



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on WEDNESDAY 15 NOVEMBER 2000 at 7.30 pm

**Present:** Councillor Pendry (Chair)  
Councillor O'Sullivan (Vice-Chair)  
Councillors Bartlett, Benning, Clark, Hopkins, Legg, McCall, Tapp and Tilley

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

**Apology:** Councillor Bristow

**Also Present:** Councillors Hoyle, Irons and Long

J Harrison (Sharpe Pritchard Solicitors) and M Small (Environment Projects, Partnerships and Sponsorship Manager)

**DC52/01 MINUTES**

RESOLVED -

That the Minutes of the meeting of the Committee held on 18 October 2000, be approved and signed by the Chair as a correct record.

**DC53/01 DECLARATIONS OF INTEREST**

The following declarations of interest were made:

Pecuniary: Councillor Legg - Planning Applications  
00/00881/FUL and 00/01564/FUL

Non-pecuniary: Councillor Legg - Planning Applications  
00/00739/FUL and 0/01275/CLUE

Councillor Pendry - Planning Application  
00/01535/FUL

**DC54/01 DEPUTATION - CHANGE OF USE: 48 CHURCH STREET, WOLVERTON (00/00881/FUL)**

The Committee received a deputation, the object of which was to oppose the change of use of 48 Church Street, Wolverton to an Amusement Centre.

The applicant exercised the right of reply.

**DC55/01**

**SCHEDULE ONE - OTHER MATTERS**

00/01338/FUL REAR CONSERVATORY AT 15 PASSMORE, TINKERS BRIDGE, MILTON KEYNES FOR JEREMY PAUL MORRISON

RESOLVED -

That consideration be deferred to enable a Members' Site Visit to be held.

00/01457/MKCOD3 EXTENSION TO EXISTING SCHOOL INCLUDING FOUR CLASSROOMS AND CHANGING ROOMS AT COLD HARBOUR C OF E COMBINED SCHOOL, HIGHLAND CLOSE, BLETCHLEY FOR MILTON KEYNES COUNCIL

RESOLVED -

That consideration be deferred to enable a Member's Site Visit to be held.

00/01616/FUL ERECTION OF TWELVE DWELLING HOUSES, GARAGES AND ASSOCIATED INFRASTRUCTURE WORKS AT FORMER COOPERS WORKS, THE WHARF, GREAT LINFORD FOR AMBERLEY PROPERTIES LIMITED (as amended by letter and drawing nos. 50/98106/301/REV.A, 302/REV.A, 303/REV.A, received 23 October 2000)

RESOLVED -

That consideration be deferred to await the submission of satisfactory amended plans deleting the footpath link, revising Plots 6 and 7 to form one dwelling and increasing visitor parking provision, and to enable consideration with application 00/01784/FUL for the adjacent site.

00/01641/TNOG DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR ERECTION OF 12.5 METRE WOODEN POLE (TO SUPPORT MOBILE PHONE ANTENNAE) AND ASSOCIATED HOUSING CABINET AT MILTON KEYNES RUGBY CLUB, FIELD LANE, GREENLEYS FOR TELECOM SECURICOR CELLULAR RADIO LTD (CELLNET)

RESOLVED -

That the agents be informed that the prior approval of the Council, in its capacity as the Local Planning Authority, in relation to the siting and appearance of the opposed development is not required.

**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:

00/00207/FUL ERECTION OF DWELLING AND DOUBLE DETACHED GARAGE WITH NEW VEHICULAR ACCESS AND REPLACEMENT DOUBLE GARAGE FOR 220 WOLVERTON ROAD, AT LAND ADJACENT TO 220, WOLVERTON ROAD, BLAKELANDS FOR G SWEETMAN (as amended by drawing No. 3602/2/C, received 16 October 2000)

Refused on the grounds of unacceptable noise and pollution characteristics of the site and the inadequate access to the site, contrary to Policies DC26 and DC2 of the Adopted Local Plan and Government Advice in PPG234

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

A recorded vote was requested on approving the application. The voting was as follows:

FOR: Councillors S Clark, O'Sullivan and Tapp (3)

AGAINST: Councillors Bartlett, Benning, Hopkins, McCall, Pendry and Tilley (6)

The motion was declared lost.

Refused as contrary to Policy SH12 of the Adopted Local Plan and Government Advice in PPG 6, relating to Town Centres and retail development.

00/01221/FUL ERECTION OF BUILDING CONTAINING 18 LOOSE BOXES AND STORE FOR EQUESTRIAN USE AT BLIND POND FARMHOUSE, WOBURN SANDS ROAD, BOW BRICKHILL FOR GRAHAM LOWERY

Refused as the proposed building is not considered to be essential, as the existing barn could be converted to provide stables and given its size it would have a harmful impact on the area of attractive landscape and on the area of open countryside in general, and has an unsuitable

access and is contrary to Policies DS11, DS15, AM9, DC2 and DC1 of the adopted Local Plan.

00/01407/OUT DEVELOPMENT OF SIX NON FOOD RETAIL UNITS WITH ASSOCIATED PARKING AND SERVICING (OUTLINE) AT ROUTECO PLC, SNOWDON DRIVE, WINTERHILL FOR GAZELEY PROPERTIES LTD

Refused as being contrary to Policies DC1, DC2, DC3, DC5, AM21, AM22 and DS2 of the Adopted Local Plan, on the grounds of over-development, impact upon the appearance of the area, inadequate servicing, inadequate cycle and pedestrian facilities and failure to comply with the requirements of PPG6.

00/01428/FUL ERECTION OF ELEVEN DWELLING HOUSES AND ASSOCIATED WORKS AT LAND AT MALTINGS FIELD, SOUTH STREET, CASTLETHORPE FOR WILCON HOMES MIDLANDS

Refused as being contrary to Policies PH7, DC16, DC26, PG1a, PG1 and PG4 of the Adopted Local Plan and on the grounds of conflict with PPG3: Housing and policies in the emerging Local Plan.

00/01453/FUL CHANGE OF USE FROM RETAIL (USE CLASS A1) TO HOT FOOD TAKEAWAY (USE CLASS A3) AT 4 WOLVERTON ROAD, STONY STRATFORD, MILTON KEYNES FOR MR N AHMED

Refused as the change of use proposed is not consistent with policies DC1, DC2 and AM12 in the Adopted Milton Keynes Local Plan and policies D1 and T15 in the Deposit Version of the Milton Keynes Local Plan.

00/01516/FUL WIDENING OF EXISTING ACCESS AND CONSTRUCTION OF NEW FARM TRACK AT CROSSROADS FARM, HAVERSHAM, MILTON KEYNES FOR PETER DUNN

Refused on the grounds that the access is prejudicial to highway safety and convenience contrary to Policies AM9 and DC2 of the Adopted Local Plan.

FURTHER RESOLVED -

That enforcement proceedings be instituted pursuant to Section 172 of the Town and Country Planning Act, including legal proceedings pursuant to Section 179 as appropriate, to secure the

removal of the agricultural track and the reinstatement of the former grassed field access.

00/01559/FUL PART FIRST FLOOR, PART TWO STOREY SIDE EXTENSION AT 1 WATCHET COURT, FURZTON, MILTON KEYNES FOR MR AND MRS EMMINGTON

Refused on the grounds of visual dominance when viewed from the rear of 42 Dulverton Drive, and in accordance with Adopted Local Plan Policy DC1.

## **DC57/01 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:

00/00431/FUL CONVERSION OF BARN TO THREE DWELLINGS AND ALTERATIONS TO ACCESS AT THE OLD WALNUTS, NEWPORT ROAD, NEW BRADWELL

AND FOR MR BRIAN HARDING (as amended by revised supporting statement received 27 July 2000, acoustic consultants report dated 9 August 2000, revised drawings received 24 October and 13 November 2000)

00/00433/LBC LISTED BUILDING CONSENT FOR CONVERSION OF BARN TO THREE DWELLINGS AT THE OLD WALNUTS, NEWPORT ROAD, NEW BRADWELL FOR MR BRIAN HARDING (as amended by revised supporting statement received 27 July 2000, acoustic consultants report dated 9 August 2000 and revised drawings received 24 October and 13 November 2000)

Subject to the receipt of satisfactory revised drawings indicating the sections and minor amendments requested by the Design and Conservation Manager, permission and Listed Building Consent be granted with conditions relating to acoustic fencing, acoustic glazing, no additional openings in elevations, removal of permitted development rights to extend/alter dwellings, matching materials, window specifications, glazed screen details, brick chimneys/steel flue pipes, soakways, foul drainage, surface water drainage, parking access, no overhead wires, boundary treatment, ground surface areas, landscaping, tree retention, no felling or lopping of trees, no cutting back or removal of hedgerows, tree roots and

underground works, tree protection during construction, bin store details and site compound.

00/00514/REM INSTALLATION OF PUMPS AND SALES KIOSK (APPROVAL OF RESERVED MATTERS FOLLOWING PLANNING PERMISSION 99/1471/OUT) AT FORMER PETROL FILLING STATION, WATLING STREET, THE BOWL FOR MRS M KESWANI (as amended by drawing nos 99-122A and 99-123C, received 9 November 2000 and additional information received 18 October 2000)

Subject to the receipt of amended plans permission be granted with conditions relating to visibility splays, parking, surface materials, boundary treatment, landscaping, lighting, materials, no overhead wires, protection/retention of screen planting, surface and foul water disposal, petrol tanks, vapour recovery , canopy and pump details, full technical specification details and pollution control strategy.

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

Subject to the receipt of satisfactory amended drawings and the observations of the Environment Agency in relation to the additional information requested on the finished ground levels to the proposed car park, permission subject to conditions relating to parking and associated drainage, access, levels, use, landscaping and trees.

00/00739/FUL CHANGE OF USE FROM COLD STORAGE FOR MILK AND GARAGING OF VEHICLES TO REPAIR AND SERVICING OF MOTOR VEHICLES AT 128 BUCKINGHAM ROAD, BLETCHLEY, MILTON KEYNES FOR MARTIN TRIBE (as amended by letter dated 6 October 2000 and additional information received 10 October 2000)

Permission be granted for the change of use with conditions relating to no power tool use, hours of use, area of use, parking/turning use and pollution control.

00/001275/CLUE CERTIFICATE OF LAWFULNESS FOR MOTOR VEHICLE SERVICING AND REPAIR AT LAND AND PREMISES REAR OF 128 BUCKINGHAM ROAD, BLETCHLEY FOR MARTIN TRIBE

That the application for the Certificate of Lawfulness be granted with nature of activities restrictions, area of use restrictions, hours of use restrictions and additional tool restrictions.

00/00777/FUL ERECTION OF SINGLE STOREY EXTENSION TO PROVIDE CHANGING ROOMS AND AFTER SCHOOL CLUB AND 12 ADDITIONAL CAR PARKING SPACES AT TWO MILE ASH MIDDLE SCHOOL, THE HIGH STREET, TWO MILE ASH FOR TWO MILE ASH (GM) MIDDLE SCHOOL (as amended by drawings received 11 October 2000)

Permission be granted subject to conditions on materials, parking, access and a school travel plan.

00/01535/FUL ERECTION OF PUBLIC CONVENIENCES AND BUS SHELTER AT LAND ADJACENT TO MEDICAL CENTRE, HIGH STREET, NEWPORT PAGNELL FOR NEWPORT PAGNELL TOWN COUNCIL

Planning permission be granted, subject to conditions relating to materials and details.

00/01587/FUL FLOOD DEFENCE EMBANKMENT AT LAND AT AND BETWEEN KICKLES FARM AND BURY FIELD, LAKES LANE, NEWPORT PAGNELL FOR THE ENVIRONMENT AGENCY

RESOLVED -

1. That planning permission be granted, subject to the satisfactory completion of a legal agreement requiring the applicants to repair any damage to Lakes Lane and to conditions relating to access, landscaping, footpath provision, construction traffic times and archaeology.
2. That the Environment Agency be strongly advised that Mill Farm is the Council's preferred route for construction traffic.
3. That, in relation to application 00/01631/FUL (flood alleviation works along the River Ouzel) determination of this application be delegated to the Head of Planning in consultation with the Chair and local Members.

- 00/01564/FUL SINGLE REAR EXTENSION, REBUILD FIRST FLOOR EXTENSION WITH NEW STAIRCASE AND NEW SHOP FRONT AT 48 CHURCH STREET, WOLVERTON FOR ABLETHIRD LIMITED
- Permission subject to conditions on re-installation of windows, materials and parking.
- 00/00955/FUL CHANGE OF USE FROM RESIDENTIAL TO NURSERY SCHOOL (USE CLASS D1) PROVISION OF NEW VEHICULAR ACCESS TO WALTON DRIVE, AND CONSTRUCTION OF CAR PARKING AREA AT THE OLD RECTORY, CHURCH LANE, WALTON HALL FOR MILTON KEYNES PREPARATORY SCHOOL (as amended by drawings received 13 October 2000 and letter and drawings received 7 November 2000)
- Permission subject to conditions regarding landscaping, protective fencing, on-site parking layout, use of Walton Drive access only for nursery traffic, details of the on-site fencing, walls etc and informative relating to Listed Building Works.
- 00/01174/MKCOD3 CHANGE OF USE FROM ALLOTMENTS TO FORM EXTENSION TO EXISTING CEMETERY AT LAND ADJACENT TO WOLVERTON CEMETERY, WOBURN AVENUE, WOLVERTON FOR MILTON KEYNES COUNCIL (as amended by drawings received 24 October 2000)
- Permission with conditions relating to access, tree/hedgerow survey, tree/hedgerow retention, landscaping and boundary treatment.
- 00/01209/FUL TWO STOREY REAR EXTENSION AT BROADMEAD LODGE, EAST END, NORTH CRAWLEY FOR MR A WALTON (as amended by Plan Nos. 07B and 08A, received 16 October 2000, and 06D, received 3 November 2000)
- Permission subject to conditions relating to materials and details.
- 00/01225/OUT RESIDENTIAL DEVELOPMENT (0.5 HECTARES) (OUTLINE) AT RADCLIFFE SCHOOL, AYLESBURY STREET WEST, WOLVERTON FOR THE RADCLIFFE SCHOOL
- Outline permission subject to the completion of a S106 Agreement to secure the affordable housing, the planning gain and conditions on access, density, tree and hedgerow protection, and drainage.



00/01444/MKCOD3 CHANGE OF USE FROM RESIDENTIAL (USE CLASS C3) TO DAY CARE CENTRE (USE CLASS D1) AT 52 WESTFIELD ROAD, BLETCHLEY FOR MILTON KEYNES COUNCIL (as amended by revised access drawing A received 1 November 2000)

Permission subject to conditions on car parking and turning area, hours of use and number of users.

00/01500/FUL EXTENSION TO EXISTING VETERINARY SURGERY TO PROVIDE NEW STAFF ROOM AND PREPARATION ROOM AND ERECTION OF FENCE AT BYRON VETERINARY SURGERY, BYRON CLOSE, BLETCHLEY FOR MR AND MRS MEDDOWS

Permission subject to conditions on materials, car parking and landscaping.

00/01503/FUL ERECTION OF INDUSTRIAL UNIT (USE CLASSES B1(C), B2 AND B8) AND CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS AT SITE G, MAIDSTONE ROAD, KINGSTON FOR FRONTIER ESTATES (TOWN CENTRES) LTD (as amended by drawing nos KG01A and 02A received 2 September 2000)

Permission, subject to conditions regarding materials, parking, access, landscaping, use and cycle parking.

## **DC58/01 LAMP POST MOUNTED ADVERTISING**

The Committee considered the possibility of permitting lamp post mounted advertising units within selected district centres and authorising the Head of Planning to determine applications for consent.

The Committee also considered areas where such signs should be permitted.

RESOLVED -

1. That a limited expansion of outdoor advertising by way of lamp-post mounted advertising in selected district centres be approved in principle.
2. That future applications for this form of advertising be determined by the Committee.

(Councillor Hopkins requested that his vote against resolution 1. above be recorded.)

**DC59/01 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 matter:

Proposed 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 Limited.

**DC60/01 PROPOSED 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 LIMITED**

The Committee considered the current position on the application including Counsel's opinion.

RESOLVED -

1. That the applicants be invited to submit a fresh planning application for a scheme broadly based upon the design approach encapsulated in the informal plans for this site, submitted to the Council by David Wilson Homes.
2. That the applicants be advised that the level of their most recently proposed package of physical and social infrastructure improvements for this site is acceptable to the Council, subject to the inclusion of provision for a pelican crossing on Weston Road and to a reasoned justification by the Council for requiring specific items of physical and social infrastructure.

THE CHAIR CLOSED THE MEETING AT 10.30 PM