



Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 28 JUNE 2012 at 2.00 pm.

Present: Councillor White (Chair)
Councillors: Eastman, Hawthorn and Legg.

Officers: A Horner (Joint Head of Development Management), J Kirkham (Senior Planning Officer), M Turner (Planning Officer), N McTeer (planning Officer), R Sakyi (Senior Planning Officer), K Sutton (Planning Officer), M Kelly (Principal Solicitor) and D Imbimbo (Committee Manager).

Apologies: Councillors Hopkins and Kennedy

Number of Public Present: 22

DCP01 DECLARATIONS OF INTEREST

Councillor White declared a general personal interest as he was the Chair of the United Sustainable Energy Agency that administered the Council's carbon offset fund.

DCP02 REPRESENTATIONS ON PLANNING APPLICATIONS

Ms Kay Greenhalgh and Mr Francis spoke in objection to application 12/00687/FUL Erection of detached dwelling and associated garaging (minor amendments to 10/00111/FUL) at Plot 3, 211 Newport Road, New Bradwell

Councillor D Stabler spoke in objection to application 12/00570/MMAM Minor material amendment to application 10/00804/FUL to use garage as a utility room and insertion of windows and side door in lieu of garage doors at 32 Alverton, Great Linford, Milton Keynes

Ms J Lampert spoke in support of application 11/02465/FUL Erection of animal shelter at Woodyard Cottage, 3 The Woodyard, Filgrave To Gayhurst Road.

Mr Robert Dean spoke in objection to application 12/00435/FUL Side and rear extensions to existing building and additional car parking at St Francis Children's Society, Collis House, 48 Newport Road

The Applicant Mr Richard Gordon exercised the right of reply.

Cllr D Stabler and Cllr P Wallis spoke in objection to application 12/00457/FUL Proposed change of use from retail shop (Use Class A1) to hot food takeaway (Use Class A5) and minor alterations to shop front at 200 Conniburrow Boulevard, Conniburrow, Milton Keynes

The Applicants agent, Mr Duncan Chadwick, exercised the right of reply.

Cllr D Stabler and Mrs E McMillan spoke in objection to application 12/00847/FUL Erection of gothic folly consisting of three facades at 10 Hammond Crescent, Willen Park, Milton Keynes

The Applicant, Mr P Kenny, exercised the right of reply.

DCP03

SCHEDULE TWO – MINOR APPLICATIONS

12/00687/FUL ERECTION OF DETACHED DWELLING AND ASSOCIATED GARAGING (MINOR AMENDMENTS TO 10/00111/FUL) AT PLOT 3, 211 NEWPORT ROAD, NEW BRADWELL FOR WATERLOO CONSTRUCTION LTD

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

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

The Panel heard that the site as a whole had been designed to see all the properties of a similar scale and in such a way as to compliment one another and that this proposal was in contravention of that initiative and would result in a plot having a development out of scale with the remainder.

The Panel heard from the Officer that enforcement had been used to ensure that other plots had adhered to the original design and recognised that by contrast this application was being recommended for approval yet would be similar to those breaches that had action taken against them.

The motion to approve the application was put to the vote and it was lost.

Councillor White proposed a motion to refuse the application on the grounds of impact on the appearance of the proposed building in comparison with the original approved scheme. this was seconded by COUNCILLOR Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

That the application be refused as 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.

12/00459/FUL

ERECTION OF DETACHED 5 BEDROOM 3 STOREY DWELLING AT LAND ADJACENT TO 66 PEARMAIN CLOSE, NEWPORT PAGNELL FOR MR MIKE DUNN

The Officer reported that the 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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

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

12/00570/MMAM

MINOR MATERIAL AMENDMENT TO APPLICATION 10/00804/FUL TO USE GARAGE AS A UTILITY ROOM AND INSERTION OF WINDOWS AND SIDE DOOR IN LIEU OF GARAGE DOORS AT 32 ALVERTON, GREAT LINFORD, MILTON KEYNES FOR MR CROCOMBE

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

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

The panel noted concerns raised by the Parish Council in respect of the potential future use of the development and the risk that it could be sub-let. The Panel was satisfied that proposed condition 3 was adequate to preclude that however suggested that an informative be added should the application be approved.

The motion to approve the application was put to the vote and it was;

RESOLVED – UNANIMOUSLY

That planning permission be granted subject to the conditions as detailed in the panel report together with an informative to read;

‘Concern has been expressed by local residents and the Parish Council regarding the future use of the property. Please note that planning permission may be required to change the use from residential dwelling to mixed use. This includes changing the use of the whole/part of the dwelling to a 'bed and breakfast'

DCP04

SCHEDULE THREE - OTHER APPLICATIONS

12/00271/FUL NEW VEHICULAR ACCESS, LINK BETWEEN EXISTING DWELLING HOUSES AND INSERTION OF BAY WINDOW TO FRONT ELEVATION AT CORNERS, 31A YARDLEY ROAD, OLNEY FOR MR JAMES PERKINS

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

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

The panel heard from the Principle Solicitor that condition 3 was problematical and that an informative may be the best option.

The motion to approve the application was put to the vote and it was;

RESOLVED – UNANIMOUSLY

That planning permission be granted subject to the conditions as detailed in the panel report together with an informative to read;

‘The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any carriageway verge or other land forming part of the highway. Please contact the Highways Maintenance Engineer at Milton Keynes Council, Civic Offices, 1 Saxon Gate East, Central Milton Keynes for further information.’

12/00368/FUL

ERECTION OF TWO SINGLE STOREY SIDE EXTENSIONS AT 20 BRETON, STONY STRATFORD, MILTON KEYNES FOR MS E J BULBECK

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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

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

12/00405/FUL

ERECTION OF SINGLE STOREY REAR EXTENSION TO FORM PART-CHANGE OF USE FROM DWELLING TO HOME SALON (USE CLASS A1 - RETAIL) AT 40 HATTON, TINKERS BRIDGE, MILTON KEYNES FOR MISS KELLY BUTLER

The Officer reported that the 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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

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

12/00433/FUL

ERECTION OF ANIMAL SHELTER AT 1 WOODYARD COTTAGE, 3 THE WOODYARD, FILGRAVE TO GAYHURST ROAD FOR MR RICHARD TRESEDER

The Officer reported that his recommendation remained that the application be refused for the reasons set out in the committee report.

The Panel heard that the proposed building, was in open parkland and would be out of keeping with the open historic parkland character and failed to preserve the significance of the grade II* registered park and garden, and the setting of a number of other highly graded designated heritage assets, contrary to policies HE5 and HE8 of the Milton Keynes Local Plan, Section 66, of the Planning (Listed Buildings & Conservation Areas) Act 1990, sections 12, 132 and 133 of the NPPF

The Panel heard that despite the reasons for recommending refusal the erection of the proposed cattle shed was acceptable in principle and that it was suggested that an alternative plot on the site might satisfy the policy requirements but could result in having to fell trees.

The Panel heard that the proposed building was to be built using materials sympathetic to the surrounding environment. The panel noted that the recommendation to refuse was made on an assessment of the balance between two conflicting policies.

The motion to refuse the application was put to the vote and it was lost.

Councillor White proposed a motion to approve the application on the grounds that the proposed animal shelter was essential agricultural need and would not be out of keeping with the open historic parkland character, this was seconded by

Councillor Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

That the application be permitted as the proposed animal shelter was an essential agricultural need and would not be out of keeping with the open historic parkland character and would not have significant adverse impact on the setting of nearby listed buildings.

12/00435/FUL

SIDE AND REAR EXTENSIONS TO EXISTING BUILDING AND ADDITIONAL CAR PARKING AT ST FRANCIS CHILDRENS SOCIETY, COLLIS HOUSE 48 NEWPORT ROAD FOR ST. FRANCIS CHILDREN SOCIETY

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

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

The Panel heard that residents had a concern that during the development there was a likelihood of on road parking causing obstruction..

The Panel recognised that there was nearby public parking available but that there were problems encouraging its use.

The motion to approve the application was put to the vote and it was;

RESOLVED – UNANIMOUSLY

That planning permission be granted subject to the conditions as detailed in the panel report together with informatives to read;

1. The applicant was advised that whilst construction was taking place on site, part of the existing car parking area should be provided for construction machinery and part left for on plot parking to serve the building whilst the building works were taking place. This was to ensure adequate parking provision on site whilst the construction works took place, so that the

development did not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

2. The applicant was advised to contact the Highways Authority shortly before any construction works took place. The Highways Authority should be asked to monitor the traffic / parking impact along Newport Road, Woolstone during the construction period to ensure that highways users were not inconvenienced and highway safety was not compromised. The Highways Maintenance Engineer contact details were: Milton Keynes Council, Civic Offices, 1 Saxon Gate East, Central Milton Keynes.

12/00449/FUL

REMOVAL OF EXISTING GARAGE AND ERECTION OF SINGLE STOREY GARAGE/STORE TO REAR AT 22 FRANKSTON AVENUE, STONY STRATFORD, MILTON KEYNES FOR MR MARK BARNARD

The Officer reported that the 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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

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

12/00457/FUL

PROPOSED CHANGE OF USE FROM RETAIL SHOP (USE CLASS A1) TO HOT FOOD TAKEAWAY (USE CLASS A5) AND MINOR ALTERATIONS TO SHOP FRONT AT 200 CONNIBURROW BOULEVARD CONNIBURROW, MILTON KEYNES FOR MR SOMASUNDARAM PRABAHARAN

The Officer reported that the 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 Eastman.

The Panel heard that the Parish Council held concerns that the application failed to provide sufficient information to enable a clear assessment of the noise and odour control measures that would be incorporated.

The Panel heard from the Officer that condition 2 took account of the requirement to maintain suitable equipment to deal with odour and that the Environmental Health Officer was satisfied with the provisions.

The motion to approve the application was put to the vote and it was;

RESOLVED –

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

12/00553/FUL

RE-POSITIONING OF SHED IN REAR GARDEN AT 52 KING STEPHEN MEADOWS, OLD WOLVERTON, MILTON KEYNES FOR MR AND MRS HORNER

The Officer reported that the 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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

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

12/00554/FUL

SINGLE STOREY REAR EXTENSION AT 52 KING STEPHEN MEADOWS, OLD WOLVERTON, MILTON KEYNES FOR MR AND MRS HORNER

The Officer reported that the 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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

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

12/00585/FUL

FRONT BOUNDARY WALL (RETROSPECTIVE) AT LODGE FARM, PURSE LANE, STOKE GOLDINGTON FOR MR S. SINGH

The Officer reported that the 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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

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

12/00696/FUL

FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE, SINGLE STOREY REAR EXTENSION, SINGLE STOREY REAR EXTENSION TO GARAGE AND SINGLE STOREY OUTBUILDING WITH MONO PITCH ROOF AT 23 CARTERET CLOSE, WILLEN, MILTON KEYNES FOR MS TAIRA JABEEN

The Officer reported that the 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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

That planning permission be granted subject to the

conditions as detailed in the panel report.

12/00768/FUL

CHANGE OF USE FROM AMENITY LAND TO RESIDENTIAL GARDEN USE AND ERECTION OF A 2.5 METRE HIGH FENCE ON BOUNDARY. REMOVAL OF OLD HEDGE AND REPLANTING OF NEW TREES AND BUSHES (RETROSPECTIVE) AT 3 BAKERS CLOSE, STOKE GOLDINGTON, NEWPORT PAGNELL FOR MR ANDREW NEAL

The Officer reported that the 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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

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

12/00847/FUL

ERECTION OF GOTHIC FOLLY CONSISTING OF THREE FACADES AT 10 HAMMOND CRESCENT, WILLEN PARK, MILTON KEYNES FOR MR AND MRS PATRICK KENNY

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 that residents were concerned that the feature would be an imposing sight due to its height and bulk and that the fencing would not prevent it being seen by neighbouring properties.

The Panel heard that there were trees planted between the proposed structure and the fence but these would only serve to reduce the impact of the structure when they were in leaf.

Councillor White proposed a motion in support of the Officers recommendations with an additional condition to require a landscaping scheme to be agreed with Officers this was seconded by Councillor Eastman before being put to the vote and it was;

RESOLVED –

That planning permission be granted subject to the conditions as detailed in the panel report together with an additional condition to read;

A landscaping scheme, which shall include provision for the planting of trees and shrubs, shall be submitted to and approved by the Local Planning Authority before any part of the development is commenced. The scheme shall show the numbers, types and sizes of trees and shrubs to be planted and their location in relation to proposed buildings, roads, footpaths and drains. All planting in accordance with the scheme shall be carried out within twelve months of commencement of development. Any trees or shrubs removed, dying, severely damaged or diseased within two years of planting shall be replaced in the next planting season with trees or shrubs of such size and species as may be agreed by the Local Planning Authority.

Reason: To protect the appearance and character of the area and to minimise the effect of development on the area.

DCP05 **TREE PRESERVATION ORDER**

12/00176/TPO TREE PRESERVATION ORDER CONSENT TO DEADWOOD 3 X COMMON LIME TREES (WG01, WG02, WG03); REMOVE IVY FROM 1 X HOLLY TREE (WG07) AND 1 X NORWAY MAPLE TREE (WG15); FELL 2 X NORWAY MAPLE TREE (WG11, WG45) AND 1 X ASH TREE (WG16). WORKS TO GROUPS OF TREES; REMOVE IVY FROM 1 X ENGLISH ELM TREE (1A); REMOVE 3 LIMBS FROM 1 X NORWAY MAPLE TREE (1B); CLEAR FELL 1 X ASH TREE, 1 X TALL ELDER TREE, 1 X HAWTHORN TREE AND 1 X NORWAY MAPLE TREE (1C); CLEAR FELL 1 X ELM TREE AND 3 X MORIBUND HAWTHORN TREES (1D); CLEAR FELL A DENSE GROUP OF SAPLINGS (1F) AT WESTBURY GRANGE CARE HOME, WESTBURY LANE, NEWPORT PAGNELL FOR MHA GROUP

The Officer reported that the 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 Eastman before being put to the vote and it was;

RESOLVED – UNANIMOUSLY

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

THE CHAIR CLOSED THE MEETING AT 3:27 PM