



**Minutes of the Planning Committee Meeting held on
Tuesday 3rd March 2020 19:00
at the Town Hall, Creed Street, Wolverton, MK12 5LY**

Councillors present: Cllrs Barby, Cook, and Moss

Councillors absent: None

Also, present: Mandy Shipp Assistant to the Clerk and one member of the public

PL19/185	Apologies for absence – Cllr Saunders holiday Cllr Riaz - work commitments
PL19/186	Declaration of Interest on any matter on the agenda - None
PL19/187	Minutes of the meeting held on 4th February 2020 It was RESOLVED to approve the minutes of the meeting held on 4 th February 2020 as a true and correct record. It was agreed to correct the next agenda to ensure that Cllr Fussell was removed.
PL19/188	<p>Planning Applications</p> <p>20/00256/PANOTH Highway Verge at Wolverton Mill Industrial Estate Featherstone Road Wolverton Mill Milton Keynes <i>Installation of 20m telecommunications street work pole and 1 no. equipment cabinet, meter cabinet and associated ancillary development.</i></p> <p>The committee RESOLVED to make NO OBJECTION to this application 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.</p> <p>WGTC are pleased to see the latest digital infrastructure is being delivered. The location 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.</p> <p>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)”</p> <p>Para 113 of the NPPF 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”</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>

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<p>PL19/189</p>	<p>20/00238/FUL Unit 6, The Ro 24, Twizel Close, Stonebridge, Milton Keynes <i>Installation of 2no. windows at first floor level.</i></p> <p>The committee RESOLVED to make NO OBJECTION to this application as the applicant seeks to install 2 windows which are based on the 1st floor level of the building, The committee were unable to see any Material Consideration issues which could affect the security of this building, as the building is in an industrial area and there is no issue with overlooking</p>
<p>PL19/190</p>	<p>20/00315/FUL 20 Peel Road Wolverton Milton Keynes MK12 5AX <i>Remove single glaze wooden windows and doors and upgrade to double glaze upvc windows and doors to the front and rear of the property</i></p> <p>The committee RESOLVED to make NO OBJECTION having checked the application the address is part of the conservation area, but the property itself is not of the traditional Victorian Build, therefore the proposal would work towards complementing the existing building and it was agreed that it would not detract from the character and appearance of the area and works in accordance with Polices D1, D2, D3, D5 and SD1 of Plan:MK.</p>
<p>PL19/191</p>	<p>20/00258/DISCON 3 Manor Cottages, Old Wolverton Road, Old Wolverton, Milton Keynes, MK12 5NN <i>Discharge of Conditions Details submitted pursuant to discharge conditions 2 (roofing materials), 3 (stonework), 7 (windows), 8 (dormer windows) & 9 (doors) attached to planning application 17/02472/FUL & conditions 4 (roofing materials), 5 (stonework) & 8 (dormer windows) attached to planning application 19/02657/FULMMA</i></p> <p>The committee RESOLVED that the Assistant would seek further clarification from the Planning Department as to whether they needed to check whether they required approval and comments from the Planning Committee for DISCON, or whether the notification was to advise that they had met the requirements of the original decision notice, once clarified the decision would be delegated to the Clerk and the Chairman to make the final comments or decision if required.</p>
<p>PL19/192</p>	<p>20/00266/DISCON Land At Stratford Road, Wolverton, Milton Keynes, MK12 5NQ <i>Discharge of Conditions Details submitted pursuant to discharge of condition 3 (Roads, Footways and Surface Water Drainage), 9 (Sustainable Construction), 12 (Bicycle Parking) and 13 (Car Parking) attached to planning permission 19/01150/REM (resubmission of 19/03179/DISCON)"</i></p> <p>The committee RESOLVED that the Assistant would seek further clarification from the Planning Department as to whether they needed to check whether they required approval and comments from the Planning Committee for DISCON, or whether the notification was to advise that they had met the requirements of the original decision notice, once clarified the decision would be delegated to the Clerk and the Chairman to make the final comments or decision if required.</p>
<p>PL19/193</p>	<p>20/00062/FUL 80 Anson Road Wolverton Milton Keynes MK12 5BP <i>Replace the existing front elevation windows and front door with vertical slider sash type upvc windows and a composite front door</i></p> <p>The committee RESOLVED to OBJECT to this application, although the current windows in situ, are non-original Victorian. The applicant has failed to show sufficiently the replacement sash style windows, with the detailing that we would expect to see for replacements. Therefore making this application invalid, and as part of the application so we cannot confirm if their proposal will comply with the following policies HE1, D1, D2, D3 and D5 of the Plan:MK.</p> <p>The Committee also RESOLVED to OBJECT to the replacement front door as this would appear to be original and the Conservation Area document seeks to protect and</p>

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	<p>“..prevent the uncontrolled, piecemeal loss of the conservation area’s distinctive features” w which is also protected by an Article 4(2) direction which brought certain types of development under planning control, the include “The enlargement, improvement or other alteration of a dwelling house including changes to windows, doors, door surrounds and terracotta Mouldings”</p> <p>Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
<p>PL19/194</p>	<p>20/00022/FUL 2 15C 16 17 Deans Road Old Wolverton Milton Keynes MK12 5NA <i>Proposed replacement roofs to three factory units</i></p> <p>The committee RESOLVED to OBJECT to this application until further information has been received which supports policy NE6.</p> <p>The committee in principle said that they had no objection to the removal of the damaged roof, however, given the construction of the asbestos roof, which is currently in place and cracked, there is insufficient information enclosed for safe removal and disposal. As part of the application, to supports Policy NE6 of the local plan, which looks at Environmental pollution and the quality of air (b) specifically. WGTC would like to see a Risk Assessment and Method Statement from the contractors, as the site is within proximity to a source of air pollution which could present a significant risk to human health and the wider environment; due to the roof span for these three buildings is felt to be significant enough for there to be a requirement as part of the application to provide an air quality assessment as part of the application during and after its disposal.</p> <p>Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
<p>PL19/195</p>	<p>20/00413/FUL 42 Oxford Street Wolverton Milton Keynes MK12 5HP <i>Proposed loft conversion including a rear dormer</i></p> <p>The committee RESOLVED to strongly OBJECT to this application as this proposal does not preserve or enhance the character and appearance of the Conservation area 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.</p> <p>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. It is felt that this application is contrary to the following policies from Plan:MK.</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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	<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>Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
<p>PL19/196</p>	<p>20/00373/FUL 42 Trinity Road, Old Wolverton, Milton Keynes, MK12 5PB <i>Single storey rear extension</i></p> <p>The committee RESOLVED to make NO OBJECTION to this application as it is outside of the conservation area and therefore, although the proposed extension is slightly larger than the current footprint for the conservatory, it is felt that this application does work towards polices D2 and also D3 of Plan:MK in order to create a positive character within the area, specifically policy D3 8. which refers that "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 are no material consideration with the current proposal, which will cause any issues such as overlooking of the other properties</p>
<p>PL19/197</p>	<p>20/00398/FUL 25 Buckingham Street Wolverton Milton Keynes MK12 5JA <i>Conversion of existing office into x 2 flats (1x one bed and 1x two bed) with replacement of flat roof with pitched roof and rear dormer</i></p> <p>The committee RESOLVED to OBJECT to this application due to the insufficient amount of parking it would create, they currently have allocated 2.66, but would require 3.99 spaces, and the applicant is wholly reliant on off street parking which is already at a premium – Page 3 of the applicants Design and Access statement specifically states that they are within walking distance of the spaces by the Agora and its Car park, which will not be available and cannot be relied upon and as such, therefore this element of the application should be discounted and not used as a consideration.</p> <p>The committee wish to 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, whilst it could appear that the building is to the rear of the shop, access is gained via Buckingham Street which would be deemed as the front of the building. There is also a concern with the pitch of the roof and not being keeping with the rest of the street - D2:6 refers that particular attention should be given to the design of buildings</p>

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	<p>along key streets in order to create a strong identifiable character whilst ensuring careful transition in façade treatment between character areas.</p> <p>The application should also be invalidated as it should be for a change of use. Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
PL19/198	<p>20/00317/ADV McDonalds McConnell Drive Wolverton Milton Keynes MK12 5RJ <i>Installation of 4 new digital freestanding signs and 1 15" digital booth screen</i></p> <p>The committee RESOLVED to make NO OBJECTION to this application Signs 1 and 3 are ok to instate as would replace what is currently in situ however, there is a concern that over the proposed signage 2 and are happy to be guided by Highways on as there is a concern that it would actually be overlooking the neighbouring properties and could cause a distraction to motorists on McConnell Drive.</p>
PL19/199	<p>20/00428/FUL 36 Cambridge Street Wolverton Milton Keynes MK12 5AJ Ground & First floor rear extension, and loft conversion.</p> <p>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. The committee RESOLVED to strongly OBJECT to this application as this proposal does not preserve or enhance the character and appearance of the Conservation area. 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. It is felt that this application is contrary to the following policies from Plan:MK.</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> <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,</p>

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	<p>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>Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
PL19/200	<p>20/00355/ADV Tesco Stratford Road Wolverton Milton Keynes MK12 5RJ 1x 42" LCD media screen, 4x 1250mm x 700mm flagpole signs, overall 2450mm in height</p> <p>The committee RESOLVED to make NO OBJECTION to this application as creating a sustainable Transport network vision per Plan:MK 8.23 could be done through a number of ways which also include providing incentives for using alternative fuel vehicles and expanding the coverage of electric charging points. The use of these form part of the future MK 2050 Strategy and the long-term vision for the way MK should grow and prosper, which comes from one of the six big projects, specifically project four 'Smart, Shared and Sustainable Mobility'. For the city to be successful in the future, everyone here must be able to move freely and on demand, and not be reliant on access to a private car. The Smart, Shared, Sustainable Mobility project reflects the growing move towards 'mobility as a service' and the use of autonomous and electric vehicles, and the opportunities that these trends could create for Milton Keynes</p> <p>This application supports policy CT6 iv. Plan:MK in that rapid and fast charging points will be located throughout Milton Keynes as well as at key locations including Central Milton Keynes, employment sites, railway stations, major retail and visitor destinations, outside schools, local centres and car parks and helps to support the growing vision of MK</p>
PL19/201	<p>20/00466/FULMMA W H Barley Transport Ltd Old Wolverton Road Old Wolverton Milton Keynes MK12 5NL Variation of condition 5 (Construction Management Plan) attached to planning permission 19/03115/FULMMA to allow for continuous occupation of the site</p> <p>Condition 7 Prior to the occupation of the development hereby permitted the car parking area shown on the approved drawings shall be constructed, surfaced and permanently marked out. The car parking area so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose thereafter. Reason: To ensure adequate parking provision at all times so that the development does not prejudice the free flow of traffic or the safety on the neighbouring highway in accordance with Policy CT2 of Plan: MK (2019).</p> <p>20/00453/FULMMA W H Barley Transport Ltd, Old Wolverton Road, Old Wolverton, Milton Keynes, MK12 5NL Variation of condition 7 (Car Parking Area) attached to planning permission 19/03115/FULMMA to allow occupation during construction</p> <p>(5) The proposed CEMP associated with the development hereby approved shall be carried out in accordance with the following plans: CMIA Construction Management Plan Site Compound Plan received 16.12.2016 as approved under reference 16/03067/DISCON and shall be retained thereafter for those purposes. Reason: To ensure satisfactory development of the site in accordance with Policy CT2 , D5 and NE6 of Plan:MK (2019).</p> <p>Both of these conditions are linked to enable workers to still park on site during the works to Mitigate impact on highways, therefore it was RESOLVED to make NO OBJECTION</p>

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PL19/202	<p>20/00453/FULMMA W H Barley Transport Ltd Old Wolverton Road Old Wolverton Milton Keynes MK12 5NL Variation of condition 7 (Car Parking Area) attached to planning permission 19/03115/FULMMA to allow occupation during construction</p> <p>Comments as above</p>
PL19/203	<p>Licensing Applications – none</p>
PL19/204	<p>Street Trading Consent Applications –</p> <p>Ref 143302 Consent Boroughwide Renewal for Pecorella Whip to trade Monday to Sunday 15:00-21:00</p> <p>The Committee RESOLVED to make NO OBJECTION to this application</p> <p>Ref 150605 Local Government (Miscellaneous Provisions) Act 1982 Consent Boroughwide Street Trading Renewal for 1 ice cream van to trade Boroughwide for the following times: Monday to Sunday 13:30 - 18:25 (3 hours max) Boroughwide consents allow for no more than 20 minutes trading in any 100 metre part of any one Consent Street on any one day.</p> <p>The Committee RESOLVED to make NO OBJECTION to this application</p>
PL19/205	<p>Appeals – none</p>
PL19/206	<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: 19/03310/PANB1C permit Unit 34, Walker Avenue, Wolverton Mill, Milton Keynes, MK12 5TW Prior notification for change of use from office (use class B1a) to form 5 dwellings (use class C3).</p> <p>The Committee NOTED the following applications which had NO OBJECTION had been permitted by Milton Keynes Council, these applications were: 20/00040/TCA permit The Elms, 1 Green Lane, Wolverton, Milton Keynes, MK12 5H T3 Norway spruce - Section fell to ground level due to excessive shading and too close to the wall. 20/00127/TCA Permit 39 Anson Road, Wolverton, Milton Keynes, MK12 5BY 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</p> <p>The Committee NOTED the following applications which had an OBJECTION had been refused by Milton Keynes Council, these applications were: 19/02734/FUL Refused 14 Stratford Road, Wolverton, Milton Keynes, MK12 5LJ First and Second Floor Change of use to house in multiple occupation 19/03264/FUL Refused 65 Cambridge Street, Wolverton, Milton Keynes, MK12 5AE Retention of rear dormer window with reduced size and retention of front roof windows.</p> <p>Application Withdrawn for 19/00058/FUL 107B Church Street, Wolverton, Milton Keynes, MK12 5LD Single glaze sliding sash front bay window replacement to first floor flat with UPVC double glaze units</p>
PL19/207	<p>Consultations – Agree to comments to be submitted for the following consultations:</p>

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	<p>Strategy MK2050 The Committee RESOLVED that the comments on this document would compiled and sent out by email for approval by Cllrs and a formal response would be agreed at the next meeting.</p> <p>South Northants Local Plan - The Committee RESOLVED that the comments on this document would compiled and sent out by email for approval by Cllrs and a formal response would be sent before the cut-off date.</p> <p>Mobility Strategy the Committee RESOLVED that they would all read this and provide comments</p>
PL19/208	<p>Items to note</p> <p>Scheme of Delegation - Councillor attendance at DCC/DCP meeting were provided with the most current sheet with forthcoming meetings up until the end of the council year. Cllr Moss thanked Cllr Cook for attending in his absence at the meeting in January Assistant to update the new dates for 2020-2021 MKC meetings for the next Planning Committee meeting</p>

The Chairman closed the meeting at 20:09
Next meeting due to be held on 7th April 2020


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