



Minutes of the meeting of the DEVELOPMENT CONTROL COMMITTEE held on WEDNESDAY 13 DECEMBER 2000 at 7.30 pm

Present: Councillor Pendry (Chair)
Councillor O'Sullivan (Vice-Chair)
Councillors Benning, Bristow, Clark, E Henderson (substitute for Councillor McCall), Hopkins, Legg, Miller (substitute for Councillor Bartlett), Tapp and Tilley

Officers: D Hackforth (Head of Planning), P Lawrence (Development Control Manager), M Bowley (Area Planning Officer Central), P Joel (Area Planning Officer North), and W Marsden (Senior Committee Manager)

Apologies: Councillors Bartlett and McCall

Also Present: Councillors Burke, Long, Pym and White
J Sharland (Sharpe Pritchard Solicitors)

DC61/01 MINUTES

RESOLVED -

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

DC62/01 PUBLIC PARTICIPATION - RECEIPT OF PETITIONS

The Committee received the following petitions:

1. A petition in excess of 200 names from objectors to application 00/01838/MKGTNO - Replacement of 10M Street Light Column with 10M Column that includes Street Light, 3 Telecommunications Antennae and Installation of Associated Equipment Housing Cabinet at Lamppost V2-18-TE, Tattenhoe Street, Tattenhoe for Orange PCS Ltd.

The Committee also considered a Ward Item from Councillor Burke, objecting to this application.

2. A petition from objectors to application 00/01812/MKGTNO - Erection of 15M Monopole with 3 Antennas, 2 Dishes and Associated Equipment Housing Cabinet at Kingston Roundabout, Standing Way, Kingston for Vodafone Ltd.

3. A petition from objectors to application 00/01813/MKGTNO - Erection of 10M Monopole with 3 Antennas and 2 Dishes and Associated Equipment Housing Cabinet at Browns Wood Roundabout, Tongwell Street, Browns Wood for Vodafone Ltd.

DC63/01 PUBLIC PARTICIPATION - REPRESENTATIONS FROM OBJECTORS ON PLANNING APPLICATIONS - APPLICATION 00/01735/FUL

The Committee received four applications from local residents who presented objections to application 00/01735/FUL - Change of Use - Glebe Farm, Hanslope.

The applicant exercised the right of reply.

DC64/01 QUESTIONS FROM MEMBERS OF THE PUBLIC

In accordance with Standing Order P28, the following question was submitted by a member of the public to the Chair:

Question from Mrs A Cox:

“If a transport company is granted permission to operate from Hanslope Village, what will be the Council’s policy to prevent others from doing the same?”

Answer:

The Area Planning Officer - North provided a written response to Mrs Cox as follows:

“The Council is obliged to consider all planning applications at face value whether or not there may be suspicions that a particular applicant has different intentions from what they are proposing.

In this case, the applicants are Mr and Mrs Hobbs (not Hobbs Transport) and the proposal is for a furniture removal business (not a transport business in the broader sense). Whether or not the Council grants planning permission for the proposed furniture removal business at Glebe Farm would be unlikely to have any effect upon the determination of any future planning applications for the use of other redundant farm buildings in the area for this purpose. The determination of such applications would take into account Policy DC8 and other relevant policies of the adopted Local Plan, together with all other material considerations including Government Guidance in PPG7: The Countryside: Environmental Quality and Economic and Social Development.”

SCHEDULE ONE - OTHER MATTERS

00/01512/OUT RESIDENTIAL DEVELOPMENT, PROVISION OF LINK ROAD FROM NORTH CRAWLEY ROAD TO SOUTHERN BOUNDARY OF SITE AND RELOCATION OF AMBULANCE STATION TO SOUTH EASTERN CORNER OF SITE (OUTLINE)

AND

00/01513/OUT RESIDENTIAL DEVELOPMENT, PROVISION OF LINK ROAD FROM NORTH CRAWLEY ROAD TO SOUTHERN BOUNDARY OF SITE AND RELOCATION OF AMBULANCE STATION TO SOUTH EASTERN CORNER OF SITE (OUTLINE) (DUPLICATE APPLICATION) AT SITE AT FORMER RENNY LODGE, LONDON ROAD, NEWPORT PAGNELL FOR THE SECRETARY OF STATE FOR HEALTH

RESOLVED -

That consideration of both the applications be deferred for further negotiations regarding:

1. The construction of a roundabout on North Crawley Road and the section of the link road up to the southern boundary of the site before the first dwelling is occupied.
2. A financial contribution towards the cost of acquiring land for, and constructing the length of, the link road on the land to the south of the site, (only to be paid if the entire link road has not been completed at the time that the first dwelling is occupied).
3. The provision of 30% affordable housing on the site.
4. The provision of satisfactory on-site public open space and any necessary financial contribution to off-site open space.
5. The provision of a replacement ambulance station.
6. Satisfactory proposals for noise attenuation.
7. The carrying out of surveys with a view to protecting existing trees and relocating any grass snakes found on the site.
8. A financial contribution towards improvements to education facilities in Newport Pagnell.

9. A financial contribution towards improvements to public transport facilities serving Newport Pagnell.

00/01555/FUL ERECTION OF DETACHED DWELLING WITH DETACHED GARAGE AND CONSTRUCTION OF NEW VEHICULAR ACCESS (APPROVAL OF RESERVED MATTERS OF OUTLINE PERMISSION) AT 77 NEWPORT ROAD, WOBURN SANDS FOR MR AND MRS A KIRBY (as amended by drawing nos 3047/01E and 02A received 28 November 2000)

RESOLVED -

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

00/01656/FUL RAISE ROOF TO CREATE ADDITIONAL LIVING ACCOMMODATION INCORPORATING A FRONT EXTENSION AT 3 MARSHWORTH, TINKERS BRIDGE, MILTON KEYNES FOR H S LAMBA (as amended by Certificate B received 30 November 2000)

RESOLVED -

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

00/01660/FUL CONSTRUCTION OF TWO STOREY BUILDING TO PROVIDE MEDIUM-SECURE CARE FACILITIES (COMPLIMENTARY TO CHADWICK HOUSE) AT EAGLESTONE SITE B, CHADWICK DRIVE, EAGLESTONE FOR WESTMINSTER HEALTHCARE LTD

RESOLVED -

- (i) That consideration be deferred.
- (ii) That a Panel consisting of Councillors Bristow, Tapp, Tilley and White be constituted to consider the proposal in more detail particularly with regard to the issue of security.
- (iii) That the application be brought to a future Development Control Committee meeting for determination once the Panel have completed their deliberations.

00/01682/FUL ERECTION OF TWO NO. ONE BEDROOM FLATS AND CONSTRUCTION OF NEW VEHICULAR ACCESS AT LAND ADJACENT 25 LENNOX ROAD, BLETCHLEY FOR URBAN PROPERTY DEV LTD

RESOLVED -

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

00/01813/MKGTNO DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR ERECTION OF 10M MONOPOLE WITH THREE ANTENNAS AND TWO DISHES AND ASSOCIATED EQUIPMENT HOUSING CABINET AT BROWNS WOOD ROUNDABOUT, TONGWELL STREET, BROWNS WOOD FOR VODAFONE LTD

RESOLVED -

- (i) That the applicants be asked to consider an alternative location.
- (ii) That the determination of the application be delegated to the Council's Telecommunications Policy Group to enable a decision to be made within the statutory period expiring on 20 December 2000.
- (iii) That the Environmental Health Department be requested to check, within the next 6 months, that all present installations in Milton Keynes are well within the acceptable levels of safety.

(Councillor Hopkins requested that his vote against Resolutions (i) and (ii) be recorded, and Councillor Miller abstained from voting.)

DC66/01

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:

00/01330/FUL DEMOLITION OF 7 STATION ROAD AND ERECTION OF NEW BUILDING WITH LINK EXTENSION TO NO 9 STATION ROAD TO CREATE ENLARGED RESIDENTIAL HOME FOR THE ELDERLY AT 7 AND 9 STATION ROAD, WOBURN SANDS, MILTON KEYNES FOR ROCHMILLS LTD

Refused on the grounds of over-development, adverse impact upon the appearance of the area and impact upon the amenities of adjoining occupiers. The proposal would therefore be contrary to policies DC1, DC2, DC3 and DC5 of the Adopted Local Plan.

00/01479/FUL CHANGE OF USE OF FIRST FLOOR FROM RESIDENTIAL (USE CLASS C3) TO COMPLEMENTARY THERAPY CONSULTING ROOMS (USE CLASS D1) AT 652 SOUTH TENTH STREET, CENTRAL MILTON KEYNES FOR IAN DUNCAN MCFARLANE

Refused on the grounds of adverse impact upon adjoining occupiers, loss of residential property in Central Milton Keynes and inadequate parking provision. The proposal is therefore contrary to policies AM12, DC1, DC2, CMK4 and EM11 of the Adopted Local Plan.

00/01578/FUL CONVERSION OF STABLES TO RESIDENTIAL DWELLING AND ERECTION OF ONE DWELLINGHOUSE AT THE OLD RECTORY, HIGH STREET, GREAT LINFORD FOR AMBERGATE DEVELOPMENT (MK) LTD

Refused on the grounds of adverse impact upon the character and appearance of the Conservation Area and adverse impact upon the setting of adjoining Listed Buildings and the area in general. The proposal would therefore be contrary to policies DC1, DC2, DC3, DC14 and DC15 of the Adopted Local Plan.

00/01735/FUL CHANGE OF USE OF LAND AND BUILDING FROM AGRICULTURE TO FURNITURE REMOVAL BUSINESS WITH ASSOCIATED LANDSCAPING AND ALTERATIONS TO VEHICULAR ACCESS (PART RETROSPECTIVE APPLICATION) AT GLEBE FARM, GLEBE LANE, HANSLOPE FOR MR AND MRS HOBBS

Refused as contrary to policies DS11, DC1 and DC8 of the Adopted Milton Keynes Local Plan, unsatisfactory access and unsuitable local highway network.

FURTHER RESOLVED -

That officers be instructed to ensure that the current enforcement appeal now proceeds as swiftly as possible.

00/01838/MKGTNO DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR REPLACEMENT OF 10M STREET LIGHT COLUMN WITH 10M COLUMN THAT INCLUDES STREET LIGHT, THREE TELECOMMUNICATIONS ANTENNAE AND INSTALLATION OF ASSOCIATED EQUIPMENT HOUSING CABINET AT LAMPPOST NO V2-18-TE TATTENHOE STREET, TATTENHOE FOR ORANGE PCS LTD

00/01839/MKGTNO DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR REPLACEMENT OF 10M STREET LIGHT COLUMN WITH 10M COLUMN THAT INCLUDES STREET LIGHT, THREE TELECOMMUNICATIONS ANTENNAE AND INSTALLATION OF ASSOCIATED EQUIPMENT HOUSING CABINET AT LAMPPOST NO H8-14-EV STANDING WAY, EMERSON VALLEY FOR ORANGE PCS LTD

00/01840/MKGTNO DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR REPLACEMENT OF 10M STREET LIGHT COLUMN WITH 10M COLUMN THAT INCLUDES STREET LIGHT, THREE TELECOMMUNICATIONS ANTENNAE AND INSTALLATION OF ASSOCIATED EQUIPMENT HOUSING CABINET AT LAMPPOST NO H8-20-FZ STANDING WAY, BLETCHLEY FOR ORANGE PCS LTD

(Councillors Benning and Clark wished that their abstention from voting be recorded.)

Prior approval required and refused for all three of the notifications on grounds of potential adverse health effects in view of the proximity of the sites to residential areas.

DC67/01 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:

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

Planning permission granted without conditions.

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

Planning permission granted subject to conditions on materials, a school transport plan and the removal of the temporary classroom units.

00/01585/FUL CONVERSION OF BARN TO RESIDENTIAL DWELLING, REMOVAL OF VILLAGE HUT AND CHANGE OF USE TO GARDEN LAND AT CHURCH BARN, BEDFORD ROAD, COLD BRAYFIELD FOR MS K GREGORY-SMITH

Subject to the completion of a satisfactory legal agreement requiring the provision of an alternative facility to the village hut, planning permission be granted subject to conditions relating to access, materials, details, demolition, garage use, no overhead wires, boundary treatment, landscaping, tree retention, drainage, wildlife protection and withdrawal of permitted development rights.

00/01605/FUL PART SINGLE STOREY AND PART TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS AT 19 WARWICK ROAD, HANSLOPE FOR M EDGE

Subject to the receipt of satisfactory amended plans, planning permission granted subject to conditions relating to materials, use of garage and no side windows.

00/01616/FUL ERECTION OF ELEVEN DWELLING HOUSES, GARAGES AND ASSOCIATED INFRASTRUCTURE WORKS AT FORMER COOPERS WORKS, THE WHARF, GREAT LINFORD FOR AMBERLEY PROPERTIES LIMITED (as amended by drawing no. JD/98106/302 REV A received 23 October 2000, Certificate C received 31 October 2000 and letter and drawing nos. JD/98106/301 REV B and JD/98106/303 REV B received 1 December 2000)

Planning permission granted subject to conditions on materials, additional windows, obscure glazing, landscaping, access details, boundary treatment, levels, environmental survey, withdrawal of permitted development rights and archaeology.

00/01627/FUL NEW VETERINARY SURGERY INCLUDING NEW VEHICULAR AND PEDESTRIAN ACCESSES AT FORMER BP GARAGE, TICKFORD STREET, NEWPORT PAGNELL FOR ASTONLEE VETERINARY SURGERY

Subject to the receipt of satisfactory revised plans showing design changes to the tower, planning permission be granted subject to conditions relating to materials, landscaping, contaminated land, drainage, dog foul bin, access, parking, garage provision and use, ground surface areas, tree retention, noise, times of use of dog run, boundary treatment and levels.

00/01784/FUL CONVERSION OF EXISTING WAREHOUSE INTO TWO DWELLINGS, INCLUDING DEMOLITION OF SINGLE STOREY BUILDINGS, ERECTION OF THREE DWELLINGS WITH ASSOCIATED GARAGING AND LANDSCAPING AND CONSTRUCTION OF NEW ACCESSES AT FORMER COOPERS WORKS, THE WHARF, GREAT LINFORD FOR AMBERLEY PROPERTIES LIMITED (as amended by survey drawings received 1 December 2000)

Planning permission granted subject to the satisfactory completion of a legal agreement to secure environmental improvements to the immediate two frontages to the Grand Union Canal and to the footpath route adjacent to the eastern side of the site and to conditions on materials, boundary treatment, obscure glazing, landscaping, access details, levels, withdrawal of permitted development rights and archaeology.

00/01786/FUL CHANGE OF USE FROM STORAGE AND DISTRIBUTION (USE CLASS B8) TO GENERAL INDUSTRIAL (USE CLASS B2) AT 12 STILEBROOK ROAD, OLNEY FOR RICHARD COOK LIMITED

Planning permission granted, subject to the satisfactory completion of a legal agreement relating to a financial contribution towards off-site highway works and to conditions relating to use, noise, attenuation and parking.

FURTHER RESOLVED -

That the consideration of any further representations received prior to the expiry of the statutory consultation period be delegated to the

Head of Planning in consultation with the Chair of the Committee.

00/01812/MKGTNO DETERMINATION UNDER PART 24 OF SCHEDULE 2 OF GPDO FOR ERECTION OF 15M MONOPOLE WITH THREE ANTENNAS, TWO DISHES AND ASSOCIATED EQUIPMENT HOUSING CABINET AT KINGSTON ROUNDABOUT, STANDING WAY, KINGSTON FOR VODAFONE LTD

Prior approval required and approved.

DC68/01 REVIEW OF DELEGATED POWERS IN RESPECT OF PLANNING MATTERS AND IMPROVEMENTS TO THE WEEKLY LIST OF PLANNING APPLICATIONS

The Committee was advised of the outcome of the work of the Officer/Member Working Group established earlier this year to consider the Development Control workload, performance, procedures and resources.

The Committee considered a revised scheme of delegation in respect of planning matters and some related procedural changes, including improvements to the weekly list of applications.

RESOLVED -

1. That the revised scheme of delegation to officers in respect of planning matters, as set out in the **Annex** to the Minutes, be approved and referred to the Council for consideration.
2. That the new scheme be introduced initially for a trial period of 1 year at the end of which the operation of the scheme will be reviewed and the scheme amended, if necessary, prior to its permanent adoption.
3. That the new Scheme of Delegation take effect as soon as possible following final approval by full Council.
4. That at the same time as the new delegated powers are introduced:
 - (i) improvements to the weekly list of planning applications be introduced whereby applications would, if possible, be listed alphabetically by Parish, instead of numerically as at present; for each application on the list, the area team dealing with the application would be identified; and at the end of each list there would be contact names and telephone numbers for each of the area teams and for general enquiries; and
 - (ii) a new procedure be implemented whereby if officers are minded to grant permission under delegated powers for a non-householder development and there are still unresolved planning objections from local

residents or external consultees, Ward Members would be notified and allowed 14 days in which to decide whether, in the light of this, to request that the application be considered by the Committee.

RESOLVED -

That the Committee strongly supports the creation of a new specialist post within the Development Control section to deal with the rapidly increasing telecommunications workload to be fully funded from rental income derived from telecommunications companies siting their equipment on Council owned land or buildings.

THE CHAIR CLOSED THE MEETING AT 10.55 PM