



Minutes of the Planning Committee Meeting held on

Tuesday 1st September 2020 19:00

49

held virtually

Councillors present: Cllrs Aiyeola, Cook (Vice Chair), Moss, Orimongunje, Riaz

Councillors absent:

Also, present: Mandy Shipp Assistant to the Clerk

PL20/096	Apologies for absence – Cllr Saunders (Chair) – holiday Cllr Bamisile running late due to work commitments Cllr Moss advised that Cllr Khan was unable to attend due to personal reasons			
PL20/097	Declaration of Interest on any matter on the agenda – none			
PL20/098	Minutes of the meeting held 4th August 2020 It was RESOLVED to approve the minutes of the meeting held on 4 th August 2020 as a true and correct record			
PL20/099	Public Questions - no public questions were received			
PL20/100	<p>Planning Applications 20/01825/FUL The Coach House, Anson Road, Wolverton, Milton Keynes, MK12 5FY Proposed mural onto side of house</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">NO OBJECTION</td> <td style="width: 50%;">Wolverton and Greenleys Town Council NO OBJECTION to the proposed development for the reasons given below.</td> </tr> </table>		NO OBJECTION	Wolverton and Greenleys Town Council NO OBJECTION to the proposed development for the reasons given below.
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	Related Policy			
	NPPF	<p>Condition: 16.Conserving and enhancing the historic environment P193 12. Achieving well designed places - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</p> <p>Comments: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions - the design clearly shows excellent quality design and this fits well and sensitively within the character of the area</p>		
	Neighbourhood Plan 2015	<p>Condition: Policy W7b.Signage and advertisement Signage and advertisements will be: 1 Respectful of the character of the building and Conservation area.</p>		

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		<p>2 Located at fascia level.</p> <p>3 Respectful of the architectural features of the building including first floor windows and shop front details.</p> <p>4 Designed using a style of materials and lettering appropriate to the character of the building, whilst accommodating the branding needs of the business</p>	
		<p>Comments: the current plan supports respectful signage within the conservation area and could be seen to encourage the brand of this particular establishment</p>	
	D1	<p>Condition. designing a high-quality place - Development proposals will be permitted if they meet the following objectives/principles:</p> <p>1. The development proposals as a whole respond appropriately to the site and surrounding context.</p> <p>2. Continuity of street frontage and locating fronts of buildings to face the street or public space.</p>	
		<p>Comments: The applicant proposal relates well to the surrounding environment and is respectful within the character of the area.</p>	
	HE1	<p>Condition. Heritage and development- A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets Include:</p> <p>Listed Buildings.</p> <p>Conservation Areas.</p> <p>Scheduled Ancient Monuments and non-designated Archaeological sites.</p> <p>Registered Parks and Gardens.</p> <p>Assets on the MK New-Town Heritage Register; and</p> <p>Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP</p>	
		<p>Comments: Could be considered to be within the context for the setting of the conservation area. The proposal seeks to sustain, enhance and promote the significant heritage assets of the conservation area and could be seen to ignore the retention of the historic features</p>	
	D2	<p>Condition. Creating a positive Character - Development proposals will be permitted if they meet the following objectives/principles:</p> <p>1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development.</p> <p>2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character).</p> <p>3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area</p> <p>4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area.</p>	
		<p>Comments: The applicant proposals could be seen to help to maintain a positive character to the area by encouraging people into the town and being respectful in trying to retain the features within the conservation area</p>	
PL20/101	20/01962/TCA 29 Buckingham Street, Wolverton, Milton Keynes, MK12 5JB T1 Leylandii - fell		
	OBJECT	<p>Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.</p>	

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PL20/102	<p>20/01936/NOTTEL SW At Church Street, Church Street, Wolverton And Greenleys, Wolverton, Milton Keynes, MK12 5JN <i>Proposed installation of a phase 8 monopole c/w wraparound cabinet at base and associated ancillary works</i> and 20/01836/PANOTH Church Street, Wolverton and Greenleys, Milton Keynes, Wolverton MK12 5PN <i>Prior approval for proposed telecommunications installation: Proposed 18m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works</i></p> <table border="1"> <tr> <td>OBJECT</td> <td>Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.</td> </tr> </table>	OBJECT	Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.						
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		Registered Parks and Gardens. Assets on the MK New-Town Heritage Register; and Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP Comments: The proposal does not sustain, or enhance or promote the significant heritage assets of the conservation area it	
	NPPF Para 112	Condition. NPPF Para 112. which identifies the importance of digital infrastructure "As essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution)" Para 113 also advises that use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate" The Housing White Paper sets out the Government's strong commitment to achieving full fibre connectivity and enhancing broadband coverage for local communities by capitalising on all new developments and the digital infrastructure attached to them. Comments: Whilst WGTC are pleased to see the latest digital infrastructure being delivered. The location of the of the monopole is directly within a conservation area and slap bang in the middle of the town centre, whilst we have supported other installations this has been done on the basis that they are out of the way in industrial areas, so would not place a significant impact on any residential properties	
	CT9	Condition: Digital Communications Has regard for the delivery and implementation of these services which support should be given, so as not to have a negative impact on the setting. . Comments: The committee strongly object to the proposal which would have negative impact within the town centre, which is also part of the conservation area. The committee ask, that should there be no other alternative sites with Wolverton, that consideration is given after the Agora site is redeveloped to look at installing it onto the roof of the development, if not there are other available sites for this including the BT communications site at the bottom of Church Street	
PL20/103	20/01907/FUL 54 Jersey Road, Wolverton, Milton Keynes, MK12 5BH Loft dormer OBJECT	Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.	
	Related Policy		

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D1	<p>Condition. Designing a high-quality place - Development proposals will be permitted if they meet the following objectives/principles: Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> 1. The development proposals as a whole respond appropriately to the site and surrounding context. 2. Continuity of street frontage and locating fronts of buildings to face the street or public space. <p>Comments: Whilst WGTC sympathize with the owner and the needs of their growing family the proposal provided is contrary to the above policies and does not respond to site and its context appropriately, the uninterrupted vistas p[art of the town heritage up from Stratford Road or down to Stratford Road would be affected</p>
D2	<p>Condition. Creating a positive Character - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> 1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development. 2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character). 3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area 4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area. <p>Comments: The applicant fails to provide an application which relates well to the surrounding environment and it is not respectful within the character of the area, but is suitable for their families needs</p>
HE1 D, E, F, G F	<p>Condition. Heritage and development- A. Proposals will be supported where they sustain and, where possible, enhance the significance of heritage assets which are recognised as being of historic, archaeological, architectural, artistic, landscape or townscape significance. These heritage assets include: Listed Buildings. Conservation Areas. Scheduled Ancient Monuments and non-designated Archaeological sites. Registered Parks and Gardens. Assets on the MK New-Town Heritage Register; and Other places, spaces, structures and features which may not be formally designated but considered to meet the definition of 'heritage assets' as defined in the Annex 2 of the NPP</p> <p>D. Granting of permission for proposals that result in substantial harm to or total loss of the significance of a designated heritage asset will only be exceptional or wholly exceptional in accordance with national policy and guidance.</p> <p>E. Permission for proposals that cause less than substantial harm to a designated heritage asset will only be granted where the harm is demonstrably outweighed by public benefits delivered by the scheme.</p> <p>F. Proposals that result in harm to the significance of non-designated heritage assets will be resisted unless the need for, and benefits of the development clearly outweigh the harm, taking into account the asset's significance and</p>

importance, and only once all feasible solutions to avoid and mitigate that harm have been fully implemented.

G. In assessing any potential harm or enhancement to the significance of a heritage asset(s) the following will be considered:

1. Avoiding successive small-scale changes that lead to a cumulative loss or harm to the significance of the asset or historic environment;
2. Respecting the character, appearance, special interest and setting of the asset and historic environment.
3. Retaining architectural or historic features which are important to the character and appearance of the asset (including internal features) in an unaltered state; and
4. Retaining the historic form and structural integrity of the asset

Comments: It is felt that this proposal does not preserve or enhance the character and appearance of the Conservation area and is contrary to the following policies of Plan:MK HE1A, HE1D, HE1E, HE1F and HE1G and does not take into consideration to protect and enhance the significance of the Borough's heritage assets (policy Core Strategy 19) and objective 2 of the Neighbourhood plan p6.

D5

Condition: Amenity and street scene - All proposals will be required to create and protect a good standard of amenity for buildings and surrounding areas, and in particular should ensure:

- 1E. New development is not overbearing upon existing buildings and open spaces

Comments: The introduction of these dormer extension are contrary to the heritage and streetscape that Wolverton has. The vistas of uninterrupted terraced, pitched roof, houses contribute to the character of housing and are a significant reminder of the historic origins and uniformity of workers housing. The rear of these terraces reflects the industrial heritage of a significant period of development in the history of Wolverton. If these types of extensions, are approved it would set a precedent for the rest of the area, which would erode the character of Wolverton.

D3

Condition: Design of Building

1. The appearance of the building contributes to the enhancement or creation of a positive character for the development or of a particular character area for larger developments.
4. Buildings are of appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing. Buildings of a greater scale than the surrounding context may be acceptable where it is demonstrated that this is necessary to reflect the development's location and the siting, function and importance of the building.
5. The building's form, massing, rhythm and façade elements are carefully designed to create character and visual interest.
6. Particular attention should be given to the design of buildings along key streets in order to create a strong identifiable character whilst ensuring careful transition in façade treatment between character areas.
8. The proposed scale and design of extensions to existing buildings relate well to the existing building and plot, and do not detract from the character of the existing building and the surrounding area.

Comments: The above proposal is contrary to the above policies

Summary

WGTC would strongly object to the proposal in its current form, and needs to be preserved to ensure that the roof line of the streetscape is kept in order. The dormer is full width which is overbearing in size and would hugely impact the streetscape and views of the streets of Wolverton as we know it.

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		Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend <i>It was RESOLVED that Cllr Moss would look at reduced size dormers to check to see if it has reduced and whether it had planning permission and provide an update on examples for those without permission to include as part of the comments</i>
PL20/104	20/01968/ADV The New Queen Victoria, Church Street, Wolverton, Milton Keynes, MK12 5JN <i>Advertisement consent for 1 x non-illuminated fascia sign (retrospective)</i> The item was to took the vote and it was RESOLVED to OBJECT OBJECTION	Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.
	Related Policy	
	Background	This application as is actually retrospective - the signage is already in place and this was reported to enforcement at the time of the works commencing this application would contra the current enforcement investigation for this that is currently open. The main issue is that the works were carried out without the correct permission and therefore did not allow comments to be submitted on behalf of WGTC to MKC See pictures in the file
	NPPF	Condition: 16. Conserving and enhancing the historic environment P193 12. Achieving well designed places - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
		Comments: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. 130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions - the design is fitting with the name of the establishment however, it is of very large size 132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
	Neighbourhood Plan 2015	Condition: Policy W7b. Signage and advertisement Signage and advertisements will be 1 Respectful of the character of the building and Conservation area. 2 Located at fascia level. 3 Respectful of the architectural features of the building including first floor windows and shop front details. 4 Designed using a style of materials and lettering appropriate to the character of the building, whilst accommodating the branding needs of the business

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	Be lit through discrete external lighting. Any hanging and projecting signs should be located at fascia level and should not harm the appearance of the rest of the shop front. Brackets and arms should suit the character of the building. Projecting signs need to respect the walking space.
	Comments: the current plan supports respectful signage within the conservation area and could be seen to encourage the brand of this particular establishment, however the current signage in situ is out of context
D1	<p>Condition. designing a high-quality place - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> 1. The development proposals as a whole respond appropriately to the site and surrounding context. 2. Continuity of street frontage and locating fronts of buildings to face the street or public space. <p>Comments: The applicants proposal could be seen to relate well to the surrounding environment however, its size is seen to be an imposition due to its sheer size</p>
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D2	<p>Condition. Creating a positive Character - Development proposals will be permitted if they meet the following objectives/principles:</p> <ol style="list-style-type: none"> 1. The layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings exhibit a positive character or sense of place for development. 2. The character of the development is locally inspired where appropriate (for example in or adjacent to conservation areas, or in existing areas with a strong positive character). 3. The proposal relates well to and enhances the surrounding environment, allowing for visual interest within the area 4. The design allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area. <p>Comments: The applicant proposals could be seen to help to maintain a positive character to the area by encouraging people into the town and being respectful in trying to retain the features within the conservation area, however WGTC feel that they should have been consulted on in the first instance which would have allowed them to make the judgement on the size of the</p>

	advertisement which would have been more respectful within its surroundings. Proposed that an amendment to the sign could be made to modify its size
PL20/105	To note 20/01946/DISCON Land to The East of, High Park Drive, Wolverton Mill, Milton Keynes, <i>Details submitted pursuant to the discharge of condition 8 (Energy and Sustainability Statement) relating to application 19/03027/REM</i> The Committee RESOLVED to NOTE the discharge of this condition Cllr Bamisilie joined the meeting 19:34
PL20/106	To note 20/01431/FUL 26 Rossal Place Hodge Lea, Milton Keynes, MK12 6JE Amended proposal - <i>Proposed single and two storey rear extension and front porch</i> The Committee RESOLVED to NOTE the amendment of this application and that there was NO OBJECTION
PL20/107	Street Trading Consent Applications – none
PL20/108	Licensing Applications – none
PL20/109	Appeals – 20/00570/FUL 87 Stratford Road Wolverton Milton Keynes MK12 5LU Proposed loft conversion with a rear box dormer The Committee NOTED the written representation start letter of appeal dated 12 August 2020
PL20/110	Receive an update on previously discussed planning and licensing applications. The following applications which had NO OBJECTION by WGTC had been permitted by Milton Keynes Council, these applications were: <i>20/01322/FUL Permit 98 Stratford Road, Wolverton, Milton Keynes, MK12 5LX Replacement front windows in conservation area. Replace old broken aluminium double glazing with new uPVC sash style windows.</i> <i>20/01066/FUL Permit 47 Jersey Road, Wolverton, Milton Keynes, MK12 5BQ Replace the ground floor 3 sash windows that form the bay window, the single first floor casement window and the entrance door to the property. The PVC windows selected match the design of the existing wooden hardwood windows appearance very closely.</i> <i>20/01453/FUL Permit 9 Caxton Road, Old Wolverton, Milton Keynes, MK12 5PG Two storey side extension</i> <i>20/01505/FUL Permit Stacey Bushes Self Service Station, Monks Way A5 To Alston Drive Milton Keynes, MK12 6HU Full planning application for removal of existing tanks and replacement with new tanks</i> The following applications which had an OBJECTION from WGTC and had been permitted by Milton Keynes Council, 20/01323/FUL Permit 34 Jersey Road Wolverton Milton Keynes MK12 5BJ Replacement of existing Upvc Front door and Front Tilt & Turn Upvc windows. New composite front door and Front UPVC Sash Windows – Insufficient details provided 20/01358/PANB1C Permit 83 Stratford Road, Wolverton, Milton Keynes, MK12 5LU Prior notification for a change of use of outhouse at rear of property from workshop to 2-bedroom dwelling house 20/01454/FUL Permit 7 Bedford Street, Wolverton, Milton Keynes, MK12 5HR Proposed new front door

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20/01559/FUL permit 68 Stratford Road, Wolverton, Milton Keynes, MK12 5LT *Proposed single storey extension to side/rear*

The following applications which had an OBJECTION from WGTC and have been refused Milton Keynes Council

20/01470/FUL Refused 74 Cambridge Street, Wolverton, Milton Keynes, MK12 5AH Loft conversion with 2.5m wide rear dormer

20/01501/FUL Refused 14 Stratford Road, Wolverton, Milton Keynes, MK12 5LJ *Change of use to house in multiple occupation first and second floor (resubmission 19/02734/FUL)*

Lack of amenity for refuse facilities contradicts HN7 and D5

CLUP – Certificate of lawfulness are proposals that do not require planning permission, they are sought so that if you want to be certain that the existing use of a building is lawful for planning purposes or that your proposal does not require planning permission, you can apply for a 'Lawful Development Certificate' (LDC). These are non-compulsory

20/01471/CLUP Permit 20 Green Lane Wolverton Milton Keynes, MK12 5HB Certificate of lawfulness to build a brick 27 square metre exterior single storey outbuilding in the back garden of the property, 2.5 metres in height

PL20/111

Conservation issues:

a) Change of Use Applications

The following officer update on Conservation issues was received

The committee **RESOLVED** to write to MKC Planning department and ask them explicitly to advise applicants that the granting of change of use is for the change of use only. Any other material changes to the building will have to seek the appropriate planning permission before any work commences and failure to do so in the correct manner will result in enforcement. It needs to be made very clear that these permissions are separate. It was **RESOLVED** that the Assistant and Cllr Cook to provide strong wording on this and incorporate examples such as above and the fish and chip shop and Syriana shop frontage changes

provide comments to MKC

The new White Paper advises of the classes uses which are changing. However, Conservation areas are not included within this and permission is required in the first instance for changes to be made. The conservation area of Wolverton is also protected by the article 4 directive

I have attached the letter proposed for MKC planning department and ask them explicitly to advise applicants upon granting of change of use in the conservation area, that any material changes to the building will have to seek appropriate planning permission before any work commences and that failure to do so will result in enforcement.

PL20/112

b) Conservation Stickers – Receive an update on former proposal

Little progress to this as yet but will look at progressing the actions as below following the meeting

- The Assistant and Cllr Cook to discuss together further and then to email all departments and get the ball moving on this.
- Look into street signs designs for entering on: Creed Street, Windsor Street, McConnell Drive on to St Georges Way, Stratford Road near McCorquodale's

PL20/113

c) Conservation Area Leaflet – Receive an update

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PL20/114	<p>Having discussed this with Cllr Cook the amended parts were sent over to the CO. No further update has been received from him Assistant to chase this up with the relevant departments following the meeting.</p> <p>d) Receive the Officer report on shop advertising within the Conservation Area Deferred again until the next meeting. The Assistant to follow this up with Richard Edgington</p>
PL20/115	<p>Consultations: - New Planning Regulations White Paper – Receive the officer Report on the MKC Planning Webinar Agree to comments on the proposal</p> <p>MKC Planning Webinar 26th August 2020 Officer Update William Upton QC and Mark Davies provided the presentation The White Paper currently out for consultation with an expiry date of 29th October is seen to be the biggest shake up of the planning system since post war times and seeks to repair the “broken” planning system.</p> <p>The White Paper Looks at 4 points:</p> <ol style="list-style-type: none"> 1. Changes to the standard method for assessing local housing need, which as well as being a proposal to change guidance in the short term has relevance to proposals for land supply reforms set out in Planning for the Future. 2. Securing of First Homes, sold at a discount to market price for first time buyers, including key workers, through developer contributions in the short term until the transition to a new system. 3. Temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing, to up to 40 or 50 units to support SME builders as the economy recovers from the impact of Covid-19. 4. Extending the current Permission in Principle to major development so landowners and developers now have a fast route to secure the principle of development for housing on sites without having to work up detailed plans first. <p>The current Planning system is based on 3 Pillars - rule based system</p> <ol style="list-style-type: none"> 1. Planning for development local plans and zoning - “zoning” hoping that every local authority will have a plan in place and have a web-based design that is easy to access by all - Growth area - suitable for substantial development 2. Planning for beautiful and sustainable places - Renewal – won't have automatic approval but statutory presumption is suitable for that area. Protected Areas – can include countryside, green AOB, nature and conservations sites 3. Planning for infrastructure and connected places CIL and S106 – replaced by single infrastructure levy - Infrastructure levy can be put into place and will form part of the debate going forwards and would have an impact on local plans <p>The new system hopes to set out rules and public participation stage, once set. Strip out from local plans and have a lighter weight NPPF At present there is uncertainty as to NHP – and what's their future, there appears to be an afterthought not sure what the role of the NHP would be un the future, more to follow Some of the changes are immediate and come into effect from the 1st September, these changes are seen to be “radical” regulation changes which will look to ease restrictions and grant increased liberties to ‘change the use’ of properties and land without planning permission and allows residential homes to be constructed from unoccupied properties, such as vacant shops. It allows for unused buildings to be demolished (subject to the length of time it has been vacant) The uses classes will be remodelled, and the following specific changes have been granted statutory orders which come into effect from the 1st September.</p> <p>PD Order 2 (pt i) 2 storey upwards extension on that do not require planning permission applies to houses built prior to 1948. Loft extension not included. Max height limit of 18 meters (fireman ladder) Requirements to prevent overlooking and also materials used – good check and balance for what people can do, cannot be changed to HIMO, would require planning permission to do so. Subject to the prior approval process but you would be required to make decision within 8 weeks, doesn't apply in conservation areas.</p>

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PD Order 2 (Pt ii) existing free-standing buildings can be extended upwards to create additional housing on top of a multitude of use buildings, you can build up to 3 storeys on these, max height is 30m

PD Order 3 (Pt iii) – Developers can demolish certain types of building in order to replace with new homes, applies to free standing buildings, have to been built before Jan 1990, entirely vacant for 6months prior to the date for prior approval. Can have greater extension 1000sqm. new building cannot be bigger than the original footings but can extend upwards an additional 2 storeys.

Prior approval for demolition and rebuilding will need to done before three-year expiry date so this will encourage the building rather holding on off sites Expiration times have been reduced to 30 months to speed up the planning process but no soundness test yet in place so the duty for developers to cooperate for this is not yet in place.

Use Classes 01.09.20 - A1 current no planning permission required for change within the class Reg 7 states that A1 – A3 or B1 will be treated as class E and meaning a loss of control from 1st Sept Huge combination in the change of class uses which means that there will be more flexibility on the change uses. Use class change most significant to encourage high street uses

All of these changes are intended to not just benefit the economy and high street, but to also have a positive environmental impact, as green spaces aren't replaced by buildings, and brownfield sites will be utilised to provide high quality homes that meet Government regulations.

Autumn changes as follows - Changes to the current planning system Consultation on changes to planning policy and regulations <https://www.gov.uk/government/consultations/changes-to-the-current-planning-system>

- National Model design code
- Review of EIA, SEA and habitats (post Europe)
- Environment Bill
- Future home standards (introducing a standard or rule, new houses not needed to be retrofitting at a later date
- Response on new powers for development corporation
- PropTech

Questions arising:

Q1: Under PD1, do developers have to meet our parking standards if they build new dwellings on top of existing buildings?

Q2: Can you clarify the related amendment to the Fee Regulations and what happens for applications under the Prior Approval Procedure under the new PD rights submitted before the Fee Regs come into force on 3rd September?

Q3: Under PD2, if one extends a house upwards, making a larger dwelling, does it have to meet our parking standards for a dwelling with additional bedrooms?

Q4: Is there a definition for the Principal part of the house mentioned in the GPDO?

Q5: Produce a summary of the in-force changes ready for DCC members at our September meeting? A; We are taking an item to 3/9 DCC as a let item on the UCO/GPDO changes

Q6: Where do you think the new regulations leave us in terms of planning a mass rapid transit system (developer contributions)?

Collective responses for the white paper from MK Council will be forwarded to the Government

The committee **RESOLVED** to submit comments in time for the next Full Council meeting from the report provided

It was **RESOLVED** that if there was nothing to submit then Cllrs would advise 'No Comment' to the Assistant before 15th September 2020

It was **RESOLVED** to focus on the items that were most relevant to local councils and to look at the concerns over the potential impact on NHP, particularly as WGTCs plan was at early stages.

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PL20/116

Items to note**a. Scheme of Delegation Policy – Update for councillor attendance at DCC/DCP meetings**

Councillors were to be reminded at each planning meeting. Attendance only required for matters relating within the parish. If a councillor was unable to attend, then the next councillor on the list would attend. The Assistant will contact MKC directly to request speaking rights

It was **RESOLVED** to swap dates around for Cllr Saunders from 03.09.20 to 17.09.20 with Cllr Aiyeola. It was **NOTED** at the meeting that Cllr Aiyeola was on the same date twice on 03.09.20, however there was no meeting to be attended for items within the parish on this date

Councillor	2 nd Councillor	Date of DCC/DCP
Cllr Saunders Aiyeola	Cllr Aiyeola	03.09.20 DCC
Cllr Aiyeola Saunders	Cllr Bamisilie	17.09.20 DCP
Cllr Bamisilie	Cllr Khan	08.10.20 DCC
Cllr Khan	Cllr Orimongunje	22.10.20 DCP
Cllr Orimongunje	Cllr Moss	05.11.20 DCC
Cllr Moss	Cllr Cook	19.11.20 DCP
Cllr Cook	Cllr Riaz	03.12.20 DCC
Cllr Riaz	Cllr Saunders	10.12.20 DCP

PL20/117

b. Receive an update on Enforcement 6 monthly planning update – The update was received and **NOTED**

PL20/118

c. Neighbourhood Planning Update – This item was referred to under item 11. A template letter for local councils was made available to Cllrs. It was **RESOLVED** for the Assistant to complete this along with the report for the next meeting.

PL20/119

d. Permitted Development Update –The update was received and **NOTED**

The Chair closed the meeting at 20:14

Next meeting due to be held 6th October 2020

HMSaunders

06.10.20