



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

**Councillors present:** Cllrs Barby (Chairman) Cook, Moss, Riaz and Saunders

**Councillors absent:**

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

<b>PL19/209</b>	<b>Apologies for absence – none</b>
<b>PL19/210</b>	<b>Declaration of Interest on any matter on the agenda – none declared</b>
<b>PL19/211</b>	<p><b>Standing Orders – Update on Vice Chairman</b></p> <p>Further to the resignation of Cllr Fussell earlier in the year, the role of vice chairman has not been filled since this time, to ensure that the Council carries out its function as a decision maker the standing orders note the following:</p> <p>“m. The Chair, if present, shall preside at a meeting. If the Chair is absent from a meeting, the Vice-Chair, if present, shall preside. If both the Chair and the Vice-Chair are absent from a meeting, a Councillor as chosen by the Councillors present at the meeting shall preside at the meeting”. Cllr Moss has agreed to fulfil this function in the absence of the vice Chairman if agreeable to others. It was <b>RESOLVED</b> to agree unanimously for Cllr Moss to fulfil this function.</p>
<b>PL19/212</b>	<p><b>Minutes of the meeting held on 3<sup>rd</sup> March 2020</b></p> <p>It was <b>RESOLVED</b> to approve the minutes of the meeting held on 3<sup>rd</sup> March 2020 as a true and correct record. No meeting was held in April due to the Covid19 situation.</p>
<b>PL19/213</b>	<p><b>Planning Applications</b></p> <p><b>20/00815/FUL Rear of 74 Stratford Road, Wolverton, Milton Keynes, MK12 5LT Conversion of garage to a single bedroom dwelling</b></p> <p>The Committee <b>RESOLVED</b> to <b>OBJECT</b> to the application for the following reasons: The applicant’s proposal is within the conservation area of Wolverton and is placed at the rear of the property, formerly used as a workshop, this building previously had a pitched roof, but this was taken down due to concerns with the load on the walls and there safety, as a result a flat roof was installed. The proposal is felt to be in keeping with the area however due to the following concerns we would look to <b>OBJECT</b> to the application at this moment</p> <ol style="list-style-type: none"> <li>1. The plans submitted appear to negate any doors to the entrance of the property, creating an open car port – this could encourage fly tipping and antisocial behaviour to or near the property and could be considered as a material consideration</li> <li>2. The doors currently in situ are wooden and are in keeping with character and conservation of the area of other workshops have retained these elements as can be seen in the photographs this is contrary to the following policy HE1 paragraph A where the “The proposal would result in less than substantial harm to a designated heritage asset whether the harm is demonstrably outweighed by public benefits delivered by the scheme” and the NPPF which states “Assess the significance of heritage assets and the contribution they make to their environment” paragraph 187 A</li> <li>3. Vehicular access for this property is very tight as the current footprint of the building is right up to the boundary of the rear alleyway This is contrary to Local</li> </ol>

	<p>Plans policy CT2 movement and access “iv. to provide safe suitable and convenient access for all potential users”</p> <p>4. There is no design and access statement included for us to look at the finer detail of materials and whether there are doors included for the car parking area, which is unclear.</p> <p>Should this application be approved we would request that the workshop style doors are replaced like for like to retain the workshop appearance and that doors are either bi fold or slide around and go inside the garage</p>
PL19/214	<p><b>20/00569/FUL St Mary Magdalene Catholic Primary School, Ardwell Lane, Greenleys, Milton Keynes, MK12 6AY</b> <i>To erect 1no modular building providing additional teaching space for the school.</i></p> <p>The Committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> to this application. This application is supported by Section 8 of the NPPF ‘Promoting healthy and safe communities’ 94 and notes the importance of being able to provide enough choice of school places to meet the needs of existing and new communities. It supports Local planning authorities to take a proactive, positive and collaborative approach to meeting this requirement, and “a) gives great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications”</p> <p>It is further supported by Local Policy EH1 and EH2 for the provision of new schools, where proposals for the expansion of existing schools will be supported and delivered to support and sustain the local catchment area</p>
PL19/215	<p><b>20/00796/FUL 51 Aylesbury Street, Wolverton, Milton Keynes, MK12 5HS</b> <i>Replace existing UPVC windows with white UPVC vertical sliding sash type windows to the lounge bay front elevation</i></p> <p>The committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> The applicant’s property is situated within the conservation area of Wolverton. The windows currently in situ are non-original Victorian windows made from Upvc. The proposal looks to revert back to the original sash style window on the ground floor and seeks to sustain and enhance the significance of the heritage assets of the Local Plan HE1, paragraph A) which recognises it as part of being a historic, archaeological, architectural, artistic, landscape or townscape significance, it also complies with 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 it 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 allowing for visual interest through the careful use of detailing .</p> <p>The proposal in assessing any potential harm or enhancement to the significance of a heritage asset(s) the following is covered under HE1, Paragraph G: 1. The proposal avoids successive small-scale change that lead to a cumulative loss or harm to the significance of the asset or historic environment; as they are reverting to the original style 2. The proposal respects the character, appearance, special interest and setting of the asset and historic environment; 3. The proposal looks to retains the historic features which are important to the character and appearance of the asset (including internal features) in an unaltered state; by reverting back to the original Victorian style design 4. The proposal retains the historic form and structural integrity of the asset by reverting back to the original form the proposal responds appropriately to the site and surrounding context, providing continuity of street frontage (Designing a high-quality place, Policy D1 paragraph 2</p> <p>The committee wish to commend 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>
PL19/216	<p><b>20/00865/FUL 45 Jersey Road, Wolverton, Milton Keynes, MK12 5BQ</b> <i>Conversion of Existing Garage into a Personal Gym and Office (re-submission of 20/00404/FUL)</i></p> <p>This application was originally submitted back in 2019 under the following application 19/02694/FUL WGTC <b>OBJECTED</b> to this for the following reasons:</p>

	<p>1. The plans are not explicit on the application that the wall is to be demolished or partially demolished to allow for the proposed entrance, which is on a key wall on this road as set out in the conservation Area document Conservation area doc 2.4.68 Height and Mass: There is a general consistency in the scale of the buildings. ... and very fine examples exist along Stratford Road and elsewhere. Many of the terraces are 'book ended' by a slightly larger end house type" The demolition of this wall to obtain entry to the property for parking would have a detrimental effect on the current parking situation as it would mean the removal of a public parking space (currently sited outside as a layby), in order to create off road parking for the applicant which would also require a dropped kerb . The application is missing critical information relating to the wall, the access and the type of gate being used.</p> <p>2. A material consideration which would also form part of this OBJECTION is that the rear window overlooks the neighbouring property directly behind and this would need to be addressed.</p> <p>Having checked the resubmitted application there is no reference to the applicant addressing the issues that WGTC raised as part of their design brief and it is not clear whether the access to the property has actually been taken off the plans, and whether the issues raised on overlooking has also been addressed, therefore the Committee RESOLVED to <b>OBJECT</b> to this application until this has been clarified. It must also be noted that Highways also raised the same objection to the application on the similar grounds that we had expressed concerns about in that "<i>The proposed access will be across an existing section of unallocated parking spaces. This will mean that use of the unallocated spaces immediately in front of the access will be removed in order to provide access to the site. This is a designed feature in the highway for the specific use of providing visitor spaces to residents. Their loss would be felt locally in an area where there are already parking capacity problems. The depth of the plot is approximately 4.5m. This does not meet our standard length of a parking space of 5m as set out in the council's adopted parking standards (2016). It would not be acceptable for doors to open across the footway so doors that open inwards would compromise the parking space. The layout of the access does not provide any visibility splays for pedestrians resulting in a danger and inconvenience to pedestrians when a vehicle exits the site. The application is a conversion to a use ancillary to the main dwelling. With this being the case then if the access proposals are removed from the scheme then my objection can be withdrawn</i>".</p>
PL19/217	<p><b>20/00921/FUL 25 Broomfield, Stacey Bushes, Milton Keynes, MK12 6HA</b> <i>Two storey side elevation extension - internal alterations</i></p> <p>The committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> to this proposal, it seeks to build a two-storey side extension and it is outside of the conservation area of Wolverton. The proposed extension although quite large in size reaching nearly three metres to the side of the house, however, the NPPF states that there is a presumption in favour of sustainable development paragraph 11 a where plans should "<i>positively seek opportunities to meet the development needs of the area and be sufficiently flexible to adapt to rapid change</i>".</p> <p>The plan submitted show that the design of the buildings meet with policy D3:1 of the local plan, and adhere to the policy in that the development meets the objectives in terms of the appearance of the building and D3:4 four where the building is of appropriate scale in relation to other buildings within the immediate vicinity in terms of its height and massing D3:8 the proposed scaling design of the extension to the existing building relate bar to the existing building on plot and do not detract from the character an existing building and the surrounding area</p>
PL19/218	<p><b>20/00899/FUL 42 Oxford Street, Wolverton, Milton Keynes, MK12 5HP</b> <i>Proposed loft conversion including a small rear dormer and rear rooflights (Resubmission of 20/00413/FUL)</i></p> <p>Previous comments submitted for this application 20/00413/FUL were to <b>OBJECT</b> to this application, this was also supported by the Conservation Officer who raised concerns which were similar to the concerns raised by WGTC, specifically that it did not preserve or enhance the character and appearance of the Conservation area and the addition, siting of the flat roof dormer to the original dwellings would be unduly disruptive to the visual</p>

	<p>coherence of the row of terraced properties and that the development was 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 and was contrary to the following policies from Plan:MK. D1 1, D2 1). 2). 3) 4) D3 4) 5)</p> <p>It also failed to comply with Heritage policies as set out in the Local Plan specifically HE1A, HE1D, HE1E, HE1F and HE1G and objective 2 of the Neighbourhood plan p6.</p> <p>WGTC were willing to attend to the Development Control Committee/Panel to support their concerns. The application was later redacted following the comments submitted and the new application was resubmitted. The square meterage for the extension has been reduced from 20.3sqm to 19.1sqm and there has been a reduction to the front of the dormer by 1.6 meters, however, again due to the box style shape and that the extension is excessive in size the former comments that were submitted for this report remain. The committee <b>RESOLVED</b> to <b>OBJECT</b> and would site the Local Plans polices as above for which it is contrary to.</p> <p>Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
PL19/219	<p><b>20/00930/FUL 36 Cambridge Street, Wolverton, Milton Keynes, MK12 5AJ Ground &amp; First floor rear extension, loft conversion.</b></p> <p>Background to this previous application has been ongoing since 2017, where it was subject to enforcement due to the sheer size of the development which had been built without any planning permission.</p> <p>Previous applications for this submitted which have been refused are as follows: 20/00428/FUL Ground &amp; First floor rear extension, and loft conversion comments Emailed 11.03.20 The committee <b>RESOLVED</b> to strongly <b>OBJECT</b> 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 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, 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 <b>RESOLVED</b> that there has been little or no change to the proposal and wish</p>

	<p>to resubmit their former comments to strongly <b>OBJECT</b> to this application, as above and see the correct enforcement be undertaken.</p> <p>Should this be referred to the Development Control Committee/Panel for determination WGTC are willing to attend</p>
<b>PL19/220</b>	<p><b>20/00886/FUL Land To The East of High Park Drive Wolverton Mill Milton Keynes</b> <i>New vehicular access as an amendment to Outline Permission 18/01209/OUT and Reserved Matters Permission ref 19/03027/REM At: 20/00911/FULMMA The Grange, 7 Watermill Lane, Wolverton Mill, Milton Keynes MK12 5PR Variation to condition 1 (Approved Plans) attached to planning permission 16/01714/FUL</i></p> <p>The committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> to this proposal, and are in agreeance with Highways</p>
<b>PL19/221</b>	<p><b>20/00911/FULMMA The Grange, 7 Watermill Lane, Wolverton Mill, Milton Keynes MK12 5PR</b> <i>Variation to condition 1 (Approved Plans) attached to planning permission 16/01714/FUL</i></p> <p>The original application received NO OBJECTION from WGTC in 2016 following conditions for this application which were applied in accordance with the drawing and details that were supplied at the time</p> <p>After seeking clarification from the planning officer, he has confirmed the following “With regards to the above application, the proposal effectively seeks to amend the previously approved plans (16/01714/FUL), both internally and externally. The changes are relatively minor, including alterations to a external oak frame. There are no changes to the footprint of the building”</p> <p>The committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> to this application</p>
<b>PL19/222</b>	<p><b>20/00971/FUL 70 Gloucester Road, Wolverton, Milton Keynes, MK12 5DX</b> <i>Loft conversion</i></p> <p>The applicant previously submitted the following application for the certificate of lawful use in 2019:  “20/00323/CLUP 70 Gloucester Road Wolverton Milton Keynes, MK12 5DX Certificate of lawfulness for proposed loft conversion with front rooflights and rear dormer”.</p> <p>WGTC had initially objected, as the application was for a conservatory and did not detail the correct works as set out in the application, and also there was a view was that whilst the property was not within the conservation area, the view of the street scape should be preserved. MKC response on this was the following (1) The proposed rear dormer complies with all the relevant criteria set out under Class B of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development (England) Order 2015, as amended, and can therefore be built as permitted development. (2) The proposed roof lights comply with all the relevant criteria set out under Class C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and can therefore be built as permitted development. First Schedule Certificate of lawfulness for proposed loft conversion with front rooflights and rear dormer Second Schedule.</p> <p>Having spoken with a Planning officer, he has confirmed with me that as the applicants property is outside of the conservation area, the development would comply with the permitted development order as set out in Schedule 2 of the permitted development rights of the Town and Country Planning Act 1990. Looking at the plans submitted the applicant is taking full advantage of the development not being permitted if “(c)the height of the part of the dwelling house enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwelling house;” in that the dormer reaches the ridge height of the roof.</p> <p>The committee <b>RESOLVED</b> to make <b>NO OBJECTION</b> to this, as it was agreed that there were no material considerations to be able to object</p>
<b>PL19/223</b>	<p><b>20/00861/FUL13 Stratford Road, Wolverton, Milton Keynes, MK12 5LJ</b> <i>Part change of use of existing shop, part demolition of existing shop and erection of first and second floor</i></p>

	<p><i>extensions to create 4 flats, together with the erection of a three storey detached dwelling to the rear and the provision of associated car parking</i></p> <p>The committee <b>RESOLVED</b> that the Assistant would write a report on this application and share the comments with Cllrs, before making the delegated decision, due to the application being resubmitted to planning before time allowed to provide a comprehensive report. Concerns raised by Cllrs for this application is that it is a gross over development of an area and plans appear to be developing retail space to make use of the space into accommodation along with the issue the parking</p>
<b>PL19/224</b>	<b>Licensing Applications – none</b>
<b>PL19/225</b>	<p><b>Street Trading Consent Applications – ref 143306 MK Ices</b> <i>Boroughwide Street Trading Consent – Renewal and Transfer Variation hours applied for Monday to Sunday 14:00 – 21:00</i></p> <p>The Committee <b>RESOLVED</b> to <b>OBJECT</b> to this application as it is felt it's too late to operate past 8pm selling goods, which has the potential to wake young children up – Therefore we would object on the following Grounds:</p> <p>2. Public Nuisance – vans travelling around at this time of the night have the potential to wake young children up or aid as a distraction to them</p> <p>4. Protection of children from harm – The times that are being applied for are too late in the evening when this should be a time for families to be settling down and can encourage teens to be hanging about and causing potential noise for those younger children</p>
<b>PL19/226</b>	<b>Appeals – none</b>
<b>PL19/227</b>	<p><b>Receive an update on previously discussed planning and licensing applications.</b></p> <p>The Committee <b>NOTED</b> the following applications which had an <b>OBJECTION</b> from WGTC and had been permitted by Milton Keynes Council, these applications were: 20/00022/FUL <b>Permit</b> 2 15C, 16 17 Deans Road, Old Wolverton, Milton Keynes, MK12 5NA Proposed replacement roofs to three factory units</p> <p>The Committee <b>NOTED</b> the following applications which had <b>NO OBJECTION</b> had been permitted by Milton Keynes Council, these applications were: 20/00080/DISCON <b>Permit</b> 11 <i>Bridgeturn Avenue, Old Wolverton, Milton Keynes, MK12 5QL, Details submitted pursuant to discharge condition 5 attached to planning application 19/03151/FUL</i> 20/00238/FUL <b>Permit</b> <i>Unit 6, The Ro 24, Twizel Close, Stonebridge, Milton Keynes, The installation of 2no. windows at first floor level.</i> 20/00256/PANOTH <b>Permit</b> <i>Highway Verge At Wolverton Mill Industrial Estate, Featherstone Road, Wolverton Mill, Milton Keynes Installation of 20m telecommunications street work pole and 1 no. equipment cabinet, meter cabinet and associated ancillary development.</i> 20/00315/FUL <b>Permit</b> <i>20 Peel Road Wolverton Milton Keynes MK12 5AX 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> 20/00355/ADV <b>Permit</b> <i>Tesco Stratford Road Wolverton Milton Keynes MK12 5RJ 1 x 42 LCD media screen, 4x 1250mm x 700mm flag pole signs, overall 2450mm in height</i> 20/00317/ADV <b>Permit</b> <i>Mcdonalds, McConnell Drive, Wolverton, Milton Keynes, MK12 5RJ Installation of 4 new digital freestanding signs and 1 15" digital booth screen</i> 20/00481/FUL <b>Permit</b> <i>53 Buckingham Street Wolverton Replacement of existing single glazed timber framed sliding sash windows, on the front elevation at ground floor and first</i></p>

	<p><i>floor, with new white UPVC double glazed sliding sash windows. The new windows will be of a similar design and style of those currently installed, with the addition of sash horn features. The property is within a conservation area.</i></p> <p><i>20/00680/FUL Permit 113 Windsor Street, Wolverton, Milton Keynes, MK12 5AN</i>  <i>Replacement of Front Door and Front Windows</i></p> <p><i>20/00581/FUL Permit 101 church street wolverton replacement window and doors with front fan ,light to the front of the property</i></p> <p>The Committee <b>NOTED</b> the following applications which had an <b>OBJECTION</b> had been refused by Milton Keynes Council, these applications were:</p> <p><i>20/00189/FUL Refuse 83 Victoria Street, Wolverton, Milton Keynes, MK12 5HQ</i> <i>Erection of single storey rear extension and erection of rear dormer window.</i></p> <p><i>20/00570/FUL Refuse 87 Stratford Road, Wolverton, Milton Keynes, MK12 5LU</i> Proposed loft conversion with a rear box dormer – delegated decision</p> <p><b>Application Withdrawn</b> for 19/02276/FUL 94 Anson Road, Wolverton, Milton Keynes, MK12 5BP Replacement of windows for wooden double-glazed sash windows on like for like basis. Overall wooden window frames will not be replaced. WGTC had made NO objection to this</p> <p>20/00861/FUL redacted 13 Stratford Road Wolverton Milton Keynes MK12 5LJ Alterations to existing building and extensions involving part change of use of (upper floors) to create 4no self-contained residential units and 1no residential unit to the rear of the site – application resubmitted but to be delegated to</p>																																																	
<p><b>PL19/228</b></p> <p><b>PL19/229</b></p> <p><b>PL19/230</b></p>	<p><b>Items to note</b></p> <p><b>Scheme of Delegation Policy</b> – the following update was agreed and noted by the councillors for councillor attendance at DCC/DCP meetings, there is flexibility to swap these dates as and when required</p> <table border="1" data-bbox="341 1240 1544 1809"> <thead> <tr> <th><b>Councillor</b></th> <th><b>2<sup>nd</sup> Councillor</b></th> <th><b>Date of DCC/DCP</b></th> </tr> </thead> <tbody> <tr><td>Cllr Cook</td><td>Cllr Riaz</td><td>20.05.20 DCC</td></tr> <tr><td>Cllr Riaz</td><td>Cllr Saunders</td><td>04.06.20 DCC</td></tr> <tr><td>Cllr Saunders</td><td>Cllr Barby</td><td>18.06.20 DCP</td></tr> <tr><td>Cllr Barby</td><td>Cllr Moss</td><td>02.07.20 DCC</td></tr> <tr><td>Cllr Moss</td><td>Cllr Cook</td><td>16.07.20 DCP</td></tr> <tr><td>Cllr Cook</td><td>Cllr Riaz</td><td>06.08.20 DCC</td></tr> <tr><td>Cllr Riaz</td><td>Cllr Saunders</td><td>20.08.20 DCP</td></tr> <tr><td>Cllr Saunders</td><td>Cllr Barby</td><td>03.09.20 DCC</td></tr> <tr><td>Cllr Barby</td><td>Cllr Moss</td><td>17.09.20 DCP</td></tr> <tr><td>Cllr Moss</td><td>Cllr Cook</td><td>08.10.20 DCC</td></tr> <tr><td>Cllr Cook</td><td>Cllr Riaz</td><td>22.10.20 DCP</td></tr> <tr><td>Cllr Riaz</td><td>Cllr Saunders</td><td>05.11.20 DCC</td></tr> <tr><td>Cllr Saunders</td><td>Cllr Barby</td><td>19.11.20 DCP</td></tr> <tr><td>Cllr Barby</td><td>Cllr Moss</td><td>03.12.20 DCC</td></tr> <tr><td>Cllr Moss</td><td>Cllr Cook</td><td>10.12.20 DCP</td></tr> </tbody> </table> <p><b>Neighbourhood Plan</b> – The Neighbourhood Plan Specialists presentation was noted</p> <p><b>Replacement Windows</b> – the following report was noted</p> <table border="1" data-bbox="341 1890 1544 1957"> <tr> <td><b>Query on window replacement for a residential property in Wolverton Conservation Area</b></td> </tr> </table>	<b>Councillor</b>	<b>2<sup>nd</sup> Councillor</b>	<b>Date of DCC/DCP</b>	Cllr Cook	Cllr Riaz	20.05.20 DCC	Cllr Riaz	Cllr Saunders	04.06.20 DCC	Cllr Saunders	Cllr Barby	18.06.20 DCP	Cllr Barby	Cllr Moss	02.07.20 DCC	Cllr Moss	Cllr Cook	16.07.20 DCP	Cllr Cook	Cllr Riaz	06.08.20 DCC	Cllr Riaz	Cllr Saunders	20.08.20 DCP	Cllr Saunders	Cllr Barby	03.09.20 DCC	Cllr Barby	Cllr Moss	17.09.20 DCP	Cllr Moss	Cllr Cook	08.10.20 DCC	Cllr Cook	Cllr Riaz	22.10.20 DCP	Cllr Riaz	Cllr Saunders	05.11.20 DCC	Cllr Saunders	Cllr Barby	19.11.20 DCP	Cllr Barby	Cllr Moss	03.12.20 DCC	Cllr Moss	Cllr Cook	10.12.20 DCP	<b>Query on window replacement for a residential property in Wolverton Conservation Area</b>
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<b>Query on window replacement for a residential property in Wolverton Conservation Area</b>																																																		

*I was passed on a query received from a local resident on behalf of their neighbour, concerning their windows which were beyond repair. Please see attached photographic evidence*

*Firstly, they did not know about the new fee for planning permission but would be grateful of any help to support them with this. They simply want double glazing that they can afford in the front windows to stop the draft, save on heating and allow them to see out. They are doing all they can to live with the situation, but it is taking a toll. Apparently one of the windows are non-functional as last time it was used a piece of wood fell off the inside. It was stuck back on and has not been used since for fear of breaking it further. From the description provided it might be worse on the inside and that the paint and patchwork is hiding the decay. They were also concerned that the neighbour had issues in being able to afford applying for planning permission for their replacement and new replacements which would be like for like due to not being at work and also due to the current situation with Covid19.*

*I agreed to look into this for them on their behalf and contacted various planning officers and also a local community group who may have been able to offer support. The planning department advised that they were unable to waive the planning application fee for this applicant or any other, because it's imposed by central Government. Conservation officers were unable to offer any funds or grants for them to tap into and suggested looking into charities within Wolverton of MK who provide relief to those in need. I contacted Wolverton Community Energy and they have suggested contacting the [energysavingtrust.org.uk/](http://energysavingtrust.org.uk/) or if they were classed as vulnerable, to a charity support scheme, such as: [energyredress.org.uk](http://energyredress.org.uk)*

*I advised that I would be happy to help push this forward for replacement windows with the planning department and the planning committee should an application be received following sight of the pictures of the windows currently in situ and have advised that we would not look to oppose the application, as long as the replacements were of similar style, they do not need in this case to be wooden noting that there are some great examples of sash style windows in Upvc that can be used as an alternative.*

*Please note having checked the planning portal I have found an application submitted for 2011 that was refused against policy HE6 of the local plan for the replacement of the windows for sash style replacements. This was taken to appeal, and the decision was upheld to object to the window*

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It was **RESOLVED** by the committee that where possible original windows ought to be retained, however the issue that was faced was working out what was beyond repair from one individual to another, it was agreed that Cllr Barby would write a report, and this would be discussed at the next meeting. It was agreed that something could be prepared to forewarn residents before they applied for planning and then discussed at the next meeting and then added into a future newsletter.

**Enforcement Update** – The committee received the following report

*Enforcement update - There has been concerns raised that prior to and due to the ongoing current COVID-19 situation that individuals and local residents may be taking it into their own hands to undertake refurbishment and replacements on and around their properties. There is a concern that these may be done without correct permissions, particularly within the conservation area*

*At present all enforcement enquiries can be reported to Milton Keynes council via their Report It' app however there is concern that these are being lost sight off and the caseload for the planning enforcement officers is too big for them to deal with and that this is not being fed back through to us.*

*It may be beneficial that we report and concerns that are noted, centrally and directly through to the enforcement department and create a database that we can report on at each meeting as a way of keeping up to date with outstanding applications*

*An article will be included in the next newsletter encouraging residents to report through to us at the office any developments which may be contrary to local planning laws. The*

<b>PL19/232</b>	<i>Assistant I will be in contact with an officer in Enforcement Department to begin this process and look to report back at the next meeting to the committee.</i>
	It was <b>RESOLVED</b> by the committee to note that even though during lockdown period the enforcement service is still available and operating and this was to be included as an article in the newsletter. Cllr Barby suggested bringing a report to a future meeting.

The Chairman closed the meeting at 20:18

Next meeting due to be held June 2020

DocuSigned by:  
  
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