



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on WEDNESDAY 19 APRIL 2000 at 7.30 pm

Present: Councillors Kilkenny (Chair)
Councillor Pendry (Vice-Chair)
Councillors Barton, Benning, Bristow, Clark, Ellis, Lewis, McCall, O'Sullivan, Tapp and Tilley

Officers: P Lawrence (Development Control Manager), P Joel (Area Planning Officer - North), M Bowley (Area Planning Officer - Central), M Small (Projects, Policy and Information Manager) and S Heap (Members Services Manager)

Also Present: Councillors Miles and Saunders
J Harrison - Sharpe Pritchard Solicitors

DC101/00 MINUTES

RESOLVED -

That the Minutes of the meeting of the Committee held on 15 March 2000, be approved and signed by the Chair as a correct record.

DC102/00 DECLARATIONS OF INTEREST

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

Councillor McCall - 99/01718/FUL

Councillor Barton - 99/00185/FUL

Councillor Kilkenny - 00/00153/FUL

Councillor Lewis declared a pecuniary interest in planning application 00/00391/TNOG.

DC103/00 DEPUTATION - APPLICATION 99/01459/MK

The Committee received a deputation the object of which was to oppose planning application number 99/01459/FUL - Change of use from existing engineering workshop and offices to garaging and maintenance of buses and offices at Unit 3, Arden Park, Old Wolverton for MK Metro.

The applicant's agent exercised a right of reply.

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 TRACK (RESUBMISSION OF 98/1372/MK) AT COSGROVE LODGE PARK, COSGROVE FOR WHILTON MARINA LTD (as amended by additional information, received 9 August 1999, and letter dated 13 April 2000)

RESOLVED -

That consideration be deferred for one month to enable a joint site visit, with Members of South Northamptonshire Council, to be held and to allow for the receipt of the observations of South Northamptonshire Council.

00/00185/FUL DEMOLITION OF EXISTING RETAIL STORE AND ERECTION NEW RETAIL STORE

00/00186/CON CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING RETAIL STORE

&

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

That consideration of all three applications be deferred for negotiations regarding the siting and design of the proposed buildings and physical and social infrastructure improvements.

(Councillor Barton declared a non-pecuniary interest in this item and left the meeting.)

99/01161/MK ERECTION OF LIGHT INDUSTRIAL, GENERAL INDUSTRIAL AND WAREHOUSE BUILDINGS ALONG WITH EXTERNAL WORKS, LANDSCAPING AND SITE ACCESS ROAD AT LAND AT LONDON ROAD, NEWPORT PAGNELL FOR CHARTWELL LAND BUSINESS DEVELOPMENT LTD (as amended by planning numbers 14, 15, 16, 17, 20a, 21 and 22 received 7 March 2000 and planning numbers 18b and 19b received 5 April 2000)

RESOLVED -

That consideration be deferred for one month to enable the applicants to be advised that the Council would wish to see the link road proposed to connect to North Crawley Road or, as the minimum, proposed up to the northern boundary of 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 (as amended by letter and planning numbers 111/C, 114,115/C, 116/C, 117/C, 118/C, 118/A/C, 119/C, 120/C, 121C, 122C, 123, 124C and 125 received 20 March 2000)

RESOLVED -

That consideration be deferred for up to two months in order that further site investigation work in respect of contamination may be completed.

FURTHER RESOLVED -

That the applicants be advised that the Council wish to see this application brought to a conclusion as soon as possible.

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 (as amended by 2465/41D, received 30 March 2000)

RESOLVED -

That consideration be deferred to allow further consideration of the noise issue and conditions, and for further negotiations to try to secure an

increased financial contribution towards off-site highway improvements.

99/01718/FUL ERECTION OF CAR SHOWROOMS INCLUDING SALES, SERVICE AND REPAIR OF MOTOR VEHICLES AT FORD AND MAZDA DEALERSHIP, GREYFRIARS COURT, KINGSTON FOR FORD MOTOR CO LTD

The Committee noted that this application had been withdrawn.

(Councillor McCall declared a non-pecuniary interest in this item.)

00/00019/FUL ERECTION OF SECURE MACHINERY WORKSHOP AT DEETHE FARM, CRANFIELD ROAD, WOBURN SANDS FOR ADVANCED TURF MACHINERY (as augmented by letters received 16 February and 5 April 2000)

The Committee noted that this application had been withdrawn.

00/00147/FUL SITING OF TEMPORARY MOBILE HOME, RETENTION OF OFFICE AND ERECTION OF MACHINERY STORAGE BUILDING AT BROOK END NURSERIES, BROOK END, NORTH CRAWLEY FOR MRS CHRISTINE BALL

The Committee noted that this application had been withdrawn.

00/00276/FUL ERECTION OF 20 APARTMENTS AND ANCILLARY WORKS AT LAND AT NORTH SECOND STREET, CENTRAL MILTON KEYNES FOR MK REAL ESTATE (as amended by drawing numbers B1/2 sheets 1 to 4, received 7 April 2000)

RESOLVED -

That consideration be deferred for further negotiations to take place regarding design.

PS/550/25(GEN) DISTRIBUTION OF PLANNING GAIN CONTRIBUTIONS FOR SOCIAL AND PHYSICAL INFRASTRUCTURE PURPOSES IN NEWPORT PAGNELL

That a total of up to £75,000 consisting of up to £50,000 from the £50,000 fund and up to £25,000 from the £82,073 fund be spent on the Townscape Heritage Initiative Bid programme for Newport Pagnell Town Centre.

FURTHER RESOLVED -

That any of the £75,000 not required to be spent as a result of the Townscape Heritage Initiative Bid being unsuccessful or only partly successful, shall remain with the planning gain funds of this Council.

DC105/00 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:

99/01148/MK ERECTION OF DETACHED DWELLINGHOUSE AND GARAGE (RESUBMISSION OF 99/239/MK) AT LAND OFF WEST STREET, OLNEY FOR SCOPERIGHT LTD (as amended by Revision 1 Plan received 8 February 2000)

Refused on the grounds of unsatisfactory access and detriment to the Conservation Area contrary to Policies DC2 and DC15 of the Local Plan.

FURTHER RESOLVED -

That officers establish whether the stone wall fronting West Street is statutorily protected from demolition, and in the meantime request the owners not to carry out any work to the wall.

00/00078/FUL & 00/00081/FUL (Duplicate Applications) INTERNAL AND EXTERNAL ALTERATIONS TO INCLUDE SINGLE STOREY EXTENSION, REAR DECKING AREA, ALTERATIONS TO CAR PARKING AREA, LANDSCAPING TO INCLUDE WOODEN PERGOLA AT BLACK HORSE INN, WOLVERTON ROAD, GREAT LINFORD FOR BASS TAVERNS LIMITED (as amended by certificate additional plan received 25 February 2000 and letter and drawing numbers A525/05C, 06A, 07A and 08B received 30 March 2000)

Both applications refused on the grounds that they fail to make adequate provision for canal related improvements which are considered to be appropriate and reasonable in scale to the development proposed and in lieu of additional car parking provision.

00/00391/TNOG DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR ERECTION OF 15M MONOPOLE, THREE CROSS POLAR ANTENNAS, ONE MICROWAVE DISH AND ASSOCIATED TELECOMMUNICATIONS EQUIPMENT HOUSING CABIN AT STORAGE COMPOUND OFF BEDFORD ROAD, SHERINGTON FOR ONE 2 ONE PERSONAL COMMUNICATIONS LTD

Refused on the grounds of visual intrusion within the open countryside and detriment to the designated Ouse Valley Area of Attractive Landscape.

(Councillor Lewis declared a non-pecuniary interest in this item and left the meeting.)

DC106/00 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:

99/01377/FUL LANDSCAPING ALTERATIONS TO EXISTING GOLF COURSE, INCLUDING CHANGES TO GROUND LEVELS AT WAVENDON GOLF CENTRE, LOWER END, WAVENDON FOR WAVENDON GOLF CENTRE LTD (as amended by additional Information, received 20 January 2000, GO/MSE/1267/2XS,6P1,6P2, 6P3 received 20 January 2000 6P3, received 20 January 2000, and drawings GO/MSE/1267-2b and 3c, received 17 April 2000)

Subject to the completion of a satisfactory legal agreement regarding provision for highway maintenance on Lower End Road, and direction of heavy vehicle access/egress and to conditions regarding access, landscaping, hours of work, amount of imported material and exact compliance with approved plans.

99/01554/FUL ERECTION OF DETACHED DWELLING WITH GARAGE AND CONSTRUCTION OF NEW ACCESSES AT 34 STACEY AVENUE, WOLVERTON FOR MISS HOLBROOK (as amended by drawing numbers 9931/02C and 9931/03B, received 10 January 2000)

Subject to conditions on materials, land drainage, landscaping, highway safety, boundary treatment,

overhead wires and the removal of permitted development rights relating to extensions.

99/01614/REM ERECTION OF 162 DWELLINGS, ROADS, ACCESSES AND ASSOCIATED WORKS AND OFF-SITE HIGHWAY WORKS IN SHENLEY ROAD AND MIDDLESEX DRIVE (APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE PLANNING PERMISSION MK/733/95) AT FORMER DENBIGH SCHOOL, CORNWALL GROVE/SHENLEY ROAD, BLETCHLEY FOR REDROW HOMES SOUTH EAST (WEST) LTD (as amended by drawing numbers 2506/101 Rev C, 142 Rev B, 143 Rev C, 144 Rev A 126/1,2,3,4,5 and 6, received 30 March 2000, 1444.07 Rev A and 1444.08, 09, 10, 11, 12 and 13, received 19 April 2000)

Subject to the receipt of satisfactory amended detailed drawings in relation to the proposed landscaping scheme, approval of reserved matters be granted.

00/00040/FUL ERECTION OF INDUSTRIAL UNITS FOR CLASSES B1(C), INDUSTRIAL; B2, GENERAL INDUSTRIAL AND B8, STORAGE - DISTRIBUTION USES WITH ASSOCIATED ACCESSES AND LANDSCAPING (USES TO EXCLUDE ANY USE CONNECTED WITH THE PROCESSING OR MANUFACTURE OF FOOD) AT HIGH PARK DRIVE, WOLVERTON MILL FOR THE POST OFFICE AND FRONTIER ESTATES (MILL PARK) LTD (as amended and augmented by letter dated 8 February 2000, and additional drawing numbers 10165/TP/025 and 026, letter dated 14 February 2000, and Certificate B, received 15 February 2000, letter dated 17 February 2000, letter dated 17 February 2000 and drawing number 10165/TP/021/A, received 21 February 2000, letter dated 23 February 2000, and drawing numbers 10165/TP/702/B; 701/A; 402/B, 410/A; 302/A; 301/A; 202/B, 201/A, 102/B; 101/A, received 25 February 2000, Transport Appraisal received 25 February 2000, letter dated 23 February 2000 and drawing number 272; 10.02, letter dated 23 February 2000 and drawing number 10165/TP/801, received 25 February 2000, letters dated 23 February 2000; 29 February 2000; 28 February 2000; 1 March 2000 and 7 March 2000)

Subject to outstanding consultee comments and the satisfactory completion of a legal agreement in relation to the £70,000 financial contribution

towards off-site highway works, traffic management and/or environmental improvements in the Wolverton area, and the provision of a redway link at the applicant's own cost, planning permission be granted subject to conditions relating to access, visibility, parking, drainage, pollution control, materials, surface treatments, boundary treatments, gas main relocation, landscaping, tree retention, tree protection, screen planting retention, screen planting protection, levels, redway link details, no overhead wires and use.

00/00047/FUL CHANGE OF USE OF UNIT 4 FROM A1 (RETAIL) TO A3 (FOOD AND DRINK) OR A1 (RETAIL) (FLEXIBLE) AND OUTSIDE SEATING AREA ASSOCIATED WITH A3 USE AT UNIT 4B, FORMER HABITAT, 37 SILBURY ARCADE, FOR BTPS AND PRUDENTIAL ASSURANCE CO LTD (as amended by letter and drawing DTZ4 received 16 March 2000 and letter and drawing DTZ5 received 3 April 2000)

Subject to the submission of a satisfactory unilateral undertaking regarding non-implementation of restaurant seating in Borough Walk (south) and to no objection from English Heritage, permission be granted subject to conditions regarding use and detailing of the seating, tables and glazed balustrade, and subject to management agreement approval.

00/00112/FUL CHANGE OF USE FROM (USE CLASS A1) (RETAIL) TO USE CLASS A3 (FOOD AND DRINK) AT 182 QUEENSWAY, BLETCHLEY, MILTON KEYNES FOR ALBEMARLE PROPERTY CO LTD

Subject to the satisfactory completion of a legal agreement relating to commuted parking payments, planning permission be granted subject to conditions relating to duration, opening hours, public floor area plans to be submitted prior to occupancy, extract ventilation, use and car parking.

(Councillor Pendry in the Chair)

00/00153/FUL ERECTION OF TWO BUILDINGS FOR B1C, B2 AND B8 USE WITH ANCILLARY OFFICES AND ASSOCIATED CAR PARKING, ACCESSES AND LANDSCAPING AT SITE D/D, WHITEHALL AVENUE, KINGSTON FOR JOHN LAING PROPERTY LIMITED (as amended by 1790 2B/TP/1B, 2B, 3B received 7 March 2000)

Subject to conditions regarding materials, landscaping, access, parking, no outside storage, cycle parking, levels and screen walling.

FURTHER RESOLVED -

That the developer be requested to consider the inclusion of solar panels, as part of the development and the preparation of a green commuter plan.

(Councillor Kilkenny declared a non-pecuniary interest in this matter and left the meeting.)

00/00230/FUL ERECTION OF NURSING CARE HOME WITH ASSOCIATED ACCESSES, PARKING AND LANDSCAPE WORKS AT LAND OFF FARADAY DRIVE, SHENLEY LODGE FOR MR AND MRS P FLAWN (as amended by letter dated 17 April 2000 and by drawings received on 17 April 2000)

Subject to conditions relating to materials, parking, levels, boundary treatment, landscaping and protection of existing planting on the site during construction works.

FURTHER RESOLVED -

That officers be requested to negotiate with the developers to achieve an enhanced energy rating specification for the building.

(Councillor Kilkenny in the Chair)

00/00237/FUL REAR WAREHOUSE EXTENSION TO EXISTING LIGHT PRODUCTION/WAREHOUSE BUILDING AT CORENSO HOUSE, PATRIOT DRIVE, ROOKSLEY FOR DEUTSCHE UK INDUSTRIAL PROPERTY FUND

Subject to no objection from the Head of Transport and to conditions on matching materials, design of gates and cycle parking.

00/00238/FUL EXTENSION TO CAR PARK AT BROOKLANDS FARM, WOBURN ROAD, BROUGHTON FOR TGR WILLIAMS AND SON

Subject to completion of a satisfactory legal agreement to secure land between the Car Park and the A5130 for potential highway improvements for a period of 10 years, and to conditions regarding materials and landscaping.

00/00249/MKCOD3 REDEVELOPMENT OF SCHOOL SITE AND ADJOINING AREA OF PUBLIC OPEN SPACE (TO EAST) FOR RESIDENTIAL PURPOSES AND ENHANCEMENT/ENLARGEMENT OF PUBLIC OPEN SPACE (TO WEST) TO BE RETAINED (OUTLINE PLANNING APPLICATION) AT CASTLES COUNTY FIRST SCHOOL, WARWICK ROAD, BLETCHLEY FOR MILTON KEYNES COUNCIL (as amended by memorandum dated 28 February 2000, amended plan received 2 March 2000, memorandum dated 9 March 2000 and additional information received 9 March 2000)

- (a) That the application be referred to the Government Office for the South East (GOSE) as a departure from the Local Plan.
- (b) That subject to (a) above, outline planning permission be granted with standard outline conditions and also conditions relating to 30% affordable housing provision, sewers, no overhead lines, hedgerow retention, tree retention, no lopping or felling of trees/hedgerows, tree/hedgerow protection, extended play area details and equipment, public footpath interface details, boundary treatments, surface treatments, foul/surface water drainage, pollution control, materials, hedgerow and tree protection, site compound and wheel wash facilities.

00/00356/FUL APPROVAL OF RESERVED MATTERS FOR THE ERECTION OF NINE DETACHED, TWO SEMI-DETACHED AND THREE TERRACED DWELLINGS AT LAND AT CRANFIELD ROAD, ASTWOOD FOR CHURCHDENE BUILDERS LIMITED

Subject to the receipt of satisfactory revised plans and to the expiry of the period for neighbour notification without any significant objections being raised, approval of reserved matters be granted subject to conditions relating to levels, materials, landscaping, drainage, boundary treatment, access and parking.

(Councillor Pendry in the Chair)

00/00367/FUL ERECTION OF SIXTEEN SHELTERED BUNGALOWS, ACCESS ROAD, PARKING AND ASSOCIATED WORKS AT LAND OFF FARADAY DRIVE, SHENLEY LODGE FOR BMH CONSTRUCTION CO (CLIFTON) LTD

Subject to conditions relating to materials, access, parking, levels, landscaping and boundary treatment.

(Councillor Kilkenny in the Chair)

00/00415/FUL REMOVAL OF CONDITION 6 OF PLANNING PERMISSION 99/1735/FUL RELATING TO FUEL TYPE AT THE OPEN UNIVERSITY, WALTON HALL, MILTON KEYNES FOR OPEN UNIVERSITY ESTATES DIVISION

In the light of the information now available, removal of the condition requiring the use of a biomass heating system for the building approved under reference 99/01735/FUL be granted.

DC107/00 SCHEDULE FOUR - DEVELOPMENTS ON WHICH THE OBSERVATIONS OF THE COMMITTEE ARE REQUESTED

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

&

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

RESOLVED -

That consideration be deferred for one month to enable a joint site visit to be held, with Members of South Northamptonshire Council.

DC108/00 SCHEDULE FIVE - UNAUTHORISED DEVELOPMENT AND ENFORCEMENT MATTERS

99/00384/UNAWKS UNAUTHORISED WORKS AT 62 MILTON DRIVE, NEWPORT PAGNELL, BUCKINGHAMSHIRE

RESOLVED -

That consideration be deferred for one month pending the submission of a planning application.

99/00987/MK ERECTION OF DETACHED DWELLINGHOUSE AT LAND ADJOINING MANOR COTTAGE, LEYS ROAD, LOUGHTON FOR MR AND MRS RILEY

RESOLVED -

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

THE CHAIR CLOSED THE MEETING AT 11.10 PM