



**Minutes of the Planning Committee Meeting held on  
Tuesday 7<sup>th</sup> January 2020 19:00  
at the Town Hall, Creed Street, Wolverton, MK12 5LY**

**Councillors present:** Cllrs Barby, Cook, Moss, and Saunders

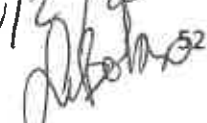
**Councillors absent:** None

**Also, present:** Mandy Shipp Assistant to the Clerk


PL19/152	<b>Apologies for absence –</b> Cllr Mukadam – Work Commitments
PL19/153	<b>Declaration of Interest on any matter on the agenda - None</b>
PL19/154	<b>Minutes of the meeting held on 3<sup>rd</sup> December 2019</b> It was <b>RESOLVED</b> to approve the minutes save for a couple of small amendments of the meeting held on 3 <sup>rd</sup> December 2019 as a true and correct record.
PL19/155	<b>Planning Applications</b> <b>19/03211/FUL 25 Dickens Road Old Wolverton Milton Keynes MK12 5QF Change-of-use of from ambulance storage depot (sui generis use) to industrial use (B2 use) - reversal of planning permission 15/02352/FUL</b> The committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> to this application as this is a reversal of the existing class use back to its original use, Plan:MK policy ER6 states that this area is appropriate for industrial use which is what this application seeks to revert to
PL19/156	<b>19/03201/FUL Waterside Park, Old Wolverton Road, Old Wolverton, Milton Keynes</b> <i>The replacement of an existing 20.0m monopole with a 25.0m high capacity monopole supporting 6 no antenna apertures, 4 no dishes, together with ground based equipment cabinets within an existing fenced compound and ancillary development thereto.</i> The committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> as it complies with policy CT9 Digital Communications of Plan:MK which 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.  WGTC are pleased to see the latest digital infrastructure being delivered. The location of the of the monopole is within an industrial area so would not place a significant impact on any residential properties and it also seen to comply with the 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

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	<p><i>smart city applications), equipment should be sympathetically designed and camouflaged where appropriate"</i></p> <p>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.</p>
<p><b>PL19/157</b></p>	<p><b>19/03264/FUL 65 Cambridge Street, Wolverton, Milton Keynes, MK12 5AE Retention of rear dormer window with reduced size and retention of front roof windows.</b></p> <p>It was <b>RESOLVED</b> by the committee to <b>OBJECT</b> to this application, as this application has been ongoing since 2017 where it was subject to enforcement due to the sheer size of the development without any planning permission.</p> <p>The application shows very little difference to the roof height from the former plan except that the one of the proposed bedrooms has been taken out.</p> <p>The size and scale of this dormer is not in keeping with the area. The proposed plans for this application is contrary the Milton Keynes Local Plan D2 iv) as the building height, scale and massing is not in line with the other buildings in the immediate vicinity, It also does not relate to and enhance the surrounding environment D2 ii) policy, and does not allow visual interest, D2 iii) The development 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. D2 iv) of the MKC Local Plan.</p> <p>D3 iv 4) The proposed extension is not of appropriate scale in relation to other buildings in the immediate vicinity in terms of their height and massing.</p> <p>D3 v) 5) The existing building's form, massing, rhythm and façade elements are carefully designed to create character and visual interest. This design is not respected by the proposed extension</p> <p>This is contrary to D1 iii) MKC Local Plan. As the development fails to meet the objectives/principles as set out as it does not respond appropriately to the site and surrounding context Applications of a similar nature have been refused (18/01476/FUL and 18/01614/FUL) due to '...the addition and siting of the flat roof dormer to the original dwellings is unduly disruptive to the visual coherence of the row of terraced properties. The development is unsympathetic in scale, design and materials when compared to dwellings in the immediate vicinity and does not relate well to or enhance the local area. The development also fails to preserve or enhance the character and appearance of the Conservation Area. The development is therefore contrary to Saved Policies HE6 and D2 (i) and (ii) of the Milton Keynes Local Plan 2001-2011.</p>
<p><b>PL19/158</b></p>	<p><b>19/03244/FUL Longueville Court, Old Wolverton Road, Old Wolverton, Milton Keynes, MK12 5NH Erection of a single storey rear extension</b></p> <p>The committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> to this application but would also like it <b>noted</b> that there is a concern over the lack of details supplied for the orangery. Cllrs would also like clarification of the outline for the area defined as it also includes the parking area for the Church and not wholly linked to this property.</p> <p>The applicant seeks permission both full and Listed Building consents and complies with the following policies of the Plan: Mk D1, D2, D3 and are adhered to in respect of its design elements. The building is a grade II listed building and the detailed application, however, does not appear to describe the significance of its heritage assets namely those of the nearby Motte. The NPPF para 189 states that "an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".</p>

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	<p>According to Plan:MK The NPPF requires that Milton Keynes Council sets out in its Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats' recognising 'that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. Great weight and special regards should be given to listed buildings see policy HE1: B;1 of Plan:MK</p>
PL19/159	<p><b>19/03245/LBC Longueville Court Old Wolverton Road Old Wolverton Milton Keynes MK12 5NH</b> <i>Erection of a single storey rear extension</i>  Comments as above for 19/03244/FUL</p>
PL19/160	<p><b>19/03261/FUL 17 Green Lane, Wolverton, Milton Keynes, MK12 5HN</b> <i>Replace the existing front elevation UPVC windows with white vertical slider sash type civic windows</i></p> <p>The Committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> as the applicant appears to have worked towards the following policies of Plan:MK for the replacement of the windows which are non-original, D1:1 in that it responds appropriately to the site and surrounding context and D1:2 provides a continuation of street frontage to the buildings on the street, it also complies with D2:2 where it creates a positive character within the conservation area and D2;3 relates well to and enhances the surrounding environment and also allows for visual interest through the careful use of detailing .</p> <p>The applicant also covers the heritage policy HE1: A as set out in Plan:MK in that the proposals sustain and enhance the significance of heritage assets" within a Conservation Area.</p> <p>The committee wished to thank the applicant for their attention to detail within the Conservation area and for ensuring that the application included the decorative features which form part of the town's heritage including the horns.</p>
PL19/161	<p><b>19/03310/PANB1C Unit 34, Walker Avenue, Wolverton Mill, Milton Keynes, MK12 5TW</b> <i>Prior notification for change of use from office (use class B1a) to form 5 dwellings (use class C3).</i></p> <p>The Committee <b>RESOLVED</b> to <b>OBJECT</b> to this application unanimously and voted against the request for change of use. WGTC acknowledge permitted development rights, but we regret that it is not in line with current policy and the loss of workspace areas. This application is contrary to the recently adopted Plan:MK Policy DS3:2 where it seeks "to retain existing employment sites and this would "significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework" for future growth in line with the current policies and CC2:2 that the location of community facilities would conflict with potential neighbouring uses as set out in Plan:MK.</p> <p>The following application for 19/02897/PANB1C 30 Walker Avenue was refused on highways safety grounds and any residential unit within an employment area is asking for trouble with highways</p> <p>There is also a concern that there will be an issue of the noise from the air conditioning units close by and would be contrary to NE6: C 1</p>
PL19/162	<p><b>19/03339/FUL 2 Watermill Lane, Wolverton Mill, Milton Keynes, MK12 5PR</b> <i>Installation of a freestanding timber clad garden room and separate gazebo</i>  The Committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> as according to Plan:MK 13.7 Great weight must be given to the existing heritage statutory duties placed upon Local Planning Authorities by the Planning (Listed Buildings and Conservation Areas) Act 1990. These duties require that 'special regard' be paid in respect of listed buildings and</p>

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	their setting, and that 'special attention' be paid in respect of conservation areas, as the applicant does not seek to make any changes to the house but to site additional garden room and gazebo to the rear of the garden, this complies with policy HE1 and also HE1 C as they are not changing the use of a listed building and the scope of the works are not looking at making any material changes to the building
<b>PL19/163</b>	<b>LBC 2 Watermill Lane, Wolverton Mill, Milton Keynes, MK12 5PR</b> <i>Installation of a freestanding timber clad garden room and separate gazebo</i> Comments as above for <b>19/03339/FUL</b>
<b>PL19/164</b>	<b>Licensing Applications – none</b>
<b>PL19/165</b>	<b>Street Trading Consent Applications – none</b>
<b>PL19/166</b>	<b>Appeals – none</b>
<b>PL19/16</b>	<b>Receive an update on previously discussed planning and licensing applications.</b> The Committee <b>NOTED</b> the update had been provided and noted that there was no significant application that required further updates
<b>PL19/168</b>	<b>Consultations – none</b>
<b>PL19/169</b>	<b>Items to note:</b> <b>Update on Agora demolition from MKC</b> – Cllrs were concerned that there is no condition about the access to the Square as part of the decision notice. It was <b>RESOLVED</b> that the Assistant would forward this concern on to the case officer. <b>Scheme of Delegation Policy</b> – Councillor attendance at DCC/DCP meetings required amendment due to Cllr changes. <b>RESOLVED</b> that the Assistant would provide Cllrs with an updated version. <b>Receive an update on the Biodiversity Workshop</b> -The update was <b>NOTED</b> Update on 19/02897/PANB1C 30 Walker Avenue - The update was <b>NOTED</b> Update on list of closed Development Management appeals - The update was <b>NOTED</b> Update on list of ongoing Development Management appeals- The update was <b>NOTED</b>

The Chairman closed the meeting at 19.51

Next meeting due to be held on 4<sup>th</sup> February 2020

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