



Minutes of the Planning Committee Meeting held on

Tuesday 6th October 2020 19:00

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held virtually

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

Councillors absent: Cllr Khan

Also, present: Mandy Shipp Assistant to the Clerk

PL20/120	Apologies for absence – Cllr Aiyeola – illness												
PL20/121	Declaration of Interest on any matter on the agenda – none												
PL20/122	Minutes of the meeting held 1st September 2020 It was RESOLVED to approve the minutes of the meeting held on 1 st September 2020 as a true and correct record												
PL20/123	Public Questions - no public questions were received												
PL20/124	20/02105/FUL 22A Green Lane, Wolverton, Milton Keynes, MK12 5HB Change front windows to vertical sliders (sash)												
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PL20/125 20/02169/FUL 21 Brookside, Hodge Lea, Milton Keynes, MK12 6JP *Single Storey Front Extension*

OBJECT	Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.
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Related Policy	
D1	Condition. Designing a High Quality Place 1, 2, 3, 4 Comments: The applicants proposal does not respond well to the surrounding area, and whilst the design of the extension looks very detailed, it is completely at odds with the rest of the street, it does not ,maximise the public realm but serves to sever it in half The proposal itself would be best served to the rear of the property where it is more appropriate and would support policy D6 for extensions which fit better with properties
D2	Condition. Creating a positive Character 1, 2, 3 4 Comments: The applicant proposal does not exhibit a positive sense of character or place for the development and is out of context within the street scape, which isn't appropriate to the character of the area and does little to promotes a strong positive character of the entire street
D3	Condition: Design of Building : 1, 2, 3, 4, 5, 6, 8 Comments: The proposal fails to meet all of the above policies, as it does not create a positive development to the front of the building and does not fit with the existing street context or scene. The proposal is completely out of scale with the neighbouring properties and does not create a positive character within the area and along a key street, which creates its own strong identifiable character
D5	Condition: Amenity and Street Scene: 3a, e Comments: The proposal would be contrary to the above policies as it would impact on the neighbouring properties levels of sunlight and would be an overdevelopment upon existing buildings and open space

PL20/126 20/02265/FUL Dairy Crest Ltd, 25 Dickens Road, Old Wolverton, Milton Keynes, MK12 5QF
Change of use from ambulance storage depot to used car sales and storage (retrospective). (Re-submission of application 20/00572/FUL)

NO OBJECTION	Wolverton and Greenleys Town Council NO OBJECTION to the proposed development for the reasons given below.
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Related Policy	
Background	Former comments submitted were as follows: This is a retrospective application previously submitted 07.04.20 The Clerk and the Chairman under their delegated powers RESOLVED to OBJECT to this application. The current use class for this site is 'Sui Generis' meaning 'class of its own' however this is due to there being requests historically to change it from B2 Business Industrial, previously it was used as a storage facility for ambulances and prior to this was Dairy Crest Milk. A Used car sales and storage looks like Use Class A1; There is a concern that its not classed as B1, B2 or B8 (none of which imply customers on site). It would be different if it was an overflow site with the showroom elsewhere. Concerns with the application:

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	<p>According to Table 2.1 from the employment land study for MK. The site at Old Wolverton is designated as B2/B8 (now classed under class E under the new classes system) the understanding that these are industrial uses and storage and distribution. The area is mostly for industrial use, and we are unsure how this will fit as a car sales facility. There is currently a vacant plot on Stratford Road that could be utilised which is more suitable than the proposed plot. Concern that it does not therefore comply with Plan:MK policy ER15–Car Related Retail Uses states that proposals for car showroom, servicing and other car related retail uses will be permitted in Employment Areas.</p> <p>The application was later withdrawn as there were significant objections including: Insufficient parking at the site and concerns that extra vehicles would be parked on Dickens Road, which was a no through road raised from Amey and the MKC, due to these objections the applicant wanted to demonstrate with the retrospective plans that sufficient staff and visitor parking could be provided and assessed against the Council's adopted parking standards.</p> <p>Previously 8 car parking spaces at the site</p>							
	<p>CT10</p> <p>Condition. Parking Provision</p> <p>Comments: The applicants proposal responded to the concerns raised and there is now ample parking which covers 17 spaces, allocated for both customer and staff, which clears up the original concerns that were used as an objection before.</p>							
	<p>ER3</p> <p>Condition: Retailing on employment land - 2</p> <p>In creating the additional parking spaces at the site it would be difficult to ascertain if the proposal use would not adversely affect the amenity of neighbouring properties or the surrounding area, namely the large recycling factory which has a steady flow of HGV traffic in an out all day, and can be seen to satisfy Policy ER 15 concerning car-related retail uses within employment areas</p>							
PL20/127	<p>20/02251/TCA 2A Green Lane, Wolverton, Milton Keynes, MK12 5HB Notification of intention to T1 - Large Cypress Lawson, tree to be crown raised by approx 1-2m from branch height to ground level and T2 - Juvenile Cherry tree to be reduced by circa 30%</p> <p>The Committee RESOLVED to OBJECT to this application due to their being insufficient information to support the works, this is also supported by MKC Local Validation List whereby "All applications for major development; and any application which affects trees protected by a Tree Preservation Order, trees within conservation areas, or with a significant amount of trees on site" require information to support the application.</p> <p>19:16 Cllr Bamisilie joined</p>							
PL20/128	<p>20/02326/FUL 106 Windsor Street, Wolverton, Milton Keynes, MK12 5AT Replacement door and windows</p> <table border="1"> <tr> <td>OBJECT to the replacement windows No OBJECTION to the replacement door</td> <td>Wolverton and Greeley Town Council OBJECT to the proposed development for the reasons given below.</td> </tr> <tr> <td>Related Policy</td> <td></td> </tr> <tr> <td>D1</td> <td>Condition. Designing a High-Quality Place 1, 2, 3, 4 Comments: The applicant's proposal is to change original Victorian sash style windows and the front door, for UPVC style replacements. The plans included</td> </tr> </table>	OBJECT to the replacement windows No OBJECTION to the replacement door	Wolverton and Greeley Town Council OBJECT to the proposed development for the reasons given below.	Related Policy		D1	Condition. Designing a High-Quality Place 1, 2, 3, 4 Comments: The applicant's proposal is to change original Victorian sash style windows and the front door, for UPVC style replacements. The plans included	
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	do not appear to include the finer detail of the horns as WGTC would expect to see for these replacements. Whilst the applicant is looking to make improvements to their home the original of the character of the area is being taken away. The windows and front door appear to be in good condition and there is a concern that replacement of these would be a loss to the heritage of the town.
D2	Condition. Creating a positive Character 1, 2, 3 4
	Comments: Whilst the applicant could be seen to creating a positive Character there is a concern that replacing original features could detract from this character of the area and takes away the strong positive character The town of Wolverton
D3	Condition: Design of Building: 1 and 6
	Comments: Th proposal although it seeks by its design to contribute to the enhancement of a positive character for the development within its area and is seen as a key feature of along key streets creating a strong identifiable character whilst ensuring careful transition in façade treatment between character areas could be lost through the replacement of the original window and door.
D5	Condition: Amenity and Street Scene: 3b
	Comments: The proposal seeks to maintain an attractive and coherent street scene and protect visual amenity;
HE1	Condition. Heritage and Development G1, 2, 3, 4
	Comments: The current windows in situ are original-Victorian and are to to be replaced with sash style Upvc, which although it is not out of context for the setting of the conservation area. The proposal does not sustain, retain, enhance and promote the significant heritage assets of the conservation area by retaining the historic features of the original Victorian sash windows
NPPF	Condition: Strategic site allocations
Summary	Comments: The principles of development are that development should 8. Carefully consider the conservation and enhancement of the special interest, character, appearance and significance of heritage assets and their setting, as part of the positive strategy for the conservation and enjoyment of, and clear strategy for enhancing, the historic environment as required by the NPPF -this could be applied to change of the windows and doors, it recognises that <i>'that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'</i> The applicant provides no indication of why they wish to change their windows and the Committee RESOLVED that there are other ways of getting the double glazing into the building and the windows could be refurbished, if required. We will be guided by the Conservation Officer's decision with regards to the front door as the replacement front door as not deemed to be original

PL20/129 20/02372/FUL 106 Windsor Street, Wolverton, Milton Keynes, MK12 5AT Loft conversion with rear flat roof dormer

OBJECT	Wolverton and Greenleys Town Council OBJECT to the proposed development for the reasons given below.
Related Policy	
D1	<p>Condition. Designing a High Quality Place 1, 2, 3, 4</p> <p>Comments: The applicants proposal fails to meet the objectives/principles as set out as it does not respond appropriately to the site and surrounding context</p>
D2	<p>Condition. Creating a positive Character 1, 2, 3 4, 6</p> <p>Comments: The applicant fails in their proposal to provide a plan that exhibits a positive character and place for the development, it is completely out of context with the street scape and not appropriate to the character or setting of the area to maintain a strong positive character due to its proposed layout, massing/scale, boundary treatments the scale and mass of this extension does not fit The character of the development detracts from being locally inspired and is inappropriate within the conservation areas and does not create a strong positive character. The proposal fails to create its own distinctive character or sense of place using existing site features, the layout of the development and the appearance of buildings and the design does not allow for visual interest. The proposal is a long a key streets which create a strong identifiable character of the town and this would interrupt these.</p>
D3	<p>Condition: Design of Building: 4 and 6</p> <p>Comments: Th proposed dormer extension is not of appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing and it sheer size and design detract the positive character which is the roofscapes of Wolverton seen as a key feature of along key streets creating a strong identifiable character whilst ensuring careful transition in façade treatment between character areas.</p>
D5	<p>Condition: Amenity and Street Scene: 3b</p> <p>Comments: The proposal does not maintain an attractive and coherent street scene and protect visual amenity.</p>
HE1	<p>Condition. Heritage and Development HE1A, HE1D, HE1E, HE1F and HE1G</p> <p>Comments: there is a real concern that this proposal does not preserve or enhance the character and appearance of the Conservation area and is contrary to the above policies of Plan:MK it does not take into consideration or protect and enhance the significance of the Borough's heritage assets (policy Core Strategy 19) and objective 2 of the Neighbourhood plan p6. This part of the CA was characterised by terraced buildings of a regular design and constructed using similar external materials as well as having dual pitched roofs, which contribute to the character and appearance of the CA. 9. The proposed dormer due to its size, bulk and boxy flat roof design would be a conspicuous intrusion into the historic rooftop vistas of the CA and would detract from the rear of the appeal dwelling. The dormer would be an</p>

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			incongruous form of development that would erode the architectural integrity of the wider terrace. Consequently, the character and appearance of the CA would not be preserved or enhanced.
	Conservation Area Policy and Article 4 Directive		Condition: policy 3.1.6
			Comments: Strongly object to the installation of the front rooflights as they would detract from the historic importance of the property and are not in keeping with neighbouring properties, they are contrary to, as detailed in the above policy. Along with the Article 4(2) direction stops certain types of development under planning control, which includes changes to the front of the house and specifically those which front on to a public road
	Summary		Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend
PL20/130	20/02344/FUL 16 Trinity Road, Old Wolverton, Milton Keynes, MK12 5PB <i>Increase the height of brickwork over garage to erect a parapet and new Flat Roof to give clear ceiling height of 2400mm</i> NO OBJECTION		
			Wolverton and Greenleys Town Council NO OBJECTION to the proposed development for the reasons given below.
	D2	Condition. Creating a positive Character 1, 2, 3 4	
		Comments: this application as it is outside of the conservation area and can be seen to create a positive character within the area.	
	D3	Condition: Design of Building : 8	
		Comments: The proposed scale and design of extensions to existing buildings which relate well to the existing building and plot, and do not detract from the character of the existing building and the surrounding area. There is no material consideration with the current proposal, which will cause any issues such as overlooking of the other properties	
	D5	Condition: Amenity and Street Scene: 3e	
		Comments: The proposal doesn't appear to be overbearing on upon existing building	
	D6	Condition. Granny Annexes	
		Comments: The proposal appears to be subordinate in scale to the main dwelling and can be integrated into the main dwelling to allow a degree of independence for the occupant.	
PL20/131	To note: 20/02212/DISCON Land To The East of, High Park Drive, Wolverton Mill, Milton Keynes Details submitted pursuant to discharge condition 11 (Site Layout Plan - EV Charging points) attached to planning application 19/03027/REM) The committee NOTED the above discharge of conditions		
PL20/132	To note: 20/02065/CLUP 6 Wilkinson Crescent, Wolverton, Milton Keynes, MK12 5LL Loft Conversion The committee NOTED the above application and that it is not within the conservation area		
PL20/133	To Note: 20/02232/CLUP 1 Slated Row, Old Wolverton, Milton Keynes, MK12 5NJ Certificate of lawfulness for the proposed infill extension, insertion of new rooflights, windows and internal remodelling The Committee NOTED the above application and have NO OBJECTION		
PL20/134	Street Trading Consent Applications – none		
PL20/135	Licensing Applications – none		

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PL20/136	Appeals – none
PL20/137	<p>Receive an update on previously discussed planning and licensing applications.</p> <p>The following applications which had NO OBJECTION by WGTC had been permitted by Milton Keynes Council, these applications were:</p> <p>20/01825/FUL Permit The Coach House, Anson Road, Wolverton, Milton Keynes, MK12 5FY <i>Proposed mural onto side of house</i></p> <p>20/01295/FUL Permit 56 Victoria Street, Wolverton, Milton Keynes, MK12 5HJReplacement of front door and front windows</p> <p>20/00911/FUL MMA Permit The Grange, 7 Watermill Lane, Wolverton Mill, Milton Keynes, MK12 5PR <i>Variation to condition 1 (Approved Plans) attached to planning permission 16/01714/FUL</i></p> <p>20/01783/FUL Permit 8 Culrain Place, Hodge Lea, Milton Keynes, MK12 6JG <i>Proposed First Floor Rear Extension</i></p> <p>20/01431/FUL Permit 26 Rossal Place, Hodge Lea, Milton Keynes MK12 6JE AMENDED PROPOSAL - <i>Proposed single and two storey rear extension and front porch. Amendment to the original extension made as it was felt that it was overdevelopment. Smaller scale plans redrawn and submitted but not uploaded onto the portal</i></p> <p>20/01643/FUL Permit 53 Peel Road, Wolverton, Milton Keynes, MK12 5AX <i>Replacement door and windows in conservation area</i></p> <p>The following applications which had an OBJECTION from WGTC and had been permitted by Milton Keynes Council,</p> <p>20/01962/TCA Permit 29 Buckingham Street, Wolverton, Milton Keynes, MK12 5JB <i>T1 Leylandii – fell</i></p> <p>20/01358/PANB1C Permit 83 Stratford Road, Wolverton, Milton Keynes, MK12 5LU <i>Prior notification for a change of use of outhouse at rear of property from workshop to 2-bedroom dwelling house – Prior notification approved in principle, Full application will follow. WGTC have concerns over loss of on street parking</i></p> <p>20/01678/FUL Permit 83 Stratford Road, Wolverton, Milton Keynes, MK12 5LU<i>Change of use of part ground floor from A1 to C3, to form a one-bedroom flat concerns raised over parking</i></p> <p>20/01571/FUL Permit 25 Buckingham Street, Wolverton, Milton Keynes, MK12 5JA <i>Part change of use from existing B1 (Office) at first floor to provide residential dwellings (C3) (2-bed) and associated works including rear extension to provide dormer window and installation of a pitched roof (resubmission of 20/00398/FUL) plans were resubmitted and WGTC agreed no objection on this</i></p> <p>The following applications which had an OBJECTION from WGTC and have been refused Milton Keynes Council</p> <p>20/01423/FUL Permit 14 Oxford Street, Wolverton, Milton Keynes, MK12 5HP <i>Replacement door and windows in conservation area – WGTC objected as there was insufficient information regards the replacement. Email received from officer 14.9.20 to advise that further to our objection that there was further information submitted which gave clarity on the type of design</i></p> <p>The following items were noted and were permitted by MKC</p>

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	20/01946/DISCON Permit 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>
PL20/138	Receive the updated Local Validation List (Report enclosed) The report was received and NOTED . It was RESOLVED to use the LVL policy against the application for 2A Green Lane for the proposed removal of trees
PL20/139	Receive an update from Cllr Moss on Wolverton Works Development – (Report to follow) The report from Cllr Moss was received and NOTED . It was RESOLVED that the council had no legal authority over the state of the buildings and to write to St Modwen to ask them to try and prevent the buildings decaying any further.
PL20/140	Receive the revised Local Enforcement Plan Report It was RESOLVED to forward the report due to be heard at MKC to the councillors. The Assistant to provide a report and update the councillors.
PL20/141	Conservation issues <ul style="list-style-type: none"> a) Enforcement Issues – Consider the draft letter from WSAH regards to shop front changes and agree to any additional comments to be added. (Draft document to follow) It was RESOLVED to approve the letter as drafted, Assistant to add in an up to date window picture to the letter and add in Cllr Hussain's comments and logo for WSAH b) Councillors to agree the delivery of the letter. It was RESOLVED to get members from WSAH to deliver around 50 c) Officer update on window replacements The Officer was thanked for her report and it was RESOLVED to approach Rose view for sash style windows advertisement in the next newsletter
PL20/142	Consultations: - <ul style="list-style-type: none"> a) BT Payphone consultation The committee RESOLVED that there was NO OBJECTION to the removal of payphones as indicated within the parish b) Draft Biodiversity SPD It was RESOLVED to send the report to Councillors and also add in a comment regards to canals not being included as part of the wet corridor. c) West Northamptonshire Strategic Plan The Councillors RESOLVED to make NO COMMENT on this plan
PL20/143	Items to note <ul style="list-style-type: none"> a) Scheme of Delegation Policy – The revised update for councillor attendance at DCC/DCP meetings was received and NOTED Councillors were to be reminded at each planning meeting and 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 b) Receive an update on 5G rollout The update was received and NOTED c) Receive an update on NHP The update on planning for affordable housing was received and NOTED d) Receive an update on the change of use classes effective from 1st September 2020 The report was received and NOTED e) Receive an update on Planning Application fees The update was received and NOTED

The Chair closed the meeting at 20:33

Next meeting due to be held 3rd November 2020

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