



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on WEDNESDAY 18 OCTOBER 2000 at 7.30 pm

**Present:** Councillor Pendry (Chair)  
Councillor O'Sullivan (Vice-Chair)  
Councillors Benning, Bristow, Burke (substitute for Councillor Clark), Hopkins, Hoyle (substitute for Councillor Bartlett), Legg, Tapp and Tilley (substitute for Councillor Newcombe)

**Officers:** D Hackforth (Head of Planning), P Lawrence (Development Control Manager), A Mills (Area Planning Officer South), M Bowley (Area Planning Officer Central), P Joel (Area Planning Officer North) and W Marsden (Senior Committee Manager)

**Apologies:** Councillors Bartlett, Clarke, McCall and Tilley

**Also Present:** Councillor Saunders  
J Harrison (Sharpe Pritchard Solicitors)

**DC44/01 MINUTES**

RESOLVED -

That the Minutes of the meeting of the Committee held on 20 September 2000, be approved and signed by the Chair as a correct record.

**DC45/01 DECLARATIONS OF INTEREST**

Councillor Legg declared a pecuniary interest in planning application 00/00881/FUL (Page 79 of the Agenda) - 48 Church Street, Wolverton.

Councillor Bristow declared a non-pecuniary interest in planning application 00/01483/FUL (Page 70 of the Agenda) - 19 Radcliffe Street, Wolverton.

**DC46/01 DEPUTATION - APPLICATION 00/01320/MK**

The Committee received a deputation, the object of which was to object to planning application 00/01320/MK - Deethe Farm, Cranfield Road, Woburn Sands.

The applicants agent exercised their right of reply.

**SCHEDULE ONE - OTHER MATTERS**

00/01209/FUL TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION AT BROADMEAD LODGE, EAST END, NORTH CRAWLEY, FOR MR A WALTON (as amended by plan nos 06C, 07B and 08A received 16 October 2000)

RESOLVED -

That consideration be deferred to allow further consideration of the amended plans and for the receipt of further observations from the Parish Council.

00/00723/FUL CHANGE OF USE FROM PUBLIC HOUSE TO MIXED USE AS RESTAURANT AND GUEST HOUSE, INCLUDING THE RETENTION OF ALTERATIONS TO ELEVATIONS AND THE RETENTION OF OUTBUILDINGS AND ALTERATIONS TO VEHICULAR ACCESS AT THE KILRUSH PUBLIC HOUSE, 2 WATLING STREET, BLETCHLEY, FOR F McMAHON

RESOLVED -

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

00/00881/FUL CHANGE OF USE OF GROUND FLOOR TO AMUSEMENT ARCADE AT 48 CHURCH STREET, WOLVERTON, FOR ABLETHIRD LIMITED

RESOLVED -

That consideration be deferred to enable the applicant an opportunity to respond to the representations presented by objectors and to enable a Members' site visit to take place.

(Councillor Legg declared a pecuniary interest in this item and left the meeting.)

00/01174/MKCOD3 CHANGE OF USE FROM ALLOTMENTS TO FORM EXTENSION TO EXISTING CEMETERY IN TWO PHASES (OUTLINE) AT LAND ADJACENT TO WOLVERTON CEMETERY, WOBURN AVENUE, WOLVERTON, FOR MILTON KEYNES COUNCIL

RESOLVED -

That consideration be deferred for further negotiations and amendments to the proposal to ensure that the cemetery extension does not prejudice the future comprehensive study of the west end of Wolverton.

00/01225/OUT RESIDENTIAL DEVELOPMENT (0.5 HECTARES) (OUTLINE) AT RADCLIFFE SCHOOL, AYLESBURY STREET WEST, WOLVERTON, FOR THE RADCLIFFE SCHOOL

RESOLVED -

That consideration be deferred for further negotiations on planning gain.

**DC48/01**

**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:

00/00445/FUL INSTALLATION OF FOUR 25m FLOODLIGHTS AT LAND AT FEN FARM, NEWPORT ROAD, WAVENDON, FOR CB EXHIBITION SERVICES (as augmented by Drawing Nos. 013-2800V and 013-2800-A-R3 received 16 October 2000 and letter received 17 October 2000)

Refused on the grounds of impact upon the appearance of the area and visual intrusion into the open countryside.

00/01017/OUT ERECTION OF FOUR BUNGALOWS (OUTLINE) AT LAND REAR OF TUDOR HOUSE, WESTERN ROAD, BLETCHLEY, FOR MESSRS. GRAY, FULLER AND ODELL

Refused on the grounds that the proposed development would result in the undesirable loss of a valuable off-street parking facility in an area which has material on street parking problems, it would have a harmful impact on the amenities of the adjoining residential properties by reason of noise and disturbance and visual intrusion and would be served by a sub-standard access and turning facility.

The proposed development is, therefore, contrary to adopted Local Policies PH7, PH11, DC1, DC2, DC3, AM9 and AM12.

00/01288/FUL CHANGE OF USE FROM AGRICULTURE TO SECURE COMPOUND (EXTENSION OF EXISTING COMPOUND) AT LAND REAR OF PARK FARM BUILDINGS, CRANFIELD ROAD, WAVENDON, FOR TURNEY LANDSCAPES LIMITED (as augmented by letter received 18 October 2000)

Refused on the grounds of development in the open countryside and impact upon the appearance of the area.

FURTHER RESOLVED -

That an Enforcement Notice be served under Section 172 of the Town and Country Planning Act 1990 and, if necessary, legal proceedings instigated under Section 179 of the Act 1990 to secure removal of the unauthorised use and fencing and restoration of the land.

00/01290/FUL ERECTION OF OFFICE BUILDING WITH ASSOCIATED CAR PARKING AND LANDSCAPE IMPROVEMENTS AT LAND REAR OF 75 HIGH STREET, STONY STRATFORD, FOR I AND D WILLIS

Refused on the grounds that the development proposed is not consistent with Policies DC1 and DC2 in the Adopted Local Plan, nor with Policies D1 and T10 in the Deposit Version of the New Local Plan.

00/01320/FUL VARIATION OF CONDITIONS 2 AND 3 RELATING TO PLANNING PERMISSION 97/313/MK TO ALLOW SALES OF MOTOR SCOOTERS AND EXTENDED HOURS FOR THOSE SALES AT DEETHE FARM, CRANFIELD ROAD, WOBURN SANDS, FOR ADVANCED TURF MACHINERY LIMITED (as amended by letter received 18 October 2000)

Refused on the grounds of it being unneighbourly and likely to cause noise nuisance for the occupiers of Spinney Lodge, contrary to Policies DC1 and DC8 of the Adopted Local Plan.

FURTHER RESOLVED -

That a Breach of Condition Notice be served pursuant to Section 187a of the Town and Country Planning Act 1990 including, if necessary, the institution of legal proceedings to secure the cessation of the unauthorised uses, and the unauthorised display of advertisements.

00/01321/FUL ERECTION OF FIVE DETACHED DWELLING HOUSES AND DOUBLE GARAGES AT LAND TO REAR OF 90 EAST STREET, OLNEY, FOR PINECREST PROPERTIES LIMITED

Refused as being contrary to Policy PH7 of the Adopted Local Plan and premature in relation to the current review of the Local Plan.

00/01345/FUL ERECTION OF SINGLE STOREY RETAIL WAREHOUSE BUILDING (CLASS A1) AT LAND OFF WINCHESTER CIRCLE, KINGSTON, FOR TESCO STORES LIMITED

Refused due to the poor design standard of the proposals, including the impact on existing landscaping, contrary to Policies DS2, DC2, DC3 and DC5 of the Adopted Local Plan, and due to dangers to users of the redway and hazard and inconvenience to highway users, contrary to Policy DC2 of the Adopted Local Plan.

00/01483/FUL CHANGE OF USE FROM A1 (RETAIL) TO A3 (TAKE AWAY FOOD) AT 19 RADCLIFFE STREET, WOLVERTON, FOR MR HUSSAIN

Refused on the grounds of detriment to residential amenity, contrary to Policy DC1 of the Adopted Local Plan.

(Councillor Bristow declared a non-pecuniary interest in this application and took no part in the discussion or voting thereon.)

## **DC49/01**

### **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:

00/00977/REM ERECTION OF BUSINESS BUILDING (CLASS B1) AND ASSOCIATED WORKS (APPROVAL OF RESERVED MATTERS OF PLANNING PERMISSION 98/1338/MK) AT EASTLAKE PARK, FORMER MILTON CAMPUS, TONGWELL STREET, FOX MILNE, FOR WILSON BOWDEN DEVELOPMENTS LIMITED (as amended by letter and drawing nos 8246/D/200A, 201A, 202A, 203A, 204A, 300A and 301A received 18 October 2000)

Permission be granted, subject to those conditions imposed by the outline permission, as augmented by conditions relating to detailed aspects of the reserved matters, where appropriate.

FURTHER RESOLVED -

That the applicants be advised of the Committee's wish to consider the content and merits of the revised master plan prior to considering detailed proposals for any further phases of the development.

00/01066/FUL CHANGE OF USE OF FIRST FLOOR FROM RESIDENTIAL TO ADDITIONAL CONSULTING ROOMS AND OFFICES FOR EXISTING OPTICIAN AT 16A HIGH STREET, STONY STRATFORD, FOR D W ROBERTS

Planning permission be granted, subject to the completion of a S106 Agreement to secure the commuted parking payment.

00/01078/MKCOD3 CHANGE OF USE OF GROUND FLOOR FROM HOUSING OFFICE TO HOT FOOD TAKEAWAY (USE CLASS A3) AT 5 ARDWELL LANE, GREENLEYS, FOR MILTON KEYNES COUNCIL

Planning permission be granted, subject to conditions relating to use, extract ventilation, odours, noise and external appearance, deliveries and opening hours.

00/01121/FUL ERECTION OF NEW MOTOR DEALERSHIPS, TO INCLUDE THREE SHOWROOMS, AFTER SALES BUILDING, USED CAR DISPLAY AND ASSOCIATED PARKING AT SITE ADJACENT TO COOLCORE, CHIPPENHAM DRIVE, KINGSTON, FOR PETROGATE LIMITED (as amended by drawing nos M1909/11C, 13A, 17A and 18A received 5 September 2000 and letter and drawing nos M1909/10G and 16A received 11 October 2000)

Planning permission be granted, subject to conditions relating to materials, landscaping, parking and turning areas, display areas, access, boundary treatment and completion in accordance with approved drawings.

00/01157/FUL ERECTION OF WAREHOUSE AND ASSOCIATED OFFICES, INCLUDING SECURITY OFFICE WITH SECURITY GATE AND PLANT AND EQUIPMENT INCLUDING 3.5m HIGH SPRINKLER TANK (ALTERATIONS DURING THE COURSE OF CONSTRUCTION - REVISIONS TO 99/01141/MK) AT ELECTROLUX, McCONNELL DRIVE, WOLVERTON, FOR ELECTROLUX UK LIMITED (as amended by Drawing Nos. 6426 001 REV.D, 103 REV.A and 104)

Planning permission be granted with conditions relating to materials, parking/manoeuvring, remediation of contamination and associated vehicle route, archaeology, materials, landscaping, boundary treatments, tree protection, details of security entry and exit buildings, details of plant and/or machinery on site and on exterior of building, ground surface materials, construction activities, access and access route during construction.

00/01336/MKCOD3 ERECTION OF 240 PLACE FIRST SCHOOL INCLUDING ASSOCIATED CAR PARKING AND PLAYING FIELDS AT EMERSON VALLEY FIRST SCHOOL, BOWLAND DRIVE, EMERSON VALLEY, FOR MILTON KEYNES COUNCIL

Planning permission be granted, subject to conditions relating to materials, parking, footpath links, landscaping, boundary treatment, drainage and the provision of cycle stands.

**DC50/01 MEMBER'S ITEM - FORMER DENBIGH SCHOOL SITE: WEST BLETCHLEY - COUNCILLOR BRISTOW**

At the request of Councillor Bristow, the Committee considered the following item:

"Earlier this year, planning permission was granted for residential development on the 'old Denbigh School site' in West Bletchley. As a result, this Council acquired a parcel of land of approximately 2 hectares in size, located at the southern end of the site, to be developed and used for social housing.

Prior to the meeting of the Development Control Committee, officers of this Council were asked to approach the doctors at the local surgery in Whaddon Way to seek their view as to whether they would wish to relocate their practice on part of the site. Members were informed at the Development Control Committee meeting in question, that the doctors had been approached and did not wish to relocate to the new site.

It now appears that the doctors, until recently, were totally unaware of any such request or offer.

The Committee is, therefore, asked to:

- (a) consider re-designating part of this site, if appropriate, for use as a doctors surgery, subject to the doctors so agreeing; and
- (b) agree that any money gained from any such sale of land be reinvested in the 'social housing stock or associated development' to be constructed on this site."

RESOLVED -

That officers investigate the possibility of part of the former Denbigh School Site being re-designated as a site for a doctors surgery and that a full report on the matter be brought to the Committee for further consideration in due course.

**DC51/01 MEMBER'S ITEM - LAND AT SHENLEY FARM: COUNCILLOR BRISTOW**

At the request of Councillor Bristow, the Committee considered the following item:

“On 4 October 2000, the Department of the Environment, Transport and the Regions issued the Town and Country Planning (Residential Development on Greenfield Land) (England) Direction 2000 which requires planning authorities to notify the DETR of housing schemes of 150 dwellings or more, or those on 5 hectares of greenfield land. The directive includes land allocated for housing development in up to date development plans and also affects smaller greenfield sites if authorities consider that they are part of a larger development.

On 3 October 2000, the Secretary of State for the Environment, Transport and the Regions wrote to the Head of Planning directing that the planning application by the Howard de Walden Estate and Dunlin on land at Shenley Common Farm (the Dunlin application) be referred to him for his decision, following a Public Inquiry "because it may conflict with national policy on important matters". The specific issues identified in the letter are:

1. The relationship of the proposed development to the adopted Local Plan, the emerging Local Plan and Regional Planning Guidance.
2. The relationship of the proposed development to guidance in PPG3 - especially as regards:
  - (a) affordable housing;
  - (b) the use of previously developed land; and
  - (c) mixed use development.
3. The relationship of the proposed development to guidance in PPG13 and draft revised PPG13 - especially as regards:
  - (a) the location of housing development with good access to public transport, jobs, shopping and leisure etc.; and
  - (b) means of access to the site.
4. The effect of the proposed development on the Oxley Mead Site of Special Scientific Interest

Both these interventions could have serious implications for the future development of Milton Keynes. The “greenfield land direction” appears to take no account of the particular circumstances of Milton Keynes, where there is very little “brownfield land” and English Partnerships still have extensive greenfield land holdings where development can be authorised outside of the normal planning system. Taken literally and applied to EP’s land, the direction could seriously hinder the completion of the city and any further development.

The “call-in” of the Dunlin application so late in the day is also a serious blow. Not only will it delay development that has been envisaged since the approval of the Plan for Milton Keynes 30 years ago but it will also involve a huge amount of extra work for Planning staff in preparing the Council’s case for the public inquiry and may put at risk the comprehensive package of planning gain so painstakingly negotiated over past months.



I therefore ask for the Committee's support in bringing these concerns to the attention of both Milton Keynes MPs and in seeking an urgent and early meeting with Nick Raynsford."

RESOLVED -

1. That concerns surrounding both DETR interventions be brought to the attention of both Milton Keynes MPs.
2. That an urgent and early meeting be sought with Nick Raynsford, the Secretary of State for the Environment, Transport and the Regions.

THE CHAIR CLOSED THE MEETING AT 9.55 PM