOR WATERLOO CONSTRUCTION LTD**

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

The Panel heard representations from occupants of neighbouring properties that the revised proposed extension was still of a scale and bulk that would be detrimental to the amenity of adjoining properties and that it could be seen from outside the development, contrary to the views expressed in the officer report. And that the reasons for the refusal of previous applications were valid in respect of the revised version

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

Members were reminded that the previous application had been refused as it was considered inappropriate and that the scheme proposed on this plot was not in keeping with the parameters set for the other 4 developments within the scheme.

Members sought clarity as to why a divergence from the original proposals was being recommended as acceptable in this case and heard that the application had been assessed on its merits in coming to the conclusion.

On being put to the vote the motion was declared lost.

Councillor White proposed that the application be refused because the proposed development was out of keeping with the design and scale of the previously approved dwelling and detrimental to the character and appearance of the area and the

neighbouring properties within the site contrary to policy D1 and D2 of the Milton Keynes Local plan 2001 -2011, this was seconded by Councillor McLean.

On being put to the vote the proposal was carried

RESOLVED –

That planning permission be refused for the reason stated above.

**12/02030/FUL**

**FIRST FLOOR SIDE EXTENSION AT 13 CEDARS WAY, NEWPORT PAGNELL, MK16 ODR FOR MR CHRISTOPHER CARVELL**

The Officer reported that the recommendation remained that the application be granted for the reasons set out in the Panel report.

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

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

**12/02428/FUL**

**FIRST FLOOR REAR EXTENSION OVER EXISTING LIVING ROOM (RESUBMISSION OF 12/01856/FUL) AT 37 RAMSAY CLOSE, BRADWELL, MILTON KEYNES FOR MR M STAPLETON**

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

Councillor White proposed a motion in support of the Officers recommendations this was seconded by Councillor Exon.

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

That planning permission be granted subject to the conditions set out in the Panel report.

THE CHAIR CLOSED THE MEETING AT 8:24 PM