



**Minutes of the meeting of the DEVELOPMENT CONTROL PANEL held on THURSDAY 23 FEBRUARY 2017 at 7:00 pm.**

**Present:** Councillor: A Geary (Chair)  
Councillors: Alexander, Legg, McLean and C Wilson

**Officers:** C Lycett (Development Management Manager), S Gee (Senior Planning Officer, N Wheatcroft (Senior Planning Officer), M Piwonska (Planning Officer), S Taylor (Planning Officer), M Ellison (Senior Conservation Officer), J Price - Jones (Planning Solicitor) and D Imbimbo (Committee Manager).

**Number of Public Present:** 60

**Also Present:** Councillors P Geary and Hosking

**DCP37 WELCOME AND INTRODUCTIONS**

The Chair welcomed Councillors, Officer Colleagues and the Public to the meeting and explained the procedures to be adopted.

**DCP38 DECLARATIONS OF INTEREST**

Councillor McLean asked that it be noted that in respect of Applications 1 and 2 – 16/02998/FUL and 16/2999/LBC, and Applications 6 and 7 – 16/03208/FUL and 16/03209/LBC and Application 9 – 16/03474/FUL he was the Ward Member and had been present at a number of meetings where this matter had been discussed but had not taken an active part in the discussions or expressed a view and would judge the application on its planning merits.

Councillor A Geary asked that it be noted that in respect of Applications 3 and 4 – 16/02955/FUL and 16/02956/LBC he had been lobbied by objectors to the scheme but had not expressed a view and would therefore remain on the Panel during consideration of the application and judge it on its merits.

**DCP39 REPRESENTATIONS ON APPLICATIONS**

Mr C Tierney and Councillor Hosking (Ward Council) spoke in objection to application 16/02998/FUL Demolition of timber stable block and erection of two dwellings to enable repair/restoration of

listed buildings including works to house, outbuilding and boundary walls at Emberton House Farm, Newport Road, Emberton.

Ms G Davidson, (Applicant's Agent), Mrs J Mercer (Applicant and Mr J McGuigan (Architect) exercised the right of reply.

Councillor P Geary spoke in support of the application.

Mr E Hanson and Mr J Kane spoke in objection to application 16/02955/FUL Cow shed conversion to 2 bedrooms, games room and home study at Old Bunsty, Bunsty Pastures, Hanslope Road.

Ms J Armstrong (Applicant's Agent) and N Woods (Applicant) exercised the right of reply.

Mr O Powell, Mr D Carew and Councillor Bush (Sherington Parish Council) spoke in objection to application 16/03208/FUL Erection of a 3 bedroom detached dwelling house at The Small House, 6 High Street, Sherington.

Mr K Sherwood (Applicant's Agent), exercised the right of reply.

Ms M L'Honore spoke in objection to application 16/03305/FUL Single storey rear extension, two storey side extension, single storey front porch and garage conversion at 11 Wordsworth Avenue, Newport Pagnell.

The Applicant had declined the right of reply.

#### **DCP40**

#### **APPLICATIONS**

#### **16/02998/FUL DEMOLITION OF TIMBER STABLE BLOCK AND ERECTION OF TWO DWELLINGS TO ENABLE REPAIR/RESTORATION OF LISTED BUILDINGS INCLUDING WORKS TO HOUSE, OUTBUILDING AND BOUNDARY WALLS AT EMBERTON HOUSE FARM, NEWPORT ROAD, EMBERTON FOR MR AND MRS MERCER**

The Committee heard representations from objectors who raised the following concerns;

- The design and appearance of any build ought to reflect the character of the area, in particular the properties in Honey Hill and on the site, which this design did not.
- The design was inappropriate to be sited alongside a heritage asset of this nature.
- The amenity factor of 3 Honey Hill has not been taken into account in the Panel report.
- The Conservation Officers recommendation

is missing from the report.

- 100% of the local residents object to the proposal.
- The plans indicate that the building will be 3.5m higher than the surrounding walls, making them visible from outside.
- There has been no Heritage impact assessment undertaken.
- The site borders a Conservation Area and was in close proximity to 2 listed buildings.
- The current absence of a 5 year housing land supply does not justify building 2 houses that would ordinarily be refused out of hand as being inappropriate design and of significant harm to the amenity of the neighbourhood.

The Applicant's Agent, Applicant and the Architect told the Panel that the design and overall project was being undertaken to provide for sufficient funding to carry out repairs to the boundary wall and existing farm house with minimum impact to local residents, the applicants had worked closely with the Council Planning Officers and taken their advice throughout.

It had been demonstrated that the design and location of the proposed new dwellings would not adversely impact on the nearby listed buildings and Historic England had raised no objections.

Neighbouring properties were in excess of the separation distance required by the Councils policy despite claims to the contrary, access will be improved and adequate parking provided on site.

The Panel heard an explanation of the rationale to undertake the development to allow for funds to be raised to complete the conservation project on the heritage assets.

Councillor P Geary (Ward Councillor) told the Panel that when he was first approached by the applicant approximately 2 ½ years previously he had advised that they should contact the Conservation Officer and take pre-application advice, this they did and followed the advice they were given to the letter, the intention from the outset has been to raise funds to repair and retain

a valuable heritage asset.

The Planning Officer introduced the application with a presentation. It was noted that a Site Inspection had been undertaken on Monday 20 February which had been attended by Councillors Alexander, A Geary and McLean. It was further noted that an update report has been published which addressed matters raised after publication of the agenda.

The Panel was advised that a number of non-attested photographs had been submitted and it was required to judge the merits of the application on the submitted photographs. It was further commented that the front to rear separation between the proposed dwellings and 3 Honey Hill was significantly in excess of the Councils minimum requirement. The Panel was also reminded that should permission be granted it would be accompanied by a condition to use funds to repair the existing heritage assets as detailed in the panel report.

The Panel heard that the recommendation remained to grant the application subject to the conditions as detailed in the panel report together with a s106 agreement in respect of the works to be undertaken to the Heritage Asset.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

Councillor A Geary told the Panel that whilst undertaking the Site Inspection he and the other Councillors had been asked by residents to view the development site from their property which they had done but had not passed any comment.

Councillor A Geary further confirmed that having attended the Site Inspection he understood fully the concerns expressed by objectors who were concerned with the proposed design, despite those concerns it was necessary to consider the proposal on its merits and balance this against the benefits of repairing the heritage assets from any funds raised.

Councillor A Geary told the Panel that he recognised that the lack of a 5 year land supply justified development of the site, as relevant policies were deemed to be out of date, however he did not believe that the design proposed was in keeping with or suitable for the area.

Councillor Legg told the Panel that he did not

believe that the proposal was sufficiently detrimental to the amenity of the area to justify a refusal.

Councillor A Geary, recognising that there was a risk that if the application was not determined the applicant could face further difficulty should the 5 year housing land supply be achieved if the matter was deferred, suggested that the Panel may wish to consider a deferral to allow amendments to be made to the design to make it more in keeping with the area but acknowledge that the principle of development was accepted, should the proposal to grant the application be lost.

Members of the Panel expressed regret that the applicants appeared to have been given conflicting advice by Officers and thereby incurred cost in designing a scheme that met with significant objection and would potentially be refused by the Panel. It was also noted that, despite the individual concerns expressed by members of the Panel, the architect had won awards for innovative and contemporary design and whether that design was favoured was a matter of personal opinion, nevertheless the design complied with the provisions of the NPPF.

On being put to the vote the proposal to grant the application subject to the conditions as detailed in the Panel report was lost.

Councillor Alexander proposed that determination of the application be deferred to allow for further negotiations to be undertaken in respect of the design of the proposed buildings and for the applicant to submit amended plans that were more appropriate and in keeping with the area, using stone and with a pitched roof, with the principle of development of the site accepted. This was seconded by Councillor C Wilson.

On being put to the vote the proposal was carried, and it was;

**RESOLVED –**

That determination of planning permission be deferred for amended plans to be submitted that are more in keeping with the area, using materials such as stone and having a pitched roof, on the pre-condition that the principle of development is broadly accepted.

16/02999/LBC

**LISTED BUILDING CONSENT FOR THE REPAIR/RESTORATION OF LISTED BUILDINGS INCLUDING WORKS TO HOUSE, OUTBUILDING AND BOUNDARY WALLS AT EMBERTON HOUSE FARM, NEWPORT ROAD, EMBERTON FOR MR AND MRS MERCER**

The Panel took account of the debate in respect of application 16/02998/FUL.

Councillor A Geary proposed that determination of the application be deferred to allow outstanding matters in respect of application 16/02998/FUL to be resolved. This was seconded by Councillor Legg.

On being put to the vote the motion to defer the application was carried.

RESOLVED –

That determination of the application deferred to allow outstanding matters with the associated application No. 16/02998/FUL to be resolved`.

16/02955/FUL

**COW SHED CONVERSION TO 2 BEDROOMS, GAMES ROOM AND HOME STUDY AT OLD BUNSTY, BUNSTY PASTURES, HANSLOPE ROAD FOR A & N PERRY & WOODS**

The Senior Planning Officer introduced the application with a presentation.

The Senior Planning Officer confirmed that a Site Inspection had been undertaken on 20 February which had been attended by Councillors Alexander, A Geary and McLean.

The Committee heard representations from objectors who raised the following concerns;

- The layout would result in the front aspect of the development looking onto the neighbouring property and leading to overlooking.
- Repositioning the doors and windows on the opposite side would resolve these issues.
- There are concerns that the development would be used for 'Bed and Breakfast accommodation, thus impacting on the Amenity of the area.
- The proposals will have a negative impact on the listed building.
- The report suggests that there would be minor impact on the fabric of the building,

however the proposals suggest major changes to doors and the roof.

- No impact assessment has been undertaken.

The Applicant's Agent and Applicant told the Panel that the circumstances of the owners had changed and they no longer intended to pursue a letting business.

The Panel also heard that the existing roof was corrugated sheet and would be replaced with traditional materials, the Conservation Officers had considered the application and objections raised by neighbours in detail and raised no objections.

The Planning Officer told the Panel that the potential future use of the development was not a matter that should be considered and that any change of use would require planning permission.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

Councillor A Geary told the Panel that he had hoped that negotiation between the neighbours and applicants would have identified a scheme acceptable to all, this however had not been undertaken and he would invite consideration of a deferral of the determination of the application to allow that to be attempted.

The Panel heard that he believed there was benefit in considering an alternative design, closing the openings that look out on the courtyard and replacing them on the other side of the structure, despite the premises being in the curtilage of a listed building and thereby being afforded protection in that respect.

Members of the Panel expressed concern about deferring the application and some expressed the view that the building was built as it was and ought to be retained in that configuration.

On being put to the vote the proposal to grant the application subject to the conditions detailed in the Panel report was carried, and it was;

**RESOLVED –**

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

16/02956/LBC

**LISTED BUILDING CONSENT FOR COW SHED CONVERSION TO 2 BEDROOMS, GAMES ROOM AND HOME STUDY AT OLD BUNSTY, BUNSTY PASTURES, HANSLOPE ROAD FOR A & N PERRY & WOODS**

The Planning Officer confirmed that the recommendation remained to grant the application subject to the conditions as detailed in the report.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

On being put to the vote the proposal to grant the application subject to the conditions detailed in the Panel report was carried and it was;

RESOLVED –

That Listed Building Consent be granted subject to the conditions as detailed in the Panel report.

16/02536/FUL

**THE INSTALLATION OF A 22.5M MONOPOLE WITH 6 X ANTENNAS, 2 X MICROWAVES DISHES, 2 X EQUIPMENT CABINETS, ALONG WITH ANCILLARY WORKS (REGULATION 4 APPLICATION AS DEVELOPMENT IN ON COUNCIL OWNED LAND) AT TELECOMMUNICATIONS SITE, MARLBOROUGH STREET V8 TO H3, MILTON KEYNES FOR TELEFONICA UK LIMITED.**

The Senior Planning Officer introduced the application with a presentation.

The Panel heard that the recommendation remained to grant the application subject to the conditions detailed in the Panel report.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

It was noted that the application was before the Panel due to an objection by the Parish Council, disappointment was expressed that the Parish Council had not attended the meeting to support the objection.

On being put to the vote the proposal to grant planning permission subject to the conditions as detailed in the Panel report was carried unanimously, and it was;

RESOLVED –

That the application be granted subject to the conditions as detailed in the Panel report.



**ERECTION OF A 3 BEDROOM DETACHED DWELLING HOUSE AT THE SMALL HOUSE, 6 HIGH STREET, SHERINGTON FOR MR AND MRS M HARGREAVES**

The Committee heard representations from objectors who reinforced concerns expressed during the consultation process. Objectors asked that the Committee consider protection measures for trees within the vicinity of the proposed development should the Panel be minded to grant the application.

Objectors raised concern that the proposal was contrary to policies contained in the emerging Neighbourhood Plan.

The Applicant's agent told the Panel that extensive pre application consultation had been undertaken with the Planning Officers and the Conservation Team, including a joint visit to the site, resulting in present scheme which was recommended for approval. The agent further confirmed that consideration of the Neighbourhood plan had been taken during the design stage and compliance had been forefront in the thinking.

The Planning Officer introduced the application with a presentation.

The Planning Officer confirmed that the recommendation remained to grant the application subject to the conditions as detailed in the report.

The Planning Officer further confirmed that the Neighbourhood plan carried limited weight at its present state of preparation, the Panel adjourned to confirm the status of the Neighbourhood plan.

On resuming and having taken advice it was confirmed by the Planning Officer that the Neighbourhood plan carried some weight but this was limited as it had not yet undergone examination by the planning Inspector. The Panel was given detail of Policy NP1 of the emerging Neighbourhood Plan for its information.

It was further confirmed that the Neighbourhood Plan must be made before consideration of advice in respect of the 5 year housing land supply have an impact on it.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

Members of the Panel recognised that the siting and setting of the property made it sustainable and

was not overly intrusive, the design was reasonably sympathetic to its environment albeit of a contemporary nature.

Councillor A Geary told the Panel that he believed that policy NP1 of the Neighbourhood plan should be given weight as the Parish had sought to move towards having a 'made' Neighbourhood Plan and through no fault of the Parish that process had been delayed.

Other Members of the Panel confirmed they took a similar view in respect of Policy NP1, however, that did not necessarily mean that the proposed development was in their view in breach of the policy.

On being put to the vote the proposal to grant the application subject to the conditions detailed in the Panel report was carried and it was;

RESOLVED –

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

**16/03209/LBC**

**LISTED BUILDING CONSENT FOR ERECTION OF A 3 BEDROOM DETACHED DWELLING HOUSE IN THE GROUNDS OF THE SMALL HOUSE WHICH IS A GRADE II LISTED BUILDING AT THE SMALL HOUSE, 6 HIGH STREET, SHERINGTON FOR MR AND MRS M HARGREAVES**

The Planning Officer confirmed that the recommendation remained to grant the application subject to the conditions as detailed in the report.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

On being put to the vote the proposal to grant the application subject to the conditions detailed in the Panel report was carried and it was;

RESOLVED –

That Listed Building Consent be granted subject to the conditions as detailed in the Panel report.

**16/03302/OUT**

**OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR A SINGLE DWELLING AT 12 ST MARYS CLOSE, WAVENDON, MILTON KEYNES FOR MR ROGER PENFOUND**

The Senior Planning Officer introduced the

application with a presentation.

The Panel heard that there was no update on the Panel report and that the recommendation remained to grant the application subject to the conditions detailed in the Panel report.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

It was noted that the application was before the Panel due to an objection by the Parish Council, disappointment was expressed that the Parish Council had not attended the meeting to support the objection.

On being put to the vote the proposal to grant planning permission subject to the conditions as detailed in the Panel report was carried unanimously, and it was;

RESOLVED –

That the application be granted subject to the conditions as detailed in the Panel report.

**16/03474/FUL**

**SINGLE STOREY FRONT, TWO STOREY SIDE AND TWO STOREY REAR EXTENSIONS WITH DEMOLITION OF EXISTING ATTACHED OUTHOUSE AND DETACHED GARAGE AND STORE (RESUBMISSION OF 16/02151/FUL) AT 52 NEWPORT ROAD, MOULSOE, NEWPORT PAGNELL FOR MR & MRS CILIA.**

The Planning Officer introduced the application with a presentation.

The Planning Officer confirmed that the plans included in the Panel report had been superseded, and were as detailed in the presentation, it was confirmed that the recommendation remained to grant the application subject to the conditions as detailed in the report.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

On being put to the vote the proposal to grant the application subject to the conditions detailed in the Panel report was carried unanimously and it was;

RESOLVED –

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

**SINGLE STOREY REAR EXTENSION, TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT PORCH AND GARAGE CONVERSION AT 11 WORDSWORTH AVENUE, NEWPORT PAGNELL FOR MISS CHRISTINA FUNNELL**

The Planning Officer introduced the application with a presentation.

The Planning Officer told the Panel that the recommendation remained to grant the application subject to the conditions as detailed in the report.

The Panel heard from an objector who raised concerns in respect the potential to set a precedent and the resultant change in the street scene. The objector raised a number of matters which did not amount to material planning considerations.

The Panel heard that the applicant had declined the right of reply.

Councillor A Geary proposed that the officer recommendation be agreed this was seconded by Councillor Legg.

It was noted that the decision notice that would be issued if planning permission was granted contained advice in respect of some of the non-material planning matters raised by the objector.

It was further confirmed that the proposed development was not in breach of any policy contained in the Newport Pagnell Neighbourhood Plan.

On being put to the vote the proposal to grant the application subject to the conditions detailed in the Panel report was carried and it was;

**RESOLVED –**

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

THE CHAIR CLOSED THE MEETING AT 9:24 PM