



**Minutes of the Planning Committee Meeting held on
Tuesday 4th February 2020 19:00
at the Town Hall, Creed Street, Wolverton, MK12 5LY**

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

Councillors absent: None

Also, present: Mandy Shipp Assistant to the Clerk and James Sloane Licensing officer MKC

PL19/170	Apologies for absence – None received
PL19/171	Declaration of Interest on any matter on the agenda - None
PL19/172	Minutes of the meeting held on 7th January 2020 It was RESOLVED to approve the minutes save for a couple of small amendments of the meeting held on 7 th January 2020 as a true and correct record.
PL19/173	Planning Applications 20/00040/TCA The Elms, 1 Green Lane, Wolverton, Milton Keynes, MK12 5HB T3 <i>Norway spruce - Section fell to ground level due to excessive shading and too close to the wall.</i> The committee RESOLVED to make NO OBJECTION to this application. Should this application be approved, the committee would recommend that the applicant is asked to plant a tree that is suitable to be sited within their property boundaries
PL19/174	20/00023/FUL 3 Manor Cottages, Old Wolverton Road, Old Wolverton, Milton Keynes, MK12 5NN <i>Relocate the garage/office/store from the South East corner of 3 Manor Cottages, to the South West corner of the site. The proposed photovoltaic solar panels on the West roof elevation are to be flush mounted and integrated into the roof.</i> The committee RESOLVED to make NO OBJECTION to this application.
PL19/175	20/00074/FULMMA 21 Kildonan Place Hodge Lea Milton Keynes MK12 6JQ <i>Minor material amendment to 18/03031/FUL for revision to increase depth of first floor extension</i> The committee resolved that the previous comments submitted on this application from WGTC were delegated to the Clerk and the Chairman who agreed to make no objection to this application. However, further to this the case officer made the delegated decision and noted that the "An assessment of the proposed plans had shown that the two storey element of the rear/side extension would infringe on the 45 degree line of sight from No. 20 Kildonan Place, resulting in an unacceptable visual intrusion and loss of sunlight and daylight which would not accord with Saved Policy D1 of the Milton Keynes Local Plan 2001-2011" In terms of the former application 18/03031/FUL the applicant had taken into account the 45-degree line and the two-storey rear extension was decreased in depth by 0.55m, so that the extension wouldn't infringe upon the 45-degree line of sight from No. 20 Kildonan Place. The proposed works at No. 21 Kildonan Place would not therefore have a detrimental impact on residential amenity and would not result in a loss of light or privacy for nearby residents. However, this material amendment seeks to go against the original delegated decision, and the committee has RESOLVED to OBJECT to this as the

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Alan Barby

	<p>proposal does not comply with Policy D3:9d of the Plan:MK specifically in that the proposal would create shadowing of other buildings and open public space.</p> <p>Having looked at the amendment the former development was fairly large in scale and could be seen to go against policy D5 in that the development is overbearing upon existing buildings and open spaces and to add in this extra would be an infringement on the neighbouring property</p>
PL19/176	<p>20/00127/TCA 39 Anson Road Wolverton Milton Keynes MK12 5BY <i>Notification of intention to - T1 Ash: fell. The tree is affecting 3-4 phone lines and the base is starting to push against the dividing wall. It's multi stemmed and will only get a lot bigger and cause more issues in the future</i></p> <p>The committee RESOLVED to make NO OBJECTION to this application, although Plan:MK Appendix B Heritage states "19.7 Conservation areas protect places of special character from the loss of key buildings and features and seek to encourage complementary design in new development. By doing so the unique 'sense of place' that distinguishes settlements from each other is preserved, along with the composite nature of Milton Keynes heritage and identity. In conservation areas trees are also protected from uncontrolled loss"</p> <p>The applicant seeks to remove the tree currently in situ at the rear of the property due to the issues of it obstructing the phones lines and pushing against the boundary wall. No arboriculture report has been provided which is a concern as they would be able to make recommendations on whether the tree could be preserved in another way by lopping or crowning it for example. The concern for this is that this type of tree will only grow larger and is not appropriate for the size of the garden in which it has been planted.</p>
PL19/177	<p>20/00080/DISCON 11 Bridgeturn Avenue, Old Wolverton, Milton Keynes, MK12 5QL, <i>Details submitted pursuant to discharge condition 5 attached to planning application</i></p> <p>The committee RESOLVED to make NO OBJECTION to this application</p>
PL19/178	<p>19/03151/FUL 20/00189/FUL 83 Victoria Street Wolverton Milton Keynes MK12 5HQ <i>Erection of single storey rear extension and erection of rear dormer window.</i></p> <p>The committee RESOLVED to Strongly OBJECT to this application. It is felt that this proposal does not preserve or enhance the character and appearance of the Conservation area and that this application is contrary to the following policies from Plan:MK.</p> <p>The addition and siting of the flat roof dormer to the original dwellings which 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.</p> <p>D1 1 designing a high-quality place - the development fails to meet the objectives/principles as set out as it does not respond appropriately to the site and surrounding context</p> <p>D2 creating a positive character 1). The proposed layout, massing/scale, boundary treatments and landscaping of a development and appearance of buildings do not exhibit a positive character or sense of place for a development, the scale and mass of this extension does not fit</p> <p>2) 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.</p>

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J. Barry

	<p>3) 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.</p> <p>4) The design does not allow for visual interest through the careful use of detailing and is not appropriate to the character of the area.</p> <p>D3 design of buildings</p> <p>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>5) The existing building's form, massing, rhythm and façade elements are not carefully designed to create character and visual interest. This design does not respect the proposed extension It is also 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.</p> <p>The Committee also 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, as detailed in Conservation Area Policy 3.1.6.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</p> <p>D2:6 refers that 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.</p> <p>Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
PL19/179	<p>Licensing Applications – The committee receive a presentation from James Sloan from MKC about licencing and how to submit comments</p> <p>James left at 19.58</p>
PL19/180	<p>Street Trading Consent Applications – none</p>
PL19/181	<p>Appeals – none</p>
PL19/182	<p>Receive an update on previously discussed planning and licensing applications.</p> <p>The Committee NOTED the following applications which had an OBJECTION from WGTC and had been permitted by Milton Keynes Council, these applications were:</p> <p>19/03047/FUL Permit 39 Buckingham Street, Wolverton, Milton Keynes, MK12 5JB Replacement windows and door</p> <p>19/02944/FUL Permit 144 Church Street, Wolverton, Milton Keynes, MK12 5JR Single-storey ground floor extension, first floor extension, dormer extension and cellar conversion (Resubmission of 19/01023/FUL)</p> <p>The Committee NOTED the following applications which had NO OBJECTION had been permitted by Milton Keynes Council, these applications were:</p> <p>19/03069/FUL Permit 131 Church Street, Wolverton, Milton Keynes, MK12 5LB Replace Existing UPVC Windows and Front Door to Front Elevation with Vertical Black Sash Slider with White Frames UPVC Windows and Composite Front Door</p> <p>19/03015/FUL Permit 11 Bridgeturn Avenue, Old Wolverton, Milton Keynes, MK12 5QL Change of use from B1/B2/B8 use-class to D2 use-class (power-lifting gym)</p> <p>19/03201/FUL Permit Waterside Park, Old Wolverton Road, Old Wolverton, Milton Keynes 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</p>

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	<p>based equipment cabinets within an existing fenced compound and ancillary development thereto.</p> <p>19/02895/LBC Permit <i>Trinity House, 2 Watermill Lane, Wolverton Mill, Milton Keynes, MK12 5PR</i> Listed building consent for the installation of an electric charging meter on the wall</p> <p>19/02994/FUL Permit <i>40 Caxton Road, Old Wolverton, Milton Keynes, MK12 5PG</i> Single storey rear ground floor extension after removal of uPVC conservatory.</p> <p>19/03069/FUL Permit <i>131 Church Street, Wolverton, Milton Keynes, MK12 5LB</i> Replace Existing UPVC Windows and Front Door to Front Elevation with Vertical Black Sash Slider with White Frames UPVC Windows and Composite Front Door</p> <p>19/03062/FUL Permit <i>40 Victoria Street, Wolverton, Milton Keynes, MK12 5HL</i> Replace current aluminium windows with upvc casement sash windows and replacement of damaged front door with wood effect victorian style composite door (resubmission of 19/02284/FUL)</p> <p>19/02900/FUL Permit Change of use from B2/B8 to D2 (fitness and leisure)</p> <p>19/03211/FUL Permit <i>25 Dickens Road, Old Wolverton, Milton Keynes, MK12 5QF</i> Change-of-use of from ambulance storage depot (sui generis use) to industrial use (B2 use) - reversal of planning permission 15/02352/FUL</p> <p>The Committee NOTED the following applications which had an OBJECTION had been refused by Milton Keynes Council, these applications were:</p> <p>19/02631/REM Refuse <i>Land At Galleon Wharf Old Wolverton Road Old Wolverton Milton Keynes</i> Reserved matters application for the construction of 14 No. dwellings, landscaping, car parking and associated works (pursuant to Outline Permission 16/01451/OUT)</p> <p>19/02734/FUL Refused <i>14 Stratford Road, Wolverton, Milton Keynes, MK12 5LJ</i> First and Second Floor Change of use to house in multiple occupation</p> <p>19/03264/FUL Refuse <i>65 Cambridge Street, Wolverton, Milton Keynes, MK12 5AE</i> Retention of rear dormer window with reduced size and retention of front roof windows.</p> <p>Application Withdrawn for 19/00058/FUL <i>107B Church Street, Wolverton, Milton Keynes, MK12 5LD</i> Single glaze sliding sash front bay window replacement to first floor flat with UPVC double glaze units</p>
PL19/183	<p>Consultations – Agree to comments to be submitted for the following consultations:</p> <p>Milton Keynes Draft 2050 strategy – The Committee RESOLVED to defer report until next meeting</p> <p>Modifications to the made Castle Thorpe Neighbourhood Plan - Cllrs agreed that this was a well written plan and RESOLVED that there were no appropriate comments to be made</p>


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PL19/184

Items to note:

Scheme of Delegation Policy – Councillor attendance at DCC/DCP meetings (updated sheet)

MKC Quarterly housing delivery figures The report was **noted** and Cllr Cook raised concern over the low social rental figures, where we seem ahead on the affordable housing – noted

Cllr Moss report on Wolverton Works the following report was noted, it was suggested that we could look to getting another meeting organised with the suggestion of using the back hall of the bottom club advertisement on the next newsletter

Report by Cllr Moss on Wolverton Works

On Tuesday evening (14th Jan 2020) I attended a talk by Phil Marsh at Milton Keynes Museum. The talk was about the Wolverton Works, mostly that part hidden from public view by the wall, and how much history we stood to lose, or had already lost, through development. Phil admitted though that the works needed upgrading and the logical way to do this was that proposed by St Modwen; new railway works to the East, then redevelop the West as non-railway.

There were over 90 people crammed into "The Granary" for the two-hour talk (with a tea break) and hundreds of photographs from Phil. There was far too much detail to report here; Phil has offered to repeat the talk and wondered if WGTC were interested in facilitating? A few highlights: -

- Apart from being one of the first railways works, Wolverton was the only one to run steam powered tracers as well as electric.
- Wolverton was the only railway works to have a tracer **inside** one of the buildings (in part, because our buildings were so large)
- In World War II, fake windows were painted onto some buildings to make them look like terraced houses and avoid being bombed. This was successful (and the remains of the paint can be seen today)
- An early guidebook described "Stony Stratford Station" as, at the time, Stony was a thriving town and Wolverton a tiny hamlet.
- The railway cut the time for goods to be shipped from London from 4 days (canal) to 2 1/2 hours (train). The canal company tried many times to sabotage the railway.
- The railway company built a fire station for the town as the town grew. When the (civilian) fire crew moved in they found none of their hoses fit the railway couplings
- The railway company suspected Bletchley Park was up to something secret because of the number of brand new five-pound notes being spent!
- The railway company had a full time "saw doctor" whose job was to sharpen and repair saws. This was a skilled job and he had his own office / workshop.

Moving back to current times, Phil has offered to St Modwen, without success, to take high res photos of the site as a historical record prior to any more demolition. Are we able to influence this in any planning application?

And finally, in answer to a question from the audience, Phil said that (contrary to popular belief) he understood all the asbestos had been removed from the air raid shelters.

Assistant Proposals To organise another talk to be held in an appropriate building in Wolverton so that more individuals can attend

Approach Gemini about engaging with Philip to allow 'official' photographs to be taken

The Chairman closed the meeting at 20:10

Next meeting due to be held on 3rd March 2020


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