

Chief Executive
Howard Miller

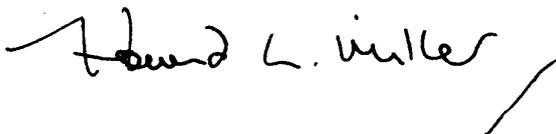
To: The Chair and Members of the
Development Control Committee

12 October 2000

Dear Councillor

Your attendance is requested at a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held at the Civic Offices, 1 Saxon Gate East, Milton Keynes on **WEDNESDAY 18 OCTOBER 2000 at 7.30 pm** when the business set out overleaf will be transacted.

Yours faithfully



Chief Executive

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

Milton Keynes Council
Chief Executive's Office PO Box No 111 Civic Offices 1 Saxon Gate East Milton Keynes MK9 3HG
Tel: Milton Keynes (01908) 691691 Fax: (01908) 252456 Hays DX 31406 Milton Keynes 1

(1)

AGENDA

Item No:

1. Apologies

2. Minutes

To approve, and the Chair to sign as a correct record, the Minutes of the meeting of the Development Control Committee held on 20 September 2000.

3. Declarations of Interest

Members and officers to declare any interests they may have in the business to be transacted in accordance with the Local Government Act 1972.

4. Public Participation

To consider the following items in accordance with the written Rules of Procedure for Public Participation in the Determination of Planning Applications:

(a) Deputations

The Committee is asked to receive a deputation signed by 20 local residents, objecting to Planning Application 00/01320/MK (**Page 47**) - Deethe Farm, Cranfield Road, Woburn Sands.

(b) Petitions

Any petitions will be reported at the meeting.

(c) Representations from Objectors on Planning Applications

To receive representations from objectors, of which notice has been given, and replies from applicants in accordance with the written rules of procedure.

(d) Adjournment to Hear Members of the Public

There are no items on the Agenda not related to planning applications.

(e) Questions

To receive questions from members of the public, in accordance with Standing Orders, not related to planning applications.

5. Ward Matters

No items have been received for consideration at this meeting.

6. Planning Matters

To consider Schedules 2 and 3 (Item 6) (**Page 6**). There are no Schedule 1 items for consideration at this meeting.

7. Questions on Committee's News Sheet

To ask questions on any items included on the Committee's News Sheet. (If circulated)

8. Member's Items

Councillor Bristow has asked the Committee to consider the following matters:

(a) Former Denbigh School Site - West Bletchley

"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."

(b) Land at Shenley Common Farm

"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
 - (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."

Committee Section Contact: Bill Marsden - MK 252458