

Minutes of the meeting of **DEVELOPMENT CONTROL COMMITTEE** held on **THURSDAY 18 FEBRUARY 2021** at 7.00 pm.

Present: Councillor Brown (Chair)
Councillors Bint, Cryer-Whitehead, Exon, McLean, Petchey, Reilly
(Substituting for Councillor Alexander), Trendall and Wallis.

Officers: J Palmer (Head of Planning), C Nash (Development Management Manager), E Gineikiene (Senior Solicitor - Planning and Highways) and D Imbimbo (Committee Manager)

Also Present: Mr N Weeks (Highways Consultant)

Apologies: Councillors Alexander and Legg

DCC56 INTRODUCTIONS AND WELCOME

The Chair welcomed members of the public and councillors to the meeting, The Chair stated that the meeting was being held remotely and would be broadcast live on YouTube, he further explained the procedures to be adopted.

DCC57 DECLARATION OF INTERESTS

None were made.

DCC58 MINUTES OF PREVIOUS MEETINGS

RESOLVED –

That the minutes of the meeting of the Development Control Committee meeting held on 7 January 2021 be agreed as an accurate record and signed as such by the Chair.

DCC59 PLANNING APPLICATIONS

20/02188/OUT

OUTLINE APPLICATION, WITH THE MATTERS OF APPEARANCE AND LANDSCAPE RESERVED, FOR THE DEMOLITION OF EXISTING STORAGE SHED AND THE ERECTION OF A 96 BEDROOM CARE HOME WITH PARKING AND ASSOCIATED DEVELOPMENT (RE-SUBMISSION OF APPLICATION 20/00284/OUT) AT WOBURN SANDS EMPORIUM, NEWPORT ROAD, WAVENDON, MILTON KEYNES FOR MR SEHMI.

The Development Management Manager introduced the application with a presentation.

The Committee heard that there was no update on the Committee report and that the Officer recommendation remained that the application be granted subject to the completion of a section 106 (s106) agreement securing the obligations and terms and the conditions as set out in the Committee report, and, in the event that the s106 agreement was not completed within 28 days following the Committee's resolution, the Head of Planning be delegated authority to extend the period for completion of the s106 agreement, or, in consultation with the Chair and Vice Chairs, refuse permission.

Members of the Committee noted that the Development was on land designated as 'Open Countryside' and therefore the proposal was strictly speaking contrary to Policy, however the development was considered acceptable on balance as the land was a previously developed 'brownfield' site.

The Committee was reminded that Policy DS2 of PlanMK requires provision of 1200 C2 bed spaces within the Borough by 2031, however, to date as a total of 179 spaces have been made available since 2016, this was therefore a further consideration when determining the application.

It was further acknowledged that the parking provision fell significantly short of the policy requirement, however this was mitigated by virtue of the proposed inhabitants of the development being elderly persons or those with dementia and therefore there was likely to be nil vehicle ownership by residents.

Councillor Brown, seconded by Councillor Exon, proposed that the Officer recommendation be agreed.

Members of the Committee expressed concern in respect of the development being

in Open Countryside and the parking provision not meeting the required Standards, however the mitigation was noted and in particular the need for the provision of a facility of the nature proposed.

It was noted that at Paragraph 5.18 of the Committee report, in respect of the s106 agreement, there was reference to a contribution of £4000 for each public transport journey (staff and visitors) identified in the transport assessment, however the figure did not correspond to that referred to in the table at paragraph 7.99 of the report. The Development Management Manager was unable to account for the anomaly.

It was proposed by the Chair that should the application be granted the figures be checked and authority be delegated to the Head of Planning in consultation with the Chair and Vice Chair to alter the s106 to reflect the correct figures.

This was agreed by the Committee by acclamation.

On being put to the vote the proposal to grant the application subject to the completion of a section 106 (s106) agreement securing the obligations and terms and the conditions as set out in the Committee report, and, in the event that the s106 agreement was not completed within 28 days following the Committee's resolution, the Head of Planning be delegated authority to extend the period for completion of the s106 agreement, or, in consultation with the Chair and Vice Chairs, refuse permission, and that the Head of Planning be delegated authority to check the final figures in the s106 agreement and in consultation with the Chair and Vice Chairs to amend the figures as required was carried

with Councillors Brown, Exon, McLean, Reilly, Trendall and Wallis voting in favour, Councillor Petchey voting against and Councillors Bint, Cryer-Whitehead and Lancaster abstaining from the vote.

RESOLVED –

That the application be granted;

- i. subject to the completion of a section 106 (s106) agreement securing the obligations and terms and the conditions as set out in the Committee report, and,
- ii. in the event that the s106 agreement was not completed within 28 days following the Committee's resolution, the Head of Planning be delegated authority to extend the period for completion of the s106 agreement, or, in consultation with the Chair and Vice Chairs, refuse permission, and,
- iii. that the Head of Planning be delegated authority to check the final figures in the s106 agreement and in consultation with the Chair and Vice Chairs to amend the figures.

DCC60 CORRECTION OF DEVELOPMENT CONTROL COMMITTEE MINUTES OF 3 SEPTEMBER 2020 (APPLICATION NUMBER: 20/00133/OUTEIS).

The Committee considered a report in respect of the minutes of the meeting of the Development Control Committee on 3 September 2020.

The Committee heard from the Development Management Manager that a Audit of the minutes against past and prospective Decision Notices had been conducted and it had been identified that the resolution recorded in respect of application 20/00133/OUTEIS had omitted to refer to an agreed additional condition that had been recommended within the Officer Presentation and included as part of the motion the Committee had voted on. The Decision Notice in respect of this application had not yet been issued and it was recommended that the Committee agree to amend the Resolution in

respect of the application to include reference to the additional condition.

For reference the Committee was reminded that the additional resolution was;

‘That the Application be granted subject to the Conditions in the Committee Report and the completion of a Memorandum of Understanding, with the addition of an additional condition requiring the allocation of ‘unallocated’ car parking spaces for each phase of the development with the final wording of the condition delegated to the Head of Planning and an informative to existing Condition 9 (Construction Management Plan) that construction traffic not approach the site from North Crawley and Cranfield.’ And that the proposed amended resolution be;

That the Application be granted subject to the Conditions in the Committee Report and additionally:

the completion of a Memorandum of Understanding, with the addition of an additional condition requiring the allocation of ‘unallocated’ car parking spaces for each phase of the development with the final wording of the condition delegated to the Head of Planning; and

an informative to existing Condition 9 (Construction Management Plan) that construction traffic not approach the site from North Crawley and Cranfield.; and

the additional condition and reason, as recommended by the Case Officer:

Prior to any demolition or alteration taking place of the 19th century stone-built storage building, the applicant shall ensure the production of a record of the affected building(s) to a scheme and level agreed in writing by the Local Planning Authority. The record will comprise a report with plans, elevations and sections of the building(s) drawn to the standards set by Historic England (2016). This will be accompanied by a written description of the building(s) and its/their development, together with a photographic record of the interior and exterior. Two copies of the building recording report will be deposited with Milton Keynes Historic Environment Record within three months of the recording survey being completed. The final report and details of the project will also be added to the Archaeology Data Service OASIS website.

Reason: To ensure that affected heritage assets are adequately

recorded pursuant to paragraph 199 of the National Planning Policy Framework and Policy HE1 of Plan:MK.

Councillor Bint, seconded by Councillor Brown proposed that the Officer recommendation be agreed.

On being put to the vote the motion was carried unanimously

RESOLVED –

That the Resolution as recorded in Minute DCC29 of the Development Control Meeting held on 3 September 2020 in respect of Application 20/00133/OUTEIS be amended to read;

‘That the Application be granted subject to the Conditions in the Committee Report and additionally:

the completion of a Memorandum of Understanding, with the addition of an additional condition requiring the allocation of ‘unallocated’ car parking spaces for each phase of the development with the final wording of the condition delegated to the Head of Planning; and

an informative to existing Condition 9 (Construction Management Plan) that construction traffic not approach the site from North Crawley and Cranfield.; and

the additional condition and reason, as recommended by the Case Officer:

Prior to any demolition or alteration taking place of the 19th century stone-built storage building, the applicant shall ensure the production of a record of the affected building(s) to a scheme and level agreed in writing by the Local Planning Authority. The record will comprise a report with plans, elevations and sections of the building(s) drawn to the standards set by Historic England (2016). This will be accompanied by a written description of the building(s) and its/their development, together with a photographic record of the interior and exterior. Two copies of the building recording report will be deposited with Milton Keynes Historic Environment Record within three months of the recording survey being completed. The final report and details of the project will also be added to the Archaeology Data Service OASIS website.

Reason: To ensure that affected heritage assets are adequately recorded pursuant to paragraph 199 of the National Planning Policy

Framework and Policy HE1 of Plan:MK’.

THE CHAIR CLOSED THE MEETING AT 7:58 PM

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